



BEFORE THE PLANNING COMMISSION OF THE CITY OF CANBY

A REQUEST FOR SITE AND DESIGN)	FINDINGS, CONCLUSION & FINAL ORDER
REVIEW TO CONSTRUCT A 29,000)	DR 22-06
SQUARE FOOT WAREHOUSE AND)	THERMA-GLASS
ASSOCIATED OFFICE WITH SITE)	
IMPROVEMENTS INCLUDING PARKING)	
LOT, LOADING DOCK, LANDSCAPING)	
AND STORM WATER FACILITIES.)	

NATURE OF THE APPLICATION

The project applicant requested Planning Commission approval to construct a 29,000 square foot warehouse and associated office with site improvements including parking lot, loading dock, landscaping and storm water facilities

The proposed project is a warehouse and accessory office for Therma-Glass. The proposed building would be 29,000 interior square feet divided into approximately 27,000 square feet of warehousing space and 2,000 square feet of office space, and the site would be improved with parking, loading areas, landscaping and storm water facilities. Eight full time employees are anticipated to serve the business on the 1.78 acre site.

HEARINGS

The Planning Commission considered applications **DR 22-06** at the duly noticed hearing on August 22, 2022 during which the Planning Commission approved by a 6/0 vote **THERMA-GLASS (CITY FILE DR 22-06)**. These Findings are entered to document the approval.

CRITERIA AND STANDARDS

In judging whether or not the aforementioned applications shall be approved, the Planning Commission determines whether criteria from the City of Canby Land Development and Planning Ordinance are met, or can be met by observance of conditions. Applicable code criteria and standards were reviewed in the Staff Report dated August 12, 2022 and presented at the August 22, 2022 meeting of the Canby Planning Commission.

FINDINGS AND REASONS

The Staff Report was presented, and written and oral testimony was received at the public hearing. Staff recommended approval of the Site and Design Review application and applied

Conditions of Approval in order to ensure that the proposed project will meet all required City of Canby Land Development and Planning Ordinance approval criteria.

CONCLUSION

In summary, the Planning Commission adopted the findings contained in the Staff Report, concluding that the application met all applicable approval criteria to the extent feasible, and recommending that **Therma-Glass (City File DR 22-06)** be approved with the Conditions of Approval reflected in the written Order below.

ORDER

The Planning Commission concludes that, with the following conditions, the application meets the requirements for Site and Design Review and Lot Line Adjustment approval. Therefore, IT IS ORDERED BY THE PLANNING COMMISSION of the City of Canby that **Therma-Glass (City Files DR 22-06)** is approved, subject to the following conditions:

CONDITIONS OF APPROVAL

Public and Utility Improvements:

1. Revised Utility Notes dated August 1, 2022 attached in Attachment E are hereby incorporated as Conditions of Approval and must be resolved or acknowledged before construction plans are signed. These notes include details regarding:
 - a. Storm system on Walnut St.
 - b. Storm system on Sequoia Pkwy.
 - c. Street trees
 - d. Street lighting
 - e. Electric vault and transformer
 - f. Fire and water line separation
 - g. Public utility easement
 - h. Astound & DirectLink services
 - i. Canby Fire District regulations
2. The project applicant shall apply for Clackamas County Building permits and a City of Canby Erosion Control Permit from the Canby Public Works Department. Clackamas County Building Codes Division will provide structural, electrical, plumbing, and mechanical plan review and inspection services for construction of the project. (Planning)
3. All proposed lighting shall meet the standards described in CMC Chapter 16.43 and must have cut-off shielding and be installed as shown in the submitted design drawings. (Planning)
4. Pursuant to Subsection 16.49.060 of the Canby Municipal Code, Site and Design Review Board approvals shall be void after twelve (12) months unless: A building permit has been issued and substantial construction pursuant thereto has taken place, as defined by the state Uniform Building Code; or the Planning Department finds that there have been no changes in any Ordinances, standards, regulations or other conditions affecting the

previously approved project so as to warrant its resubmittal (Ord. 848, Part III, Section 4, 1091). (Planning)

5. An erosion control and a grading permit will be required from the City of Canby prior to any on-site disturbance. (Planning)
6. The project applicant shall apply for a City of Canby Site Plan Permit, Clackamas County Building permits (including grading permits), and a City of Canby Erosion Control Permit prior to project construction. (Planning/Public Works)
7. Clackamas County Building Services will provide structural, electrical, plumbing, and mechanical plan review and inspection services. (Clackamas County Building Services)
8. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon. (City Engineer)
9. Consistent with the memorandum submitted to the City by DKS Associates on June 2, 2022, the project applicant shall pay a fee of \$10,231 to the City in lieu of the project's share of highway and intersection impacts that cannot be mitigated due to improvements at those locations that are infeasible or unplanned. This in-lieu fee shall be used for the City's Walnut Street Extension/Industrial Connector Road project, which is identified in the City's TSP and will mitigate system-wide congestion along Highway 99E corridor.
10. The applicant shall submit signage applications to the City for any future signs. Proposed signs shall conform to provisions of Chapter 16.42 of the CMC and shall secure a building permit from Clackamas County Building Services prior to their installation if applicable. (Planning)
11. A narrative with accompanying materials shall be provided during the final certificate of occupancy process that demonstrates how the project is consistent with the conditions of approval stated in this Staff Report. (Planning)
12. Prior to occupancy, all parking striping, wheel stops, ADA space requirements and signage shall be installed. (Planning)
13. The development shall pay Transportation System Development Charges to address citywide impacts.
14. The development shall construct half street and frontage improvements to Sequoia Parkway consisting of a 12-foot pedestrian zone (i.e., 6-foot-wide sidewalk behind a 5.5-foot-wide landscape strip and curb).
15. The development shall construct half street and frontage improvements to S Walnut Street consisting of 27 feet of right-of-way and a minimum paved width of 15 feet measured from the centerline, and a 12-foot pedestrian zone (i.e., 6-foot-wide sidewalk, behind a 5.5-foot-wide landscape strip and curb). The full 30-foot paved width should be striped to consist of two 12-foot travel lanes with a 6-foot striped median and sharrows for bike travel.
16. Minimum sight distance requirements shall be met at all driveways. Sight distances should be verified in the final engineering/construction stages of development and must be confirmed before final occupancy.

I CERTIFY THAT THIS ORDER, Therma-Glass, was presented to and **APPROVED** by the Planning Commission of the City of Canby on the 22nd day of August, 2022.

Jason Padden
Planning Commission Chair

Don Hardy
Planning Director

Laney Fouse Lawrence, Attest
Recording Secretary

ORAL DECISION: August 22, 2022

<i>Name</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>Jason Padden</i>	<i>x</i>			
<i>Michael Hutchinson</i>	<i>x</i>			
<i>Chris Calkins</i>	<i>x</i>			
<i>Judi Jarosh</i>	<i>x</i>			
<i>Dan Ewert</i>	<i>x</i>			
<i>Matt Ellison</i>	<i>x</i>			
<i>Vacant</i>				

WRITTEN DECISION: September 12, 2022

<i>Name</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>Jason Padden</i>				
<i>Michael Hutchinson</i>				
<i>Chris Calkins</i>				
<i>Judi Jarosh</i>				
<i>Dan Ewert</i>				
<i>Matt Ellison</i>				
<i>Vacant</i>				