

PLANNING COMMISSION PACKET
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Monday, June 28, 2021

PUBLIC HEARING 1:

DRAGONBERRY PRODUCE (DR 21-03/LLA 21-03)

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Attachment A Land Use Applications



City of Canby
 Planning Department
 222 NE 2nd Avenue
 PO Box 930
 Canby, OR 97013
 (503) 266-7001

LAND USE APPLICATION

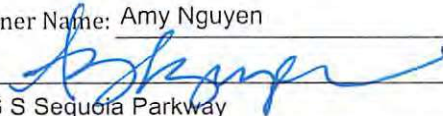
SITE AND DESIGN REVIEW

Downtown Canby Overlay - Type III

APPLICANT INFORMATION: (Check ONE box below for designated contact person regarding this application)

Applicant Name: David Hyman Phone: 503-239-1987 x200
 Address: 935 SE Alder Street Email: hyman@deca-inc.com
 City/State: Portland, Oregon Zip: 97214

Representative Name: _____ Phone: _____
 Address: _____ Email: _____
 City/State: _____ Zip: _____

Property Owner Name: Amy Nguyen Phone: 503-655-2490
 Signature: 
 Address: 386 S Sequoia Parkway Email: amy@dragonberryproduce.com
 City/State: Canby, Oregon Zip: 97013

Property Owner Name: _____ Phone: _____
 Signature: _____
 Address: _____ Email: _____
 City/State: _____ Zip: _____

NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

- ❶ All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- ❷ All property owners understand that they must meet all applicable Canby Municipal Code (CMC) regulations, including but not limited to CMC Chapter 16.49 Site and Design Review standards.
- ❸ All property owners hereby grant consent to the City of Canby and its officers, agents, employees, and/or independent contractors to enter the property identified herein to conduct any and all inspections that are considered appropriate by the City to process this application.

PROPERTY & PROJECT INFORMATION:

<u>386 S Sequoia Parkway</u>	<u>212,063</u>	<u>34 3S 1E 01805 & 01804</u>
Street Address or Location of Subject Property	Total Size of Property	Assessor Tax Lot Numbers
<u>Warehouse, Office</u>	<u>M-1</u>	<u>L-1 Light Industrial</u>
Existing Use, Structures, Other Improvements on Site	Zoning	Comp Plan Designation

Expansion of existing distribution center with an additional warehousing and distribution facility.
 Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE

SITE AND DESIGN REVIEW APPLICATION – TYPE III–INSTRUCTIONS

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email to: PlanningApps@canbyoregon.gov

Applicant City
Check Check

- One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.
- Payment of appropriate fees – cash or check only. Refer to the city’s Master Fee Schedule for current fees. Checks should be made out to the *City of Canby*.
- Please submit one (1) electronic copy of mailing addresses in either an EXCEL SPREADSHEET or WORD DOCUMENT** for all property owners and all residents within 500 feet of the subject property. **If the address of a property owner is different from the address of a site, an address for each unit on the site must also be included and addressed to “Occupant.”** A list of property owners may be obtained from a title insurance company or from the County Assessor’s office.
- One (1) copy of a written, narrative statement describing the proposed development and detailing how it conforms with the Municipal Code and to the approval criteria, including the applicable Design Review Matrix, and availability and adequacy of public facilities and services. **Ask staff for applicable Municipal Code chapters and approval criteria.**
 Applicable Code Criteria for this application includes:
 16.08 General Provisions, 16.10 Off Street Parking and Loading,

 16.32 M-1 Light Industrial Zone, 16.35 Canby Industrial Zone Overlay, 16.42 Signs,

 16.49 Site and Design Review

- Three (3) copies of a Traffic Impact Study (TIS), conducted or reviewed by a traffic engineer that is contracted by the City and paid for by the applicant (payment must be received by the City before the traffic engineer will conduct or review a traffic impact study.
 Ask staff to determine if a TIS is required.
- One (1) copy in written format of the minutes of the neighborhood meeting as required by Municipal Code 16.89.020 and 16.89.070. The minutes shall include the date of the meeting and a list of attendees.
- One (1) copy in written format of the minutes of the pre-application meeting
- One copy of either the recorded plat or the recorded deeds or land sales contracts that demonstrates how and when legal property lines were established and where the boundaries of the legal lot(s) of record are located. If the property is a lot or parcel created by plat, a copy of the recorded plat may be obtained from the Clackamas County Surveyor’s office. If the property is a legal lot of record created by recorded deed or land sales contract at a time when it was legal to configure property lines by deed or contract, then those recorded deeds may be obtained from the Clackamas County Office of the Clerk, or a Title Company can also assist you in researching and obtaining deeds.
- N/A** If the development is located in a Hazard (“H”) Overlay Zone, submit one (1) copy of an affidavit signed by a licensed professional engineer that the proposed development will not result in

significant impacts to fish, wildlife and open space resources of the community. If major site grading is proposed, or removal of any trees having trunks greater than six inches in diameter is proposed, then submit one (1) copy of a grading plan and/or tree-cutting plan.

Applicant City
Check Check

- Two (2) paper copies of the proposed plans, printed to scale no smaller than 1"=50'. The plans shall include the following information:
- Vicinity Map. Vicinity map at a scale of 1"=400' showing the relationship of the project site to the existing street or road pattern.
 - Site Plan-the following general information shall be included on the site plan:
 - Date, north arrow, and scale of drawing;
 - Name and address of the developer, engineer, architect, or other individual(s) who prepared the site plan;
 - Property lines (legal lot of record boundaries);
 - Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features;
 - Location of all jurisdictional wetlands or watercourses on or abutting the property;
 - Finished grading contour lines of site and abutting public ways;
 - Location of all existing structures, and whether or not they are to be retained with the proposed development;
 - Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment;
 - Location of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways;
 - Callouts to identify dimensions and distances between structures and other significant features, including property lines, yards and setbacks, building area, building height, lot area, impervious surface area, lot densities and parking areas;
 - Location of vision clearance areas at all proposed driveways and streets.
 - Landscape Plan

The following general information shall be included on the landscape plan:

 - Layout and dimensions of all proposed areas of landscaping;
 - Proposed irrigation system;
 - Types, sizes, and location of all plants to be used in the landscaping (can be a "palette" of possible plants to be used in specific areas for landscaping);
 - Identification of any non-vegetative ground cover proposed, and dimensions of non-vegetative landscaped areas;
 - Location and description of all existing trees on-site, and identification of each tree proposed for preservation and each tree proposed for removal;
 - Location and description of all existing street trees in the street right-of-way abutting the property, and identification of each street tree proposed for preservation and each tree proposed for removal.
 - Elevations Plan

The following general information shall be included on the elevations plan:

 - Profile elevations of all buildings and other proposed structures;
 - N/A** Profile of proposed screening for garbage containers and exterior storage areas;
 - N/A** Profile of proposed fencing.
 - Sign Plan.
 - Location and profile drawings of all proposed exterior signage.
 - Color and Materials Plan.
 - Colors and materials proposed for all buildings and other significant structures.

**DECA: Signage shown on
A301 Exterior Elevations**

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One (1) copy of a completed landscaping calculation form (see page 5)

One (1) copy of a completed Design Review Matrix (see page 6)

SITE AND DESIGN REVIEW APPLICATION: LANDSCAPING CALCULATION FORM

Site Areas

1. Building area	29,700	- Square footage of building footprints
2. Parking/hardscape	40,800	- Square footage of all sidewalks, parking, & maneuvering areas
3. Landscaped area	27,500	- Square footage of all landscaped areas
4. Total developed area	98,000	- Add lines 1, 2 and 3
5. Undeveloped area	27,000	- Square footage of any part of the site to be left undeveloped.
6. Total site area	125,000	- Total square footage of site

Required Site Landscaping (Code 16.49.080)

7. Percent of landscaping required in Zoning District	15%	- Fill in the Appropriate Percentage: R-1, R-1.5, R-2 Zones: 30%; C-2, C-M, C-R, M-1, M-2 Zones: 15%; C-1 Zone: 7.5%
8. Required minimum square footage of landscaping	14,700	- Multiply line 4 and line 7
9. Proposed square footage of landscaping	27,500	- Fill in value from line 3

Required Landscaping within a Parking Lot (Code 16.49.120)

Note: This section and the next apply only to projects with more than 10 parking spaces or 3,500 square feet of parking area

10. Zone	M-1	- Fill in the Appropriate Zone and Percentage: C-1 Zone: 5%; Core Commercial sub-area of the Downtown Canby Overlay: 10%, except for parking lots with 10 or more spaces and two or more drive aisles: 50 square feet per parking space; All other zones: 15%.
11. Percent of required landscaping	15%	
12. Area of parking lot & hardscape	13,000	- Fill in area of parking and maneuvering areas plus all paved surface within ten (10) feet of those areas.
13. Number of vehicle parking spaces	33	- For Core Commercial sub-area in the Downtown Canby Overlay only, fill in the total # of parking spaces on-site.
14. Required square footage of landscaping within 10 feet of parking lot	1,950	- Multiply area of parking lot (line 12) by percent of required landscaping (line 11) -OR- for the CC sub-area in the Downtown Canby Overlay multiply line 13 by 50 square feet.
15. Proposed square footage of Landscaping within 10 feet of parking lot	5,400	- Calculate the amount of landscaping proposed within 10 feet of all parking and maneuvering areas.

Parking Lot Tree Calculation

16. Number of parking spaces	33	- Total number of vehicle parking spaces
17. Area of parking lot & hardscape	13,00	- Area from line 12
18. Number of parking spaces (line 16) divided by 8	5	- Round up to the nearest whole number

19. Area of parking lot area (line 17) divided by 2,800	5	- Round up to the nearest whole number
20. Number of required trees in parking lot	5	- Fill in the larger of row 18 and row 19
21. Number of trees provided within 10 feet of parking lot	10	- Fill in the number of proposed trees within 10 feet of parking and maneuvering areas.

SITE AND DESIGN REVIEW APPLICATION: DESIGN REVIEW MATRIX

Applicants: Please circle the applicable point column for your project and compute the total and percentages at the end of the table.

Table 16.49.040 Site Design Review Menu

As part of Site and Design Review, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned, 10% of the total possible points must be from LID elements

Design Criteria	Possible Points				
	0	1	2	3	4
Parking					
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment, including rooftop equipment, is screened from view.	Not screened	Partially screened	Fully screened	-	-
Access	0	1	2	3	4
Distance of access to nearest intersection.	≤70 feet	71 - 100 feet	>100 feet	-	-

Pedestrian walkways from public street/sidewalks to building entrances.	One entrance connected.	-	Walkways connecting all public streets/sidewalks to building entrances.	-	-
Pedestrian walkways from parking lot to building entrance.	No walkways	Walkway next to building only	Walkways connecting all parking areas to building entrances	-	-

Design Criteria	Possible Points				
Tree Retention	0	1	2	3	4
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Signs	0	1	2	3	4
Dimensional size of sign (% of maximum permitted)	>75%	50-75%	<50%	-	-
Similarity of sign color to building color	Not similar	Somewhat similar	Similar	-	-
Pole sign used	Yes	No	-	-	-
Building Appearance	0	1	2	3	4
Style (similar to surroundings)	Not similar	Somewhat similar (1 or 2 points possible depending on level of similarity)		-	-
Color (subdued and similar to surroundings is better)	Neither	Similar or subdued	Both	-	-
Material (concrete, wood and brick are best)	Either 1 or 2 points may assigned at the discretion of the Site and Design Review Board				
Size of building (smaller is better)	>20,000 square feet	≤20,000 square feet	-	-	-
Provision of public art (i.e. murals, statues, fountains, decorative bike racks, etc.)	No	-	-	-	Yes

Landscaping	0	1	2	3	4
Number of non-required trees provided	-	At least one tree per 500 square feet of landscaping.	-	-	-
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area	None	-	Open space (Generally not for public use)	-	Park (public or privately owned for public use)

Design Criteria	Possible Points				
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-

Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
Total Possible Points = 71, 60%=42.6 points, 10%=7.1 points					

Total Points Earned: 43 (42.6 required for 60%)

Total LID Points Earned: 12 (7.1 required for 10%)

SITE AND DESIGN REVIEW – TYPE III: APPLICATION PROCESS

1. Prior to submitting an application, all applicants are encouraged to request a pre-application meeting with the City -or- the Planning Director may determine that a pre-application meeting is required prior to submitting an application. To schedule a pre-application meeting, an applicant must submit a completed pre-application form and set of preliminary plans to the City Planner, and after receiving the Planner's initials, must then make and take (3) copies of the pre-application materials to the Canby Public Works Department to schedule the pre-application meeting. The amount of the fee for a pre-application meeting is based on whether the application involves a public hearing or not.
2. Prior to submitting an application, applicants may be required to hold a neighborhood meeting with surrounding property owners and any recognized neighborhood association representative, pursuant to the procedures described in Canby Municipal Code Section 16.89.070. In certain situations, the Planning Director may waive the neighborhood meeting requirement.
3. At the time an application is submitted to the City, payment of all required application processing fees is required. An application will not be accepted without payment of fees. City Staff can provide you with information concerning application fees.
4. Staff will check the application, making sure that it is complete and all fees are paid. Copies of the application materials are routed to various City/State/County departments, as applicable, for their comments. The application is reviewed for completeness; the City Planner will accept or return the application with a written list of omissions within thirty (30) calendar days of the submittal.
5. Staff investigates the application, writes a staff report, issues public notice, notifies surrounding property owners, and makes all facts relating to the request available to the Planning Commission and all interested parties.
6. Prior to the public hearing, the City will prepare notice materials for posting on the subject property. Staff will post this material at least ten (10) days before the public hearing.
7. The staff report will be available to all interested parties seven (7) days prior to the hearing.
8. The Planning Commission holds a public hearing. The staff report is presented to the Commission. Testimony is presented by the applicant, proponents and opponents, followed by rebuttal from the applicant.
9. The Commission then issues findings of fact which support approval, modification, or denial of the application. A decision may be appealed to the City Council.
10. If an approval or a denial is appealed, City Council holds a public hearing. The staff report is presented and testimony taken, as at the original hearing(s). Unless the City Council decides to hear the appeal de novo, only testimony regarding items already in the record is permitted, and no new information may be entered. In the case of an appeal, the Council may affirm, revise or reverse the action of the Planning Commission in all or in part. The Council may also remand the matter back to the hearing body for further consideration.
11. Prior to construction of the project, a preconstruction meeting is held with the City and all applicable utility and service providers. If required, this meeting must be held and approval of Plan set by all agencies, and payment of Canby System Development Charge (SDC) and construction excise tax to the City before issuance of any building permits for the project(s) by Clackamas County.

SITE AND DESIGN REVIEW – DCO TYPE III: STANDARDS AND CRITERIA

1. The Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the intent of the following DCO site and design review standards:
 - 16.41.070.A.1.

Design standards in this section are intended to help create an active, inviting street and sidewalk-facing storefronts and entryways that are friendly and easily accessible to passersby. They also will help ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm; and
 - 16.41.070.B.1.

Build upon downtown Canby's traditional architectural vernacular by incorporating cohesive and repetitive architectural elements into the ground floor of street facing facades; and
 - 16.41.070.C.1.

Build upon Canby's traditional downtown architecture by creating an attractive and unified building façade that celebrates ground floor activities, the top of the building (where the edifice meets the sky), and everything in between; and
 - 16.41.070.D.1.

Create a strong architectural statement at street corners to create a strong identity. Establish visual landmarks and enhance visual variety; and
 - 16.41.070.E.1.

Use building materials that evoke a sense of permanence and are compatible with Canby's business areas and the surrounding built environment; and
 - 16.41.070.F.1.

Use colors and buildings that are generally compatible with Canby's business areas and the surrounding built environment.
2. The Board shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this section. If the site and design review plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed plan comply with applicable standards.
3. The Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.
4. As part of the site and design review, the property owner may apply for approval to cut trees in addition to those allowed in Section 12.20.080 of the City Tree Ordinance. The granting or denial of said application will be based on the criteria in Chapter 12.20 of the City Tree Ordinance. The cutting of trees does not in and of itself constitute change in the appearance of the property which would necessitate application for site and design review.

16.35.070 I-O Design review matrix.

The City uses the following matrix to evaluate compliance with the I-O design guidelines. The matrix substitutes for the general design review matrix provided in Chapter 16.49. Design review applications must comply with all other applicable provisions of Chapter 16.49, and achieve scores equal to or greater than the minimum acceptable scores in the matrix. (See Master Plan for illustrations.)

A. Exception: The City may reduce the minimum acceptable score(s) upon finding that certain provisions do not apply to a proposed development.

Industrial Overlay Design Review Matrix

Table 16.35.040

<i>CRITERIA</i>	<i>Possible Scores</i>
<u>Parking</u>	
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces=0; 50%-75%=1; 75%-100%=2.	0 1 2
Increase minimum interior parking lot landscape over the base 15%: 15%-18%=0; 18%-22%=1; >22%=2.	0 1 2
Increase the base number of trees required by 16.49.120 (all landscape islands must contain 1 tree, 1 tree for every 40' along the required setback): 100%-105% of base requirement=0; 105%-110% of base requirement=1;>110%=2; (# of trees proposed/# of trees required x100=% of base requirement)	0 1 2
Number of parking spaces provided: (% of required minimum): >110%=0; 110%-105%=1; 105%-100%=2. See Table 16.10.050 for required parking. (# of spaces proposed/# of spaces required x100=% of required minimum)	0 1 2
Minimum Acceptable Score 4 points	6
<u>Transportation/Circulation</u>	
Design private, on-site pedestrian pathways: 6' painted ways=0; 6' brick/paver ways=1; 6' brick/paver & raised concrete ways=2	0 1 2
Number of pedestrian connections between the street sidewalk and internal circulation system: One connection = 0 Two or more connections = 1	0 1 2
Minimum Acceptable Score (some provisions may not apply) 2points	2

Landscaping	
Trees installed at 3 inch caliper: <25% of trees=0; 25%-50%=1; 50%-100%=2.	0 <input type="checkbox"/> 1 <input type="checkbox"/> 2
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no=0; yes=1; yes and for public use =2.	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2
Amount of grass (less grass is better) (% of total landscaped area)>50%=0; 25%-50%=1; <25%=2	0 <input type="checkbox"/> 1 <input type="checkbox"/> 2
Minimum Acceptable Score 3 points	3
Building Appearance and Orientation	
Building orientation at or near the street: parking or drive separates building from street=0; at least 20% of elevation within 5 feet of minimum setback=1; at least 20% of elevation is at minimum setback=2.	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2
Building entrances visible from the street: no=0; yes=1.	0 <input type="checkbox"/> 1 <input type="checkbox"/>
Buildings use quality materials: concrete, wood, or wood siding=0; concrete masonry, stucco, or similar material=1; brick or stone=2.	0 <input type="checkbox"/> 1 <input type="checkbox"/> 2
Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no=0; yes=2.	0 <input type="checkbox"/> 2
Minimum Acceptable Score 4 points	4

7530190



City of Canby
Planning Department
222 NE 2nd Avenue
PO Box 930
Canby, OR 97013
(503) 266-7001

LAND USE APPLICATION

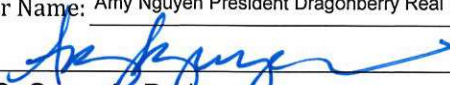
LOT LINE ADJUSTMENT

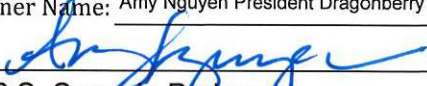
Type II Process

APPLICANT INFORMATION: (Check ONE box below for designated contact person regarding this application)

Applicant Name: Dragonberry Real Estate LLC Phone: 503-263-8888
Address: 386 S. Sequoia Parkway Email: amy@dragonberryproduce.com
City/State: Canby, OR Zip: 97013

Representative Name: Clint Stubbs - Northwest Surveying, Inc. Phone: 503-848-2127
Address: 2090 SW 169th Place, Suite 2090 Email: clint@nwsrvy.com
City/State: Beaverton, OR Zip: 97006

Property Owner Name: Amy Nguyen President Dragonberry Real Estate LLC Phone: 503-263-8888
Signature: 
Address: 386 S. Sequoia Parkway Email: amy@dragonberryproduce.com
City/State: Canby, OR Zip: 97013

Property Owner Name: Amy Nguyen President Dragonberry Real Estate LLC Phone: 503-263-8888
Signature: 
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NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

- ① All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- ② All property owners understand that they must meet all applicable Canby Municipal Code (CMC) regulations, including but not limited to CMC Chapter 16.49 Site and Design Review standards.
- ③ All property owners hereby grant consent to the City of Canby and its officers, agents, employees, and/or independent contractors to enter the property identified herein to conduct any and all inspections that are considered appropriate by the City to process this application.

PROPERTY & PROJECT INFORMATION:

<u>380 and 386 S. Sequoia Parkway</u>	<u>4.911 Acres</u>	<u>Map 3-1E-34 Lot 1804 and 1805</u>
Street Address or Location of Subject Property	Total Size of Property	Assessor Tax Lot Numbers
<u>Industrial / Warehouse Building</u>	<u>M-1</u>	<u>LI - Light Industrial</u>
Existing Use, Structures, Other Improvements on Site	Zoning	Comp Plan Designation

Under separate application the owner is building a new building. The lots need to be consolidated to facilitate the new building.
Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE

Visit our website at: www.canbyoregon.gov
Email Application to: PlanningApps@canbyoregon.gov



City of Canby
Planning Department
111 NW 2nd Avenue
P.O. Box 930
Canby, OR 97013
Ph: 503-266-7001
Fax: 503-266-1574

CHECKLIST

LOT LINE ADJUSTMENT Type II Process

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email: PlanningApps@canbyoregon.gov

Applicant City
Check Check

- One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.
- Payment of appropriate fees – cash or check only. Refer to the city’s Master Fee Schedule for current fees. Checks should be made out to the *City of Canby*.
- Please submit one (1) electronic copy of mailing addresses in either an EXCEL SPREADSHEET or WORD DOCUMENT** for all property owners and all residents within 100 feet of the subject property. **If the address of a property owner is different from the address of a site, an address for each unit on the site must also be included and addressed to “Occupant.”** A list of property owners may be obtained from a title insurance company or from the County Assessor’s office.
- Two (2) 11” x 17” paper copies of the proposed lot line adjustment, printed to scale no smaller than 1”=50’.
The plans shall include the following information:
 - Vicinity Map. Vicinity map at a scale of 1”=400’ showing the relationship of the project site to the existing street or road pattern.
 - Site Plan-the following general information shall be included on the site plan:
 - Date, north arrow, and scale of drawing;
 - Name and address of the developer, engineer, architect, or other individual(s) who prepared the site plan;
 - Property lines (legal lot of record boundaries);
 - Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features;
 - Location of all jurisdictional wetlands or watercourses on or abutting the property;
 - Finished grading contour lines of site and abutting public ways;
 - Location of all existing structures, and whether or not they are to be retained with the proposed development;
 - Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment;

Visit our website at: www.canbyoregon.gov
Email Application to: PlanningApps@canbyoregon.gov

Page 2 of 5

Attachment B

Application Narrative



PROJECT DATA

Project Name: Dragonberry Produce Distribution Center Expansion

Co-Applicants:

Amy Nguyen
Dragonberry Produce Inc.
386 S Sequoia Parkway
(503) 655-2490

David Hyman
Deca Architecture, Inc.
935 SE Alder Street
Portland, OR 97214
(503) 239-1987

Owner: Amy Nguyen

Type of Application: Site and Design Review, Type III

Location: 386 S Sequoia Parkway, Canby, OR 97013

Tax Roll: Section 34 Township 3S Range 1E Tax Lots 01805 and 01804

Property Size: 212,063 square feet

Building Footprint: Existing 14,257 square feet, New 29,700 square feet

Zoning: M1, Light Industrial

Overlay: I-O, Canby Industrial Area Overlay Zone

Proposed Use: Warehouse, Office



PROJECT PURPOSE & DESCRIPTION

The proposed project will expand the existing Dragonberry Produce facilities onto the undeveloped portion of the 3.9-acre site and onto an adjacent lot purchased by the owner (34 3S 1E 01804). The new building will be of concrete tilt-up construction and will include large drive-in coolers, nut processing facilities and office space for shipping and receiving. The building's primary use will be as processing, packaging, warehousing of produce. Exterior design and finishes will be compatible in appearance and structure to the existing building. The site will accommodate circulation and loading areas for large trucks and will include 8 loading docks, parking, and abundant landscaping.

The Applicant/Owner is currently in the process of consolidating tax lots 01804 and 01805. The Applicant/Owner will provide the City of Canby a paper and electronic copy of the revised plat once it has been recorded.

The Applicant requests the City's Traffic Engineer provide a scope of work and fee estimate to conduct a Trip Generation Study. Due to the unique use of this warehouse distribution center, and the difficulty in finding existing similar uses, we recommend the City's Traffic Engineer utilize the Owner's existing distribution center as a basis for developing the Trip Generation Study.

Project features will include:

- LED lighting. Full cut-off pole mounted luminaires with house side shielding will be utilized to eliminate night sky light pollution and minimize spill light outside the site boundaries. Outdoor lighting will be controlled by a photocell which responds to ambient light. Fixtures mounted on the building exterior will remain on during all periods of darkness for security.
- An integrated design process that builds in sustainability from the beginning.
- Drainage and stormwater run-off will be handled on-site and will not negatively impact the neighborhood.
- The project will serve as a catalyst for future development and support local businesses.
- Energy efficient windows will be used to reduce heating and cooling costs.
- Natural lighting in interior spaces will be maximized to reduce the use of artificial lighting.
- A recycling program will be used to facilitate the reduction of waste generated by building occupants.

SITE & DESIGN REVIEW NARRATIVE

Public Notice

Addresses for property owners and residents within 500 feet of the project site are attached.

Parking:

Parking is located at the rear of the building with the exception of ADA compliant and EV parking near the primary public entrance. The code minimum number of spaces are fully screened either by landscaping or the building structure.

Screening of Storage and Utility Boxes:

The new facility will utilize the fully screened trash storage located behind the existing building. Utility and mechanical equipment will be located behind the new building or screened on the rooftop, with the exception of the Fire Department connection standpipe located near the main entrance.

Access:

The existing public sidewalk will be extended to the West end of the property at the access road on Sequoia Parkway. On site sidewalks will connect the new parking to the primary entrance and to the public sidewalk.

Vision Clearance

Where driveway curb cuts are being modified vision clearance triangle legs are provided measuring 15 feet from the point where curb lines intersect. No plantings or structures >30" high are proposed in the vision clearance triangle.

Signs:

The company logo signage will be exterior illuminated, and wall mounted near the primary entrance. The front face surface area will not exceed 50% of the permitted 190 square feet for signage in the Industrial Overlay Zone. A painted campus identifier will be applied at the SW corner of the building. An existing monument sign along Sequoia Parkway will remain. Minimal pole mounted signs will be added at each Right of Way entrance for the purpose of directing truck and passenger vehicle traffic.

Building Appearance:

The new structure will match the existing facility in style and color. As with the original building, construction will be tilt-up concrete panels on continuous footings with storefront system windows and entrances, and a metal canopy over the primary entrance. A metal canopy will provide protection from the weather for a connecting pathway between the buildings accessed by high-speed overhead doors.

Landscaping:

The property exceeds the minimum required amount of landscaping. See attached Landscape Calculations. The total number of new trees planted will exceed the number removed for Right of Way improvements and for the new bio-retention basins and parking. The landscaping will be comprised of ornamental and bio-retention plantings with minimal areas of seeded grass.

Low Impact Development:

The majority of all new plantings will be of drought tolerant native species with landscaping at the parking lot exceeding the minimum standards by at least 20%. All on site stormwater will be retained and infiltrated via shallow stormwater basins and with drywells providing excess capacity infiltration.

ATTACHMENTS

- A. Site and Design Review Application
 - 1. Site and design Review Application Checklist
 - 2. Landscaping Calculation Form
 - 3. Design Review Matrix
 - 4. Industrial Overlay Zone Design Review Matrix
- B. Design Narrative
- C. Excel file of property owners within 500 feet of property
- D. Excel file of residents within 500 feet of property
- E. Neighborhood Meeting Minutes
- F. Pre-Application Conference Minutes
- G. Recorded plats for tax lots 01804 and 01805
- H. Large format drawings
 - 1. G000 – Vicinity Map
 - 2. A100 – Architectural Site Plan
 - 3. A301 – Exterior Elevations
 - 4. C111 – Civil Site Plan
 - 5. C112 – Grading and Paving Plan
 - 6. C113 – Utility Plan
 - 7. L100 – Landscape Plan
 - 8. L101 – Plant Palette
- I. Color and Materials Plan



PROJECT DATA

Project Name: Dragonberry Produce Distribution Center Expansion

Co-Applicants:

Amy Nguyen
Dragonberry Produce Inc.
386 S Sequoia Parkway
(503) 655-2490

David Hyman
Deca Architecture, Inc.
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PROJECT PURPOSE & DESCRIPTION

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DESIGN CHANGES

The following design changes have been made to the previously submitted project:

Changes to site:

1. The covered walkway and high-speed overhead doors connecting the existing building to the new building have been deleted from the project for cost saving reasons.
2. The bio-retention basin at the South side of the building is not required and has been deleted. Grading and stormwater piping have been revised to account for the deletion. The plantings noted as stormwater will be ornamental.
3. The bio-retention basin at the NW of the building is not required and has been deleted. Grading and stormwater piping have been revised to account for the deletion. The plantings noted as stormwater will be ornamental.
4. The Plant Palette has been supplemented with additional plantings.
5. The domestic water and fire protection points of entry into the building have been relocated to the East side of the building adjacent to the Electrical Room.
6. Vaults for domestic water and fire protection have been relocated closer to the point of entry into the building. The Fire Department connection remains at the same location.
7. The dry wells have been relocated to the North parking / truck maneuvering area.
8. Request for zero irrigation – see section ADDENDUM TO APPLICATION below.

Changes to building:

1. The 'L' shaped canopy at the SE corner of the building over the storefront entry and windows has been relocated to above the upper-level windows to more closely match the existing building.
2. A smaller canopy has been added over the storefront entry doors similar to the existing building.
3. The size and profile of windows at each elevation have been adjusted to more closely match the look of the existing building.

ADDENDUM TO APPLICATION

Applicant seeks an extension of the MOD 12-02 (of DR 09-02) approval to provide no permanent irrigation to the entirety of the development property. Native and adapted plants, trees and shrubs will be selected that do not require permanent irrigation systems. A temporary irrigation system will be installed for the landscaping during its establishment period, for up to one year. The temporary irrigation will consist of hand watering for plant material within 150' of exterior hose bibs and will utilize water bags for areas outside of the 150' zone. After the temporary irrigation system is removed, permanent automatic irrigation shall not be required for the landscape so long as it is maintained in a green thriving condition during the majority of each year (although some browning during the peak of summer is allowed). If the landscape cannot be maintained in a green thriving condition during the majority of each year, upon notice by the City, the applicant shall be required to install permanent automatic irrigation to fix and maintain the landscaped area.

ATTACHMENTS

The following replace previously submitted drawings:

- H. Large format drawings
 - 2. A100 – Architectural Site Plan
 - 3. A301 – Exterior Elevations
 - 4. C100 – Civil Site Plan (replaces C111)
 - 5. C200 – Grading and Paving Plan (replaces C112)
 - 6. C300 – Utility Plan (replaces C113)
 - 7. L100 – Landscape Plan
 - 8. L101 – Plant Palette

Attachment C Site Plan and Elevation Exhibits

PARTITION PLAT

PARTITION PLAT NO. 2010-027

A REPLAT OF LOT 8 OF "BURDEN" (PLAT NO. 3973) AND LOT 5 OF "STRUBLE ESTATES" (PLAT NO. 4236)

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T.3S., R.1E., W.M.,
IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTec ENGINEERS INC.
3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889
JOB NO. SI202-6 DATE SURVEYED: 12-02-09

LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
 - ▲ DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON THE PLAT OF "STRUBLE ESTATES"
 - DENOTES FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON THE PLAT OF "BURDEN"
 - ◆ DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON SN 2005-196
 - DENOTES 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" IN A MONUMENT BOX SET ON ~~1-08-10~~
 - DENOTES 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" IN A MONUMENT BOX SET ON ~~1-08-10~~
 - I.R. DENOTES IRON ROD
 - FD. DENOTES FOUND
 - (M) DENOTES MEASURED
 - SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
 - PUE DENOTES PUBLIC SIDEWALK, STORM, DRAIN AND PUBLIC UTILITY EASEMENT
 - DOC. NO. DENOTES DOCUMENT NUMBER
 - P(1) DENOTES PLAT OF "BURDEN" (PLAT NO. 3973)
 - P(2) DENOTES PLAT OF "STRUBLE ESTATES" (PLAT NO. 4236)
- | | |
|--|--|
| △ = 59°34'20"
R=400.00'
L=415.89'
CH=N 44°29'18" W
397.41' | △ = 74°24'42"
R=180.00'
L=233.77'
CH=S 51°56'30" W
217.68' |
| △ = 59°34'20"
R=437.00'
L=454.36'
CH=N 44°29'18" W
434.17' | △ = 45°58'06"
R=220.00'
L=176.51'
CH=S 66°09'48" W
171.81' |
| △ = 45°58'06"
R=200.00'
L=160.46'
CH=S 66°09'48" W
156.19' | △ = 84°04'30"
R=28.00'
L=41.09'
CH=S 85°13'00" W
37.50' |
| △ = 59°42'14"
R=200.00'
L=208.41'
CH=S 59°17'44" W
199.10' | △ = 21°31'43"
R=437.00'
L=164.20'
CH=N 63°30'36" W
163.24' |
| △ = 26°11'37"
R=437.00'
L=199.78'
CH=N 27°47'56" W
198.05' | △ = 05°55'30"
R=437.00'
L=45.19'
CH=N 43°51'30" W
45.17' |
| △ = 84°04'30"
R=28.00'
L=41.09'
CH=N 01°08'30" E
37.50' | △ = 05°55'30"
R=437.00'
L=45.19'
CH=N 49°47'00" W
45.17' |
| △ = 45°58'06"
R=180.00'
L=144.41'
CH=N 66°09'48" E
140.57' | △ = 06°10'28"
R=437.00'
L=47.09'
CH=N 71°11'19" W
47.07' |
| △ = 51°30'56"
R=220.00'
L=197.81'
CH=N 63°23'23" E
191.21' | |

NOTE:

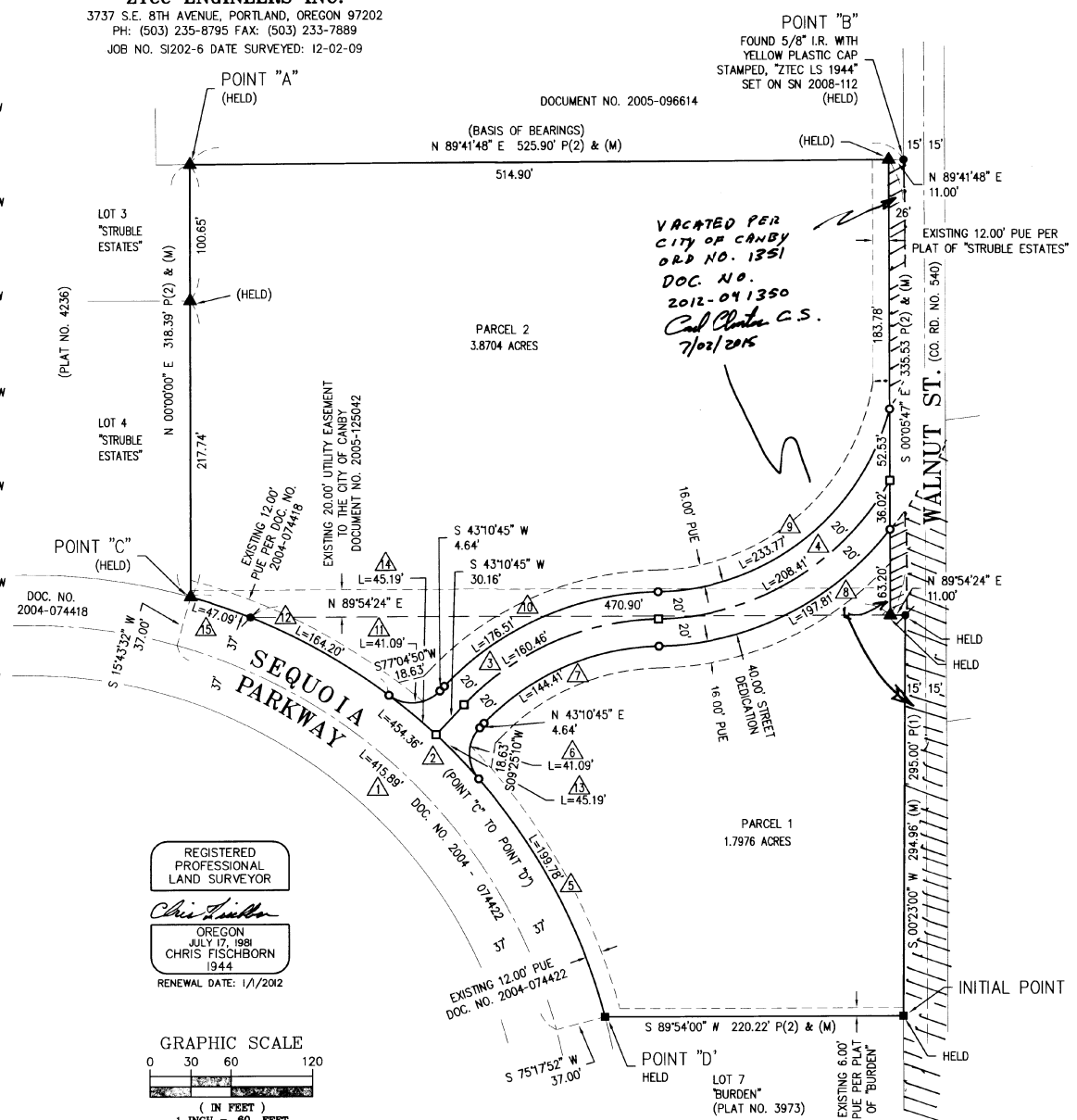
- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IMPOSED BY CITY OF CANBY PLANNING COMMISSION CASE FILE NO. LLA-09-01.
- A PORTION OF THE 10.00' PUBLIC UTILITY EASEMENT CREATED ON THE PLAT OF "BURDEN" LOCATED ALONG THE NORTH LINE OF LOT 8, A PORTION OF THE 12.00' PUBLIC UTILITY EASEMENT CREATED ON THE PLAT OF "BURDEN" LOCATED ALONG THE EAST LINE OF LOT 8, AND A PORTION OF THE 12.00' PUBLIC UTILITY EASEMENT CREATED ON THE PLAT OF "STRUBLE ESTATES" LOCATED ALONG THE EAST LINE OF LOT 5, HAVE ALL BEEN VACATED BY THIS REPLAT AS PER ORS 92.185.

REGISTERED PROFESSIONAL LAND SURVEYOR

Chris Fischborn

OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944
RENEWAL DATE: 1/1/2012

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 INCH = 80 FEET



PARTITION PLAT

PARTITION PLAT NO. 2010-027

A REPLAT OF LOT 8 OF "BURDEN" (PLAT NO. 3973) AND LOT 5 OF "STRUBLE ESTATES" (PLAT NO. 4236)

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T.3S., R.1E., W.M.,
IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTec ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889

JOB NO. SI202-6 DATE SURVEYED: 12-02-09

SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT BEING ALL OF LOT 8 OF THE PLAT OF "BURDEN" (PLAT NO. 3973) AND ALL OF LOT 5 OF THE PLAT OF "STRUBLE ESTATES" (PLAT NO. 4236), LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT AT THE INITIAL POINT, I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET AT THE SOUTHEAST CORNER OF LOT 8 OF THE PLAT OF "BURDEN" (PLAT NO. 3973), SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF WALNUT STREET; THENCE SOUTH 89°54'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 220.22 FEET TO A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "ZTEC LS 1944" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SEQUOIA PARKWAY; THENCE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG A 437.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 59°34'20", AN ARC DISTANCE OF 454.36 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 44°29'18" WEST, A DISTANCE OF 434.17 FEET) TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "ZTEC LS 1944" FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 318.39 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "ZTEC LS 1944" FOUND AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°41'18" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 514.90 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "ZTEC LS 1944" FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING ON SAID WEST RIGHT OF WAY LINE OF SAID WALNUT STREET; THENCE SOUTH 00°05'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 335.53 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "ZTEC LS 1944" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTH 89°54'24" EAST, A DISTANCE OF 11.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "ZTEC LS 1944" FOUND AT THE NORTHEAST CORNER OF SAID LOT 8 OF SAID "BURDEN"; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°23'00" WEST, A DISTANCE OF 294.96 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS AN AREA OF 6.0434 ACRES MORE OR LESS.

NARRATIVE:

BASIS OF BEARINGS: S 89°41'48" E BETWEEN THE IRON RODS FOUND AT POINTS "A" & "B", AS PER THE PLAT OF "STRUBLE ESTATES."

PURPOSE OF SURVEY: TO REPLAT LOT 5 OF "STRUBLE ESTATES" AND LOT 8 OF "BURDEN" AND CREATE A 40.00 FOOT RIGHT OF WAY FOR STREET PURPOSES BETWEEN WALNUT STREET AND SEQUOIA PARKWAY.

NORTH PROPERTY LINE: HELD THE IRON RODS FOUND AT POINTS "A" & "B" FOR THIS LINE.

WALNUT STREET: HELD THE IRON RODS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 5 OF "STRUBLE ESTATES" AND THE IRON RODS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 8 OF "BURDEN" FOR THE WEST RIGHT OF WAY LINE OF WALNUT STREET.

SOUTH PROPERTY LINES: HELD THE 5/8 INCH IRON RODS FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 8 OF "BURDEN" FOR THE SOUTH LINE OF THIS PARTITION PLAT.

SEQUOIA PARKWAY: HELD THE 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 8 OF "BURDEN" AND THE 5/8 INCH IRON ROD FOUND AT POINT "C" FOR THE NORTHEASTERLY RIGHT OF WAY LINE OF SEQUOIA PARKWAY AND PRODUCED A 437.00 FOOT RADIUS CURVE BETWEEN SAID POINTS AS PER DOCUMENT NO. 2004-074422 AND DOCUMENT NO. 2004-074418.

WEST PROPERTY LINE: HELD THE IRON RODS FOUND AT POINTS "A" & "C" FOR THIS LINE AS PER THE PLAT OF "STRUBLE ESTATES."

CONSENT AFFIDAVITS

A PARTITION PLAT CONSENT AFFIDAVIT FROM MANFRED A. SCHOSNIG AND JERILYN J. SCHOSNIG, TRUSTEES UNDER THE SCHOSNIG FAMILY LIVING TRUST, AS TRUST DEED BENEFICIARIES, RECORDED IN INSTRUMENT NO. 2009-080922 HAS BEEN RECORDED AS DOCUMENT NO. 2010-034480 CLACKAMAS COUNTY DEED RECORDS.


A PARTITION PLAT CONSENT AFFIDAVIT FROM CLIFF PARSONS, TRUSTEE OF THE PARSONS FAMILY TRUST, AS TRUST DEED BENEFICIARY, RECORDED IN INSTRUMENT NO. 2009-080922 HAS BEEN RECORDED AS DOCUMENT NO. 2010-034491 CLACKAMAS COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DRAGONBERRY REAL ESTATE LLC, AN OREGON LIMITED LIABILITY COMPANY AND CHARLES E. BURDEN, TRUSTEE OF THE RAY L. BURDEN FAMILY TRUST AND CHARLES EDWARD BURDEN, TRUSTEE FOR THE IRENE E. BURDEN TRUST, THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL PARCELS BEING OF THE DIMENSIONS SHOWN AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP UNDER THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DO FURTHER STATE THAT THIS PLAT IS SUBJECT TO THE RESTRICTIONS SHOWN OR NOTED HEREON, AND DO HEREBY DEDICATE THE STREET TO THE PUBLIC FOR PUBLIC USE FOREVER. THIS PLAT IS SUBJECT TO THE CITY OF CANBY CONDITIONS OF APPROVAL, FILE NO. LLA-09-01


AMY NGUYEN, SOLE MEMBER
DRAGONBERRY REAL ESTATE LLC

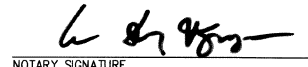

CHARLES E. BURDEN, TRUSTEE FOR
RAY L. BURDEN FAMILY TRUST


CHARLES EDWARD BURDEN, TRUSTEE FOR
IRENE E. BURDEN TRUST

ACKNOWLEDGMENT:

STATE OF OREGON)
)S.S.
COUNTY OF CLACKAMAS)

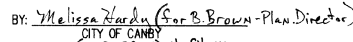
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON April 6, 2010, BY AMY NGUYEN, SOLE MEMBER OF
DRAGONBERRY REAL ESTATE LLC.


NOTARY SIGNATURE
LAN DUUY NGUYEN
NOTARY PUBLIC

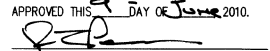
MY COMMISSION NO. 446112
MY COMMISSION EXPIRES: JAN 26, 2014

APPROVALS:

APPROVED THIS 7 DAY OF April, 2010.

BY: 
CITY OF CANBY
(CL A-09-01) city file no.

APPROVED THIS 9th DAY OF June, 2010.


CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS
BOARD OF COMMISSIONERS DELEGATE
~~PER COUNTY CODE CHAPTER 11-02~~

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES
AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH
JUNE 30, 2010.


APPROVED THIS 10th DAY OF June, 2010.
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: 
DEPUTY

ACKNOWLEDGMENT:

STATE OF OREGON)
)S.S.
COUNTY OF CLACKAMAS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON March 31, 2010, BY CHARLES E. BURDEN, TRUSTEE
FOR RAY L. BURDEN FAMILY TRUST, AND BY CHARLES EDWARD
BURDEN, TRUSTEE FOR THE IRENE E. BURDEN TRUST.


NOTARY SIGNATURE
NORA K. CLARK
NOTARY PUBLIC - OREGON

MY COMMISSION NO. 439788
MY COMMISSION EXPIRES: Aug. 22, 2013

STATE OF OREGON
COUNTY OF CLACKAMAS SS

I DO HEREBY CERTIFY THAT THE ATTACHED
PLAT WAS RECEIVED FOR RECORD
ON THE 10 DAY OF JUNE, 2010,
AT 2:17 O'CLOCK P.M.
AS PLAT NO. 2010-027
DOCUMENT NO. 2010-034982

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: 
DEPUTY

LEGEND:

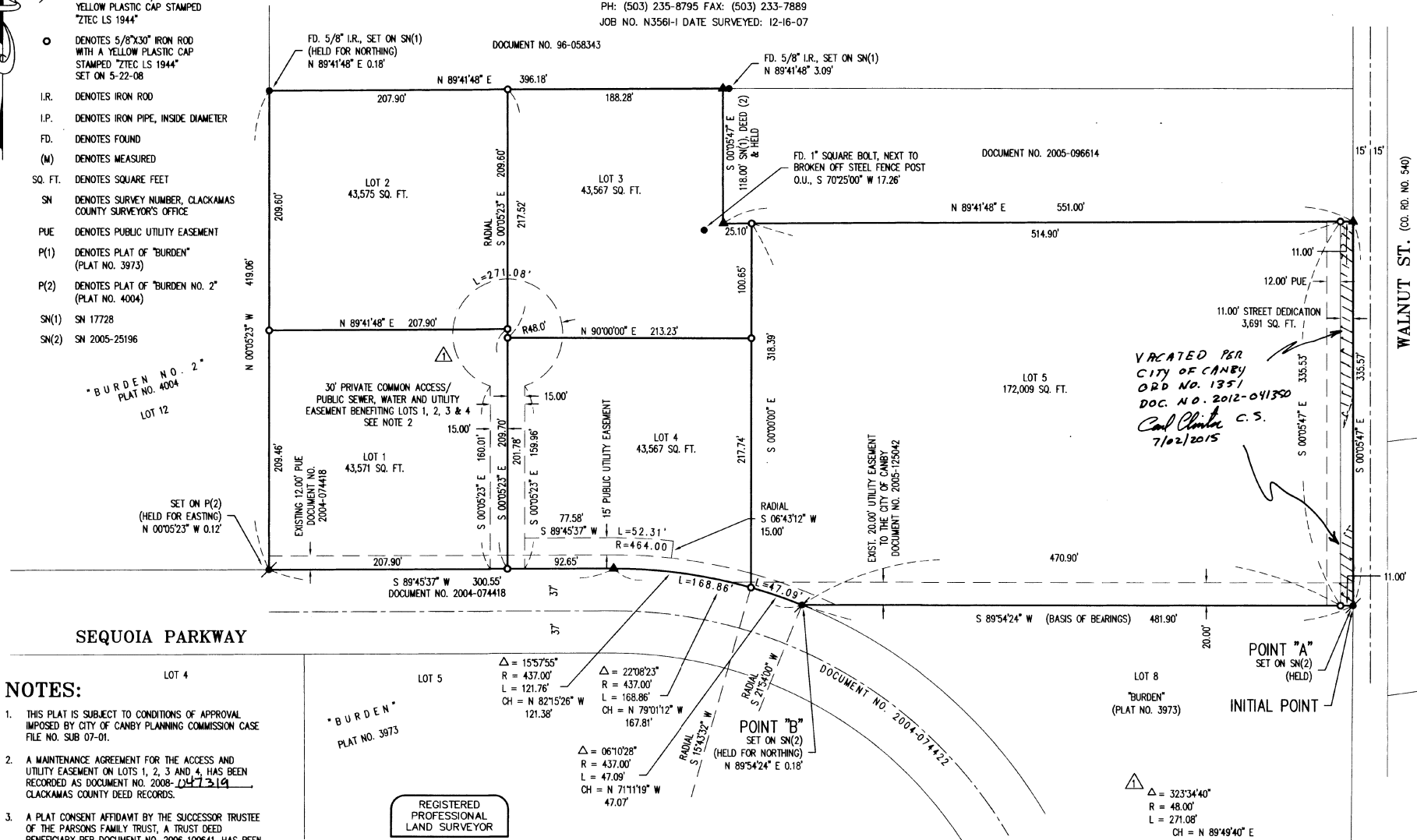
- DENOTES MONUMENTS FOUND AS NOTED
- ▲ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON SN 2008-112
- ✦ DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944"
- DENOTES 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET ON 5-22-08
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE, INSIDE DIAMETER
- FD. DENOTES FOUND
- (M) DENOTES MEASURED
- SQ. FT. DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
- PUE DENOTES PUBLIC UTILITY EASEMENT
- P(1) DENOTES PLAT OF "BURDEN" (PLAT NO. 3973)
- P(2) DENOTES PLAT OF "BURDEN NO. 2" (PLAT NO. 4004)
- SN(1) SN 17728
- SN(2) SN 2005-25196

STRUBLE ESTATES

SUBDIVISION PLAT NO. **BK 139 PG 008**
No. 4236

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T.3S., R.1E., W.M.,
IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTec ENGINEERS INC.
3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889
JOB NO. N3561-I DATE SURVEYED: 12-16-07

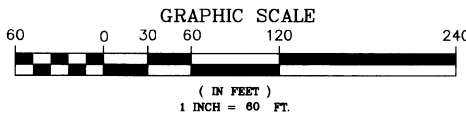


NOTES:

1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IMPOSED BY CITY OF CANBY PLANNING COMMISSION CASE FILE NO. SUB 07-01.
2. A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT ON LOTS 1, 2, 3 AND 4, HAS BEEN RECORDED AS DOCUMENT NO. 2008-047319 CLACKAMAS COUNTY DEED RECORDS.
3. A PLAT CONSENT AFFIDAVIT BY THE SUCCESSOR TRUSTEE OF THE PARSONS FAMILY TRUST, A TRUST DEED BENEFICIARY PER DOCUMENT NO. 2006-100641, HAS BEEN RECORDED AS DOCUMENT NO. 2008-047316 CLACKAMAS COUNTY DEED RECORDS.
4. LOT 5 IS SUBJECT TO THE APPLICABLE TERM AND PROVISIONS CONTAINED IN A DEVELOPMENT RESTRICTION RECORDED AS DOCUMENT NO. 2008-047320 CLACKAMAS COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Chris Fischborn
OREGON
JULY 17, 1998
CHRIS FISCHBORN
1944
RENEWAL DATE: 1/1/2010



STRUBLE ESTATES

SUBDIVISION PLAT NO. BK 139 PG 008
No. 4236

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T.3S., R.1E., W.M.,
 IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTec ENGINEERS INC.
 3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202
 PH: (503) 235-8755 FAX: (503) 233-7889
 JOB NO. N3561-I DATE SURVEYED: 12-16-07

SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 2006-100640, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THAT AT THE INITIAL POINT TO SAID SUBDIVISION, I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET AT THE NORTHEAST CORNER OF LOT 8 OF THE PLAT OF "BURDEN" (PLAT NO. 3973), SAID POINT BEING ON THE WEST RIGHT OF SAID LINE OF WALNUT STREET; THENCE SOUTH 89°54'24" WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 481.90 FEET TO NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SEQUOIA PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, ALONG A 437.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°08'23", AN ARC DISTANCE OF 168.86 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 79°01'12" WEST A DISTANCE OF 167.81 FEET) TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°45'37" WEST A DISTANCE OF 300.55 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF THE PLAT OF BURDEN NO. 2 (PLAT NO. 4004); THENCE NORTH 00°05'23" WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 413.06 FEET TO THE NORTHWEST CORNER OF SAID DOCUMENT NO. 2006-100640 TRACT; THENCE NORTH 89°41'48" EAST, ALONG THE NORTH LINE OF SAID DOCUMENT NO. 2006-100640 TRACT, A DISTANCE OF 396.18 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 2005-096614, CLACKAMAS COUNTY DEED RECORDS; THENCE SOUTH 00°05'47" EAST, ALONG THE WEST LINE OF SAID DOCUMENT NO. 2005-096614 TRACT, A DISTANCE OF 118.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°41'48" EAST, ALONG THE SOUTH LINE OF SAID DOCUMENT NO. 2005-096614 TRACT, A DISTANCE OF 551.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF SAID WALNUT STREET; THENCE SOUTH 00°05'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 335.57 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS AN AREA OF 8.0344 ACRES MORE OR LESS.

NARRATIVE:

BASIS OF BEARINGS: S 89°54'24" W BETWEEN THE 5/8 INCH IRON RODS FOUND AT POINTS "A" & "B", AS PER SN 2008-112.

PURPOSE OF SURVEY: TO SUBDIVIDE THAT TRACT OF LAND SURVEYED IN SN 2008-112 INTO 5 LOTS AS SHOWN.

FOR A DETAILED EXPLANATION OF THE DERIVATION OF THE PERIMETER OF THIS SUBDIVISION, SEE CLACKAMAS COUNTY SURVEY SN 2008-112.
 ALL EXTERIOR FOUND MONUMENTS, BEARINGS AND DISTANCES ARE HELD AS RECORD AND MEASURED PER SAID SURVEY.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Chris Fischborn
 OREGON
 JULY 17, 1981
 CHRIS FISCHBORN
 1944

RENEWAL DATE: 1/1/2010

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT J.B.S. ESTATES, LLC, THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "STRUBLE ESTATES" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP UNDER THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DOES FURTHER STATE THAT THIS PLAT IS SUBJECT TO THE RESTRICTIONS SHOWN OR NOTED HEREON, AND DOES HEREBY DEDICATE THE STREET TO THE PUBLIC FOR PUBLIC USE FOREVER.

Juanita B. Struble
 JUANITA B. STRUBLE, SOLE MEMBER
 J.B.S. ESTATES, LLC

ACKNOWLEDGMENT:

STATE OF OREGON)
) S.S.
 COUNTY OF MULTNOMAH)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 30, 2008 BY JUANITA B. STRUBLE, SOLE MEMBER J.B.S. ESTATES, LLC.

Ronald H. Raymond
 NOTARY SIGNATURE

Ronald H. Raymond
 NOTARY PUBLIC

MY COMMISSION NO. 391556

MY COMMISSION EXPIRES: June 17, 2008

APPROVALS:

APPROVED THIS 25th DAY OF June, 2008

BY: *Ma Dea S. P.*
 CITY OF CANBY

APPROVED THIS 27th DAY OF JUNE, 2008
Carl R. Clinta, DEPUTY
 CLACKAMAS COUNTY SURVEYOR AND CLACKAMAS
 COUNTY BOARD OF COMMISSIONERS DELEGATE
 PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES
 AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH
 JUNE 30, 2008.

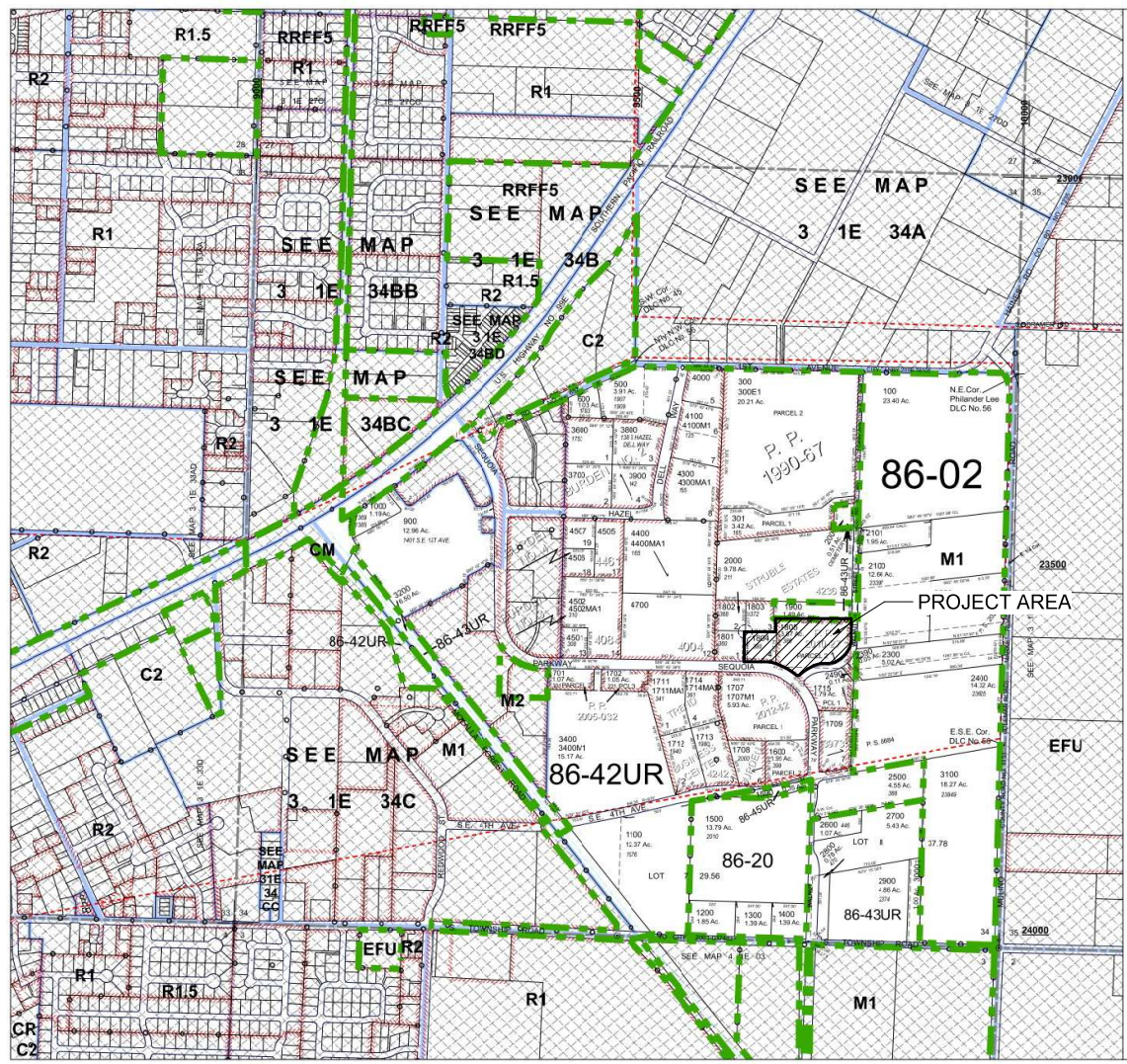
APPROVED THIS 30th DAY OF June, 2008
 CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: *Lois Haney*
 DEPUTY

STATE OF OREGON
 COUNTY OF CLACKAMAS SS
 I DO HEREBY CERTIFY THAT THE ATTACHED
 PLAT WAS RECEIVED FOR RECORD
 ON THE 30 DAY OF JUNE, 2008.
 AT 2:07 O'CLOCK P.M.
 AS PLAT NO. BK 139 PG 008 No. 4236
 DOCUMENT NO. 2008-47317

SHERRY HALL, CLACKAMAS COUNTY CLERK
 BY: *Kam Dine*
 DEPUTY

DRAGONBERRY PRODUCE
 DISTRIBUTION CENTER
 EXPANSION
 PROJECT NAME
 386 SEQUOIA PARKWAY, CANBY,
 OR 97013



3 1 E 34
 CANBY

SECTION 34 T.3S. R.1E. W.M.
 CLACKAMAS COUNTY
 1" = 400'

D. L. C.
 PHILANDER LEE NO. 56
 WALTER FISH NO. 45

Cancelled Taxlots

440
430
2381
2301
4624
4003
400
400
700
101
70A1
700
800
110A1
1101
1700
1701
1702
1703
1704
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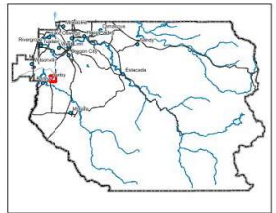
Parcel Boundary
 Private Road ROW
 Historical Boundary
 Railroad Centerline
 Tax Code Lines
 Map Index
 Water Lines
 Land Use Zoning
 P.L.S.
 Water
 Corner
 Section Corner
 1/16th Line
 Govt Lot Line
 DLC Line
 Meander Line
 P.L.S.S. Section Line
 Historic Corridor 40
 Historic Corridor 20

86-02
 PROJECT AREA
 86-42UR
 86-43UR
 86-20
 86-44UR

3 1 E 34
 CANBY

THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY

92392618



PRELIMINARY NOT
 FOR CONSTRUCTION

Issue	Revision	Date
SCHEMATIC DESIGN		03/05/2021

VICINITY MAP
 SCALE 1" = 400'



VICINITY MAP
 Scale 1" = 400'-0"
 Date 03/05/2021
 Sheet No. **G000**

**DRAGONBERRY PRODUCE
 DISTRIBUTION CENTER
 EXPANSION**

Dragonberry Produce

386 SEQUOIA PARKWAY, CANBY,
 OR 97013

**PRELIMINARY NOT
 FOR CONSTRUCTION**

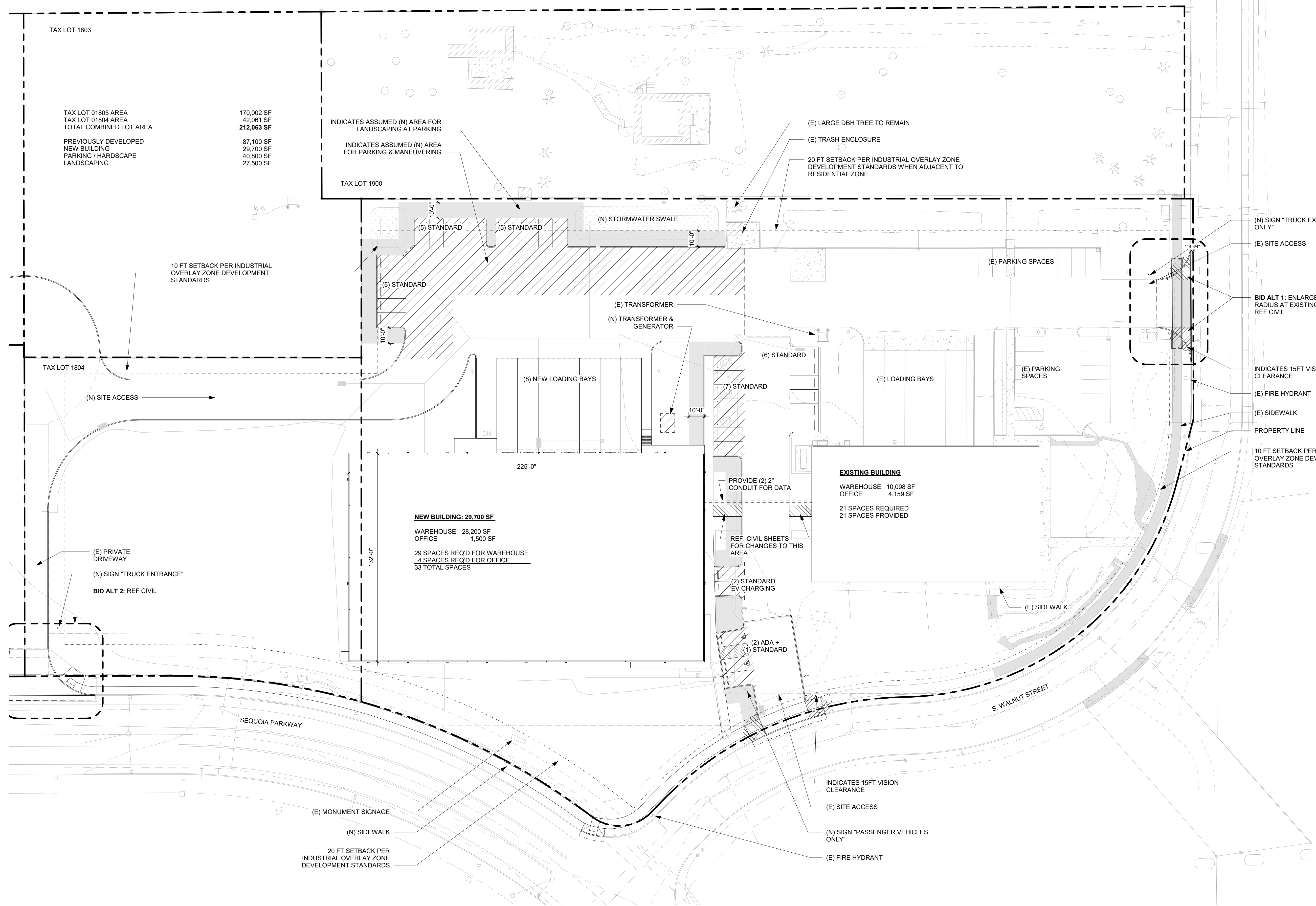
Issue	Revision	Date
100% DESIGN DEVELOPMENT		05-24-2021

**ARCHITECTURAL SITE
 PLAN**

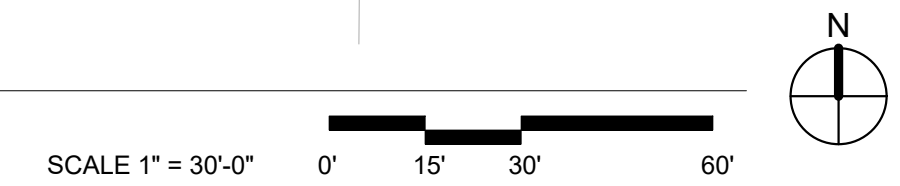
Scale 1" = 30'-0"

Date 05/24/2021

Sheet No. **A100**



1 SITE PLAN
 1" = 30'-0"



**DRAGONBERRY PRODUCE
 DISTRIBUTION CENTER
 EXPANSION**

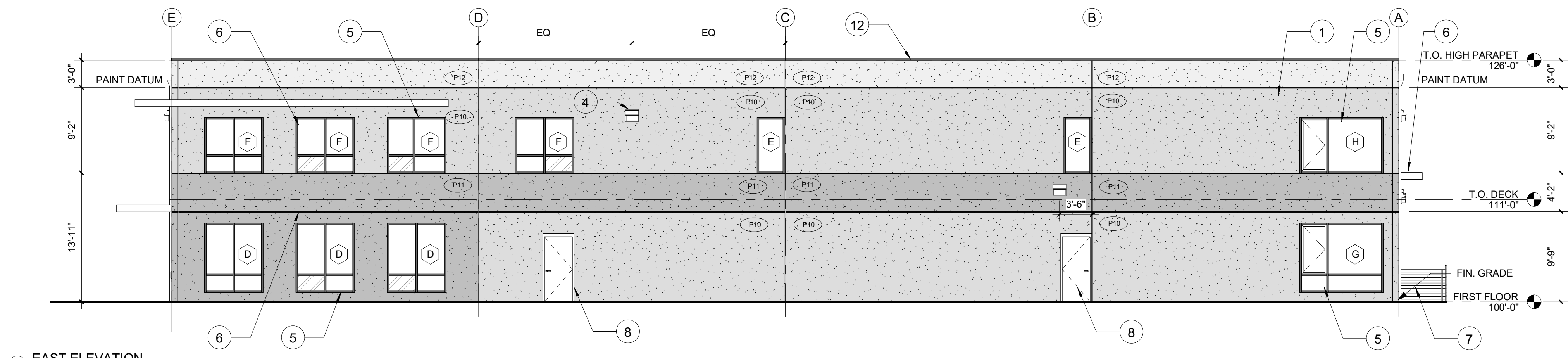
Dragonberry Produce

386 SEQUOIA PARKWAY, CANBY,
 OR 97013

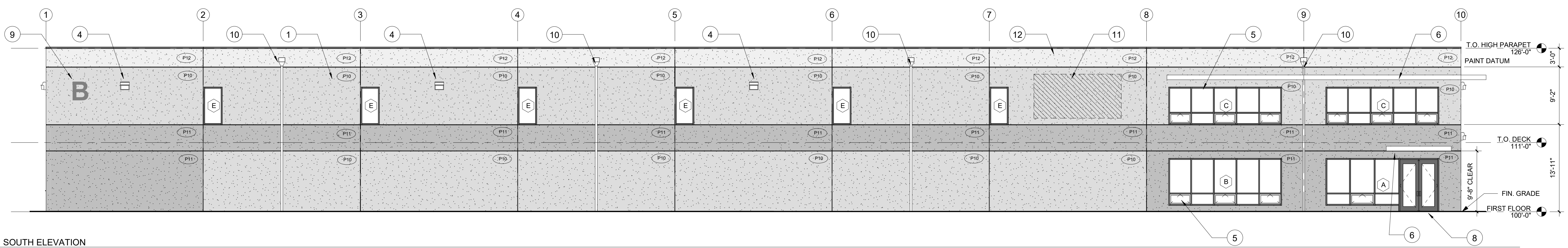
**PRELIMINARY NOT
 FOR CONSTRUCTION**

ELEVATION KEY NOTES

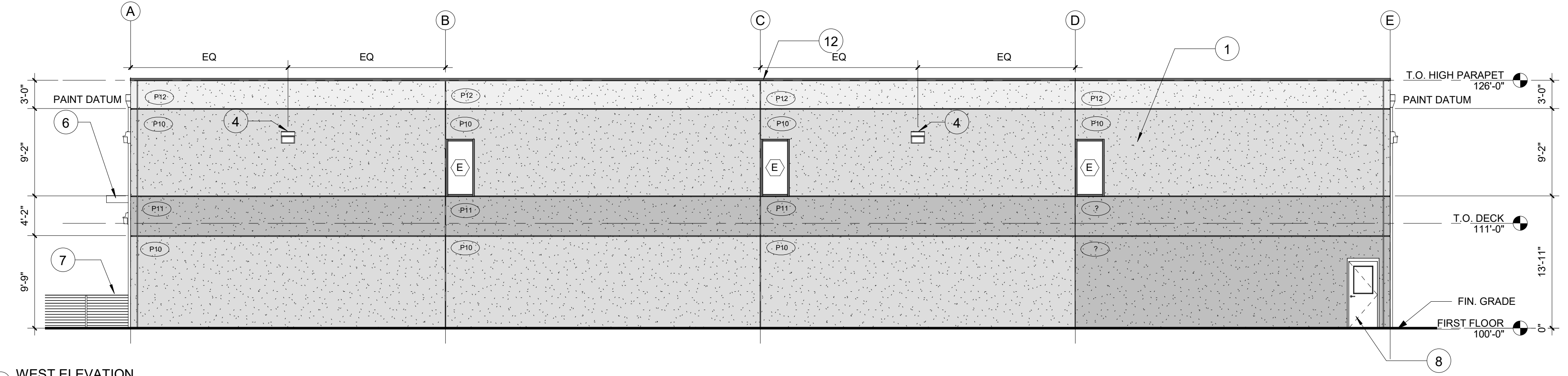
- 1 PAINTED TILT-UP CONCRETE PANEL, PAINT COLOR AND PATTERN TO MATCH (E) BUILDING
- 2 NOT USED
- 3 ROLLING OVERHEAD DOOR
- 4 EXTERIOR WALL LIGHTING PACK
- 5 ALUMINUM STORE FRONT SYSTEM
- 6 METAL CANOPY
- 7 PAINTED METAL HANDRAIL / GUARDRAIL
- 8 HM DOOR
- 9 CAMPUS BUILDING ID, PAINTED
- 10 SCUPPER & DOWNSPOUT
- 11 EXTERIOR ILLUMINATED SIGNAGE, DEFERRED SUBMITTAL - 50% OF MAX 190 SF
- 12 PREFINISHED METAL COPING
- 14 PAINT DOCK SIGNAGE PAINTED ON BUILDING, COLOR TBD
- 15 EDGE OF DOCK LEVELERS & BUMPERS
- 16 PIT LEVELERS



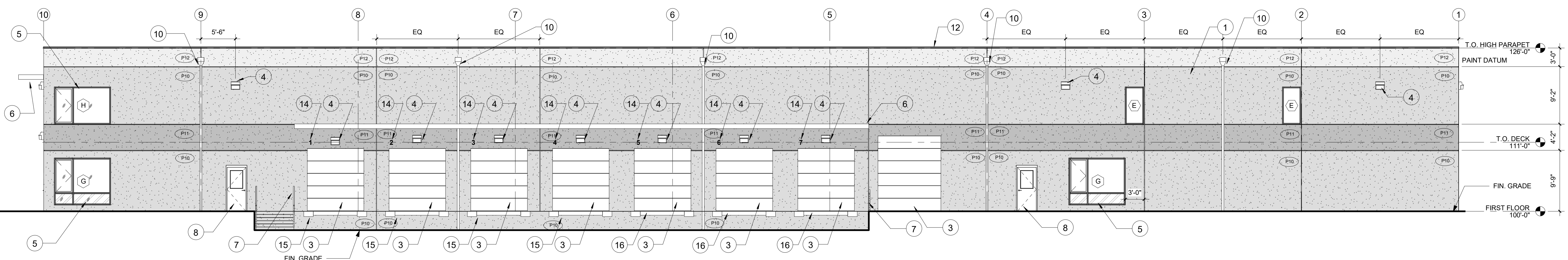
1 EAST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"



3 WEST ELEVATION
 1/8" = 1'-0"



4 NORTH ELEVATION
 1/8" = 1'-0"

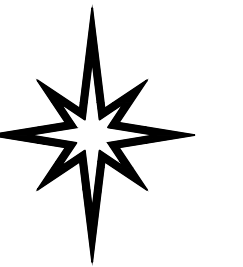
Issue	Revision	Date
100% DESIGN DEVELOPMENT		05-24-2021

EXTERIOR ELEVATIONS

Scale 1/8" = 1'-0"
 Date 05/24/2021
 Sheet No. **A301**

SITE PLAN NOTES

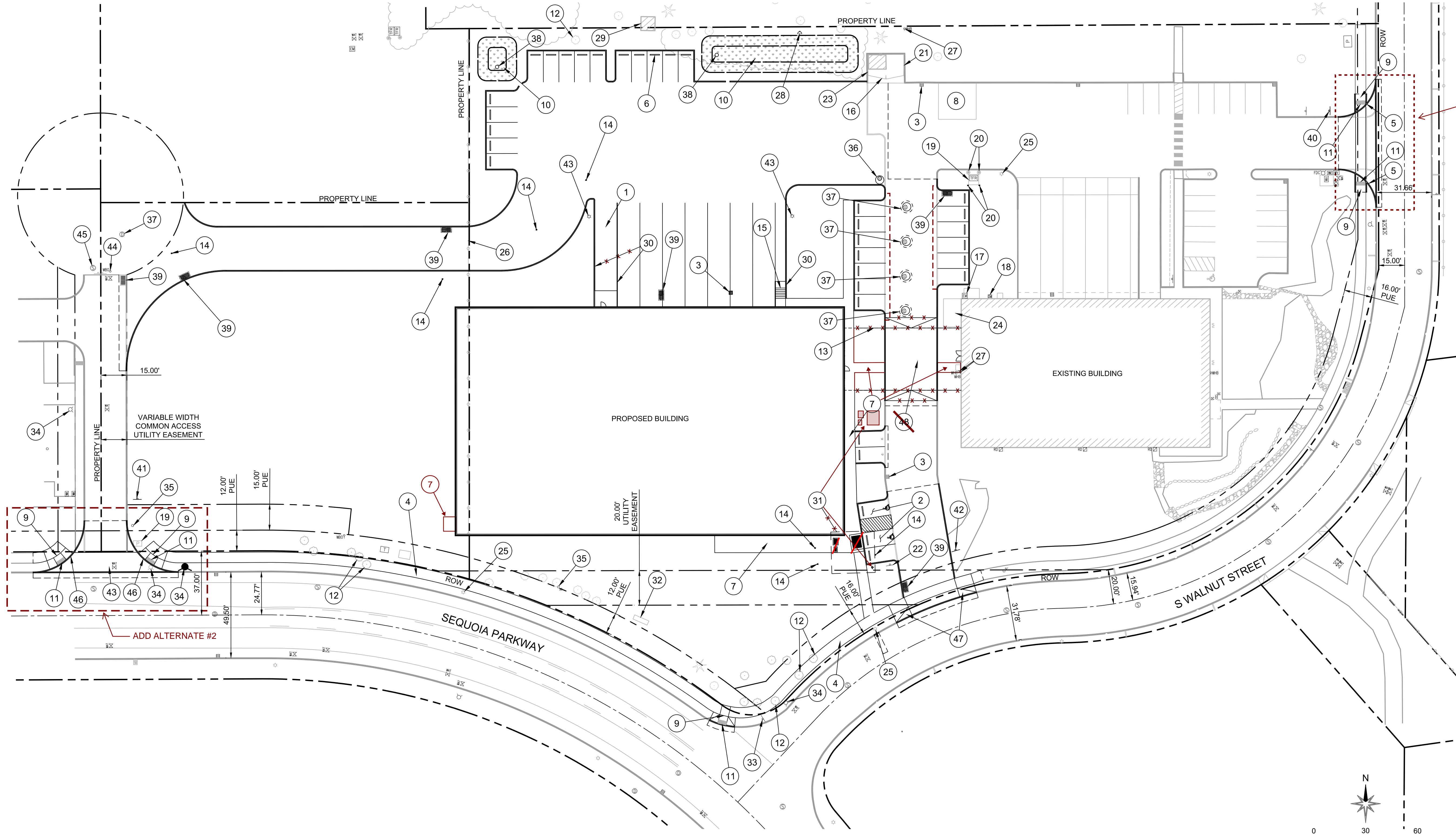
- | | | |
|---|--|---|
| 1. VAN RAMP | 17. ELECTRIC CABINET WITH METER | 33. STOP SIGN |
| 2. ADA ACCESSIBLE PARKING WITH CURB RAMP | 18. GAS METER | 34. FIRE HYDRANT |
| 3. CATCH BASIN, SEE C300 UTILITY PLAN | 19. PAD MOUNTED TRANSFORMER | 35. SANITARY CLEANOUT, SEE C300 UTILITY PLAN |
| 4. 6-FOOT PUBLIC SIDEWALK | 20. BOLLARD | 36. SEDIMENTATION MANHOLE, SEE C300 UTILITY PLAN |
| 5. 22-FOOT RADIUS DRIVEWAY CURB | 21. PAINTED CMU TRASH ENCLOSURE | 37. DRYWELL, SEE C300 UTILITY PLAN |
| 6. WHEEL STOP | 22. "PRIVATE PROPERTY" SIGN | 38. OVERFLOW RISER, SEE C300 UTILITY PLAN |
| 7. CONCRETE WALK | 23. CHAIN LINK FENCE | 39. SINGLE-CARTRIDGE STORMFILTER CATCH BASIN, SEE C300 UTILITY PLAN |
| 8. CONCRETE PAVING | 24. ELECTRIC GENERATOR | 40. "TRUCK EXIT" SIGN |
| 9. CURB RAMP | 25. LIGHT POLE | 41. "TRUCK ENTRANCE" SIGN |
| 10. BIOFILTRATION/INFILTRATION BASIN, SEE C300 UTILITY PLAN | 26. WIRE FENCE | 42. "PASSENGER VEHICLES ONLY" SIGN |
| 11. ADA TACTILE WARNING (MAX SLOPE 1:20) | 27. WATER HOSE BIB | 43. LIGHT POLE |
| 12. EXISTING TREE TO BE REMOVED | 28. SATELLITE TV DISH | 44. BLOW-OFF ASSEMBLY |
| 13. COVERED WALKWAY | 29. SHED | 45. SANITARY MANHOLE, SEE C300 UTILITY PLAN |
| 14. STORMWATER CLEANOUT, SEE C300 UTILITY PLAN | 30. CONCRETE RETAINING WALL | 46. 30-FOOT RADIUS DRIVEWAY CURB |
| 15. CONCRETE STAIRS WITH HANDRAIL | 31. WATER METER, DCVA, DDCV AND FDC, SEE C300 UTILITY PLAN | 47. 10-FOOT DRIVEWAY WING |
| 16. GATE | 32. "DRAGONBERRY PRODUCE" BUSINESS SIGN ON CONCRETE PAD | 48. RAISED WALKWAY |



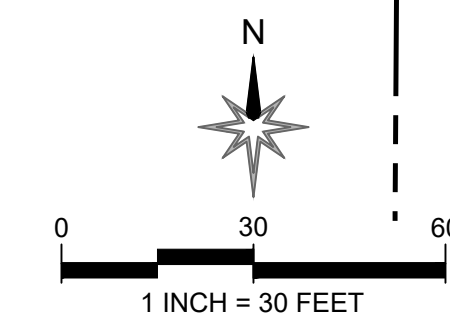
ADD ALTERNATE #1

PRELIMINARY NOT
FOR CONSTRUCTION

Issue	Revision	Date
DD SET		04-27-2021



CIVIL SITE PLAN
SCALE: 1"=30'



CIVIL SITE PLAN

Scale 1"=30'-0"

Date 04/27/2021

Sheet No. **C100**



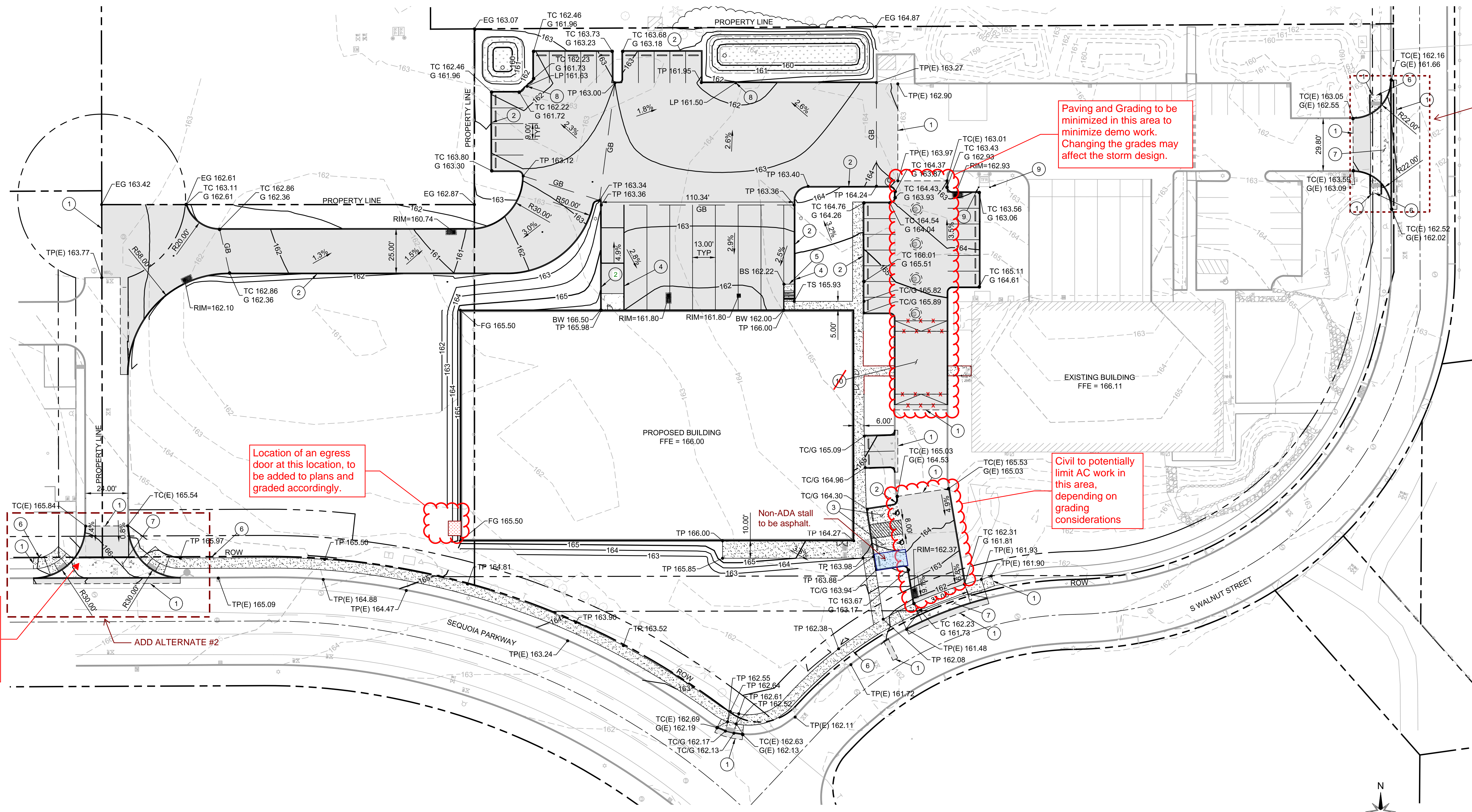
PRELIMINARY NOT
FOR CONSTRUCTION

CONSTRUCTION NOTES

1. SAWCUT
2. CONSTRUCT STANDARD CURB WITH 6" OF EXPOSURE, 16" OVERALL HEIGHT, SEE DETAIL 1, SHEET C400 FOR PRIVATE AND DETAIL 6, SHEET C403 FOR PUBLIC
3. ADA DOUBLE-ACCESSIBLE PARKING, WITH FLUSH CURB, SEE DETAILS 2 AND 8, SHEET C400
4. CONCRETE RETAINING WALL WITH HANDRAIL
5. STAIRS WITH HANDRAIL, SEE DETAIL 7, SHEET C400
6. CONSTRUCT NEW SIDEWALK, SEE DETAIL 3, SHEET C400 FOR PRIVATE AND DETAIL 4, SHEET C403 FOR PUBLIC
7. CONSTRUCT NEW DRIVEWAY, SEE DETAIL 2, SHEET C403
8. CURB OPENING, SEE DETAIL 6, SHEET C400
9. BOLLARD, SEE DETAIL 6, SHEET C401
- ~~10. RAISED CROSSWALK, SEE DETAIL 5, SHEET C401~~

SHEET LEGEND

	HEAVY DUTY CONCRETE
	LIGHT-DUTY CONCRETE SIDEWALK PER DETAIL 3, SHEET C400
	ASPHALT PAVING PER DETAILS 4 AND 5, SHEET C400
	GRADE BREAK
	SAWCUT
EG XXX.XX	EXISTING GRADE
FG XXX.XX	FINISHED GRADE
FFE XXX.XX	FINISHED FLOOR ELEVATION
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
BS XXX.XX	GRADE AT BOTTOM OF STAIR
TS XXX.XX	GRADE AT TOP OF STAIR
BW XXX.XX	GRADE AT BOTTOM OF WALL
G	GRADE AT GUTTER
RIM	RIM ELEVATION
(E)	EXISTING



GRADING AND PAVING PLAN
SCALE: 1"=30'

Issue	Revision	Date
DD SET		04-27-2021

GRADING AND PAVING PLAN

Scale 1"=30'-0"
Date 04/27/2021

Sheet No. **C200**

STORMWATER NOTES

1. BIORETENTION/INFILTRATION BASIN, SEE DETAIL 5, SHEET C402
140-SF FLAT SURFACE=159.88
2. TRAPPED CATCH BASIN, SEE DETAIL 2, SHEET C401
RIM=161.80
IE OUT (4"W)=159.88
3. STORMWATER CONNECTION TO BUILDING
IE (6")=158.33
4. 30-FOOT-DEEP DRYWELL WITH 15-FOOT PERFORATED SECTION, SEE DETAIL 3, SHEET C402
RIM=165.40
IE IN (12"NE)=151.40
BOTTOM=135.40
5. OPENING IN CURB FOR SURFACE DRAINAGE, SEE DETAIL 6, SHEET C400
6. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=162.45
IE (8")=157.46
7. 12" DOMED LANDSCAPE AREA DRAIN, SEE DETAIL 1, SHEET C401
RIM=160.88
IE OUT (4"SE)=157.88
8. SEDIMENTATION MANHOLE, SEE DETAIL 1, SHEET C402
RIM=164.08
IE IN (6"S)=155.33
IE IN (8"W)=153.30
IE IN (4"E)=158.91
IE OUT (12"SE)=153.10
BOTTOM=148.08
9. 30-FOOT-DEEP DRYWELL WITH 15-FOOT PERFORATED SECTION, SEE DETAIL 3, SHEET C402
RIM=163.76
IE IN (12"NE)=152.76
IE OUT (12"S)=151.40
BOTTOM=133.78
10. 30-FOOT-DEEP DRYWELL WITH 15-FOOT PERFORATED SECTION, SEE DETAIL 3, SHEET C402
RIM=164.41
IE IN (12"N)=151.40
IE OUT (12"S)=151.40
BOTTOM=134.41
11. 30-FOOT-DEEP DRYWELL WITH 15-FOOT PERFORATED SECTION, SEE DETAIL 3, SHEET C402
RIM=164.87
IE IN (12"N)=151.40
IE OUT (12"S)=151.40
BOTTOM=134.87

12. EXISTING CATCH BASIN
13. SINGLE-CARTRIDGE STORMFILTER CATCH BASIN, SEE DETAIL 2, SHEET C402
RIM=160.74
IE OUT (8"E)=158.44
14. SINGLE-CARTRIDGE STORMFILTER CATCH BASIN, SEE DETAIL 2, SHEET C402
RIM=162.93
IE OUT (4"W)=160.63
15. SINGLE-CARTRIDGE STORMFILTER CATCH BASIN, SEE DETAIL 2, SHEET C402
RIM=161.80
IE IN (4"W)=159.50
IE OUT (4"N)=159.50
16. SINGLE-CARTRIDGE STORMFILTER CATCH BASIN, SEE DETAIL 2, SHEET C402
RIM=162.37
IE OUT (6"NW)=160.07
17. RELOCATED SINGLE-CARTRIDGE STORMFILTER CATCH BASIN, SEE DETAIL 2, SHEET C402
RIM=162.10
IE (8"N)=159.80
18. EXISTING DRYWELL
IE IN (8"SE)=158.94
19. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=162.16
IE (6")=158.78
20. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=163.25
IE (8")=156.65
21. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=164.61
IE (6")=160.47
22. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=163.12
IE (6")=160.28
23. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=163.88
IE (6")=159.61
24. STORMWATER CLEANOUT, SEE DETAIL 1, SHEET C403
RIM=162.59
IE (8")=159.53
25. STORMWATER CONNECTION TO BUILDING
IE (6")=160.61
26. 12" DOMED LANDSCAPE AREA DRAIN, SEE DETAIL 1, SHEET C401
RIM=160.50
IE OUT (4"S)=156.56
27. BIORETENTION/INFILTRATION BASIN, SEE DETAIL 4, SHEET C402
702-SF FLAT SURFACE=159.50

DOMESTIC WATER NOTES

30. TAP EXISTING 8" PUBLIC WATER MAIN
31. 8" DOUBLE DETECTOR CHECK VALVE IN ACCESSIBLE VAULT
32. FIRE DEPARTMENT CONNECTION
33. 2" DOMESTIC WATER METER
34. 2" DOUBLE CHECK VALVE ASSEMBLY IN ACCESSIBLE VAULT
35. 2" DOMESTIC WATER CONNECTION TO BUILDING
36. 8" FIRE PROTECTION CONNECTION TO BUILDING
37. EXISTING FIRE HYDRANT
38. NEW LOCATION OF FIRE HYDRANT

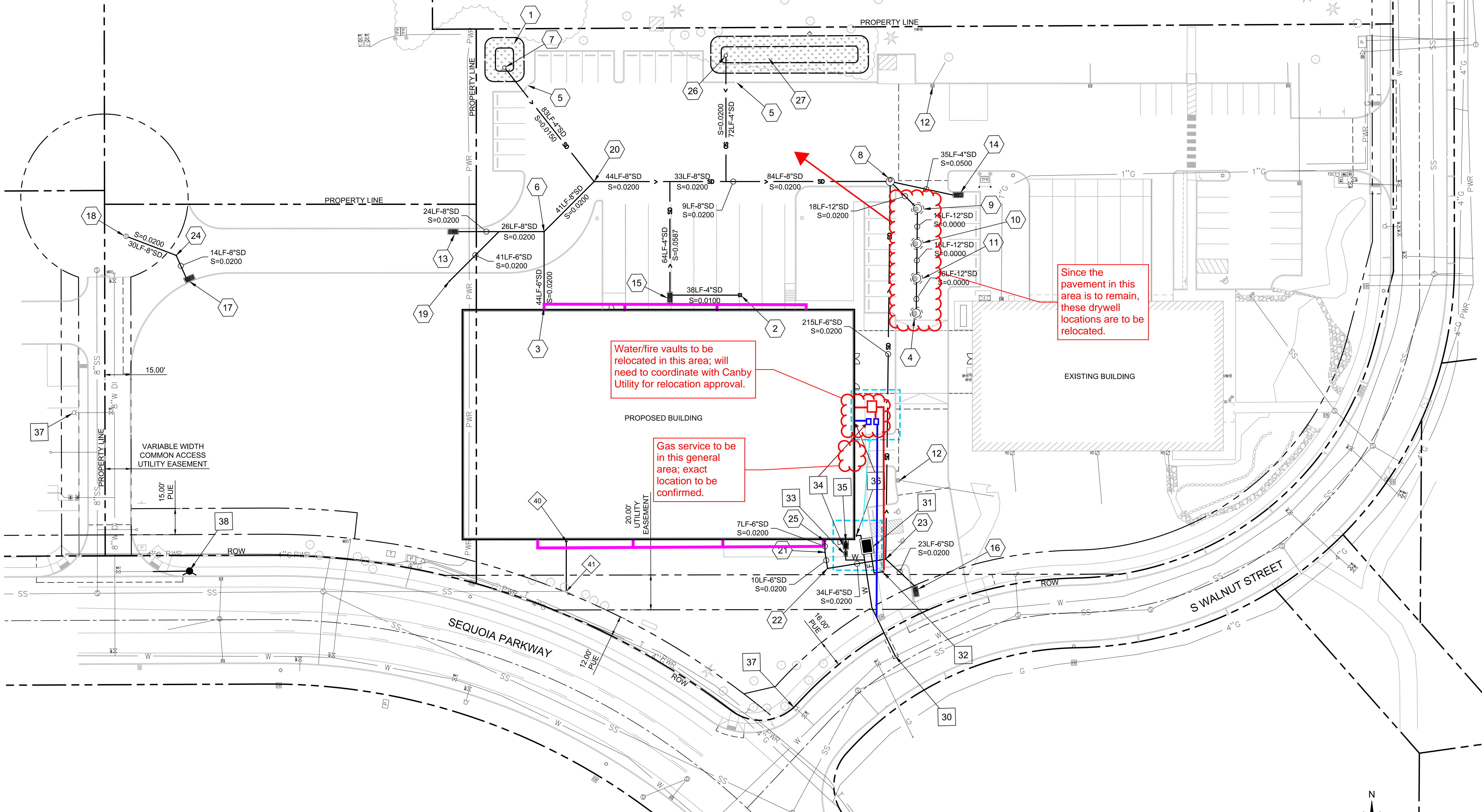
SANITARY NOTES

40. SANITARY CONNECTION TO BUILDING
IE (8")=161.43
41. CONNECT TO EXISTING 8" SANITARY LATERAL AT EXISTING CLEANOUT
RIM=163.87
IE=160.87

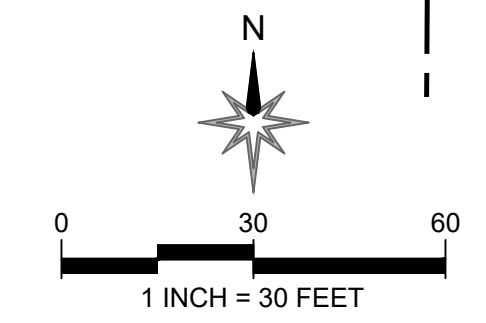
Coordinate IE with proposed future expansion of building to the West.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	FIRE	FIRE
W	WATER	WATER
T	TELEPHONE LINE	
G	GAS	
PWR	POWER	



UTILITY PLAN
SCALE: 1"=30'



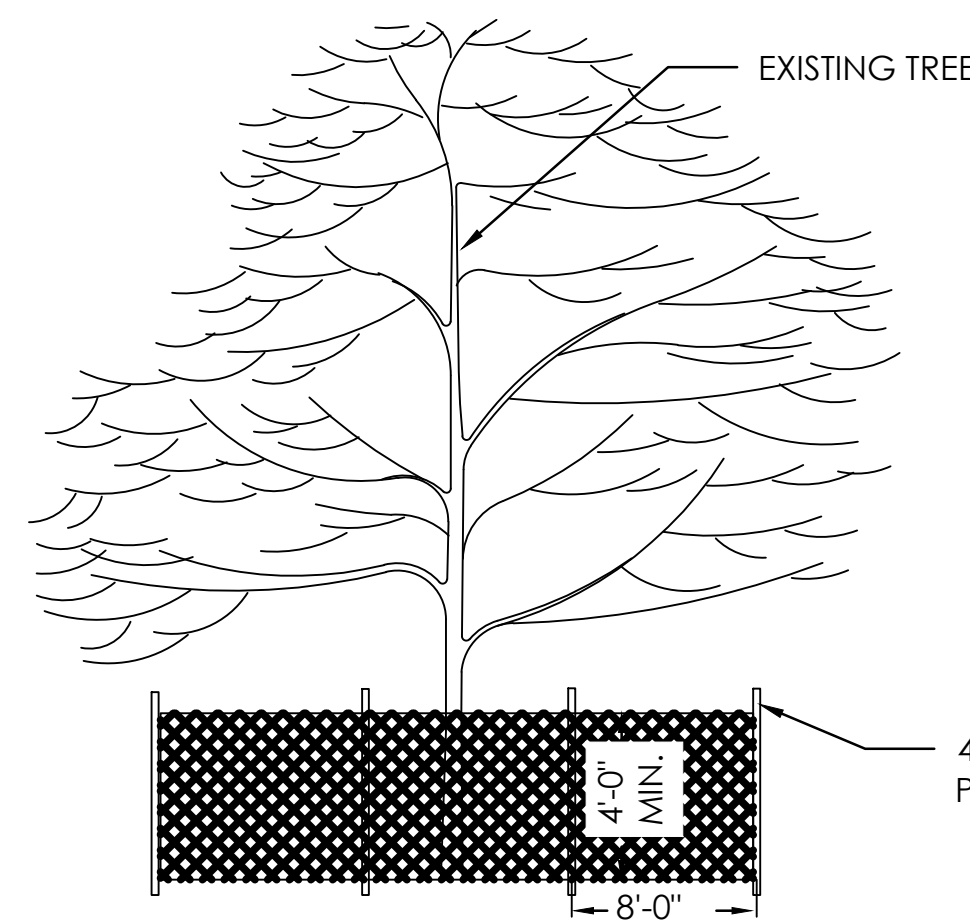
PRELIMINARY NOT FOR CONSTRUCTION

Issue	Revision	Date
DD SET		04-27-2021



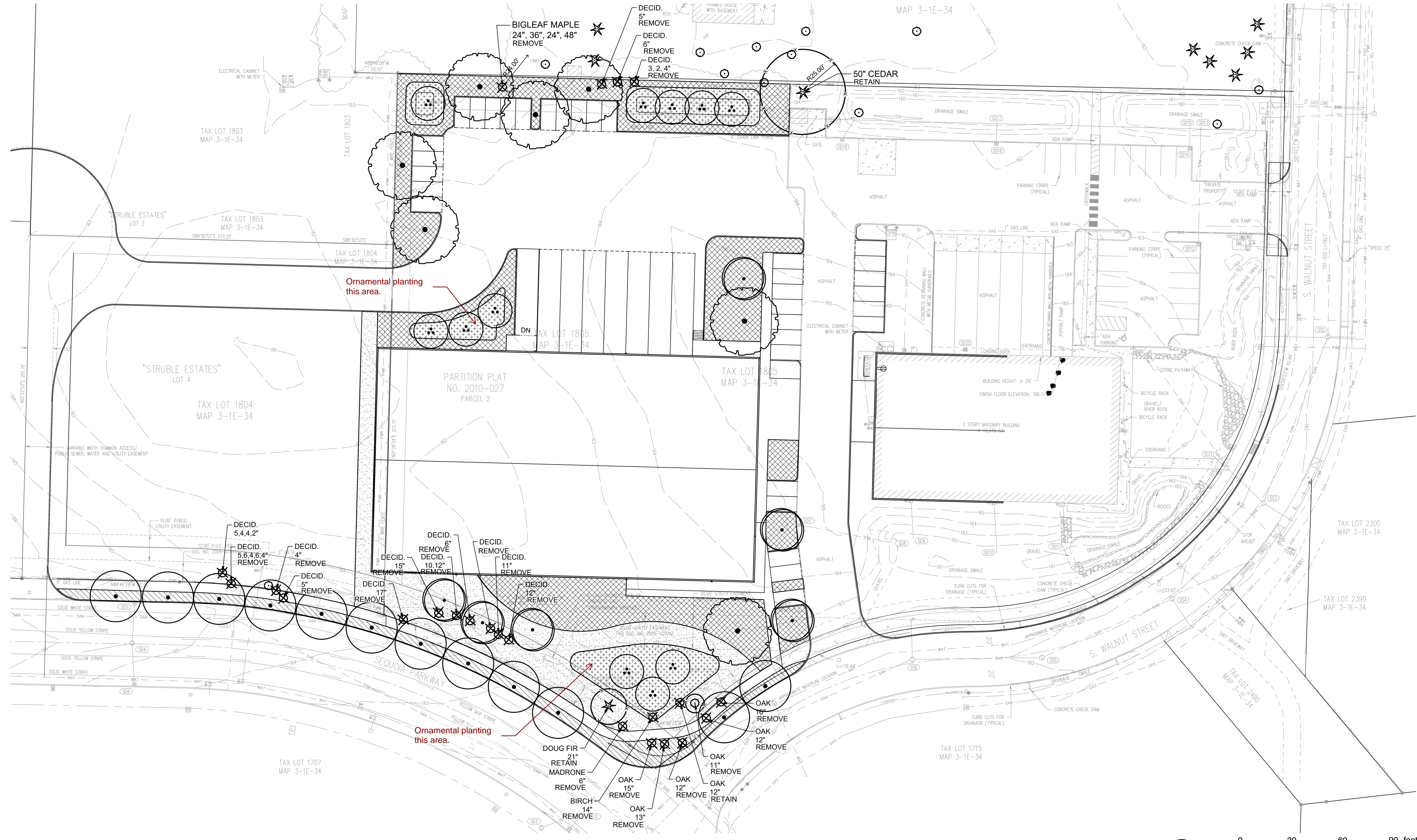
LEGEND

	(E) TREES27		ORNAMENTAL PLANTING SEE SHEET L101 FOR PALETTE	13,444 SF
	(E) TREES TO BE REMOVED 24		STORMWATER PLANTING SEE SHEET L101 FOR PALETTE	5,347 SF
	(E) TREES TO RETAIN3		LAWN - SITE SEEDING	8,692 SF
	TREE PROTECTION FENCING		LAWN - R.O.W. SEEDING	3,093 SF
	PROPOSED NEW SITE TREES.....24			
	PROPOSED STREET TREES.....12			



NOTE: INSTALL TREE PROTECTION FENCING AROUND TREE WITH A RADIUS OF 6" FOR EVERY 1" DBH (DIAMETER AT BREAST HEIGHT) OF TREE.

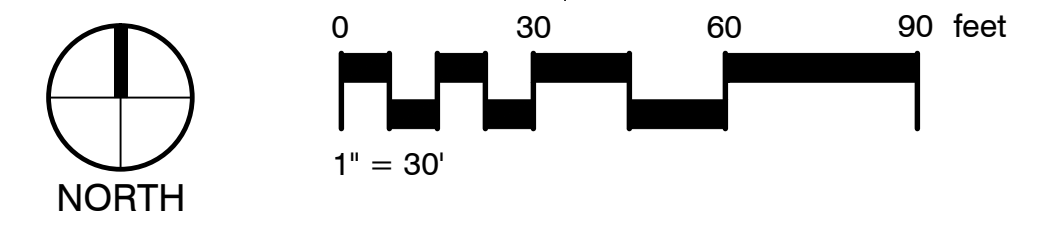
TREE PROTECTION FENCING DETAIL
SCALE: N.T.S.



Issue	Revision	Date
SCHEMATIC DESIGN		03.02.21

LANDSCAPE PLAN

Scale 1"=30'-0"
Date March 1, 2021
Sheet No. L100





ADDITIONAL ORNAMENTAL PLANTINGS:
PINUS THUMBERGII
CRAPE MYRTLE
RED FLOWERING CURRANT
EVERGREEN HUCKLEBERRY

ADDITIONAL STORMWATER PLANTING:
OREGON ASH

DRAGONBERRY PRODUCE
DISTRIBUTION CENTER
EXPANSION

386 S SEQUOIA PARKWAY
CANBY, OR 97013



ORNAMENTAL PLANTING

STORMWATER FACILITY PLANTING

TREES	BOTANICAL / COMMON NAME	SIZE	REMARKS
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	2" CAL.	
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING ALASKAN CEDAR	5' HT.	
	CORNUS KOUSA X NUTTALLII 'KN4-43' / STARLIGHT KOUSA DOGWOOD	2" CAL.	
	MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK	2" CAL.	
	PINUS CONTORTA / SHORE PINE	2" CAL.	
	QUERCUS FRAINETTO 'SCHMIDT' / FOREST GREEN OAK	2" CAL.	
SHRUBS AND GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	REMARKS
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST	2 GAL.	
	CISTUS X OBTUSIFOLIUS / ROCKROSE	2 GAL.	
	DEUTZIA GRACILIS 'NIKKO' / SLENDER DEUTZIA	2 GAL.	
	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	2 GAL.	
	LONICERA NITIDA 'RED TIPS' / RED TIPS BOX HONEYSUCKLE	3 GAL.	PARKING LOT SCREENING SHRUB
	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL.	
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	3 GAL.	PARKING LOT SCREENING SHRUB
	MAHONIA REPENS / CREEPING MAHONIA	2 GAL.	
	NANDINA DOMESTICA 'MOYERS RED' / MOYERS RED HEAVENLY BAMBOO	2 GAL.	
	ROSA 'RADCON' / PINK DOUBLE KNOCK OUT ROSE	2 GAL.	
	SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPT SPIREA	2 GAL.	
	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII' / DOUBLE FILE VIBURNUM	2 GAL.	

TREE	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	2" CAL.		
SHRUBS	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.		
	MAHONIA REPENS / CREEPING MAHONIA	2 GAL.		
	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	2 GAL.		
	SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	2 GAL.		
	SPIRAEA DOUGLASII / DOUGLAS SPIREA	2 GAL.		
GRASSES / HERBS	CODE	BOTANICAL / COMMON NAME	SIZE	REMARKS
	CAM QUA	CAMASSIA QUAMASH / SMALL CAMAS	1 GAL.	
	CAR OBN	CAREX OBNUPTA / SLOUGH SEDGE	1 GAL.	
	FRA CHI	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	
	JUN BOW	JUNCUS ELATA 'BOWLES GOLDEN' / BOWLES GOLDEN SEDGE	1 GAL.	
	JUN PAT	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	

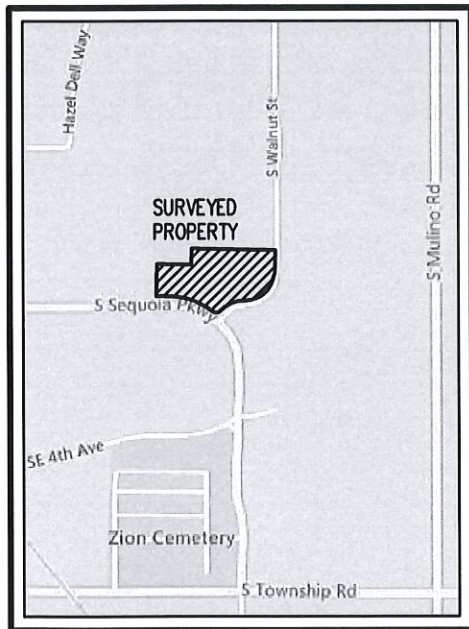
STREET TREE

ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM / NORWEGIAN SUNSET MAPLE 2" CAL.

Issue	Revision	Date
SCHEMATIC DESIGN		03.02.21

PLANT PALETTE

Scale
Date March 1, 2021
Sheet No. **L101**



VICINITY MAP
NOT TO SCALE

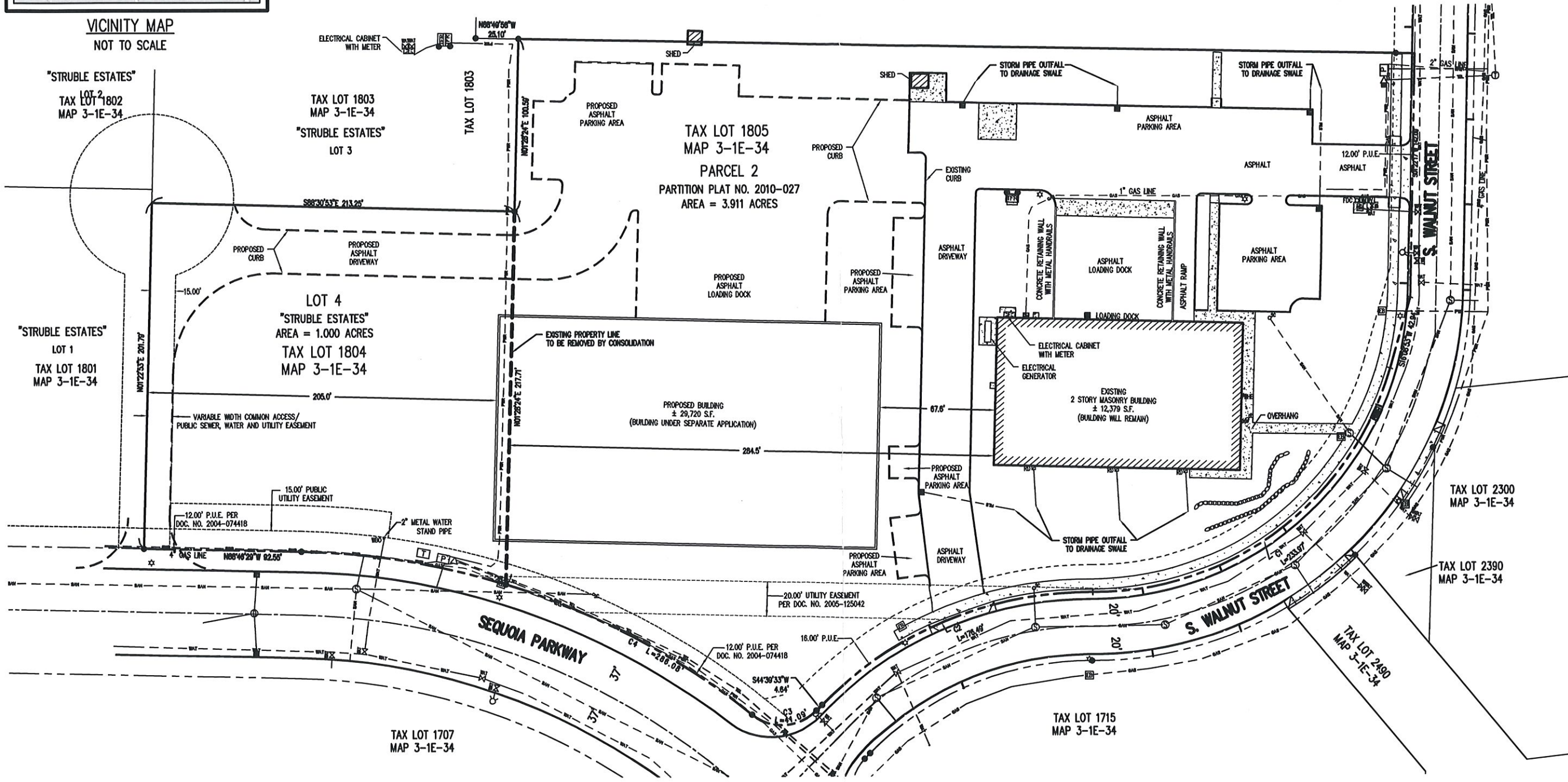
NOTES

- 1) TAX LOT 1804 AND TAX LOT 1805 ARE OWNED BY DRAGONBERRY REAL ESTATE LLC. UNDER A SEPARATE APPLICATION THE OWNER IS INTENDING TO BUILD A NEW BUILDING. TO FACILITATE THAT DEVELOPMENT THE TAX LOTS NEED TO BE CONSOLIDATED.
- 2) THE AREA OF THE COMBINED LOTS WILL BE 4.911 ACRES.
- 3) THE RIGHT-OF-WAY WIDTHS WERE ESTABLISHED USING INFORMATION FROM RECORD SURVEYS AND THE COUNTY TAX ASSESSOR'S MAP.
- 4) UTILITY MARKINGS ARE PER LOCATE TICKET NUMBERS 18339523, 19339515, 18345841, AND 18345835.
- 5) THERE ARE NO JURISDICTIONAL WETLANDS OR WATERCOURSES ON OR ADJUTING THE PROPERTY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND	
FIRE HYDRANT	○
FIRE DEPARTMENT CONNECTION	⊗
WATER BLOWOFF	⊕
WATER METER	⊖
WATER VALVE	⊘
WATER VAULT	⊙
WATER HOSE BIB	⊚
SANITARY SEWER CLEAN OUT	⊛
SANITARY SEWER MANHOLE	⊜
STORM SEWER CLEAN OUT	⊝
STORM SEWER CATCH BASIN	⊞
STORM SEWER MANHOLE	⊟
ROOF DRAIN	⊠
MAILBOX	⊡
BOLLARD	●
GAS METER	⊞
GAS VALVE	⊟
GUY WIRE ANCHOR	⊠
UTILITY POLE	⊡
POWER VAULT	⊞
ELECTRICAL JUNCTION	⊟
POWER JUNCTION BOX	⊠
POWER TRANSFORMER	⊡
STREET LIGHT	⊛
TELEPHONE/TELEVISION VAULT	⊞
TELEPHONE/TELEVISION JUNCTION BOX	⊟
TELEPHONE/TELEVISION MANHOLE	⊠
TELEPHONE/TELEVISION RISER	⊡
FOUND SURVEY MONUMENT	●
RIGHT-OF-WAY LINE	— — — — —
BOUNDARY LINE	=====
PROPERTY LINE	=====
CENTERLINE	— — — — —
CURB	=====
EDGE OF PAVEMENT	-----
EASEMENT	-----
POWER LINE	----- PWR
OVERHEAD WIRE	----- OHW
TELEPHONE LINE	----- TEL
TELEVISION LINE	----- TV
GAS LINE	----- GAS
STORM SEWER LINE	----- STM
SANITARY SEWER LINE	----- SAN
WATER LINE	----- WAT



NORTHWEST
1815 NW 186th Place, Suite 2080
Beaverton, OR 97008
PH: (503) 848-2127 FAX: (503) 848-2178
EMAIL: info@surveying.com

SURVEYING, INC.

LOCATED IN THE SE 1/4 OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILL,
CITY OF CANBY,
CLATSOP COUNTY, OREGON

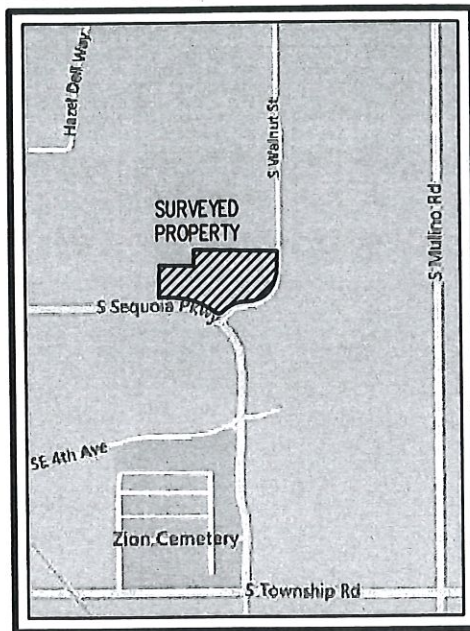
LOT CONSOLIDATION
CANBY, OREGON
TAX MAP 3-1E-34
TAX LOT 1805

DRAWING NO.: 2044.TOPD
SCALE: AS NOTED
DRAWING GENERATED BY: LIDSON
DRAWN BY: BJA
CHECKED BY: QMS
PREPARED FOR:
DRAGONBERRY PRODUCE
308 S SEQUOIA PARKWAY
CANBY, OR 97013

REVISIONS:
INITIAL RELEASE: MAY 4, 2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Clinton H. Stubbs Jr.
OR OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
5546813
RENEWS: 06/30/22

JOB NUMBER
2044
SHEET
38
OF 1



VICINITY MAP
NOT TO SCALE

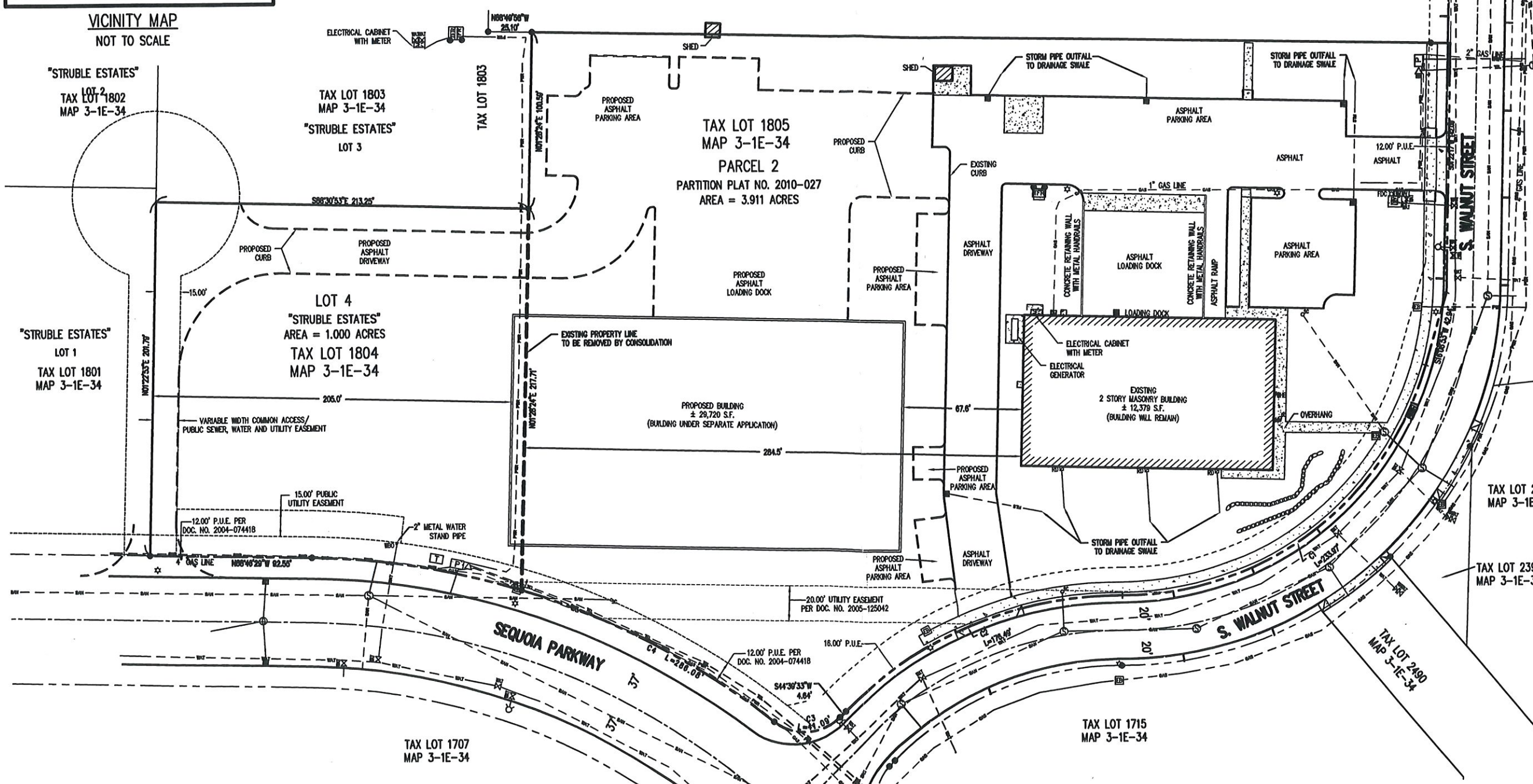
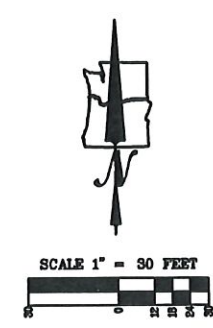
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LEGEND	
FIRE HYDRANT	⊕
FIRE DEPARTMENT CONNECTION	⊕
WATER BLOWOFF	⊕
WATER METER	⊕
WATER VALVE	⊕
WATER VAULT	⊕
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STORM SEWER CLEAN OUT	⊕
STORM SEWER CATCH BASIN	⊕
STORM SEWER MANHOLE	⊕
ROOF DRAIN	⊕
MAILBOX	⊕
BOLLARD	⊕
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POWER VAULT	⊕
ELECTRICAL METER	⊕
POWER JUNCTION BOX	⊕
POWER TRANSFORMER	⊕
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TELEPHONE/TELEVISION RISER	⊕
FOUND SURVEY MONUMENT	⊕
RIGHT-OF-WAY LINE	---
BOUNDARY LINE	---
PROPERTY LINE	---
CENTERLINE	---
CURB	---
EDGE OF PAVEMENT	---
EASEMENT	---
POWER LINE	---
OVERHEAD WIRE	---
TELEPHONE LINE	---
TELEVISION LINE	---
GAS LINE	---
STORM SEWER LINE	---
SANITARY SEWER LINE	---
WATER LINE	---



NORTHWEST
1815 NW 18TH PLACE, SUITE 2090
BEAVERTON, OR 97008
PH: (503) 849-2127 FAX: (503) 848-2179
EMAIL: info@canby-surveying.com
CANBY SURVEYING, INC.

LOCATED IN THE SE 1/4 OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE COUNTY, OREGON
CLACKAMAS COUNTY, OREGON

LOT CONSOLIDATION
CANBY, OREGON
TAX MAP 3-1E-34
TAX LOT 1805

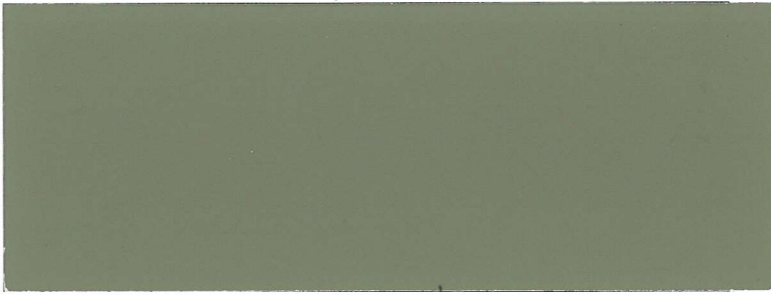
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SCALE: AS NOTED
DRAWING GENERATED BY: LINDSEY
DRAWN BY: BJA
CHECKED BY: CJS
PREPARED FOR:
DRAGONBERRY PRODUCE
386 S SEQUOIA PARKWAY
CANBY, OR 97013

REVISIONS:
INITIAL RELEASE: MAY 4, 2021

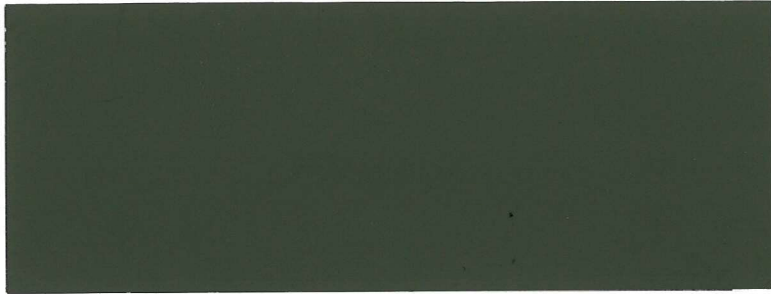
REGISTERED PROFESSIONAL LAND SURVEYOR
Mark H. Hark
OREGON
JANUARY 16, 2002
CLINTON H. STUBBS JR.
EX-1818
RENEW: 04/30/22

JOB NUMBER
2044

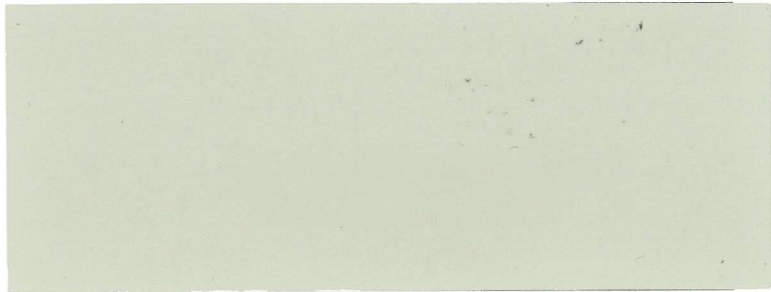
SHEET
39 OF 1



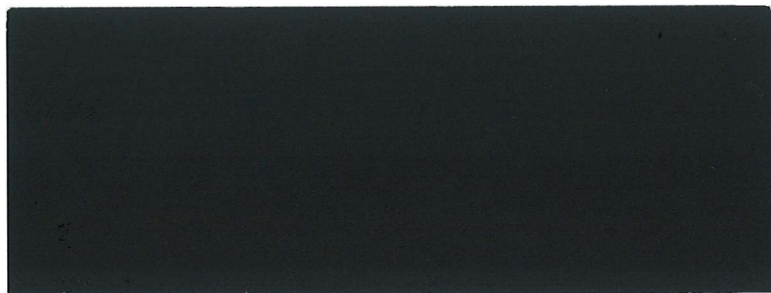
P-10 / Primary Exterior Paint Color



P-11 / Secondary Exterior Paint Color



P-12 / Parapet Exterior Paint Color



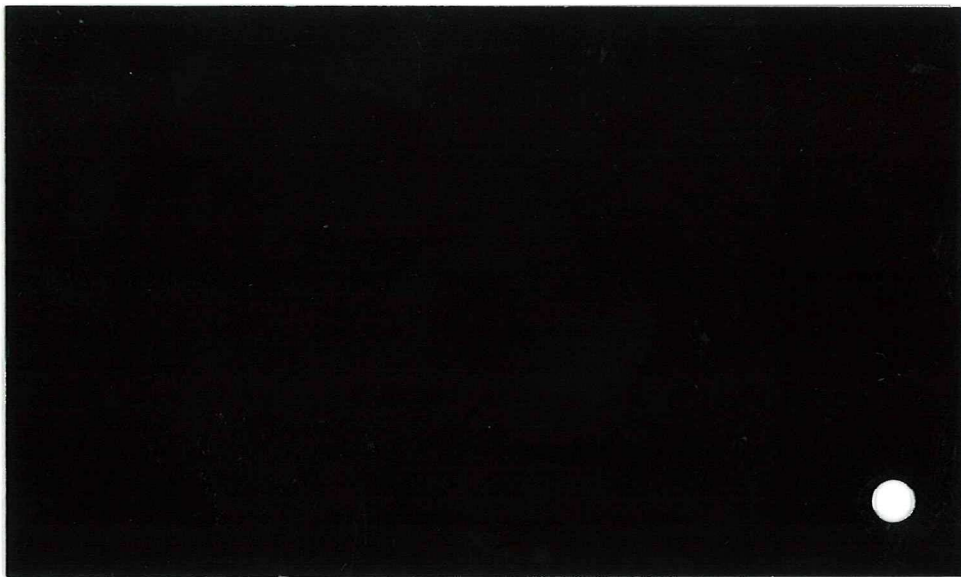
P-13 / Exterior Canopy Color,
Bike Racks, Misc. Exposed Metal

Dragonberry Produce Distribution Center
Exterior Color/Materials

d e c a ARCHITECTURE . I N C

935 SE Alder Street, Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558





Dark Bronze Anodized
Store Front

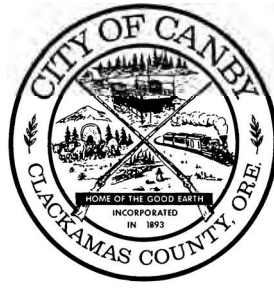
Dragonberry Produce Distribution Center
Exterior Color/Materials

d e c a ARCHITECTURE . I N C

935 SE Alder Street, Portland Oregon 97214
tel 503 239 1987 fax 503 239 6558



Attachment D Pre-Application Conference Minutes



Pre-Application Conference

Pre-Application Conference Notes – PRA 20-07, Dragonberry Produce – January 26, 2021 (via Zoom)
Prepared by Ryan Potter, AICP, Senior Planner

This document is for preliminary use only and is not a contractual document.

PARTICIPANTS

City of Canby:

- Don Hardy, Planning Director; HardyD@canbyoregon.gov
- Jamie Stickel, Economic Development Director; StickelJ@canbyoregon.gov
- Hassan Ibrahim, PE, Consulting Engineer, Curran-McLeod; hai@curran-mcleod.com
- Spencer Polack, Public Works Lead; PolackS@canbyoregon.gov
- Ryan Potter, AICP, Senior Planner; potterr@canbyoregon.gov

Applicant Team:

- David Hyman, AIA, LEED AP, Principal, DECA Architecture, Inc.; hyman@deca-inc.com
- Amy Nguyen, Owner, Dragonberry Produce; amy@dragonberryproduce.com
- Amanda Bierbrauer, Dragonberry Produce
- Marcos (Diego) Davila, DECA Architecture, Inc.; davila@deca-inc.com
- Martha Williamson, PE, Managing Principal, Vega Civil Engineering; martha@vegacivil.com
- Matt Hiavaty, PE, Principal, Vega Civil Engineering; Matt@vegacivil.com
- Jacob Leighter, Project Manager, Perlo Construction; jleighter@perlo.biz
- Todd Duwe, VP of Business Development, Perlo Construction; tduwe@perlo.biz

Utility Providers

- Matt Downs, DirectLink

DISCUSSION

David Hyman, DECA Architecture, Inc.

- David gave an introduction to the project. His firm designed the first building for Dragonberry, which is a roughly 15,000-square-foot building which is adjacent to the proposed second building. The existing building includes a warehouse, coolers, and office space. The business is doing well and is looking to expand.
- Directly to the west of the existing parcel is another parcel of land that Amy is looking to purchase, so buildout of the facility will likely occur in a couple of phases. The first phase is what's currently being proposed and consists of a 28,000-square foot building. There is additional room for a later expansion. The existing and proposed buildings would be connected by a covered driveway (possibly enclosed). Eight new loading bays would be for delivery trucks.
- The second parcel could connect to the shared cul-de-sac to the west which provides access to four parcels total.

- The proposed project includes widening the facility's existing driveway curb-cut onto S Walnut Street for better truck movement.
- The applicant team has submitted a written list of questions, including questions about temporary non-paved parking.
- The proposed building would be mostly warehouse and coolers but also an area for roasting nuts and a dispatch office. There will also be room to accommodate a future mezzanine for office space.

Hassan Ibrahim, Curran-McLeod

- Discussion of public improvements. The sidewalk will need to be continued from where it currently ends. When it gets to the corner, it will need an ADA ramp which is not shown on the proposed drawings. On Sequoia Parkway, there needs to be a 5-foot planter strip with a 6-foot sidewalk, both extended all the way to the west at the edge of the affected parcels.
- The private driveway on the west may also need an ADA ramp depending on how it's designed.
- There's already curb on both frontages.
- Discussion clarifying the proposed widened driveway onto S Walnut. There may need to be internal reinforcements (e.g., dowels) between the existing driveway surface and the new portions, due to potential settling.
- Onsite stormwater will need to be discharged onsite and there needs to be a drainage report. If there's any UIC wells, they have to be approved by DEQ. There is a water well at the corner of the site; if a UIC is put in, it has to be 267 feet from that well. Martha: they are looking at shallow infiltration, as on the first phase, so this is probably not an issue.
- They need sewer service; ideally they would connect to one lateral if it is designed for the right capacity. Because they're adding capacity, there will be System Development Charges (SDCs) based on the combined square footage. David: regardless of how whether we have a new connection or not? Hassan: yes. If there's an independent connection for the new building, there's an 8-inch stub off Sequoia with a sewer manhole. There's also a sewer line that was expanded to the cul-de-sac to the west but that's farther away from the proposed project and there may not be a stub to this new lot.
- Martha: is there any stormwater management requirements for the work in the ROW? Hassan: no, it's already covered by the infrastructure in the street. But that's only the street ROW, not anything coming from the private property.
- David: I remember there's a requirement for a vault to inspect the sewer periodically? Hassan/Spencer: yes, you need to coordinate with Daryll Hughes at Canby Wastewater, (503) 266-0648. They will want to know how the loading docks will drain. Hassan will want to look at the drainage report for onsite when that is completed.
- For water, there's an 8-inch line for fire flow and domestic water. You need to coordinate with Canby Utility and Canby Fire (both entities independent from the City).
- Discussion of an extra wide utility easement (PUE) on Lot 4 on the western parcel (as part of the 4-lot easement). No consensus on what the easement it is for; Matt Downs: it could be fiber and power. Hassan: not sure what the easement is meant for but it's not for sewer; the franchise utilities will have to verify if they need it or not. Matt (DirectLink) will try to find additional information. Spencer could check if there's any City-related infrastructure in that area.
- Hassan recommends that the applicant team contact Doug Erkson at Canby Utility [Jamie sent contact info in the Zoom chat function].

Matt Downs, DirectLink

- If the business is keeping the same address, there's not much impact to DirectLink. They recommend that there is conduit between the two buildings for telephone/internet.
- Amy: when they get to the later phase, that third building will probably have a new address. Matt: let us know when you get to that point and we'll help you out.
- Matt will try to look into the easement issue; he'll reach out to David Hyman with what he finds.

Ryan Potter, City of Canby

- The land use is allowed, no problems there. The building looks nice, it matches the existing building and there doesn't appear to be any inconsistencies with City development standards. As required, the office/main entrance faces the public realm with a pedestrian connection.
- The parking count looks fine but the applicant team had a question about including some "temporary" parking that is gravel. Our code encourages permeable paving in some cases, but we don't allow gravel parking. Ryan will verify.
- The biggest issue I see is the additional parcel being added to project; on Clackamas County maps it looks like these are still separate lots. So there will need to be a lot line adjustment or lot consolidation to accommodate the project. Was there a plan to get that approved concurrently? David: yes.
- Amy: the idea behind the non-paved parking is accommodating room for the third phase of the business, so they would like some flexibility and petition later to have less parking for that phase (which is 5-7 years out). They are also mindful of aesthetics and sustainability. Ryan: the third phase is presumably going to require even more parking, so ideally there would be a plan for where it will go; maybe there is an alternative location for these ones that are proposed to be gravel. If Amy has data or stats on their operations, those would be helpful when contemplating a reduced parking count later. Amy: the required parking is more than we need and we encourage our employees to bicycle or carpool to work. Don: agree that gravel is not allowed but we would welcome any data on why the business would ultimately need less parking than required by the code. Having that info before submittal is encouraged.
- They're doing the lot consolidation approval concurrently with the design review. But the new plat will need to be finalized before development can occur.
- Because the traffic study for the existing business was prior to a lot of changes and additional truck traffic on S Walnut, the old analysis may not be relevant. Hassan: yes, but it may just need updated and not be a full-blown traffic study. Ryan: DKS can let us know the scope of the study. DKS has done almost all of the traffic studies for projects in that area. We can send you a follow-up on next steps for traffic scoping.
- David: what is the timeline for approval? Ryan: the last few industrial projects have been approximately three months between application submittal and a decision from PC.
- David: they want to break ground this summer; they'll probably need an early site design package approved before the building permits are issued. This would include grading, foundations, paving, etc. Jacob: it's a phased permitting approach. Ryan: we would encourage you to discuss that with Clackamas County Building Services.

Todd Duwe, Perlo Construction

- Reiterated that they would like to phase the building permits. Ryan will find a contact for Clackamas County.

Amy, Dragonberry Produce

- Is there an owner's agreement for the shared private driveway on the parcels to the west?
Hassan: the owner and/or realtor should have those recorded documents and they should be referenced on the plat. Ryan: we will look if the City has the agreement.

Marcos (Diego) Davila, DECA Architecture, Inc.

- Would parking be allowed within the setbacks? Ryan: not along the street, but in the rear setback it's fine.

Attachment E Neighborhood Meeting Minutes



Attendees:

- David Hyman (DH) – Deca Architecture, hyman@deca-inc.com
- Marcos Davila (MD) – Deca Architecture, davila@deca-inc
- Martin Hilden (MH) – Deca Architecture
- Scott Maijala (SMa) – Okada America, smaijala@okadaamerica.com
- Jim Brown (JB) – Okada America, jabrown@okadaamerica.com
- Scott McCormack (SMc) – McCormack Properties, scott@mccormackprop.com

Summary / Context:

Deca architecture hosted an online informational meeting concerning the proposed expansion of the Dragonberry Produce facilities for neighboring property owners and residents.

Discussion:

After a brief introduction, (DH) spent a few minutes describing the proposed expansion.

- Deca Architecture was the Architect of Record of the existing building.
- The expansion will encompass the remaining undeveloped portion of the existing property and the recently purchased lot to the West.
- The majority of the recently purchased lot will be used for a future expansion.
- The new building will have (7) loading docks at the rear of the building along with (1) ramp for van loading.
- The direction of truck flow will be from the access road off Sequoia Parkway to the exit at the East end of the existing property on Walnut Road.
- A covered connection including high speed overhead doors will be added between the two buildings for warehouse traffic.
- The code minimum number of parking spaces will be provided. This is expected to be more than Dragonberry needs for their staffing.
- The design team is currently in the process of finalizing the concept. A pre-application conference with the City was held with no significant objections to the design or layout.
- The materials, colors, and patterns will match the existing building.
- (DH) provides a brief description of the interior layout.
- (SMc) Concrete tilt up? (DH) Yes, painted concrete tilt-up same as the existing building.
- (SMc) Is it the same height? (DH) Yes, 25ft.
- (DH) provides a brief description of the exterior elevation features and finishes.
- Signage design will be included as part of a separate sign submittal package.
- The South elevation will include signage of the company logo.
- Sidewalks will be provided along Sequoia Parkway including street trees per requirements with the City.
- Of potential interest to Okada America, the road off Sequoia to the cul-de-sac will be modified to increase the turning radius into the access road.
- The utility box currently located in the turning radius will be relocated.
- Surface water will be handled with bio-swales and supplemented with drywells.

Concerns and questions:

Q. (SMc) How many employees are there currently? How many will be added with the expansion)

A. (DH) Estimate 6 or 7 in the office and 10-12 in the warehouse. For expansion maybe 10-12. We can get you more accurate information from the owner. (SMc) "That's good enough. Just wondering."

Q. (SMc) What hours of operation do they have? They are not 24 hours, are they?

A. (DH) Not 24 hrs., I think its normal business hours with a couple of shifts. (MD) I believe Amy mentioned that they are on 4x10 shifts as opposed to 5x8 shifts, but I am uncertain of the times.

Q. (SMc) Have they noticed anything about the traffic with Columbia Distribution in operation?

A. (DH) The owner has not mentioned anything, part of the land use package will be a traffic report – probably not a full traffic study because of all the recent studies that have been performed – as a supplement. The City uses DKS Traffic Engineers and we have applied for a report which will be included before the land use process is completed. Our initial conversations with DKS did not raise any concerns on added traffic.

Q. (SMc) When you do think construction will get started? Completed.

A. (DH) We are shooting to break ground this Summer.

Q. (SMc) Someone mentioned... What is going on with the back two lots (Added: Tax lots 01802 and 01803)?

A. (SMa) That is us, Okada America.

Q. (SMc) When are you guys going to build?

A. (JB) We are submitting for permitting and finalizing some of the tenant improvements, but as soon as they can break ground they are going to.

(DH) Any questions from Okada?

(JB) No, I like the plan, it looks well organized. It is going to be a lot of construction with our building on two acres as well.

(DH) We are going to be consolidating the two lots into one. There will not be a property line separating the two.

(JB) We are doing the same with our two lots.

(JB) Great presentation guys, it looks professional.

(SMc) Great presentation, I look forward to seeing the construction.

(DH) Thank you. Yeah, there is a lot going on in Canby, especially in that area. Exciting to see.

(SMc) Yeah, hopefully the second connection to 99 will happen on Walnut.

(DH) Thank you. Feel free to email us if you have any follow-up questions.

(SMc) Can you email the site plan?

(DH) Will do, and we will send meeting notes as well.

Attachment F

Traffic Analysis Letter

TECHNICAL MEMORANDUM

DATE: April 15, 2021

TO: Ryan Potter, City of Canby

FROM: Kevin Chewuk and Kamilah Buker | DKS Associates

SUBJECT: Canby Dragonberry Produce Expansion
Transportation Study

#11010-120

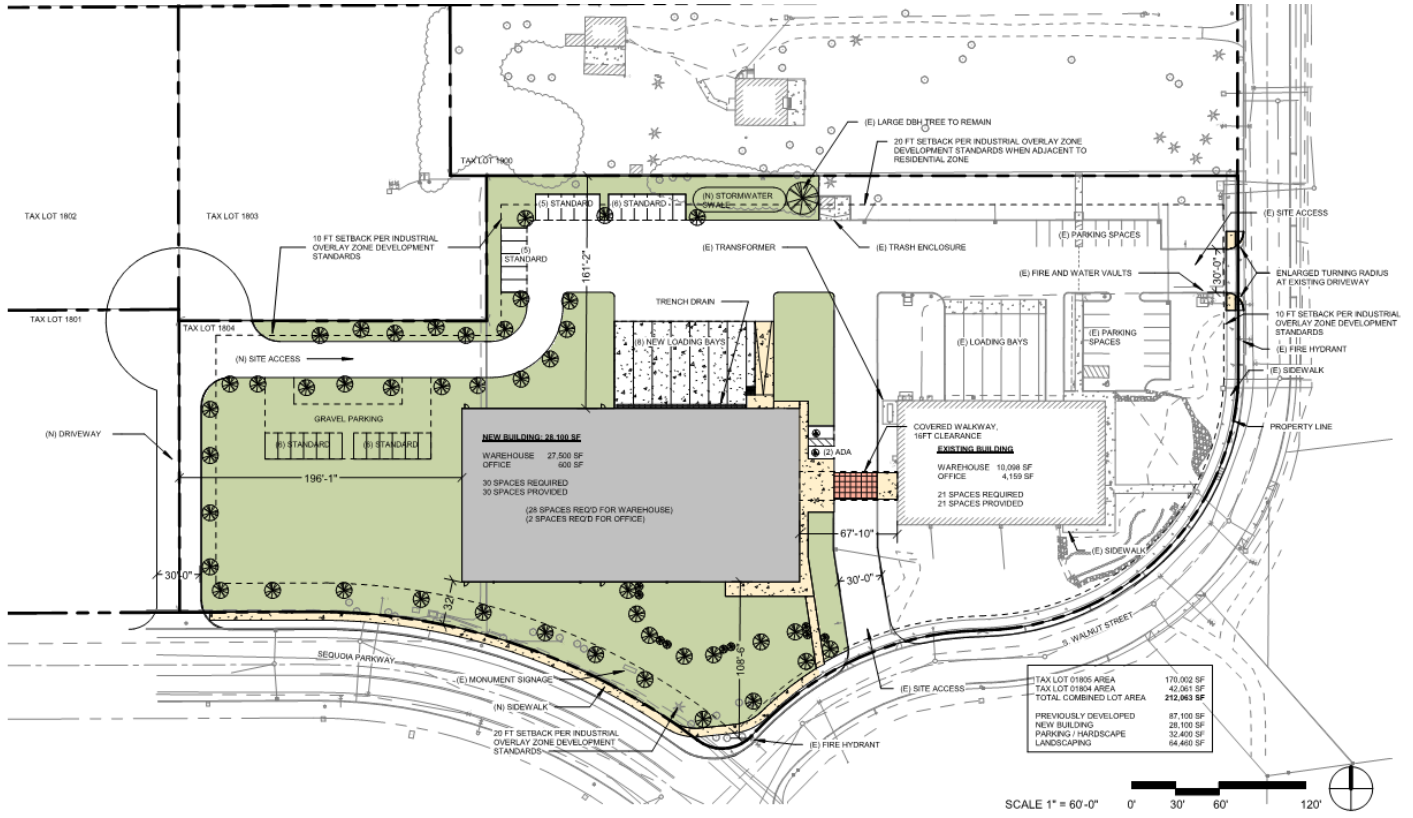
This memorandum summarizes the transportation impacts associated with the proposed Canby Dragonberry Produce Expansion. The proposed development will not result in a significant increase of additional trips (i.e., the site is expected to generate 25 or fewer trips during the AM and/or PM peak hours and fewer than 400 daily trips), so this analysis is consistent with the City Transportation Analysis Letter (TAL) requirements as documented in the project scoping memorandum¹.

PROJECT DESCRIPTION

The proposed project is located on S Sequoia Parkway, just to the west of the S Walnut Road intersection in Canby, Oregon. The proposed development will expand the existing Dragonberry Produce Distribution Center with an additional 28,100 square foot warehouse building with associated office space. The site is zoned M1 – Light Industrial and is in the Industrial Area Overlay (I-O). The site plan can be seen in Figure 1.

¹ Scope of Work – Canby Dragonberry Produce Expansion, March 19, 2021.

FIGURE 1: SITE PLAN



SITE ACCESS

Access is proposed to be provided by a new private shared access with a cul-de-sac being constructed as part of the development to the west. This new private access will connect to S. Sequoia Parkway (classified as a collector roadway) approximately 180 feet to the south. Driveway spacing standards do not apply to private access roadways.

Two driveways to S Walnut Street (classified as a collector roadway) serving the existing Dragonberry Produce Distribution Center will also connect to the expanded portion of the site. The southernmost driveway is located approximately 130 feet north of S Sequoia Parkway, with the northernmost driveway located about 450 feet further to the north, complying with the 100-foot spacing standard for a collector street.

SIGHT DISTANCE REVIEW

The sight triangle at intersections should be clear of objects (large signs, landscaping, parked cars, etc.) that could potentially limit vehicle sight distance. In addition, all proposed accesses should meet AASHTO sight distance requirements as measured from 15 feet back from the edge of pavement².

The proposed driveway for the development will connect to the cul-de-sac of the private shared access. Sight distance was unable to be verified for this proposed access since the connector road is under construction, however, approximately 180-feet of sight distance is expected to S Sequoia Parkway. Prior to occupancy, sight distance at the proposed access point will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

FRONTAGE IMPROVEMENTS

The proposed site has frontage along of S Sequoia Parkway and S Walnut Road. S. Sequoia Parkway currently meets the city's cross-section requirements for standard collector streets (34-50 feet paved with 50-80 feet of ROW). The existing roadway should safely accommodate additional vehicle, and bicycle traffic. However, the proposed site frontage lacks a sidewalk for pedestrian travel. The site plan includes frontage improvements on S. Sequoia Parkway, including six-foot sidewalks and a planter strip buffering the sidewalk from the roadway. These improvements are expected to safely accommodate pedestrians.

The frontage along S Walnut Street must be designed as a collector road and a truck route. This entails a three-lane cross-section, to include two 12-foot travel lanes and a 6-foot striped median (30-foot paved width), sharrows for bike travel, and sidewalks³. This cross-section should be implemented along S Walnut Road between S Sequoia Parkway and the northern site boundary.

² AASHTO – *Geometric Design of Highways and Streets*, 6th edition, 2011.

³ Canby S Walnut Road Extension TSP Amendment, November 2019.

The site plan includes frontage improvements, including a six-foot sidewalk, but the existing 30-foot paved width should be restriped as detailed above.

INTERNAL SIGHT CIRCULATION

Access to the site (shown earlier in Figure 1) is proposed via a connection to the cul-de-sac of the private shared access and two existing driveways to S Walnut Road. Parking will be located on the outer perimeter of the new access driveway. Vehicles will primarily enter the proposed site using the connector road to access this parking. Trucks will access the proposed site through the existing northernmost driveway along S Walnut Road, with the existing and expanded portion of the site designed to allow full circulation along the north side of the buildings to the loading docks. The project proposes to enlarge the turning radius at the existing S Walnut Road driveway to better accommodate truck maneuvers.

The proposed site also includes a sidewalk from S. Walnut Road to the building entrances, and sidewalks connecting the loading bays to the buildings. However, a sidewalk should be provided along the south side of site access driveway connecting the cul-de-sac of the private shared access to the parking areas and building entrances.

TRIP GENERATION

The amount of new vehicle trips generated by the proposed land use was estimated using the trip generation estimates based on ITE Code 150 (Warehousing) using the latest version of the ITE Trip Generation Manual (10th Edition). Trip generation estimates for the proposed development are provided for daily, morning, and evening peak hours, and are summarized in Table 1. The estimated trip generation of the proposed project would not result in an increase in site trip generation significant enough to warrant an on off-site impact evaluation.

TABLE 1: TRIP GENERATION FOR THE PROPOSED PROJECT

LAND USE (SIZE)	AM PEAK			PM PEAK			DAILY TRIPS
	IN	OUT	TOTAL	IN	OUT	TOTAL	
WAREHOUSING - ITE CODE 150	4	1	5	1	4	5	49

TRIP DISTRIBUTION

The estimated site generated traffic for the proposed project was distributed and assigned to the existing or proposed arterial and collector roadway network during the AM and PM peak hours. A summary of the project trips added to intersections is shown in Table 2.

TABLE 2: PROJECT TRIPS

INTERSECTION	MOVEMENT											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM PEAK HOUR												
SEQUOIA PARKWAY / OR 99E	1	0	0	0	0	0	0	0	2	0	0	0
SEQUOIA PARKWAY / SE HAZELDELL WAY	0	1	0	0	2	0	0	0	0	0	0	0
SEQUOIA PARKWAY / S WALNUT ROAD	0	1	0	0	0	0	0	0	0	0	0	0
SEQUOIA PARKWAY / 4 TH AVENUE	0	1	0	0	0	0	0	0	0	0	0	0
S WALNUT ROAD / SE 1 ST AVENUE	0	0	0	0	0	0	0	0	0	1	0	0
PM PEAK HOUR												
SEQUOIA PARKWAY / OR 99E	2	0	0	0	0	0	0	0	1	0	0	0
SEQUOIA PARKWAY / SE HAZELDELL WAY	0	2	0	0	1	0	0	0	0	0	0	0
SEQUOIA PARKWAY / S WALNUT ROAD	0	0	0	0	1	0	0	0	0	0	0	0
SEQUOIA PARKWAY / 4 TH AVENUE	0	0	0	0	1	0	0	0	0	0	0	0
S WALNUT ROAD / SE 1 ST AVENUE	0	0	1	0	0	0	0	0	0	0	0	0

RECOMMENDATIONS

The following provides recommendations associated with the proposed project.

- The proposed site should provide frontage improvements along S Sequoia Parkway, including six-foot sidewalks and a planter strip buffering the sidewalk from the roadway. The paved width of S Sequoia Parkway currently meets the city's cross-section requirements for standard collector streets.
- The frontage along S Walnut Street must be designed as a collector road and a truck route. This entails a three-lane cross-section, to include two 12-foot travel lanes and a 6-foot striped median (30-foot paved width), sharrows for bike travel, and sidewalks. This cross-section should be implemented along S Walnut Road between S Sequoia Parkway and the northern site boundary. The site plan includes frontage improvements, including a six-foot sidewalk, but the existing 30-foot paved width should be restriped as detailed above.
- The project should enlarge the turning radius at the existing S Walnut Road driveway to better accommodate truck maneuvers.
- The proposed project should provide a sidewalk along the south side of the site access driveway connecting the cul-de-sac of the private shared access to the parking areas and building entrances.
- The proposed driveway for the development will connect to the cul-de-sac of the private shared access. Sight distance was unable to be verified for this proposed access since the connector road is under construction. Prior to occupancy, sight distance at the proposed access point will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

If you have any questions, please feel free to call or email.