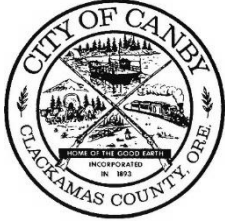


III. Pre-application Summary



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

PRE-APPLICATION SUMMARY

July 2, 2021

Wild Hare Rentals
Attn.: Darren Monen
23633 S. Rondevic Dr.
Canby, OR

Subject: Pre-Application Conference Summary for 531 N. Territorial Rd. two 4-plexes

Dear Mr. Monen,

Thank you for attending the Pre-Application (Pre-App) conference held on June 29, 2021. We are pleased to provide you with the following summary notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal as discussed at the Pre-App conference. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App conference, but may provide comments separate from this summary. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App conference, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such a change could require different land use application(s) than were identified by staff at the Pre-App. It is also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App conference for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App conference is intended to assist you in preparing plans and materials for staff to determine your application(s) to be deemed "complete" as described in Section 16.89.080 of the Canby Land & Development Planning Ordinance. For your application to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) found within the appropriate Land Use Application, in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the Application Checklist(s), or within this summary, please contact me directly.

Sincerely,

Brianna Addotta
Associate Planner
(503) 266-0686

PRE-APPLICATION CONFERENCE SUMMARY NOTES

Prepared for 531 NE Territorial Road two 4-plexes

PRA 21-17

The following pre-application summary notes have been prepared by Planning staff in order to assist you with the application submittal process. All applicable standards, guidelines and policies of the Canby Land Development & Planning Ordinance, Comprehensive Plan, Transportation System Plan, and the Public Works Design Standards identified herein are available for review on the City's web site at: <https://canbyoregon.gov/>. Copies of these documents are also available for review at the City's Development Services Department. The following is intended to identify applicable code sections, requirements and key issues for your proposed development application.

PRE-APPLICATION CONFERENCE DATE: June 29, 2021

PROJECT INFORMATION:

Project Name: 531 NE Territorial Rd. Two 4-plexes

Project Description: Removal of existing residence in order to develop two buildings, each containing four residential units. Associated parking and landscaping is included.

Property Owner(s): Wild Hare Rentals
Attn.: Darren Monen
23633 S. Rondevic Dr.
Canby, OR

Project Site Address: 531 NE Territorial Rd.

Tax Lot Number(s): 31E28 DC 01300

Site Size: 0.52 acres

Zoning: R-2 High Density Residential Zone

Comp. Plan Designation: Light Industrial (City of Canby Comprehensive Plan page 58)

APPLICANT INFORMATION:

Applicant(s): Wild Hare Rentals
Attn.: Darren Monen
23633 S. Rondevic Dr.
Canby, OR

Phone/Email: (503) 970-4065 / Monend@canby.k12.or.us

APPLICATION REQUIREMENTS AND COMPLETENESS:

The completeness process is governed by Section 16.89 of the Canby Land Development and Planning Ordinance. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the land use application checklists related to the proposed project.

LAND USE APPLICATION(S) AND FEES:

Based on the plans and materials provided, the applications identified below are applicable to the project.

Site and Design Review Type 3	\$4,100
--------------------------------------	---------

Note: Applicable fees are those in effect at the time a complete application is received and are subject to change. The City's Master Fee Schedule is available at

https://canbyoregon.gov/updated_docs/MasterFeeSchedule.pdf

CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type III) specified in Table 16.89.050 *Land Use and Development Application Procedures*. When an applicant submits more than one complete application for a given proposal, and the applications are subject to different procedure types, all the applications will be subject to the procedure type which requires the broadest notice and opportunity for public participation.

NEIGHBORHOOD MEETINGS:

A neighborhood meeting must be conducted by the project applicants for Type III applications. The meeting shall be held in a space accessible to the public with ADA access. Noticing must include detailed instructions on how to attend the meeting. Including a virtual attendance option for those still vulnerable to COVID-19 is highly encouraged.

SECTION 16.89.070:

At least two weeks prior to the neighborhood meeting, the applicant shall mail notice of the meeting to:

1. The appointed chair of any neighborhood association in whose boundaries the application.
2. Property owners and tenants within 500 feet of the subject property.

In order for an application to be complete, after the meeting applicants shall submit to the City:

1. A copy of the mailed notice and addresses within 500 feet of the subject property.
2. A copy of the attendance sheet.
3. A written summary of pertinent issues raised and a detailed response to each issue.

Applicants or attendees may make audio or video recordings of the neighborhood meeting if desired.

Property: 531 NE Territorial Rd.

Neighborhood Association: NE Canby Neighborhood Association

WRITTEN REQUIREMENTS:

A summary providing the scope of the proposal should be provided as explained on the application form. Additionally, in order for your application(s) to be deemed Complete, written responses supported by substantial evidence are necessary to address all applicable approval standards and criteria. Written materials need to explain how and why the proposed application(s) will meet each of the applicable approval criteria found in the *Canby Land Development and Planning Ordinance*. If response to criterion is "Not Applicable", explain why the criterion is not applicable.

Staff has provided this list of applicable sections of the *Ordinance* in response to applicant materials and discussion at the Pre-Application conference. Other sections may be applicable, particularly if the proposal has changed subsequent to the meeting. Approval standards and criteria in effect at the time an application is received will control and are subject to change.

APPLICABLE CODE SECTIONS:

Chapter	Section
16.08 General Provisions	16.08.110 <i>Fences</i>
	16.08.150 <i>Traffic Impact Study</i>
	16.08.160 <i>Safety and Functionality Standards</i>
6.10 Off-Street Parking and Loading	16.10.030 <i>General Requirements</i>
	16.10.050 <i>Parking Standards Designated</i>
	16.10.070 <i>Parking lots and access</i>
	16.10.080 <i>Street Tree Plan</i>
	16.10.100 <i>Bicycle Parking</i>
16.20 R-2 High Density Residential Zone	16.20.010 <i>Uses Permitted Outright</i>
	16.20.030 <i>Development Standards</i>
16.21 Residential Design Standards	16.21.060 <i>Review procedures for multi-family dwellings</i>
	16.21.070 <i>Multi-family design standards</i>
16.43 Outdoor Lighting Standards	16.43.030 <i>Applicability</i>
	16.43.040 <i>Lighting Zones</i>
	16.43.060 <i>Prohibited Light and Lighting</i>
	16.43.070 <i>Luminaire Lamp Requirements</i>
	16.43.080 <i>Height Limits</i>
	16.43.110 <i>Lighting Plan Required</i>
16.46 Access Limitations on Project Density	16.46.020 <i>Ingress and Egress</i>
	16.46.030 <i>Access Connection</i>
16.49 Site and Design Review	16.49.030 <i>Site & Design Review Plan Approval Required</i>
	16.49.40.B <i>Criteria and Standards (Type III)</i>
	16.49.050 <i>Conditions Placed on Site & Design Review Approvals</i>
	16.49.060 <i>Time Limit on Approval</i>
	16.49.065 <i>Bicycle and Pedestrian Facilities</i>
	16.49.080 – 16.49.140 <i>Landscaping Requirements</i>
	16.49.150 <i>Parking lot or Paving Projects</i>
16.89 Application & Review Procedures	16.89.050 <i>Type III Decision</i>
	16.89.070 <i>Neighborhood Meetings</i>
	18.89.080 <i>Application Requirements and Completeness</i>

Preliminary Comments: Staff have crafted these comments to reflect discussion in the Pre-Application Conference as well as from service providers and other City departments. The comments at this stage are advisory only and are subject to change upon review of a full application.

- 1. Functional Classification:** NE Territorial Road is a city facility and has a functional classification of Collector. Access spacing standards for city street facilities are include below. Other applicable standards for Collector roads can be found in the Transportation System Plan at: https://canbyoregon.gov/Departments/develop_services/plan_forms/TSP12-10.pdf

Table 7-2: Access Spacing Standards for City Street Facilities^a

Street Facility	Maximum spacing ^b of roadways	Minimum spacing ^b of roadways	Minimum spacing ^b of roadway to driveway ^c	Minimum Spacing ^b driveway to driveway ^c
Arterial	1,000 feet	660 feet	330 feet	330 feet or combine
Collector	600 feet	250 feet	100 feet	100 feet or combine
Neighborhood/Local	600 feet	150 feet	50 feet	10 feet

^a Exceptions may be made in the downtown commercial district, if approved by the City Engineering or Public Works Department, where alleys and historic street grids do not conform to access spacing standards.

^b Measured centerline to centerline

^c Private access to arterial roadways shall only be granted through a requested variance of access spacing policies when access to a lower classification facility is not feasible (which shall include an access management plan evaluation)

- 2. Street Side Setback:** During the meeting a question was posed regarding the correct setback for the property line along NE Territorial Rd. CMC 16.20.030.D.1, *Minimum yard requirements*, states “Street yard: twenty feet on side with driveway”. The section does not state the driveway must connect directly to a garage. Twenty feet is the appropriate setback for the property line along Territorial Rd., considering this is the street side with the driveway.
- 3. Area Zoning:** This property is surrounded by several residential zoning districts. To the west, properties are zoned R-1.5, to the south and east properties are zoned R-2, and properties on the other side of Territorial Road to the north are zoned R-1. Please be mindful of buffer requirements. In reviewing the preliminary site plan, it is unclear whether the southernmost building is able to meet the standard found in CMC 16.20.030.
- 4. Canby Fire Department:** Jim Walker with the Canby Fire Department provided the following feedback; The access road should as 24’ .3” at the entrance and 24’ at the turnaround point. CFD would like to see a minimum of 26’ traversable width. Curbs need to be painted red with no parking signs.

These comments have been provided from City departments and reviewing agencies in response to the Pre-Application materials and discussion during the Conference. The comments at this stage are advisory only and are subject to change upon review of a full application. Included below is the contact information for key members of City and agency staff should you have any specific questions regarding these comments.

Jason Berning, Canby Utility: jberning@canbyutility.org 503-263-4322

Daryll Hughes, City Wastewater Pretreatment Coordinator: hughesd@canbyoregon.gov 503-266-1248

Spencer Polack, City of Canby Public Works PolackS@canbyoregon.gov 503-519-6936

Curt McLeod, P.E., Consulting City Engineer: cjm@curran-mcleod.com 503-684-3478

Jim Walker, Canby Fire: jwalker@canbyfire.org 503-266-5851

We sincerely thank you for your interest in developing in the City of Canby, we look forward to working with you.

Sincerely,

Brianna Addotta
Associate Planner
(503) 266-0686
addottab@CanbyOregon.gov

IV. Neighborhood Meeting Mailing & Summary



First American Title
Radius Search Disclaimer

Subject: 531 NE Territorial Rd

Date of Production: October 25, 2021

The ownership information enclosed is time sensitive and should be utilized as soon as possible.

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Thank you for your business and for choosing First American Title.

503.219.TRIO (8746)
farmdesk.pdx@firstam.com

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Date of Production: 10/25/2021

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Customer Service Department

Phone: 503.219.8746(TRIO)

Email: cs.oregon@firstam.com

Report Generated: 10/25/2021

Ownership

Legal Owner(s): Wild Hare Rentals Llc

Site Address: 531 NE Territorial Rd Canby, OR 97013

Mailing Address: 25355 NE Glass Rd Aurora, OR 97002

Parcel #: 31E28DC01300

APN: 00777699

County: Clackamas

Property Characteristics

Bedrooms: 4	Year Built: 1962	Lot SqFt: 22673
Total Bathrooms: 2.5	Building SqFt: 2127	Lot Acres: 0.52
Full Bathrooms: 2	First Floor SqFt: 0	Roof Type: Composition
Half Bathrooms: 1	Basement Sqft: 0	Roof Shape: GABLE
Units: 0	Basment Type:	Porch Type:
Stories: 1.00		Building Style:
Fire Place: Y		Garage: Garage
Air Conditioning:		Garage SqFt: 0
Heating Type: Electric		Parking Spots: 5
Electric Type:		Pool:

Property Information

Land Use: RESIDENTIAL	Zoning: R2
Improvement Type: Single Family Residential	School District: Canby School
Legal Description: 1993-32 PARTITION PLAT PARCEL 2 230 CANBY GARDENS PT LT 46	Neighborhood:
	Subdivision: Partition Plat 1993-32

Assessor & Tax

Market Land: \$205,890	Taxes: \$5,026.14
Market Total: \$486,850	% Improved: 58
Market Structure: \$280,960	Levy Code: 086002
Assessed Total: \$289,444	Millage Rate: 17.1520

Sale History

Last Sale Date: 9/26/2012	Doc #: 2012-062583	Last Sale Price: \$229,500
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$0

Mortgage

1st Mortgage Date:	Doc #:	
1st Mortgage Type:	1st Mortgage Lender:	1st Mortgage: \$0
2nd Mortgage Type:		2nd Mortgage: \$0

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31E28DC02000
Eduardo Zamora & Ana Sanchez
606 NE 16th Ave
Canby, OR 97013

31E28DC01900
Michael & Maegann Zakovics
1634 N Manzanita St
Canby, OR 97013

31E28DC00923
Sharon & Larry Wilkinson
1740 N Laurelwood Loop
Canby, OR 97013

31E28DC01300
Wild Hare Rentals Llc
25355 NE Glass Rd
Aurora, OR 97002

31E28DC00924
Terry & Joan Walton
1735 N Laurelwood Loop
Canby, OR 97013

31E28DC01412
Dusty & Sydney Nevett
1733 N Manzanita St
Canby, OR 97013

31E28DC00931
Emily & Daniel Tucker
1730 N Laurelwood Loop
Canby, OR 97013

31E28DC00929
Dorothy & Clayton Trump
1764 N Laurelwood Loop
Canby, OR 97013

31E28DC01104
Lam Tran & Ngoc Tram
1501 NE Laurelwood Cir
Canby, OR 97013

31E28DC01108
Steven Trachsel
1519 NE Laurelwood Cir
Canby, OR 97013

31E28DC00925
Thomas & Melody Thompson
1747 N Laurelwood Loop
Canby, OR 97013

31E28DC00920
Joseph Templeton
1808 N Laurelwood Loop
Canby, OR 97013

31E28DC01405
Tatiana Szenasi
1692 N Manzanita St
Canby, OR 97013

31E28DC00921
Billy & Neila Swor
1778 N Laurelwood Loop
Canby, OR 97013

31E28DC01408
Mitchell Slowik
1724 N Manzanita St
Canby, OR 97013

31E28DC00922
Travis & Anne Simpson
1752 N Laurelwood Loop
Canby, OR 97013

31E28DC01406
Britney Schrader
1708 N Manzanita St
Canby, OR 97013

31E28DC01124
Charles & Marsha Schmidt
1540 NE Laurelwood Cir
Canby, OR 97013

31E28DC01400
Satellite Properties Llc
Po Box 1283
Oregon City, OR 97045

31E28DC01500
Satellite Properties Llc
Po Box 1283
Oregon City, OR 97045

31E28DC00918
Mary & Phillip Sargent
1838 N Laurelwood Loop
Canby, OR 97013

31E28DC01122
Charles Sandsness
1566 NE Laurelwood Cir
Canby, OR 97013

31E28DC02100
Olavi & Pamela Salo
Po Box 1185
Oregon City, OR 97045

31E28DC02200
Olavi & Pamela Salo
Po Box 1185
Oregon City, OR 97045

31E28DC01123
Eric & Jennifer Salerno
23330 75th Ave SE
Woodinville, WA 98072

31E28DC01109
Karen Reynolds
1527 NE Laurelwood Cir
Canby, OR 97013

31E28DC02400
Gray & Gloria Preston
24924 NE Prairie View Dr
Aurora, OR 97002

31E28DC00200
Alexander Polley
1819 N Maple St
Canby, OR 97013

31E28DC00502
Sierra Pierce & Jason Resner
550 NE Territorial Rd
Canby, OR 97013

31E28DC03501
Alejandro & Lorenza Perez
550 NE 15th Ave
Canby, OR 97013

31E28DC01102
Roger & Sheryl Paul
1620 NE Laurelwood Cir
Canby, OR 97013

31E28DC03300
Alison & Brandon Osborn
1498 N Manzanita St
Canby, OR 97013

31E28DC03502
Jonathan & Lauren Nuttelman
570 NE 15th Ave
Canby, OR 97013

31E28DC01119
Jason & Kerry Nugent
489 NE 16th Ave
Canby, OR 97013

31E28DC01106
Jimmy & Georgia Newton
1511 NE Laurelwood Cir
Canby, OR 97013

31E28DC00919
David & Sheila Muck
1820 N Laurelwood Loop
Canby, OR 97013

31E28DC00206
Maura Morris
1815 N Maple St
Canby, OR 97013

31E28DC01413
Tina Hepler & Jason Morris
1731 N Manzanita St
Canby, OR 97013

31E28DC01404
Kari Montgomery
1668 N Manzanita St
Canby, OR 97013

31E28DC00930
Melinda Montecucco
1742 N Laurelwood Loop
Canby, OR 97013

31E28DC02700
William & Janet Milne
7675 SW Arbor Lake Ct
Wilsonville, OR 97070

31E28DC02800
William & Janet Milne
7675 SW Arbor Lake Ct
Wilsonville, OR 97070

31E28DC02901
Janet & William Milne
7675 SW Arbor Lake Ct
Wilsonville, OR 97070

31E28DC01010
Rosita Mills
323 NE Territorial Rd
Canby, OR 97013

31E28DC01013
Kathleen & Kathleen Mcvicker
1691 NE Laurelwood Cir
Canby, OR 97013

31E28DC01407
Joseph & Kathryn McMahon
1716 N Manzanita St
Canby, OR 97013

31E28DC02500
Beth & Ray Mclaughlin
Po Box 55
Glide, OR 97443

31E28DC02600
Beth & Ray Mclaughlin
Po Box 55
Glide, OR 97443

31E28DC01011
Barbara McCullough & Robert Dewhurst
353 NE Territorial Rd
Canby, OR 97013

31E28DC01416
Larry & Rauline Mccoy
1659 N Manzanita St
Canby, OR 97013

31E28DC01115
Jose & Laura Lopez
1549 NE Laurelwood Cir
Canby, OR 97013

31E28DC01103
Loren & Veneta Leshner
1660 NE Laurelwood Cir
Canby, OR 97013

31E28DB00808
Jennifer Lemuz
489 NE 19th Ave
Canby, OR 97013

31E28DC00500
William & Dori Leder
530 NE Territorial Rd
Canby, OR 97013

31E28DC00927
Carl & Elsie Lawrence
1805 N Laurelwood Loop
Canby, OR 97013

31E28DC00926
Beverly Lais
1771 N Laurelwood Loop
Canby, OR 97013

31E28DC00202
Jan Tatom & Thelma Kriegshauser
1855 N Maple St
Canby, OR 97013

31E28DC01125
Shelly & Douglas Kivett
1530 NE Laurelwood Cir
Canby, OR 97013

31E28DC03500
Dezeree & Robert Jones
7958 SE Glencoe Rd UNIT 18
Portland, OR 97222

31E28DC01120
Richard & Paula Jean
1510 NE Laurelwood Cir
Canby, OR 97013

31E28DC01116
Lee & Loyal Hjelmervik
1551 NE Laurelwood Cir
Canby, OR 97013

31E28DC01410
Lorin Hilger
1736 N Manzanita St
Canby, OR 97013

31E28DC00503
Angela Helvey
570 NE Territorial Rd
Canby, OR 97013

31E28DC00916
Sheryl Harney & Michael Wheeler
700 NW Territorial Rd
Canby, OR 97013

31E28DC01118
Daniel & Elizabeth Hall
Po Box 985
Canby, OR 97013

31E28DC01600
David & Mary Hafner
Po Box 4346
Salem, OR 97302

31E28DC01700
Douglas & Gina Huegli
Po Box 4346
Salem, OR 97302

31E28DC01800
David & Mary Hafner
Po Box 4346
Salem, OR 97302

31E28DC00207
Peggy Guillen
1811 N Maple St
Canby, OR 97013

31E28DC01121
Walter & Rita Gray
1580 NE Laurelwood Cir
Canby, OR 97013

31E28DC01415
Kelly Grady
1719 N Manzanita St
Canby, OR 97013

31E28DC01114
James & Jeannine Glennon
1543 NE Laurelwood Cir
Canby, OR 97013

31E28DC01414
Susan Garnier
1721 N Manzanita St
Canby, OR 97013

31E28DC03600
Frontier Education Inc
12204 SE Fuller Rd
Portland, OR 97222

31E28DC00911
Andrea & William Fowler
1785 N Laurelwood Loop
Canby, OR 97013

31E28DC00910
Annette Feller
170 Kakahiaka St
Kailua, HI 96734

31E28DC00928
Cary Erkenbeck
1803 N Laurelwood Loop
Canby, OR 97013

31E28DC01403
Marlene Duffee
1642 N Manzanita St
Canby, OR 97013

31E28DC01014
Hardy & Kim Dimick
Po Box 162
Canby, OR 97013

31E28DC03400
Jamnongjit & Rhett Dewees
1500 N Manzanita St
Canby, OR 97013

31E28DB00809
Jeffrey & Lauren Denbo
499 NE 19th Ave
Canby, OR 97013

31E28DC00908
Russel & Sandra Crisp
1725 N Laurelwood Loop
Canby, OR 97013

31E28DC01107
Ronald & Lois Copenhagen
1515 NE Laurelwood Cir
Canby, OR 97013

31E28DC00912
Judy Collins
2794 Scotts Valley Dr
Henderson, NV 89052

31E28DC00909
Hun & Vansy Chuon
1737 N Laurelwood Loop
Canby, OR 97013

31E28DC01301
Donald & Charlene Chase
589 NE Territorial Rd
Canby, OR 97013

31E28DC01012
Gary & Tamara Canucci
373 NE Territorial Rd
Canby, OR 97013

31E28DC01409
Robert & Vicki Cahill
19354 Hazelgrove Dr
Oregon City, OR 97045

31E28DC00917
John & Pegeen Burke
1836 N Laurelwood Loop
Canby, OR 97013

31E28DC01105
Phillip & Karen Brusse
1505 NE Laurelwood Cir
Canby, OR 97013

31E28DC01417
Brown Bark Homeowners Assn

31E28DC00915
Delbert & Karen Bradford
1832 N Laurelwood Loop
Canby, OR 97013

31E28DC02300
Robert & Elizabeth Bishop
15050 S Spangler Rd
Oregon City, OR 97045

31E28DC01117
Paul & Katrina Bickmore
1561 NE Laurelwood Cir
Canby, OR 97013

31E28DC01411
Whitney & Patrick Altman
1738 N Manzanita St
Canby, OR 97013

31E28DC00701
Angel Alejandrez
592 NE Territorial Rd
Canby, OR 97013

31E28DC00800
Angel Alejandrez
592 NE Territorial Rd
Canby, OR 97013

31E28DC00100
1St Baptist Church Canby Or
1905 N Maple St
Canby, OR 97013

RESIDENT
522 NE 16th Avenue
Canby, OR 97013

RESIDENT
526 NE 16th Avenue
Canby, OR 97013

RESIDENT
528 NE 16th Avenue
Canby, OR 97013

RESIDENT
530 NE 16th Avenue
Canby, OR 97013

RESIDENT
562 NE 16th Avenue
Canby, OR 97013

RESIDENT
564 NE 16th Avenue
Canby, OR 97013

RESIDENT
566 NE 16th Avenue
Canby, OR 97013

RESIDENT
568 NE 16th Avenue
Canby, OR 97013

RESIDENT
570 NE 16th Avenue
Canby, OR 97013

RESIDENT
572 NE 16th Avenue
Canby, OR 97013

RESIDENT
574 NE 16th Avenue
Canby, OR 97013

RESIDENT
622 NE 16th Avenue
Canby, OR 97013

RESIDENT
624 NE 16th Avenue
Canby, OR 97013

RESIDENT
626 NE 16th Avenue
Canby, OR 97013

RESIDENT
628 NE 16th Avenue
Canby, OR 97013

RESIDENT
652 NE 16th Avenue
Canby, OR 97013

RESIDENT
654 NE 16th Avenue
Canby, OR 97013

RESIDENT
656 NE 16th Avenue
Canby, OR 97013

RESIDENT
658 NE 16th Avenue
Canby, OR 97013

RESIDENT
521 NE 16th Avenue
Canby, OR 97013

RESIDENT
523 NE 16th Avenue
Canby, OR 97013

RESIDENT
525 NE 16th Avenue
Canby, OR 97013

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Canby, OR 97013

RESIDENT
1757 N Maple St
Canby, OR 97013

Kathy Shinn
645 NE 22nd Ave
Canby, OR 97013

Pat Miller
1272 NE 14th Ct
Canby, OR 97013

MONEN CONSTRUCTION, REMODEL, & DESIGN, INC.

October 26, 2021

RE: Neighborhood Meeting for proposed development
Assessor Map 31E28DC, Tax Lot 01300
531 NE Territorial Road, Canby, OR

Dear Neighborhood Property Owner or Resident,

Monen Construction, Remodel, and Design, Inc. will be submitting an application to the City of Canby requesting Site and Design Review approval to remove the existing home and buildings at 531 NE Territorial Road and then develop of a total of 8 dwelling units consistent with the R-2 Zoning requirements for the property. The two new buildings will each contain 4 units.

In compliance with Canby Municipal Code requirements, a Neighborhood Informational Meeting will be held to provide you with an opportunity to become fully aware of the proposed project and to give you an opportunity to comment on the proposal. You are receiving this notice because you own land or reside within 500 feet of the site. Due to State Covid regulations, the Neighborhood Informational Meeting will be held as a virtual video conference at 6:00 PM on Monday, November 15, 2021.

We will provide a short presentation showing slides of the proposed development and explaining the City of Canby Site and Design Review process. We will then open the meeting for questions or comments that you may have. The meeting is anticipated to last approximately 30 - 45 minutes. As confirmation of your attention to attend, please RSVP with your name and email to CherilynH@sisulengineering.com. Cherilyn will email you back with a link to the meeting.

If you don't RSVP, you can join the meeting at 6:00 PM on Monday, November 15, 2021 from your computer, tablet or smartphone by inputting the information below:

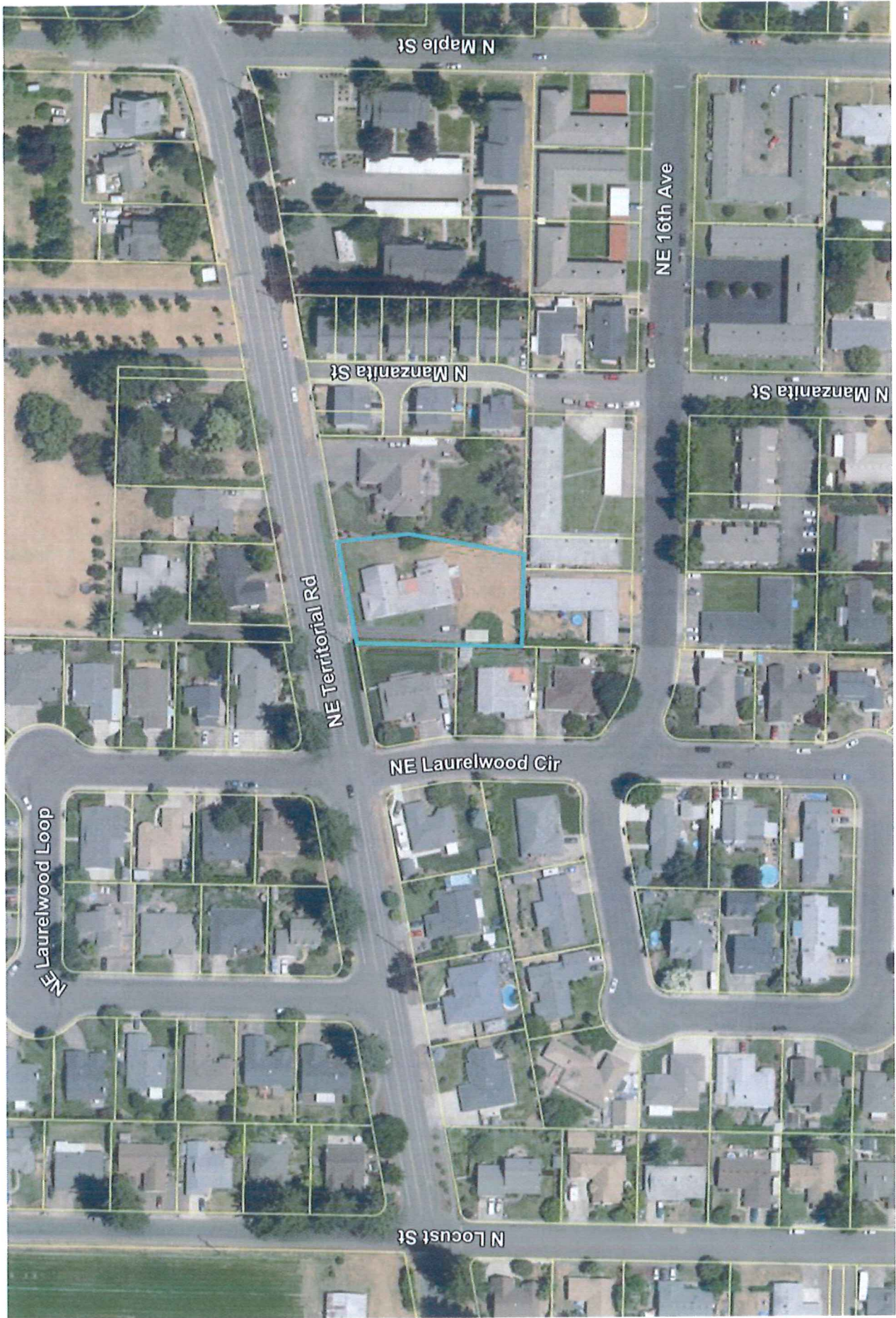
To Join Zoom Meeting in your browser type in: zoom.us/join
Use the Meeting ID: 899 5878 6849
Use the Passcode: 817204

Or One tap mobile
+16699009128,,99902800246#,,,,*233338# US (San Jose)
+12532158782,,99902800246#,,,,*233338# US (Tacoma)

Or Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Thank you,

Darren Monen
Monen Construction, Remodel, and Design, Inc.



N Maple St

NE 16th Ave

N Manzanita St

N Manzanita St

NE Territorial Rd

NE Laurelwood Cir

NE Laurelwood Loop

N Locust St

NO.	DATE	DESCRIPTION
1	10/1/2020	ISSUED FOR PERMIT
2	10/1/2020	REVISED PER COMMENTS

531 NE Territorial Rd.
Wild Hare Rentals

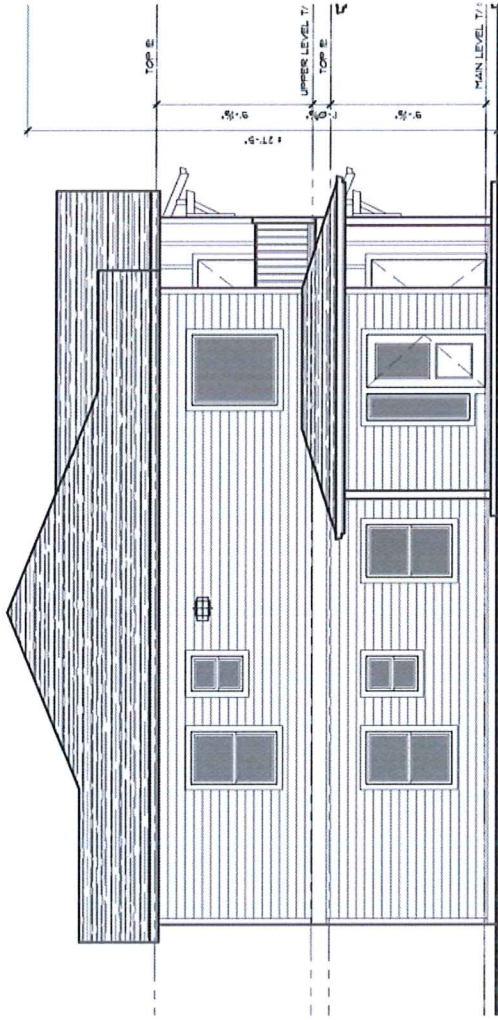
Civil Site Plan

SISL ENGINEERING
315 PONTIAC AVENUE
GLASTONBURG, CT 06033
(860) 657-0188

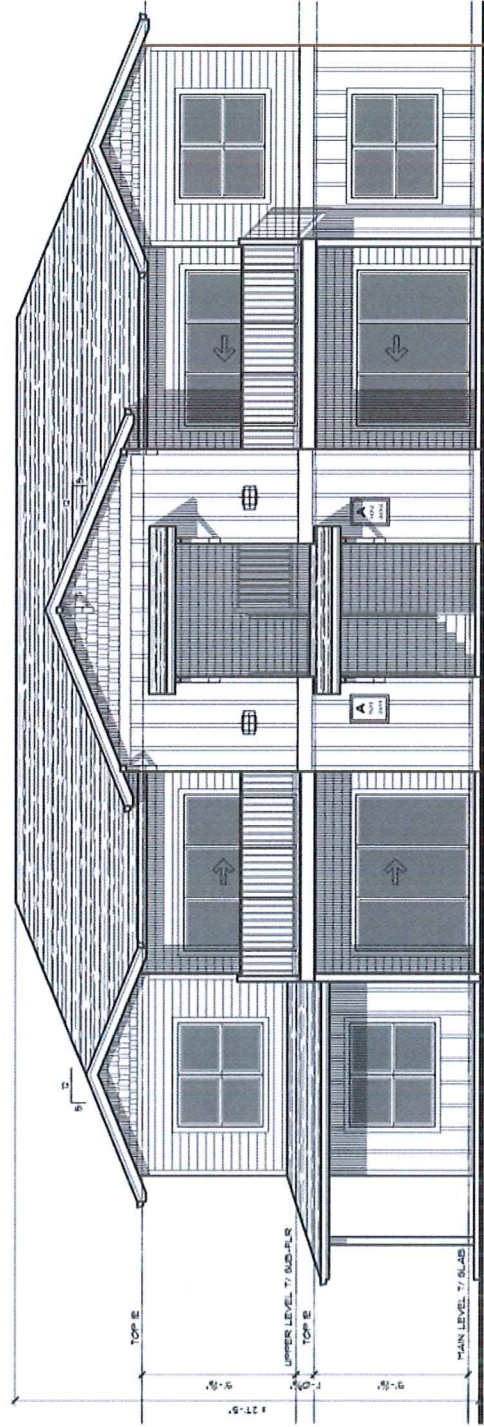
DATE: OCT. 2020
SCALE: 1" = 20'
DRAWN: PS
APP: S01-16-087
SHEET: 01
PROJECT: 20-000



TENTATIVE PLAN



BLDG A - NORTH (LEFT) ELEVATION (FACING N.E. TERRITORIAL RD.)
1/4" = 1'-0"



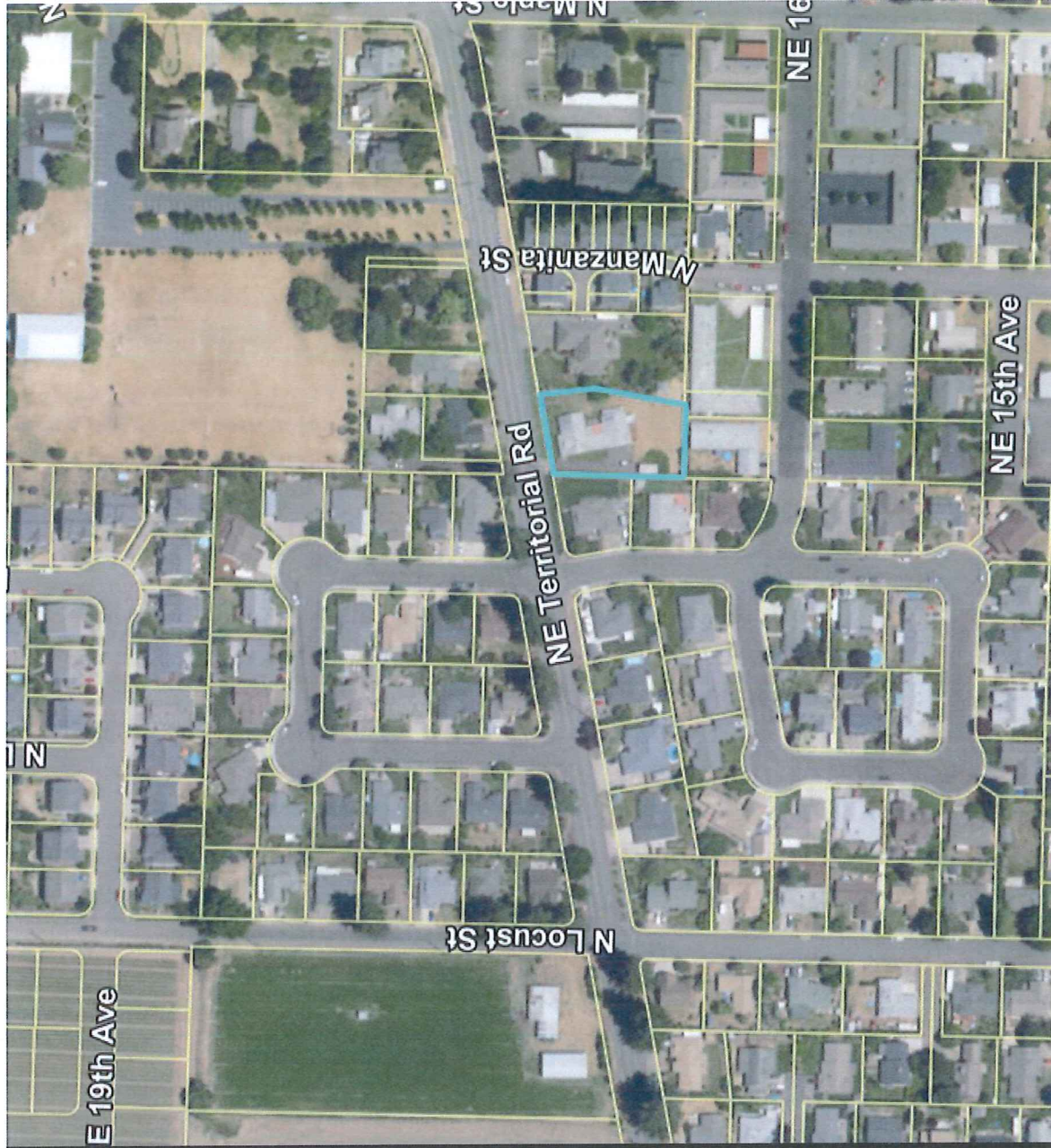
BLDG A - WEST (FRONT) ELEVATION- OPTION A
1/4" = 1'-0"

**8-UNIT MULTI-
FAMILY SITE**

**531 NE
TERRITORIAL RD**

**WILD HARE
RENTALS**

NOVEMBER 2021



1993 PARTITION PLAT NO. 1993-32

PART OF LOT 45 OF "CANBY GARDENS" IN THE S. E. 1/4 OF SEC. 28, T.35, R.1E, W.1M,
CITY OF CANBY, CLACKAMAS COUNTY, OREGON

SUBMITTED DECEMBER 17, 1992 BY
ZAROSINSKI-TATONE ENGINEERS, INC.
3737 S. E. 8TH AVE. PORTLAND, OREGON 97202
PH: 235-8795

I HEREBY CERTIFY THAT THIS TRACING IS AN
EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Chris Zarosinski 1-7-93
DATE



11

NARRATIVE

BASIS OF BEARINGS: THE CENTER LINE OF NORTHEAST TERRITORIAL ROAD AS NORTH 78°24'00" EAST AS SHOWN ON P.S. 18369.
PURPOSE OF SURVEY: TO DIVIDE TAX LOT 1300 AS DESCRIBED IN DEED (2) INTO 2 PARCELS AS SHOWN.

NORTHEAST TERRITORIAL ROAD TIED INTO BOUNDARY CONTROL ESTABLISHED BY THIS SURVEYOR FOR THE PLAT OF MORSE ADDITION, HELD THE POSITIONS THEREOF AS FOUND ON SAID PLAT SURVEY & (P.S. 18369) FOR THE CENTER LINE OF THE ROAD.

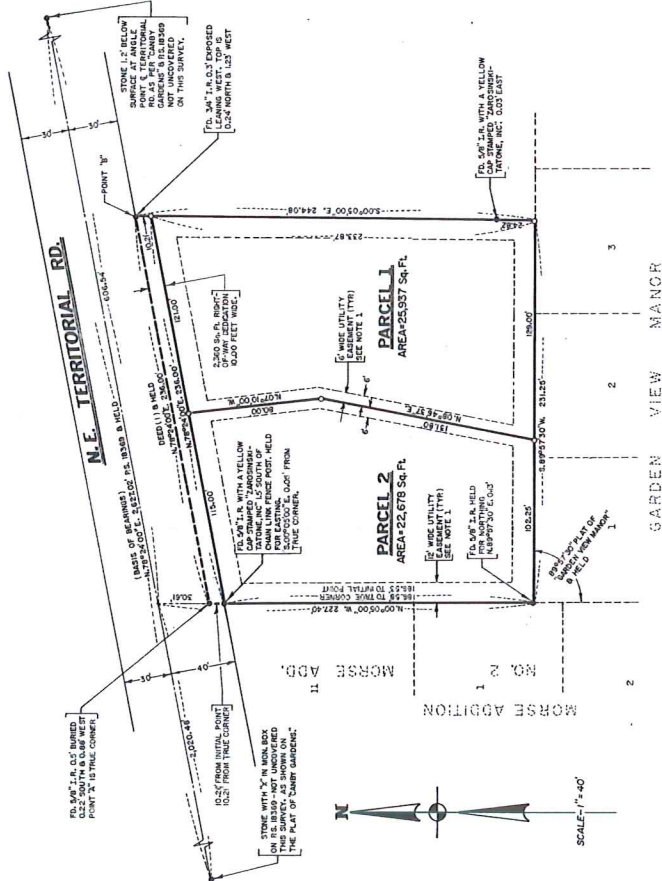
WEST BOUNDARY: HELD THE 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11 OF "MORSE ADDITION" AND HELD THE PLAT BEARING FOR SAID BOUNDARY SOUTH BOUNDARY HELD THE 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1 OF "CANBY VIEW MANOR" AND HELD THE PLAT BEARING FOR THE WEST BOUNDARY TO ESTABLISH SAID SOUTH BOUNDARY AS SHOWN.
EAST BOUNDARY: HELD THE DEEDS (1) DISTANCE OF 334.00 FEET FROM POINT "A" TO POINT "B" AND HELD SAID EAST BOUNDARY LINE AS PARALLEL TO THE WEST BOUNDARY LINE, WHICH IS THE EAST BOUNDARY LINE OF LOT 45 OF "CANBY GARDENS".

LEGEND

- DENOTES MONUMENTS FOUND AS NOTED.
- o DENOTES 5/8" 30" LONG IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ZAROSINSKI-TATONE, INC. DRIVEN TO GROUND SURFACE."
- I.P. DENOTES IRON PIPE.
- I.P. DENOTES IRON PIPE.
- FL DENOTES FOUND.
- CL CENTER LINE.
- TYR TYPICAL.

DEEDS

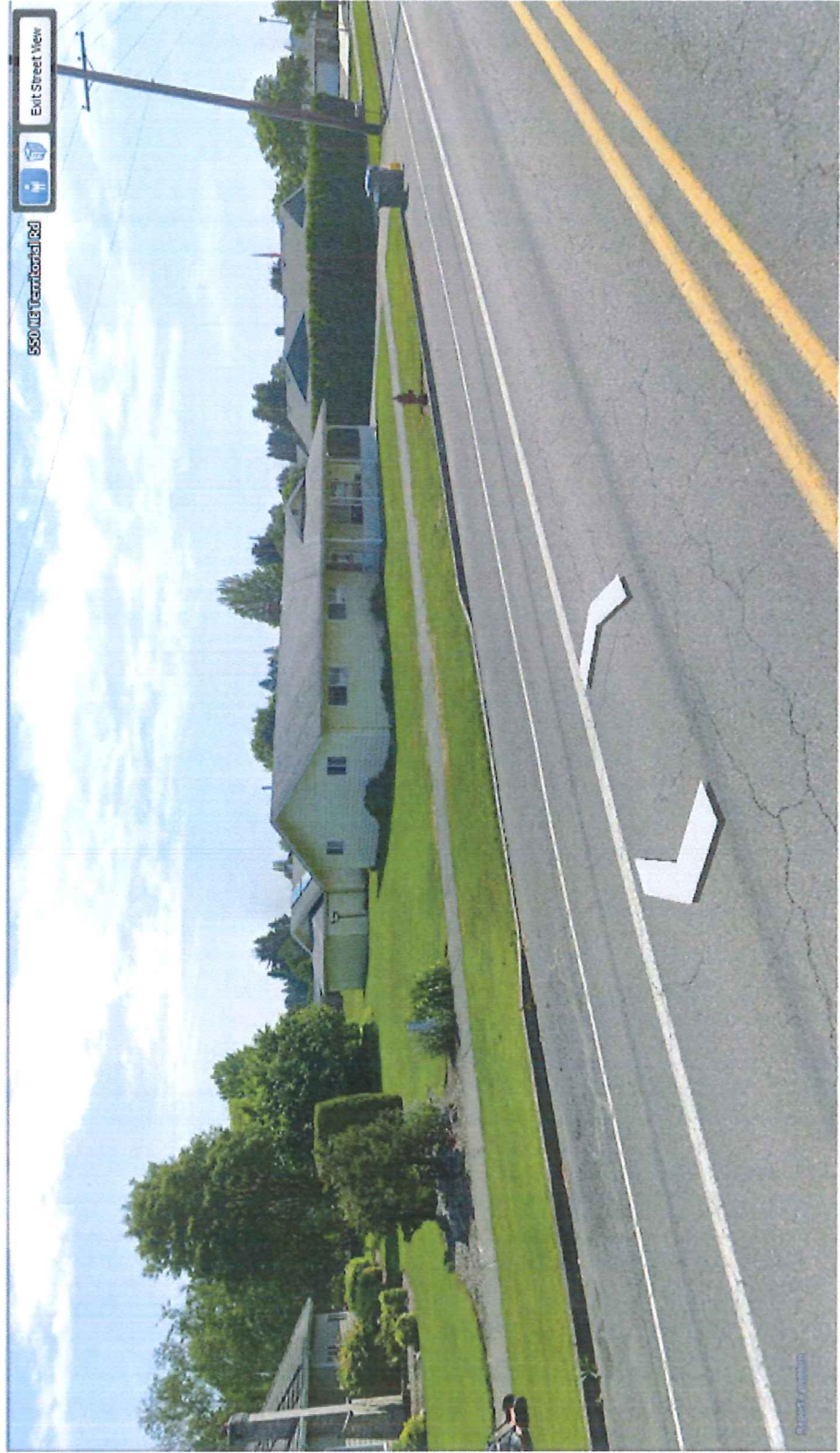
- DEED (1) BOOK 395, PAGE 111, 11/10/61
- DEED (2) BOOK 330, PAGE 504, 9/16/57



NOTE:

1. A 6' WIDE UTILITY EASEMENT SHALL EXIST CONTIGUOUS TO ALL INTERIOR PROPERTY LINES AND A 12' WIDE UTILITY EASEMENT SHALL EXIST CONTIGUOUS TO ALL EXTERIOR PROPERTY LINES.
2. THERE ARE NO GEODETIC MONUMENTS WITHIN 1/2 MILE OF THE BOUNDARY OF THIS PLAT.

STREET VIEW



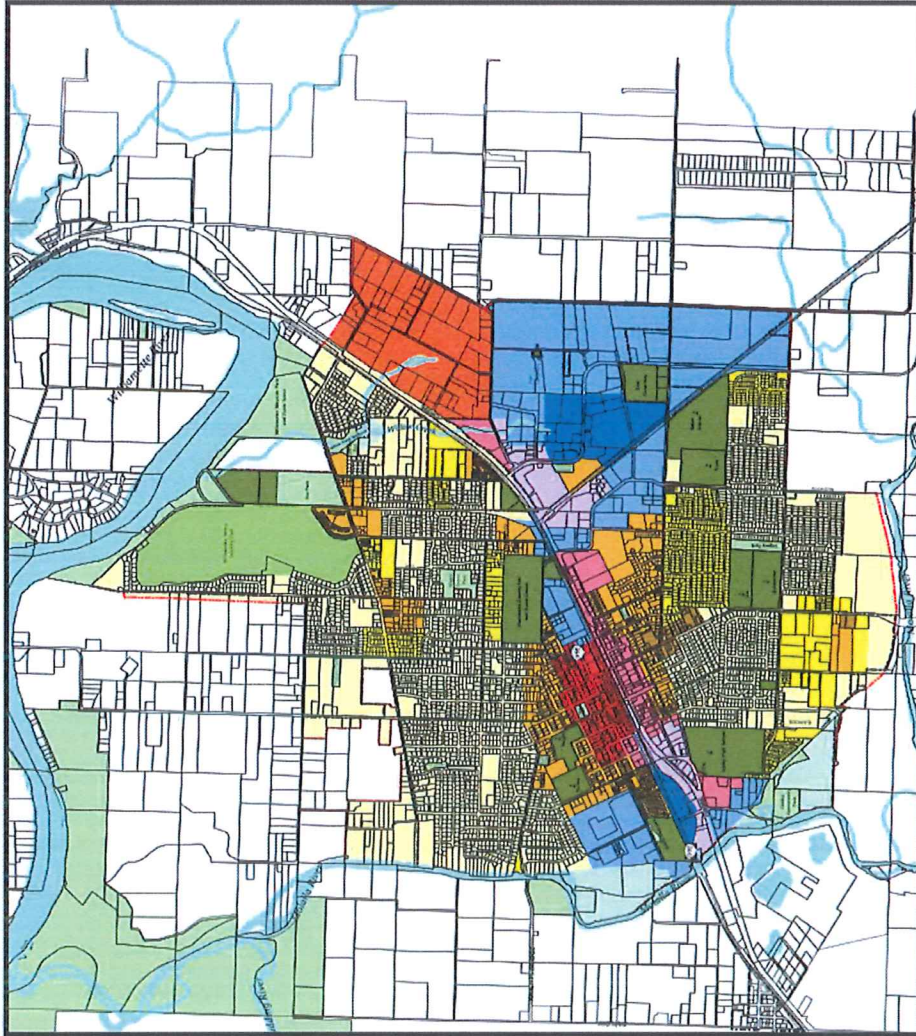
55018 Territorial Rd

Exit Street View

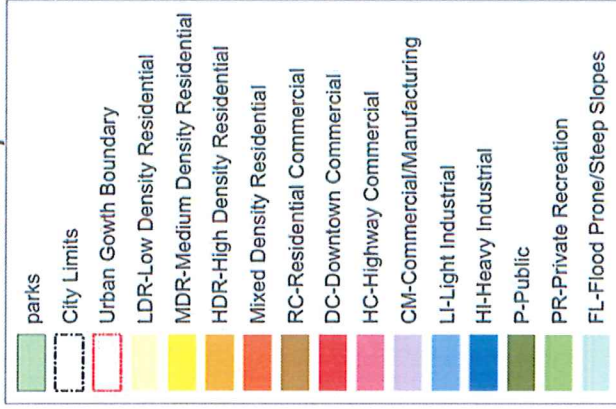
STREET VIEW



CITY OF CANBY COMPREHENSIVE PLAN MAP



City of Canby Comprehensive Plan Map

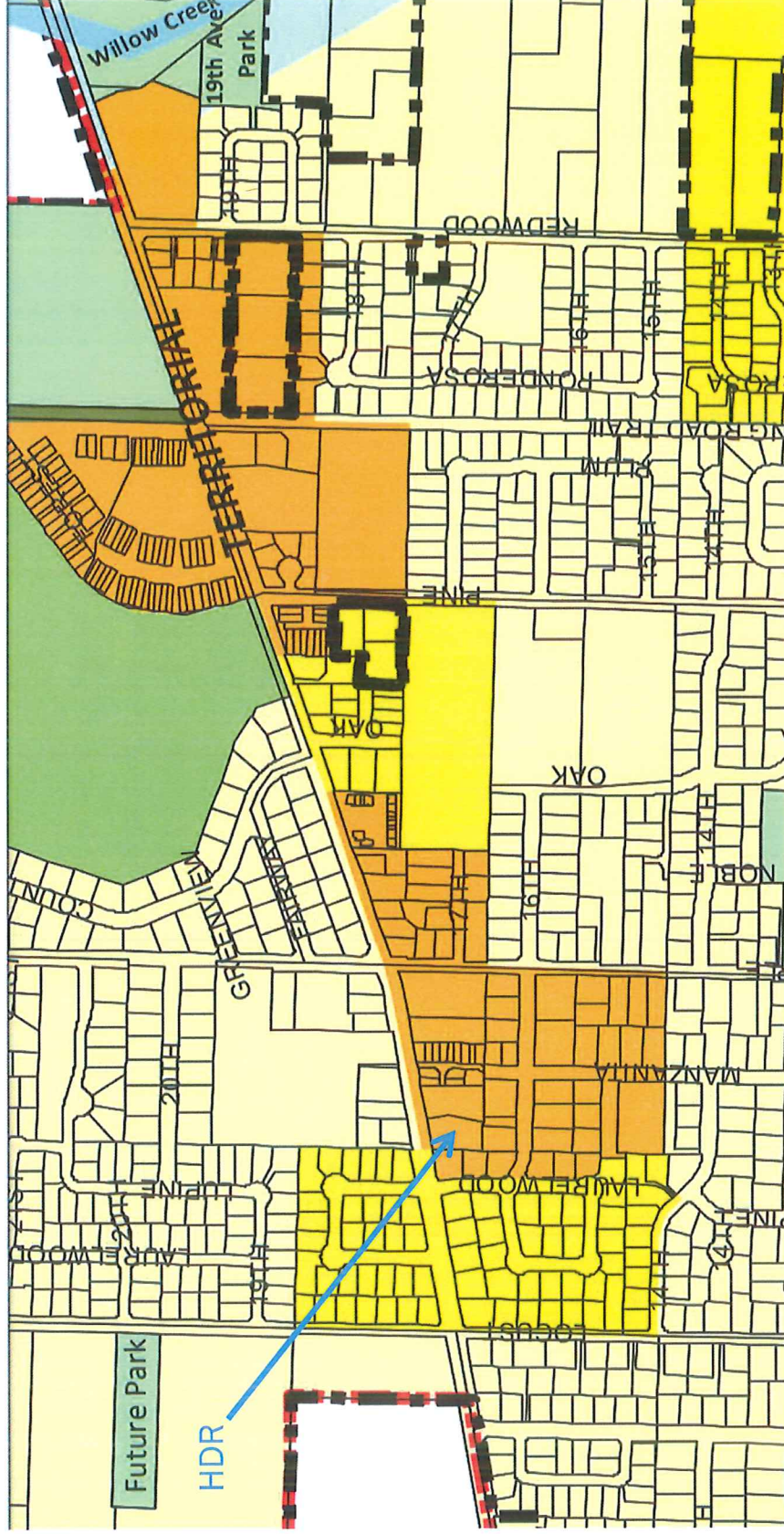


September 2019

The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy. However, notification of errors would be appreciated.

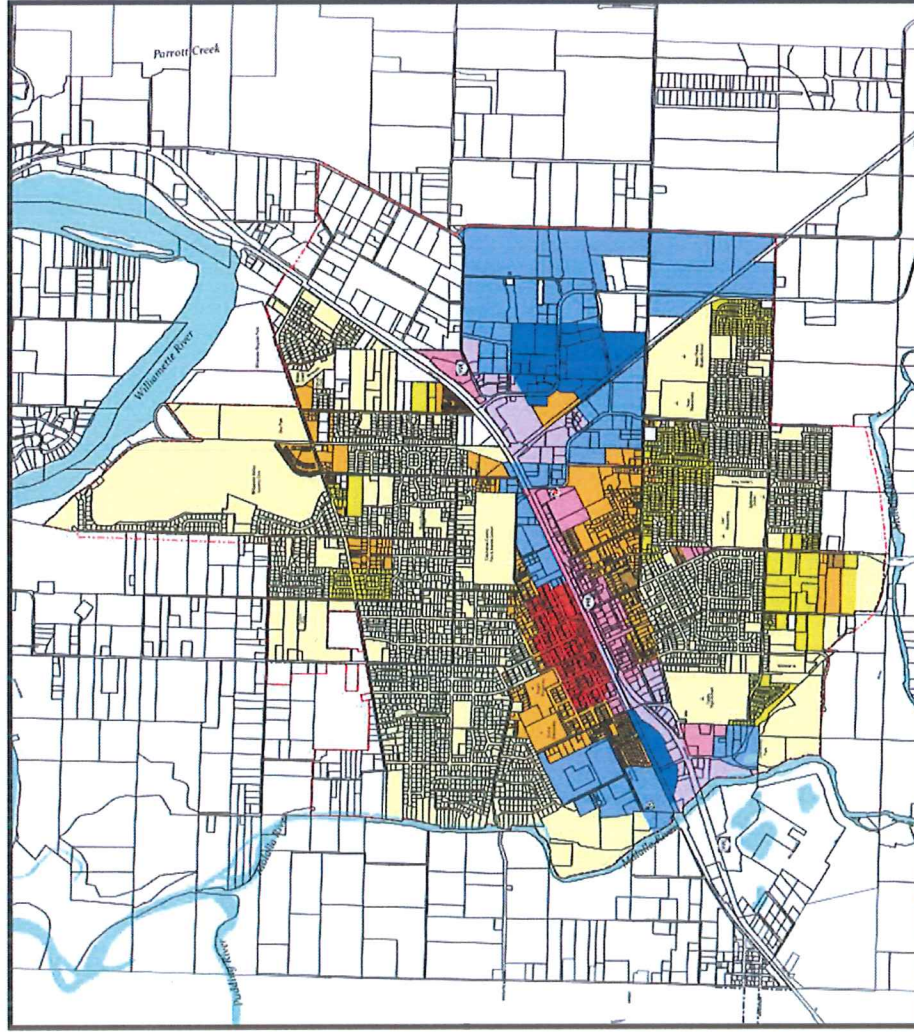


CITY OF CANBY COMPREHENSIVE PLAN MAP



CITY OF CANBY ZONING MAP

City of Canby Zoning Map



	City Limits
	Urban Growth Boundary
	R-1 Low Density Residential
	R-1.5 Medium Density Residential
	R-2 High Density Residential
	C-R Residential Commercial
	C-1 Downtown Commercial
	C-2 Highway Commercial
	C-M Commercial Manufacturing
	M-1 Light Industrial
	M-2 Heavy Industrial

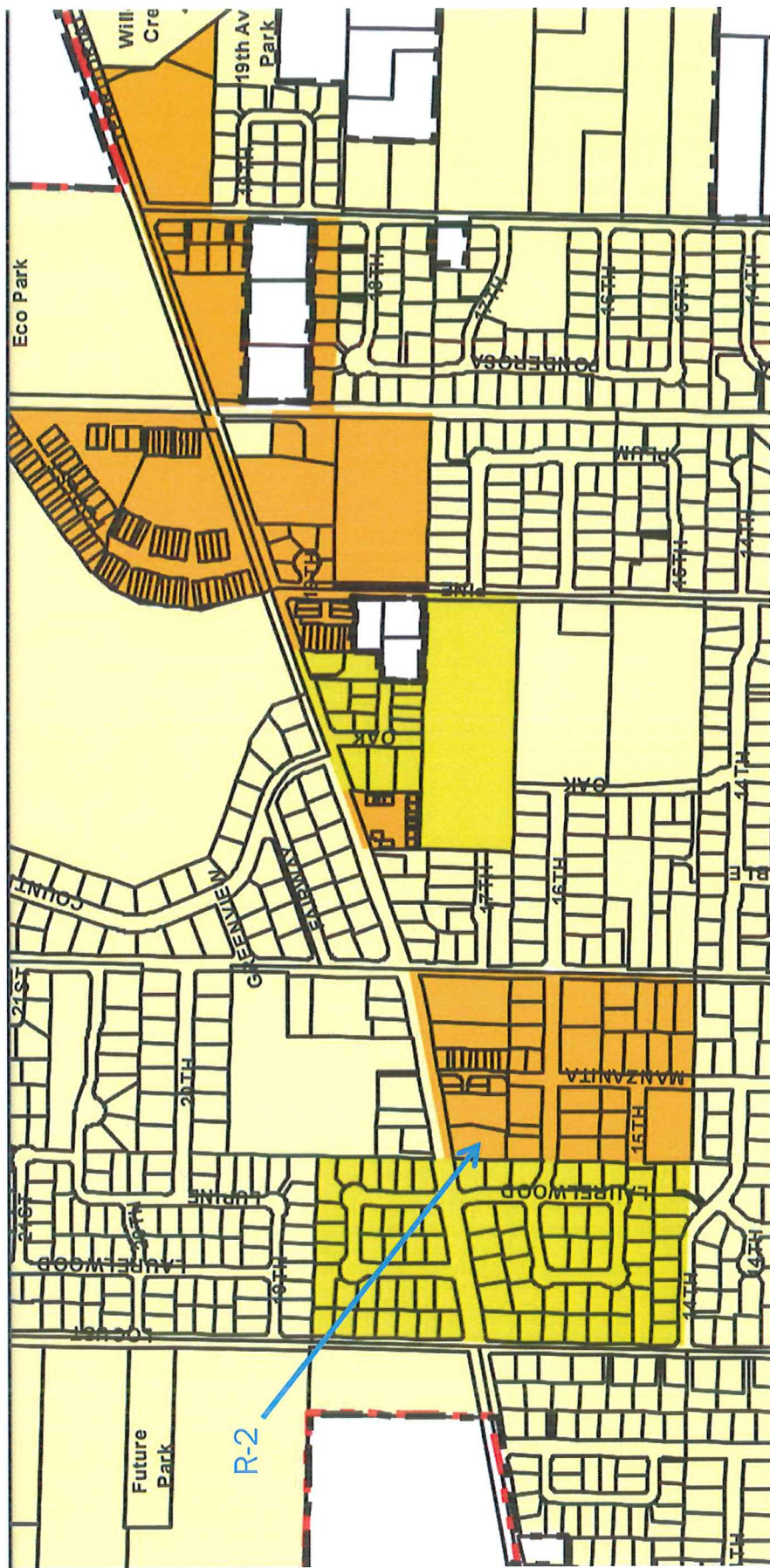


September 2019



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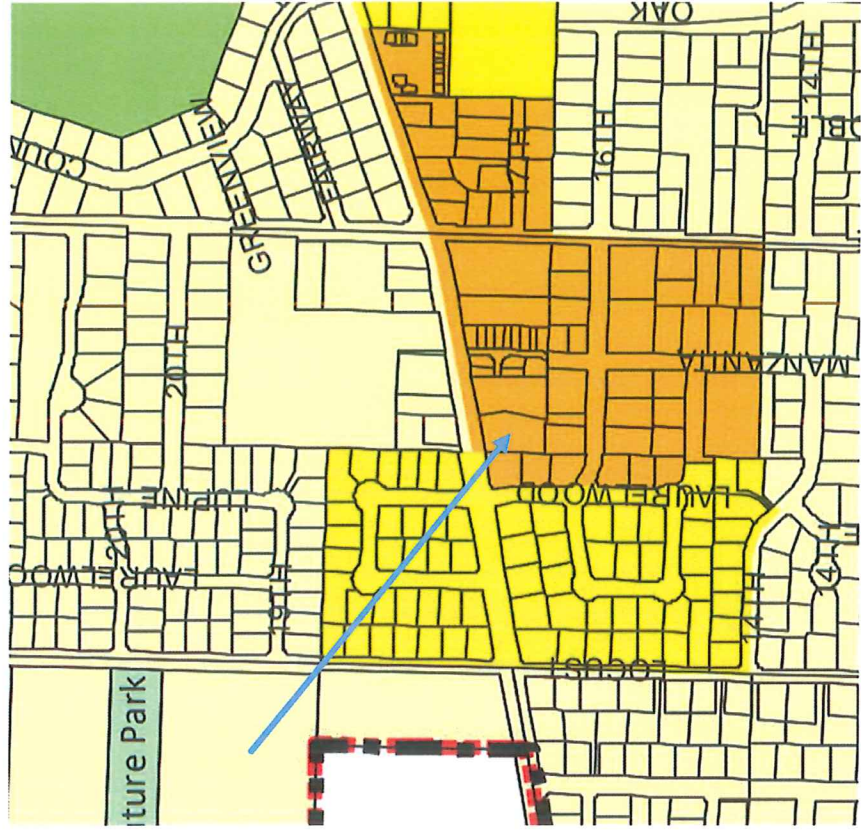
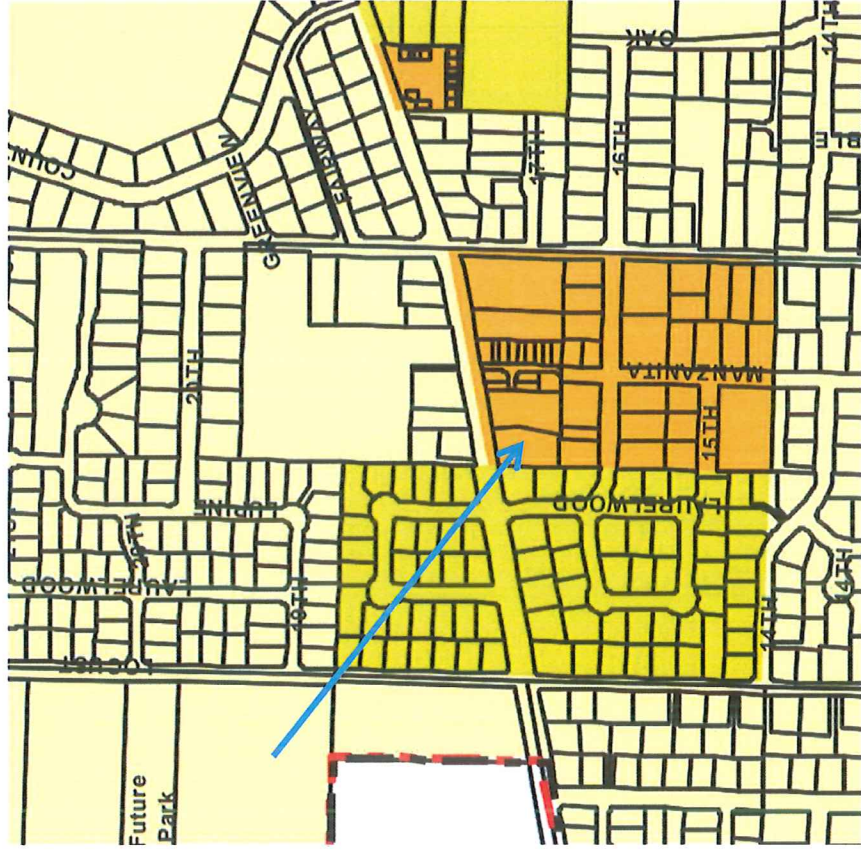
CITY OF CANBY ZONING MAP



ZONING MAP

VS

COMPREHENSIVE PLAN MAP



CITY OF CANBY R-2 ZONING

Chapter 16.20 R-2 HIGH DENSITY RESIDENTIAL ZONE (Ord 890 section 20, 1993)

Sections:

16.20.010 Uses permitted outright.
16.20.020 Conditional uses.
16.20.030 Development standards.

16.20.010 Uses permitted outright.
Uses permitted outright in the R-2 zone shall be as follows:

- A. Uses permitted outright in the R-1.5 zone, subject to the density standards in Section 16.20.030(A);
- B. Single family townhouse dwellings having common wall construction;
- C. Boarding, lodging or rooming house;
- D. Multi-family dwelling;
- E. Manufactured and mobile home or trailer parks, subject to the criteria of Chapter 16.44;
- F. Bed and Breakfast.
- G. Residential Facility - for six or more individuals. (Per ORS 197.667(4) and 443.400 (8))

CITY OF CANBY R-1.5 ZONING

Chapter 16.18

R-1.5 MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

- 16.18.010 Uses permitted outright.
- 16.18.020 Conditional uses.
- 16.18.030 Development standards.

16.18.010 Uses permitted outright.

Uses permitted outright in the R-1.5 zone shall be as follows:

- A. Uses permitted outright in the R-1 zone;
- B. Two-family or three-family dwellings. One duplex or triplex on each lot. (Ord. 740 sect. 10.3.20 (A), 1984)
- C. Single-family townhouse dwellings having common wall construction. The townhouse construction is limited to a maximum grouping of three dwelling units. If more than one group of dwellings is developed then a ten foot distance shall be maintained between an adjacent group of dwelling units. (Ord. 740 sect. 10.3.20(B), 1984; Ord. 1080, 2001; Ord. 1514, 2019)

CITY OF CANBY R-1 ZONING

Chapter 16.16

R-1 LOW DENSITY RESIDENTIAL ZONE

Sections:

- 16.16.010 Uses permitted outright.
- 16.16.020 Conditional uses.
- 16.16.030 Development standards.

16.16.010 Uses permitted outright.

Uses permitted outright in the R-1 zone shall be as follows:

- A. Single-family dwelling; one single-family dwelling per lot.
- B. Vegetable gardens, orchards and crop cultivation for personal use only, including greenhouses. No large-scale commercial sale of produce is permitted unless continued as a non-conforming use that was in place prior to the existing zoning designation. Keeping of animals other than domestic pets requires a special permit from the City Administrator unless a continuation of a non-conforming agriculture use.
- C. Accessory uses and/or accessory structures.
- D. Accessory dwelling, subject to review and approval through a Type 1 procedure (pursuant to Chapter 16.89.030) and must conform to the following standards:
 - 1. Compliance with the Oregon Structural Specialty Code;
 - 2. A maximum of one accessory dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g. above a garage or workshop), or a unit attached or interior to a primary dwelling (e.g. an addition or the conversion of an existing floor).
 - 3. A detached accessory dwelling may not exceed 800 square feet of floor area or 75% of the primary dwelling's floor area, whichever is smaller.
 - 4. Accessory dwellings that result from the conversion of a level or floor (e.g. basement, attic, or second floor) of the primary dwelling may occupy the entire level or floor, even if the floor area of the accessory dwelling would be more than 800 square feet.

- 5. Accessory dwellings must meet all other development standards (e.g. height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:
 - a. Conversion of an existing legal non-conforming structure to an accessory dwelling is allowed, provided the conversion does not increase the non-conformity, and
 - b. Chapter 16.21, Residential Design Standards do not apply, and
 - c. An additional on-site parking space shall not be required but may be provided.
- E. Day care facility in a residential home, with twelve (12) or fewer children;
- F. Manufactured and mobile home subdivisions, where developed as planned unit developments, subject to the requirements of Divisions IV and V;
- G. Minor public facilities;
- H. Manufactured home - with the following additional approval criteria:
 - 1. Must be double-wide or wider and must enclose at least 1,000 square feet.
 - 2. Must be located not more than twelve (12) inches above grade on an excavated and back filled masonry foundation which is enclosed at the perimeter.
 - 3. Must have a pitched roof with a minimum slope of at least a nominal three (3) feet in height for each twelve (12) feet in width.
 - 4. Exterior siding and roofing must be similar in color, material and appearance to that used on surrounding dwellings within three hundred (300) feet of the lot.
 - 5. The exterior thermal envelope must meet performance standards equivalent to those required for single family dwellings under the State Building Code.
 - 6. Must not have bare metal siding or roofing.
- I. Home occupations which meet the strict definition of section 16.04.240.
- J. Residential Home/Adult Foster Home - for five or fewer individuals. (Per ORS 197.665).
- K. Foster Care Home; as defined in Section 16.04 (Ord. 890 section 15, 1993; Ord. 859 section 1, 1991; Ord. 740 section 10.3.18(A), 1984; Ord. 1080, 2001; Ord 1237, 2007; Ord 1514, 2019)

CITY OF CANBY R-2 ZONING

Chapter 16.20 R-2 HIGH DENSITY RESIDENTIAL ZONE (Ord 890 section 20, 1993)

Sections:

- 16.20.010 Uses permitted outright.
- 16.20.020 Conditional uses.
- 16.20.030 Development standards.

16.20.010 Uses permitted outright.
Uses permitted outright in the R-2 zone shall be as follows:

- A. Uses permitted outright in the R-1.5 zone, subject to the density standards in Section 16.20.030(A);
- B. Single family townhouse dwellings having common wall construction;
- C. Boarding, lodging or rooming house;
- D. Multi-family dwelling;
- E. Manufactured and mobile home or trailer parks, subject to the criteria of Chapter 16.44;
- F. Bed and Breakfast.
- G. Residential Facility - for six or more individuals. (Per ORS 197.667(4) and 443.400 (8))

CITY OF CANBY R-2 ZONING

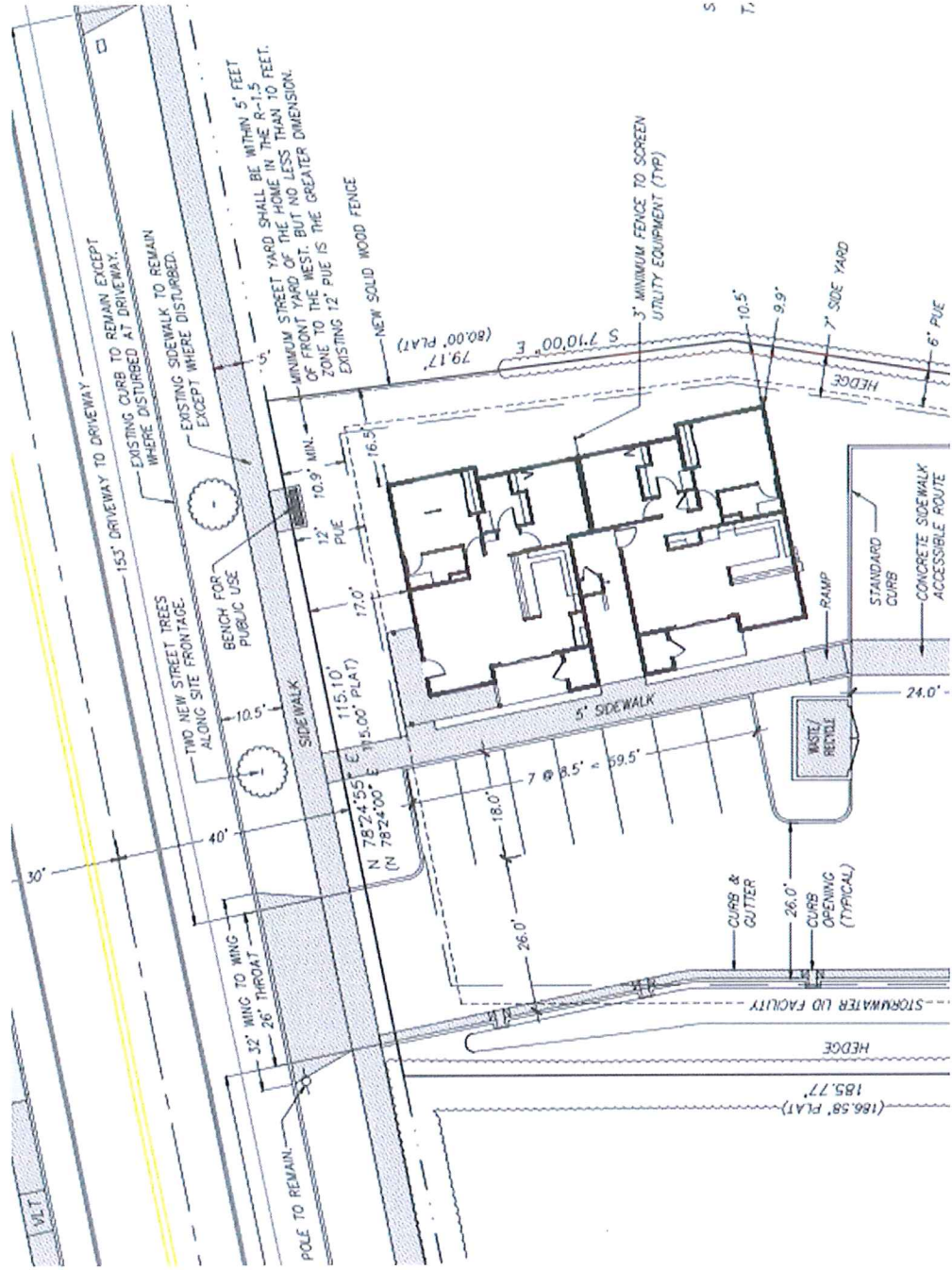
16.20.030 Development standards.

The following subsections indicate the required development standards of the R-2 zone:

A Minimum residential density: New development shall achieve a minimum density of 14 units per acre. Minimum density for a property is calculated by multiplying its area in acres (minus area required for street right-of-way and public park/open space areas) by the density standard. For example, 0.18 acres x 14 units/acre = minimum of 2.52 units. Decimals are rounded to the nearest whole number (e.g., a minimum of 2.52 units becomes a minimum of 3 units). The Planning Commission may modify the density standard if it cannot be met due to existing lot dimensions, road patterns, or other site characteristics.

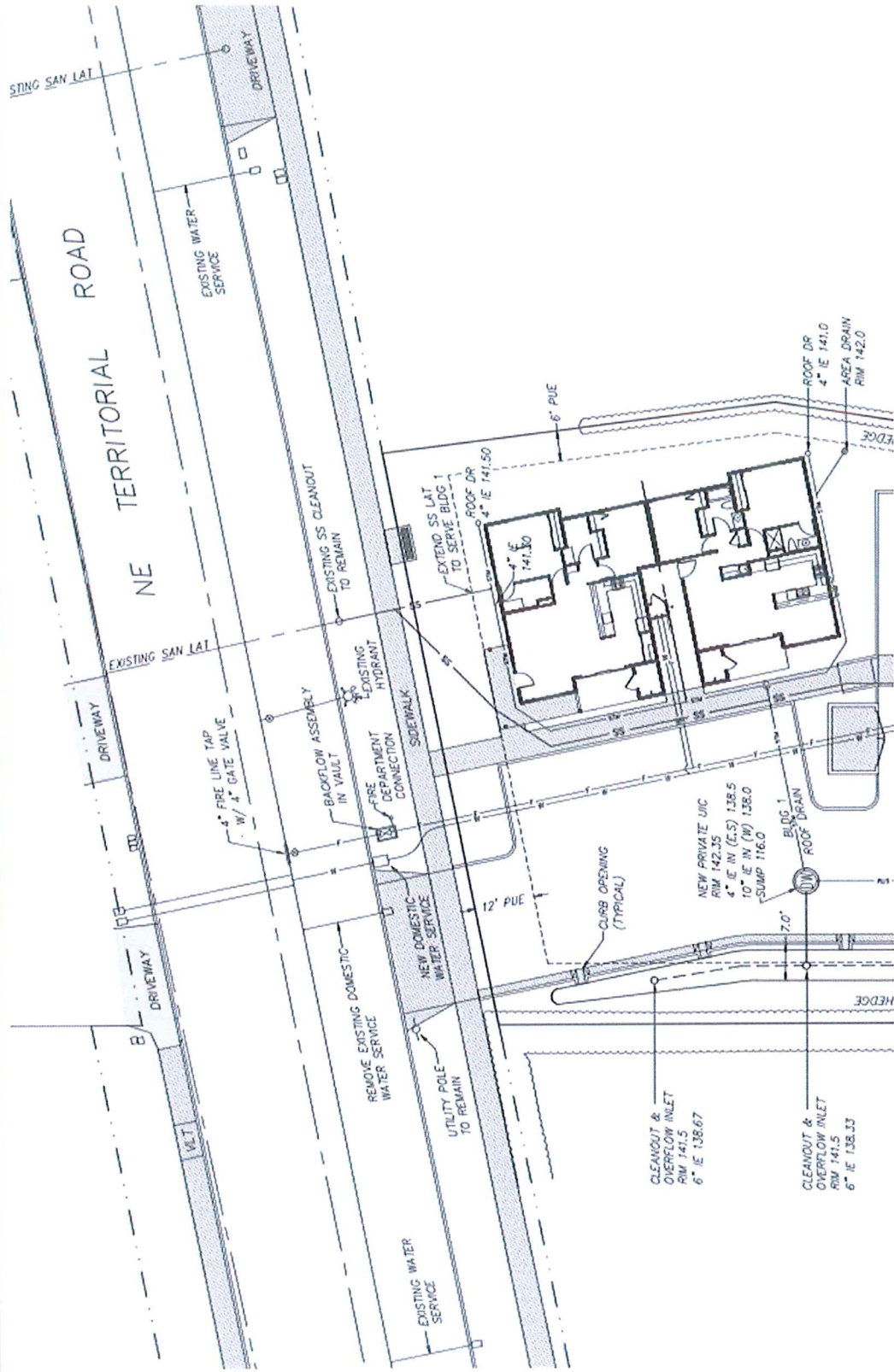
- 22,678 square feet / 43,560 sq ft / Acre = 0.52 Ac.
- 0.52 acres x 14 units/acre = minimum of 7.29 units.
- Decimal is rounded to nearest whole number, = 7 units minimum.

PROPOSED SITE PLAN

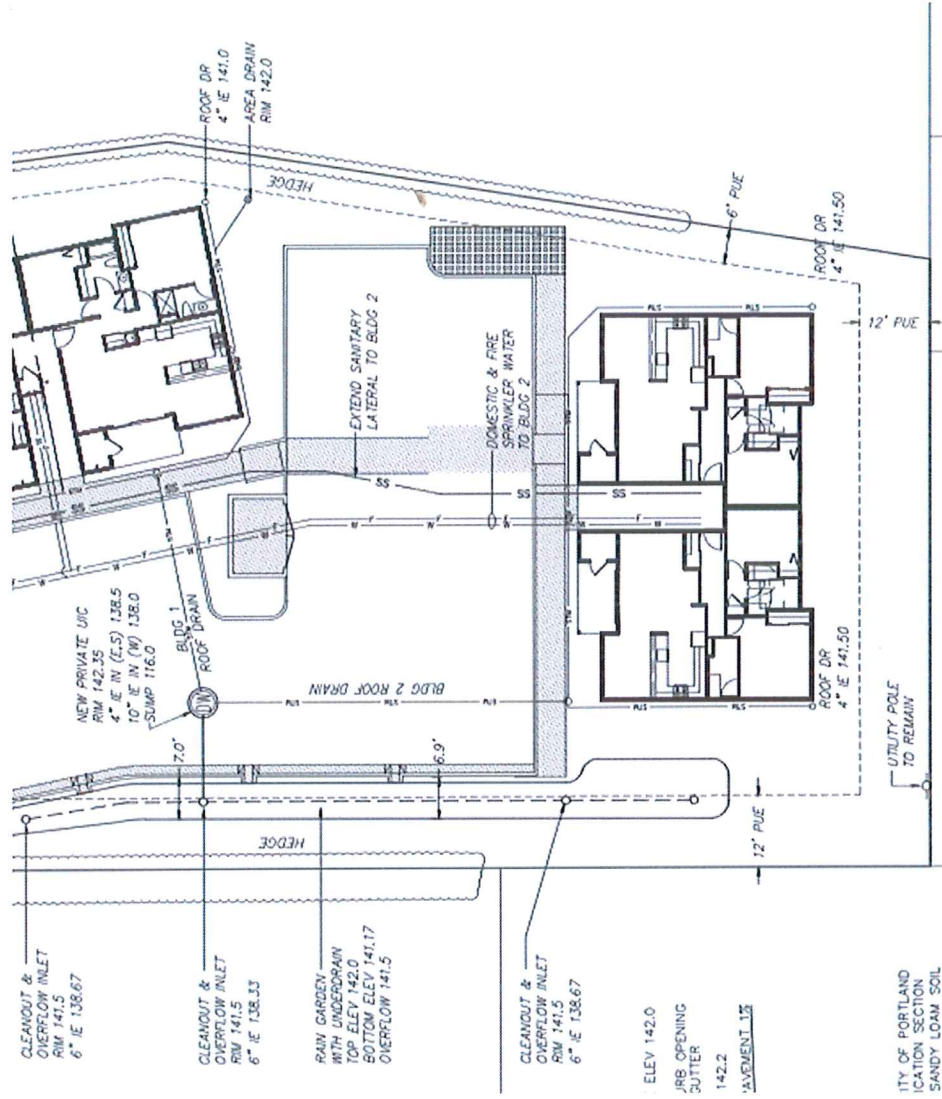


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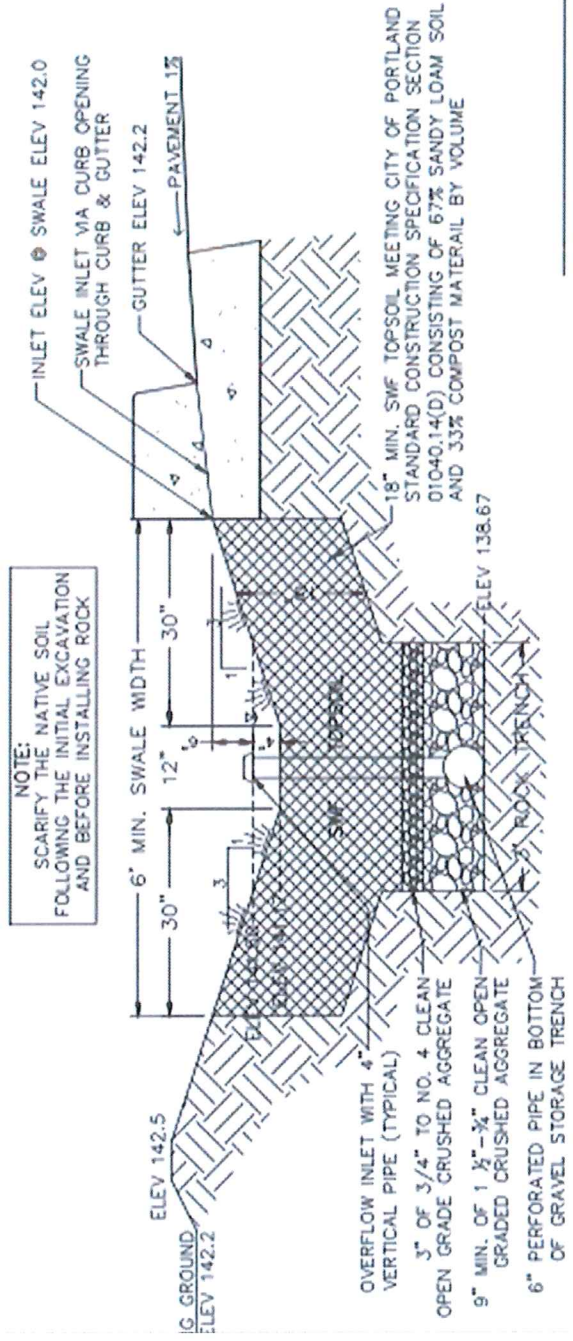
PROPOSED UTILITY PLAN



PROPOSED UTILITY PLAN

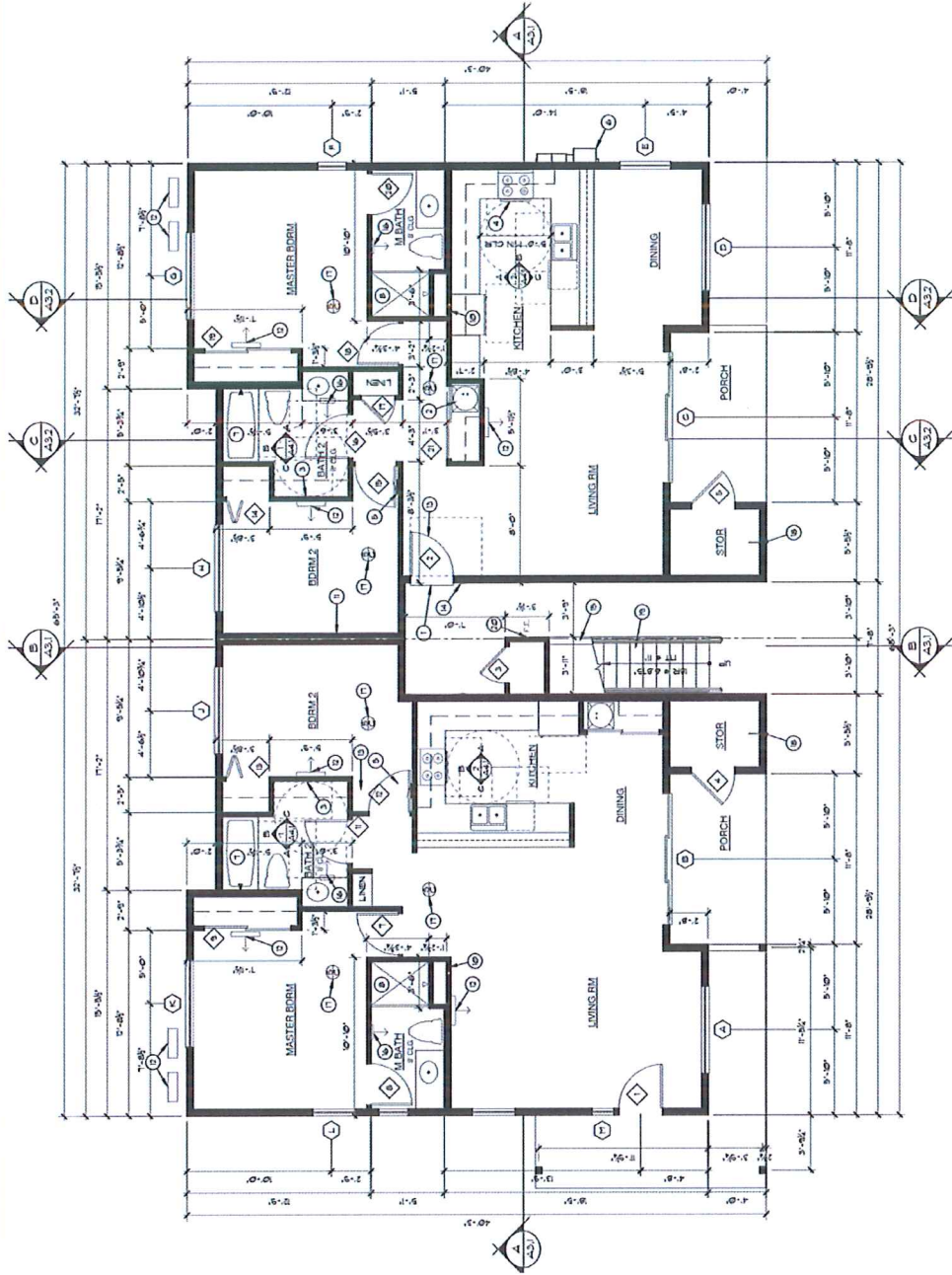


PROPOSED UTILITY PLAN



PRIVATE RAIN GARDEN DETAIL
NTS

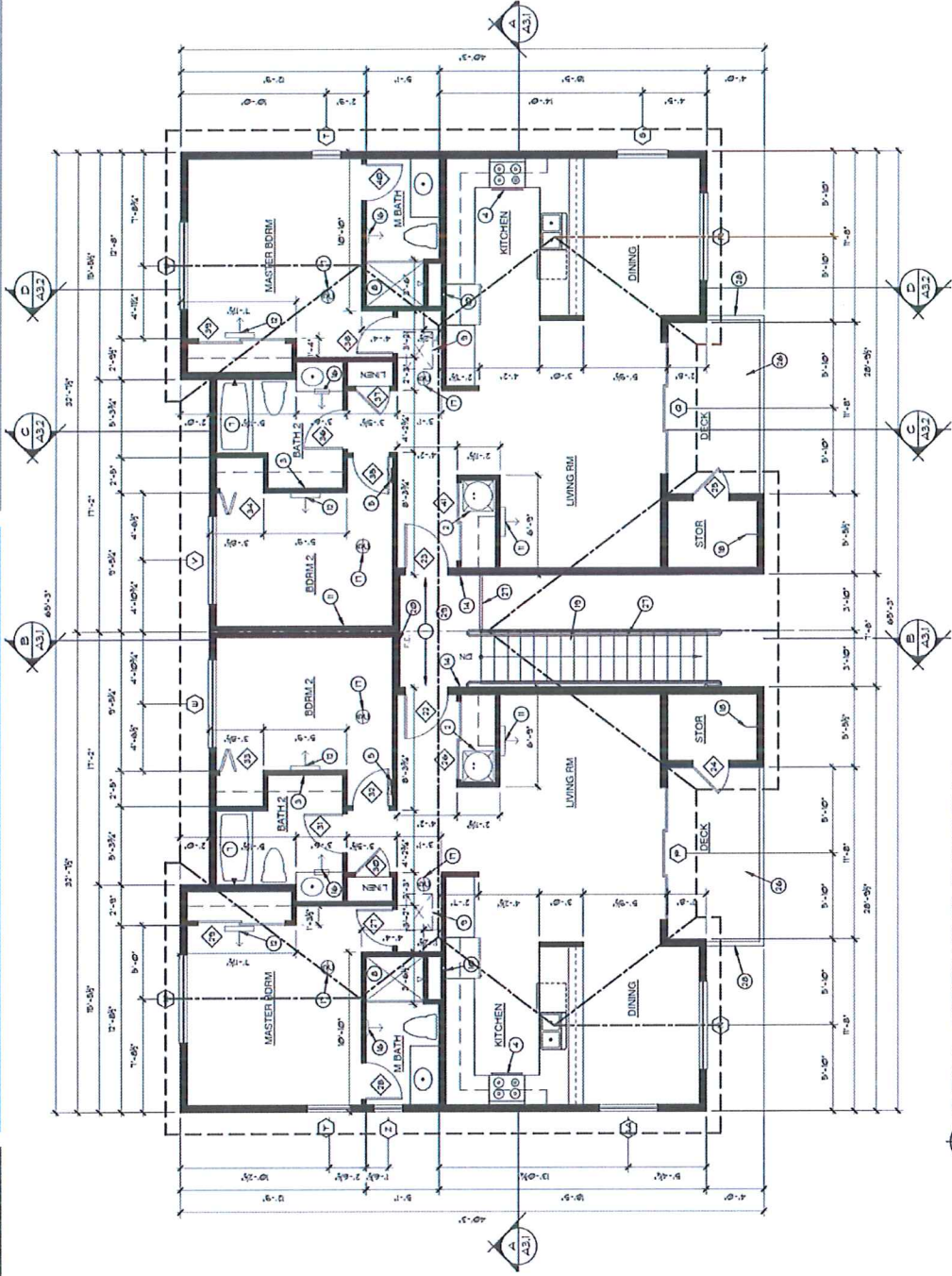
BUILDING A MAIN LEVEL FLOOR PLAN



BLDG A - MAIN LEVEL FLOOR PLAN
 SEE SHEET A14 FOR DOOR & WINDOW SCHEDULES
 ALL UNITS @ THIS LEVEL ARE REQUIRED TO BE TYPE 'B' ADA COMPLIANT.

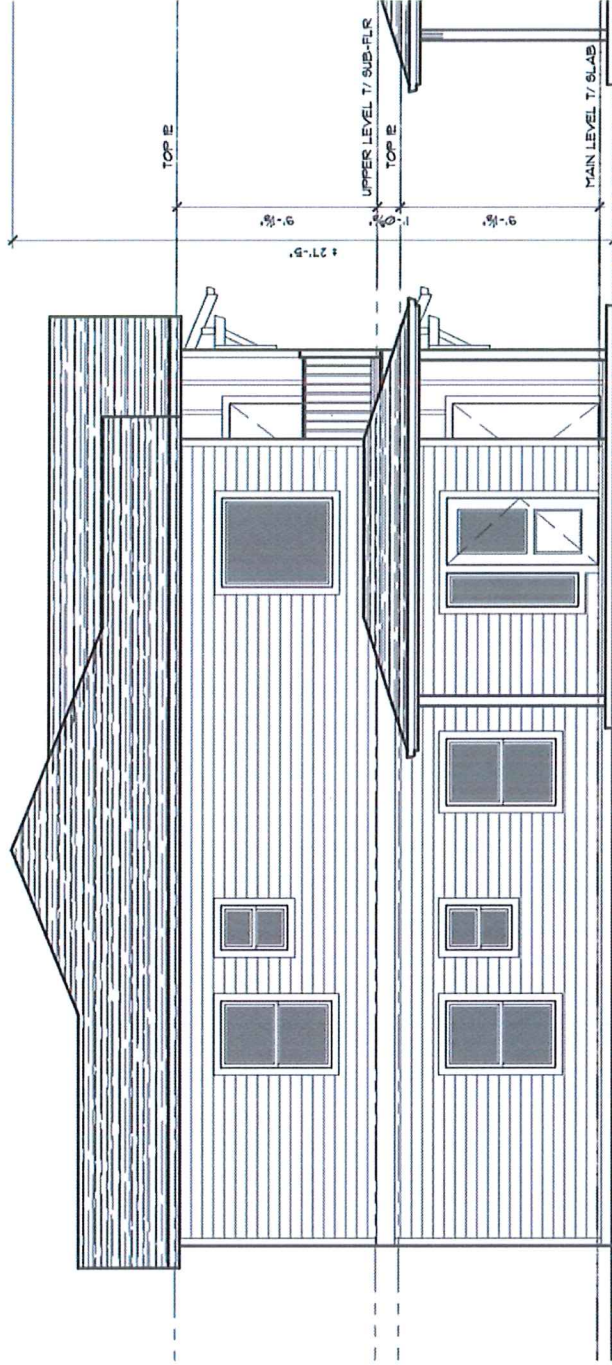
1/14/12

BUILDING A UPPER LEVEL FLOOR PLAN



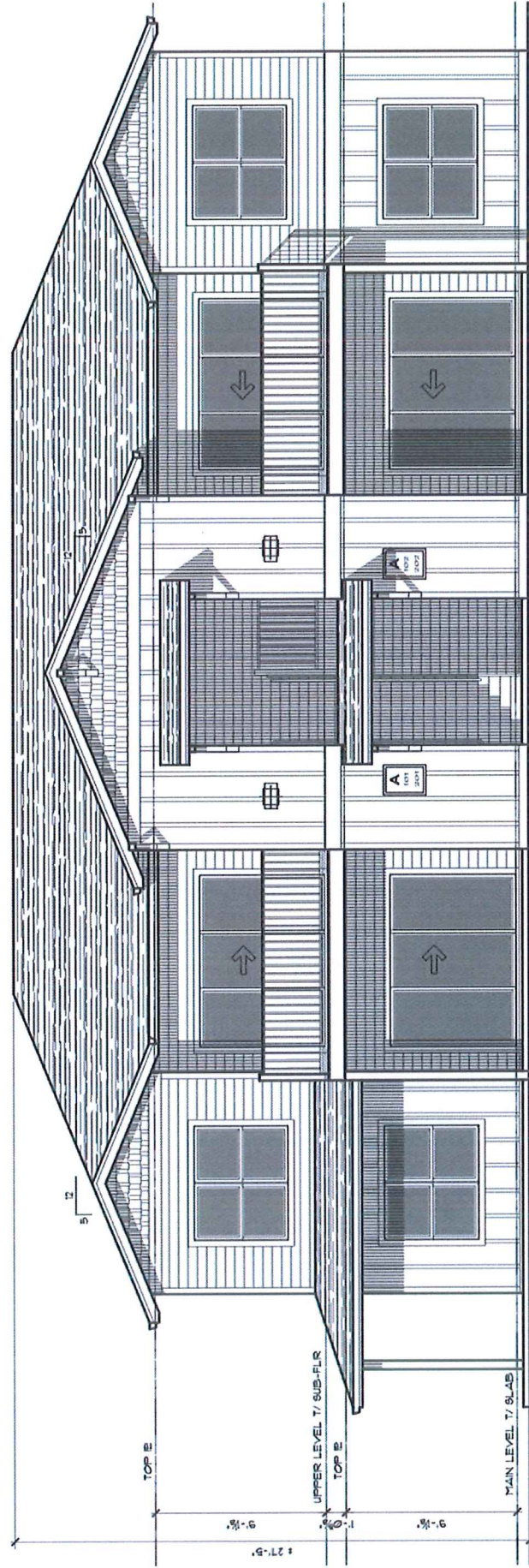
BLDG A - UPPER LEVEL FLOOR PLAN

BUILDING A ELEVATIONS



BLDG A - NORTH (LEFT) ELEVATION (FACING N.E. TERRITORIAL RD.)
1/4" = 1'-0"

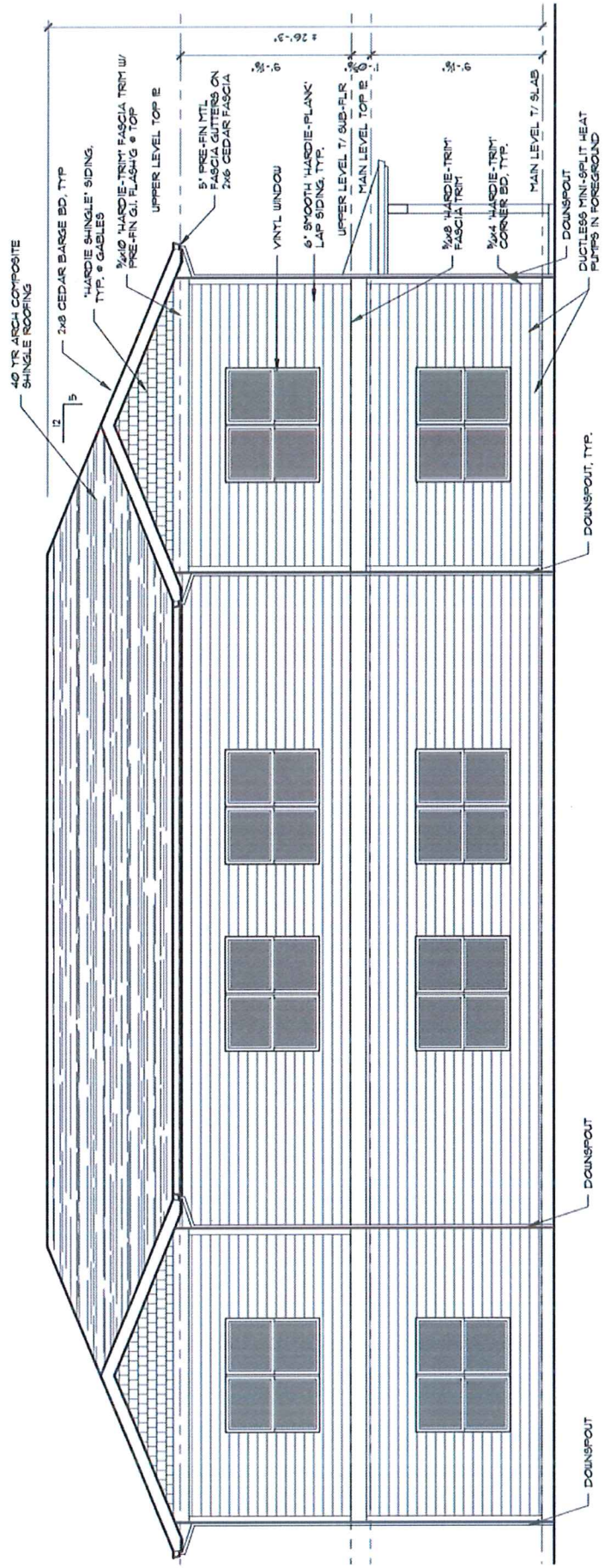
BUILDING A ELEVATIONS



BLDG A - WEST (FRONT) ELEVATION

1/4" = 1'-0"

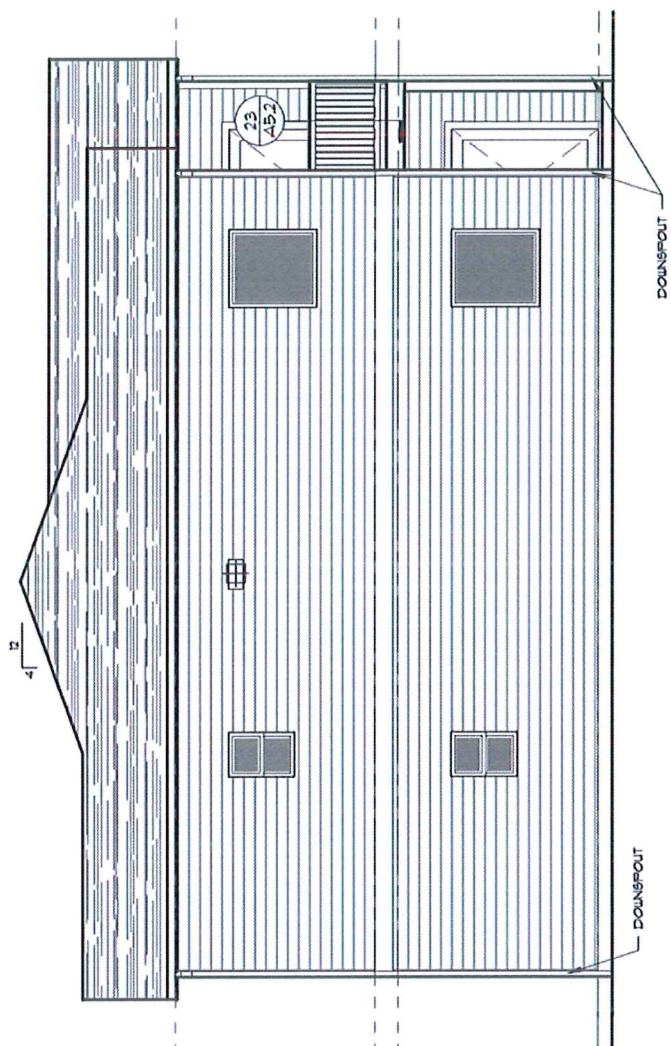
BUILDING A ELEVATIONS



BLDG A - EAST (REAR) ELEVATION

1/4" = 1'-0"

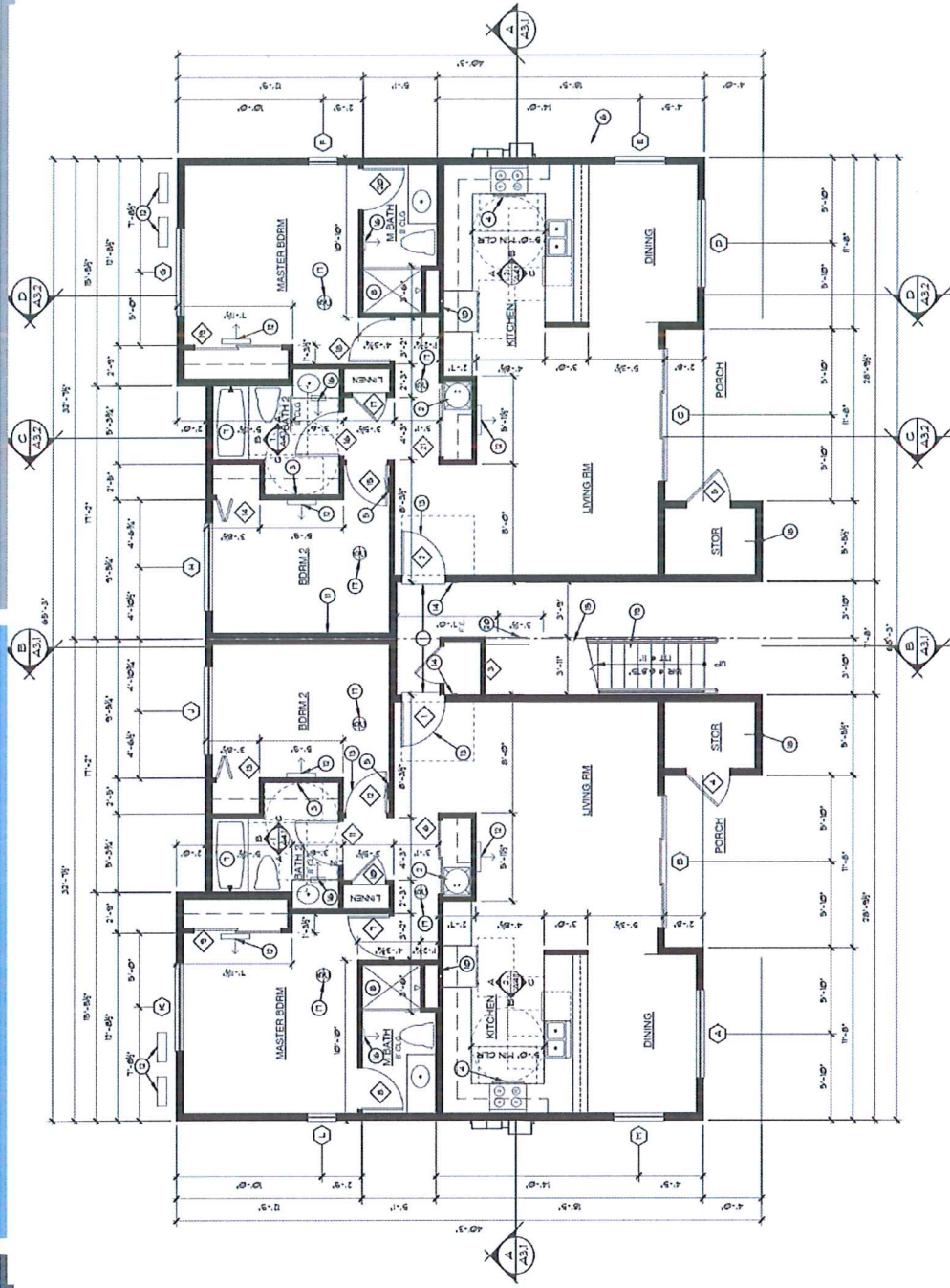
BUILDING A ELEVATIONS



BLDG A - SOUTH ELEVATION

1/4" = 1'-0"

BUILDING B MAIN LEVEL FLOOR PLAN

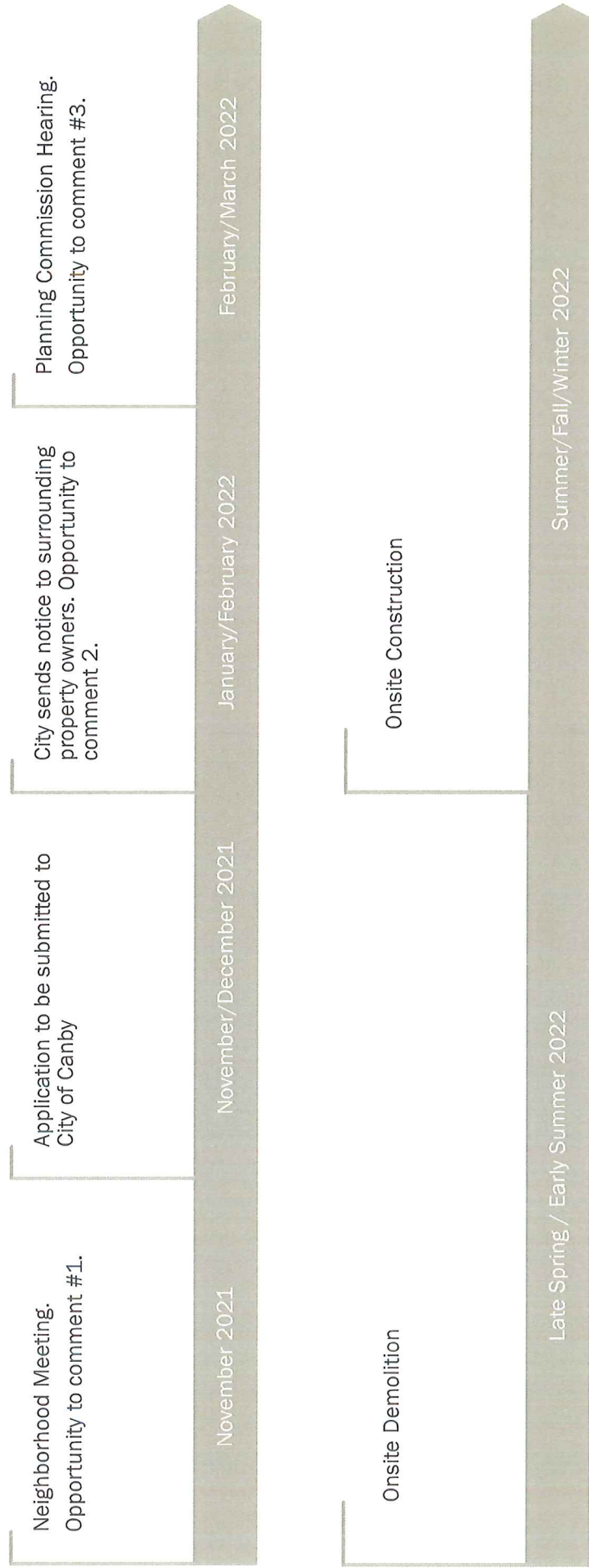


BLDG B - MAIN LEVEL FLOOR PLAN

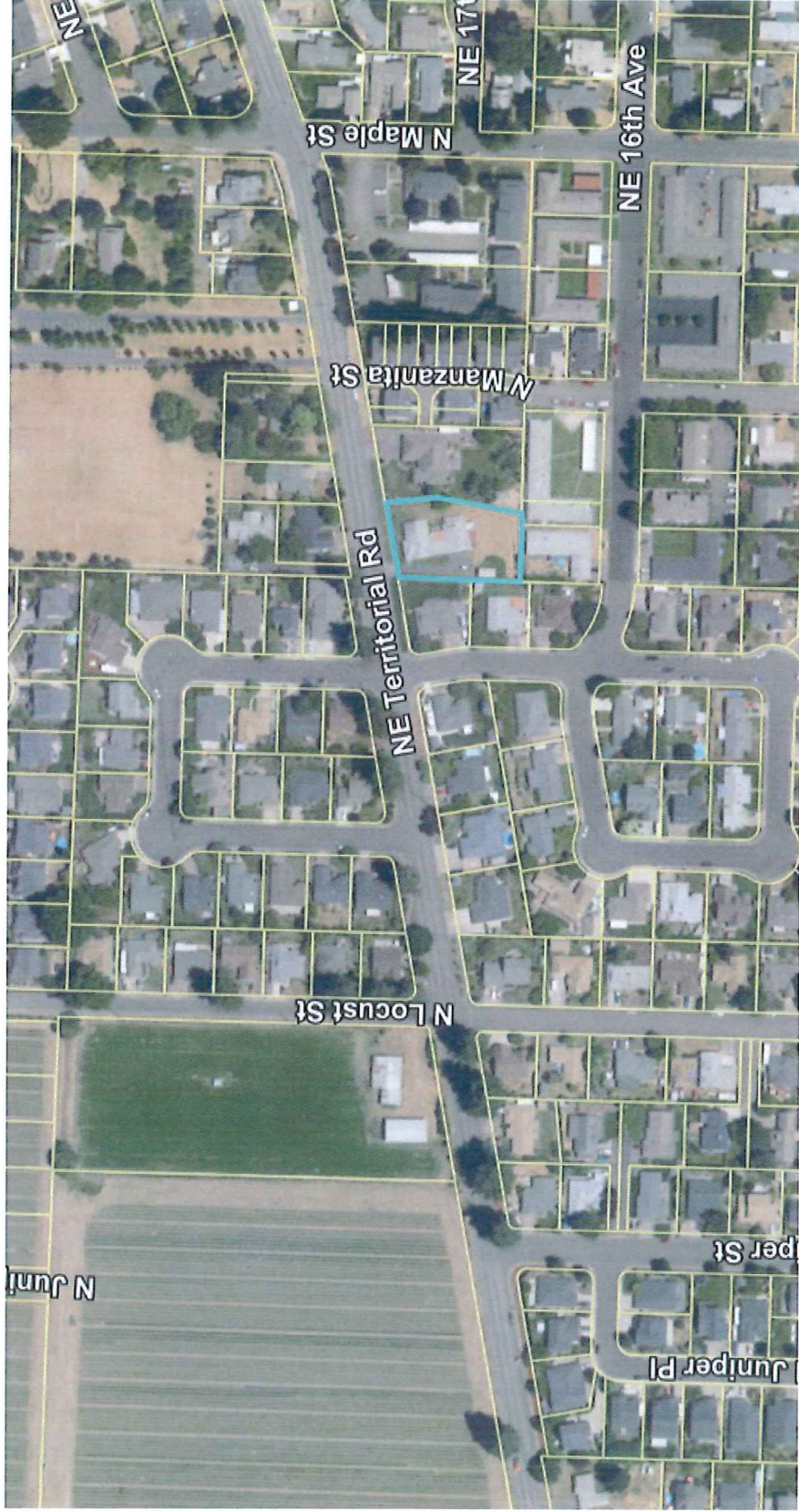
SEE SHEET A-1.1 FOR DOOR & WINDOW SCHEDULES.
ALL UNITS #1-100 ARE REQUIRED TO BE TYPE "B" ADA COMPLIANT.



APPROXIMATE TIMELINE



QUESTIONS?



531 NE Territorial Road Design Review - Neighborhood Meeting Notes

November 15, 2021, 6:00 pm Zoom Meeting

Meeting attendees:

Darren Monen, Owner/Applicant

Pat Sisul, Sisul Engineering, Applicant's representative

Todd Iselin, Iselin Architects, Applicant's representative

The Leder's (neighboring property owners)

The Dimick's (neighboring property owners)

Keith Galitz (attending on behalf of neighboring property owners)

The meeting began at 6:00 PM.

Darren Monen began the meeting by giving his background of having grown up in Canby, living in Canby his entire life, and now running businesses in Canby. He is not an out-of-town developer who is looking to build a project and then flip it. He and his partner intend to own this project long term, as they do with their other properties. They've owned this property for roughly 10 years and the home is worn out. They professionally maintain the landscaping in their projects and take care of the garbage. He invited any of the meeting attendees to tour other properties that they own in Canby so they can see the quality of the developments.

Pat Sisul (applicant's representative) presented a PowerPoint of the where the site is located, the zoning, what is permitted to be built onsite, the proposed site plan and utilities.

Todd Iselin (applicant's representative) discussed the proposed buildings, floor plans and building elevations.

Pat Sisul then finished the presentation by explaining that this is the first opportunity for neighborhood input into a project. Other opportunities for input would be after application is made and the City Staff requests comments from neighbors. Neighbors could also choose to attend or submit information to the City to be included in the record at the Planning Commission hearings, or they could choose to testify at the hearing.

At approximately 6:20 the meeting was opened for questions:

Mr. Leder – I notice there are 15 parking spaces and an ADA parking space. Does the ADA parking space count as a parking stall? *Yes, there are 16 total proposed parking spaces, which includes one ADA space. This meets the minimum requirement of 2 parking spaces per unit. All the ground floor units are required to be ADA accessible units, and therefore it is likely that someone needing an ADA stall will be living within the proposed development.*

Mr. Leder – It seems as though the site is zoned for what is being proposed. Not that I am against the project, but what would it take for the Planning Commission to deny a project? *The*

Planning Commission doesn't typically deny a project based on "not in my backyard" arguments. They will listen to arguments based on why a project does not comply with the Code and judge the project on Code compliance.

Mrs. Leder – What do projects like this do to the surrounding property values? That is difficult to answer, as it is probably most appropriate for a real estate professional. I don't believe that any of our projects have had a negative impact on the surrounding property values. There is some value to replacing a worn-out home with a new building, even if it is a multi-family building. Over the past several years property values have been skyrocketing everywhere and especially in Canby. I would like to think that some of our projects may have had a positive impact on property values.

Keith Galitz – Attending on behalf of Char Chase, a neighbor. The project appears to have been designed to keep privacy. The neighbors should be happy about keeping privacy. To the extent practicable in a multi-family development the project has been designed to keep privacy for neighboring single-family properties. Maintaining the existing arborvitae hedges will be the best way to keep privacy for neighbors.

Keith Galitz – will there be landscaping in front of the development. Yes, two street trees are proposed to be placed within the planter strip and other trees and shrubs will be behind the planter strip and in front of the building. There is a lot of landscaping and trees planned for the site, and a lot of trees planned for the area around the stormwater rain garden. A Landscaping Plan has been developed, it was not included in the presentation this evening, but it will be part of the land use package submitted to the City.

Mr Leder – asked a question regarding a green home a few doors down along Territorial Rd that sold a little while ago. He wondered whether any member of the development team may be aware of what was planned with that site? We're not aware of any plans for that property.

The meeting ended at 6:34 PM.

Notes prepared by Pat Sisul, Sisul Engineering