



**BEFORE THE PLANNING COMMISSION
OF THE CITY OF CANBY**

SITE AND DESIGN REVIEW FOR CONSTRUCTION OF A 17,500 SQUARE FOOT INDUSTRIAL BUILDING)	FINDINGS, CONCLUSION & FINAL ORDER
)	DR 22-02
)	AMERICAN WELDING

NATURE OF THE APPLICATION

Site and Design Review for construction of a 17,500 square foot warehousing and office building, with potential for three total tenant spaces. There will be 28 parking spaces and 6 loading berths.

HEARING

The Planning Commission considered application **DR 22-02** after the duly noticed hearing on May 9, 2022 during which the Planning Commission approved by a 5/0 vote **DR 22-02 American Welding**, subject to Conditions of Approval. These Findings are entered to document the approval.

CRITERIA AND STANDARDS

In judging whether or not the aforementioned application shall be approved, the Planning Commission determines whether criteria from the City of Canby Land Development and Planning Ordinance are met, or can be met by observance of conditions. Applicable code criteria and standards were reviewed in the Staff Report dated April 29, 2022 and presented at the May 9, 2022 meeting of the Canby Planning Commission.

FINDINGS AND REASONS

The Staff Report was presented, and written and oral testimony was received at the public hearing. Staff recommended approval of the Site and Design Review application and applied Conditions of Approval in order to ensure that the proposed project will meet all required City of Canby Land Development and Planning Ordinance approval criteria.

CONCLUSION

In summary, the Planning Commission adopted the findings contained in the Staff Report concluding that the application met all applicable approval criteria, and determined that **DR 22-02 American Welding** be approved with the Conditions of Approval reflected in the written Order below.

ORDER

The Planning Commission concludes that, with the following conditions, the application meets the requirements for Site and Design Review approval. Therefore, IT IS ORDERED BY THE PLANNING COMMISSION of the City of Canby that **DR 22-02 American Welding** is approved, subject to the following conditions:

CONDITIONS OF APPROVAL

1. Sanitary sewer service shall be extended to serve the facility to the satisfaction of the City Engineer and the Public Works Department. (Public Works/City Engineer)
2. Water and electric service shall be extended to serve the facility to the satisfaction of the City Engineer and Canby Utility. Water services shall be constructed in conformance with Canby Utility requirements. (Public Works/City Engineer)
3. Public hydrant placement must maintain 300 foot spacing along SE 1st Avenue. (Canby Fire)
4. All proposed lighting shall meet the standards described in Chapter 16.43 and must have cut-off shielding and be installed as shown in the submitted design drawings. (Planning)
5. The ADA facility along the west side of SE 1st Avenue and S Hazeldell Way shall match what has been installed on the east side of the street.
6. If street cutting is necessary, SE 1st Avenue is subject to half street improvements. (Canby Public Works)
7. The sanitary sewer at the intersection of SE 1st Avenue and S Hazeldell Way needs to meet the depth of the sanitary sewer at SE 1st Avenue and S Walnut Street, which is at 14 feet.
8. The pedestals located at the driveway off of S Hazeldell Way and at the corner of SE 1st Avenue and Se Hazeldell Way will be removed and replaced with vaults. (Directlink)
9. No domestic water line shall come the fire line. The domestic water line for this project needs to be tapped off of the water main located on the west side of S Hazeldell Way. (Canby Utility)
10. All water lines must have a separation from sanitary sewer lines, per OAR 340, Division 52, Appendix A and OAR 333-061-0050(9).
11. Street lighting is required along SE 1st Avenue, to be coordinated with Canby Utility.
12. The project applicant shall apply for Clackamas County Building permits and a City of Canby Erosion Control Permit from the Canby Public Works Department. Clackamas County Building

Codes Division will provide structural, electrical, plumbing, and mechanical plan review and inspection services for construction of the project (Planning)

13. Pursuant to Subsection 16.49.060 of the Canby Municipal Code, Site and Design Review Board approvals shall be void after twelve (12) months unless: A building permit has been issued and substantial construction pursuant thereto has taken place, as defined by the state Uniform Building Code; or the Planning Department finds that there have been no changes in any Ordinances, standards, regulations or other conditions affecting the previously approved project so as to warrant its resubmittal. (Ord. 848, Part III, Section 4, 1091). (Planning)
14. An erosion control and a grading permit will be required from the City of Canby prior to any on-site disturbance. (Planning)
15. The project applicant shall apply for a City of Canby Site Plan Permit, Clackamas County Building permits (including grading permits), and a City of Canby Erosion Control Permit prior to project construction. (Planning/Public Works)
16. Clackamas County Building Services will provide structural, electrical, plumbing, and mechanical plan review and inspection services. (Clackamas County Building Services) 17. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon. (City Engineer)
18. Consistent with the memorandum submitted to the City by DKS Associates on November 26, 2021 the project applicant shall pay a fee of \$10,550 to the City in lieu of the project's share of highway and intersection impacts that cannot be mitigated due to improvements at those locations that are infeasible or unplanned. This in-lieu fee shall be used for the City's Walnut Street Extension/Industrial Connector Road project, which is identified in the City's TSP and will mitigate system-wide congestion along Highway 99E corridor.
19. The applicant shall submit signage applications to the City for any future signs. Proposed signs shall conform to provisions of Chapter 16.42 of the CMC and shall secure a building permit from Clackamas County Building Services prior to their installation if applicable. (Planning)
20. A narrative with accompanying materials shall be provided during the final certificate of occupancy process that demonstrates how the project is consistent with the conditions of approval stated in this Staff Report. (Planning)
21. Prior to occupancy, all parking striping, wheel stops, ADA space requirements and signage shall be installed. (Planning)
22. The proposed vacant tenant spaces contain one loading berth each and the applicant shall confirm during the city site plan review and/or business license review process that adequate loading berth area is available for these tenant spaces. Changes to the dimensions of the loading berths will be subject to city modification approval as determined by Canby Development Services.