



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

09/05/2012

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Woodburn Plan Amendment
DLCD File Number 002-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, September 20, 2012

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: James Hendryx, City of Woodburn
Gordon Howard, DLCD Urban Planning Specialist

Thomas Hogue, DLCD Economic Development Policy Analyst

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

AUG 31 2012

LAND CONSERVATION AND DEVELOPMENT

DATE STAMP

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Woodburn**

Local file number: **CPA 2012-01, ZC 2012-01**

Date of Adoption: **8/29/2012**

Date Mailed: **8/29/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 5/1/2012

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The property is currently zoned Industrial Park (IP), and is developed with a 13,780 square foot building. The applicant requests a Comprehensive Plan Map Amendment to change the designation to from Industrial to Commercial, a Zone Change from and Industrial Park (IP) to General Commercial (CG), and a Conditional Use for an automobile repair facility. Abutting properties are zoned General Commercial (CG) and Industrial Park (IP).

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **Industrial**

to: **Commercial**

Zone Map Changed from: **Industrial Park (IP)**

to: **Commercial General (CG)**

Location: **2333 and 2285 N. Pacific Highway, T5S R1W Section**

Acres Involved: **1.3**

Specify Density: Previous:

New:

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 002-12 (19321) [17157]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **James N.P. Hendryx, Director**
Address: **270 Montgomery Street**
City: **Woodburn** Zip: **97071-**
jim.hendryx@ci.woodburn.or.us

Phone: **(503) 980-2445** Extension:
Fax Number: - -
E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

COUNCIL BILL NO. 2897

ORDINANCE NO. 2490

AN ORDINANCE APPROVING COMPREHENSIVE PLAN MAP AMENDMENT 2012-01, ZONE CHANGE 2012-01, AND CONDITIONAL USE 2012-01 FOR PROPERTY LOCATED AT 2285 AND 2333 N. PACIFIC HIGHWAY; IMPOSING CONDITIONS OF APPROVAL; APPROVING FINDINGS AND CONCLUSIONS; AND DECLARING AN EMERGENCY

WHEREAS, a land use application was filed by Ken's Autobody and Service Center, Inc. for a Comprehensive Plan Map Amendment to change the designation from Industrial to Commercial (CPA 2012-01), a Zone Change from Industrial Park (IP) to General Commercial (CG) (ZC 2012-01), and a Conditional Use for an automobile repair facility (CU 2012-01); and

WHEREAS, the Planning Commission conducted a public hearing on June 14, 2012 and unanimously recommended approval of the application; and

WHEREAS, the City Council conducted a public hearing on July 9, 2012; and

WHEREAS, the City Council considered the written and oral testimony presented at the hearing regarding the application; **NOW, THEREFORE**,

THE CITY OF WOODBURN ORDAINS AS FOLLOWS:

Section 1. The real property located at 2285 N. Pacific Highway is Marion County Tax Lot 051W08A01600.

The real property located at 2333 N. Pacific Highway is Marion County Tax Lot 051W08A01500.

Both properties are the subject of the land use application and shall be referenced as "the Subject Property".

Section 2. The Comprehensive Plan Map designation of the Subject Property described is changed from Industrial to Commercial.


Section 3. The zoning designation of the Subject Property is changed from Industrial Park (IP) to General Commercial (CG) and the Official Zoning Map is amended to reflect this change.

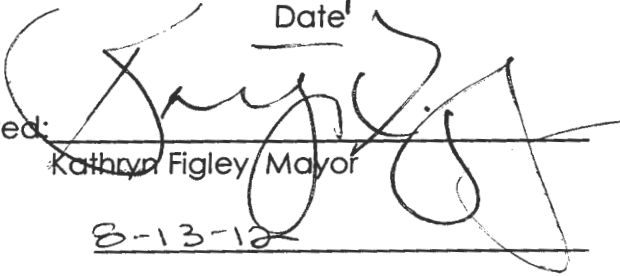
Section 4. The Conditional Use of the Subject Property for use as an auto repair facility is granted.

Section 5. The Comprehensive Plan Map Amendment (CPA 2012-01) Zone Change (ZC 2012-01) and Conditional Use (CU 2012-01) for the Subject Property is based upon the Findings and Conclusions affixed as Attachment A and by this reference incorporated herein.

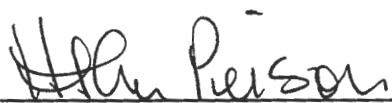
Section 6. The Comprehensive Plan Map Amendment (CPA 2012-01) Zone Change (ZC 2012-01) and Conditional Use (CU 2012-01) for the Subject Property is subject to the Conditions of Approval affixed as Attachment B, which the City Council finds to be reasonable.

Section 7. This ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist because this is a time sensitive land use matter and this ordinance shall take effect immediately upon passage by the Council and approval by the Mayor.

Approved as to form:  8/8/2012
City Attorney Date

Approved: 
Kathryn Figley Mayor

Passed by the Council 8-13-12
Submitted to the Mayor 8-24-12
Approved by the Mayor 8-29-12
Filed in the Office of the Recorder 8-29-12

ATTEST: 
Heather Pierson, Assistant City Recorder
City of Woodburn, Oregon

**ATTACHMENT A
FINDINGS AND CONCLUSIONS
CPA 2012-01, ZC 2012-01, CU 2012-01**

General Provisions

Findings: Per Section 5.104, Comprehensive Plan amendments and zone changes are Type IV decisions. Per Section 5.103, conditional uses are Type III decisions.

Section 4.101.07 provides that “Under a consolidated review, all applications shall be processed following the procedures applicable for the highest type decision requested. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.”

Conclusions: The proposed conditional use is considered under a consolidated Type IV review. The City Council will be the City’s decision-maker for the Comprehensive Plan amendment, zone change, and conditional use.

5.104.02 Comprehensive Plan Map Change, Owner Initiated

Findings: Section 5.104.02.B.1 provides that the applicant shall demonstrate that the current Comprehensive Plan Map is in error, if applicable. The applicant does not allege that the map is in error.

Conclusion: Section 5.104.02.B.1 does not apply to the proposed Comprehensive Plan amendment.

Findings: Section 5.104.02.B.2 provides that the applicant shall demonstrate how changes in the community warrant the proposed change in the pattern and allocation of land use designations.

Conclusion: The proposed Comprehensive Plan amendment complies with Section 5.104.02.B.2.

Findings: Section 5.104.02.B.3 provides that the applicant shall demonstrate how the proposed change in the land use designation complies with Statewide Planning Goals and Oregon Administrative Rules, Comprehensive Plan goals and policies, and sustains the balance of needed land uses within the Woodburn Urban Growth Boundary. Applicable Statewide Planning Goals include Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), and Goal 9 (Economic Development.)

Conclusion: The proposed Comprehensive Plan amendment complies with Section 5.104.02.B.3.

Findings: Section 5.104.02.B.4 provides that “Amendments to the comprehensive plan and land use standards which significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan.” The traffic generated by the former Goodwill was approximately 53-58 average daily trips (Trip Generation, 7th Edition, published by the Institute of Transportation Engineers.) The traffic generated by the proposed development is approximately 41-55 average daily trips. The proposed development is not anticipated to significantly affect the abutting Major Arterial, N. Pacific Highway.

Conclusion: The proposed Comprehensive Plan amendment complies with Section 5.104.02.B.4.

5.104.04 Zoning Map Change, Owner Initiated

Findings: Section 5.104.04.B.1 provides that the applicant shall demonstrate a need for the proposed use and the other permitted uses within the proposed zoning designation.

Conclusion: The proposed zone change complies with Section 5.104.04.B.1.

Findings: Section 5.104.04.B.2 provides that the applicant shall demonstrate that the subject property best meets the need relative to other properties in the existing developable land inventory already designated with the same zone considering size, location, configuration, visibility and other significant attributes of the subject property.

Conclusion: The proposed zone change complies with Section 5.104.04.B.2.

Findings: Section 5.104.04.B.3 provides that the applicant shall demonstrate that amendments which significantly affect transportation facilities ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. The proposed development is not anticipated to significantly affect the abutting Major Arterial, N. Pacific Highway.

Conclusion: Section 5.104.04.B.3 does not apply to the proposed zone change.

WDO 2.106 Commercial General (CG) district standards

Finding: Section 2.106.03.G.1 lists automotive maintenance as a conditional use in the Commercial General (CG) zone.

Conclusion: The proposed facility is allowed by conditional use in the CG zone.

Findings: Table 2.1.10 provides that the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks, with no minimum width or depth. The existing structure is 13,780 square feet in area. The lot area shown in the property tax records is 49,827 square feet.

Conclusions: The lot is adequate to contain all structures within the required setbacks, and would be conforming in the CG zone.

Findings: Section 2.106.05.C.1.a.1 provides that “The minimum setback abutting a street shall be 15 feet plus any Special Setback.” The structure is located approximately 120 feet from the front lot line.

Conclusion: The proposed development meets the required front setback.

Findings: Side and rear setbacks are set by Table 2.1.11:

TABLE 2.1.11 Interior Yard and Buffer Standards for CG Zones	
Abutting Property	Interior Setback
CO, CG, DDC, NNC, P/SP, IP, SWIR or IL zone	Alternative A: 5 ft. Alternative B: Zero setback abutting a building wall.

The building is at least 10 feet from the side lot lines.

The building appears to encroach approximately 8 feet onto the abutting property to the west. Survey 32990 was performed to adjust the western lot line an additional 30 feet to the west, but a survey does not convey ownership. The deeds submitted with the application do not reflect the 30 foot property line adjustment. The additional 30 feet was not apparently transferred by deed.

Conclusions: The proposed use meets the required side setback, but not the rear setback. This could be cured by recording a deed consistent with Survey 32990.

WDO 3.104 Access

Findings: Section 3.104.01.B.1 provides that “A City permit shall be required for any new or modified vehicular access to a street that is under City jurisdiction.” The project does not include a new vehicular access or modifications to the existing access points. Pacific Highway is an ODOT facility and is not under City jurisdiction.

Conclusion: An access permit from the City is not required.

WDO 3.105 Off-Street Parking and Loading

Findings: Section 3.105.01.B provides that any additional parking and/or loading necessary to accommodate a change of use that shall conform all (for a Type III Design Review) or a proportion (for a Type II Design Review) of parking, loading and landscaping for the subject use to the standards of the WDO. The proposed development does not, at this point, expand the building. Section 5.101.02.B.2.e provides that establishment of a use in a building vacant for 6 months or more is a Type I Design Review.

Conclusions: The proposed development is not an expansion of an existing use or a new building, and is not subject to Type II or III Design Review. The standards of Section 3.105 do not apply to the existing parking lot.

Findings: Table 3.1.2 gives the required off-street parking ratio. Property tax records indicate that the existing building has 13,780 square feet of gross floor area. A total of 62 parking spaces are provided. The applicant reports that he intends to establish 15 service bays, but no pump islands or retail area.

TABLE 3.1.2 Off Street Parking Ratio Standards	
Use	Parking Ratio - spaces per activity unit or square feet of gross floor area (sfgfa)
13 Motor vehicle service ... B Automotive repair & maintenance	1.0/ 200 retail sfgfa + 3.0/ service bay + 1.0/ pump island

Conclusions: The proposed development requires 45 off-street parking spaces. The proposed development meets the standard of Table 3.1.2.

Findings: Section 3.105.02.E.2 provides that off-street vehicle parking shall not exceed 2.0 times the amount required in Table 3.1.2. The proposed development requires 45 off-street parking spaces. The maximum parking that could be provided is 90 spaces. A total of 62 parking spaces is provided.

Conclusions: The proposed development complies with Section 3.105.02.E.2.

Findings: Section 3.105.02.E.3 provides that “The number of disabled person vehicle parking spaces shall be provided to the standards of the state Building Code and applicable federal standards.” The state requirements are codified in ORS 447.233.

The number of accessible parking spaces shall be:

Total Parking in Lot	Required Minimum Number of Accessible Spaces	Required Minimum Number of Van Accessible Spaces
51 to 75	3	1

[ORS 447.233(2)(a)]

A total of 62 parking spaces are provided, including 1 van- and two car-accessible spaces.

Conclusions: The proposed development meets the requirements of ORS 447.233(2)(a).

Findings: Section 3.105.02.F provides that a maximum of 20 percent of the required vehicle parking spaces may be satisfied by compact vehicle parking spaces. The site plan shows no compact vehicle parking spaces.

Conclusion: The proposed development complies with Section 3.105.02.F.

Findings: Table 3.1.3 sets the minimum requirements for loading spaces. Property tax records indicate that the existing building has 13,780 square feet of gross floor area. Site Plan Review SPR 1993-02 shows 2 exterior loading berths.

TABLE 3.1.3 Loading Space Requirements				
Use	Minimum No. of Spaces	Minimum Size of Space		
		Width	Length	Height
For all uses other than residential or entirely office use 10,000 - 41,999 square feet of gross floor area	2	12 feet	30 feet	14 feet

Conclusion: The development complies with Table 3.1.3.

Findings: Table 3.1.4 sets the minimum dimensions for parking spaces and drive aisles. Section 3.105.02.H.5 provides that “Off-street parking and maneuvering areas shall have directional markings and signs to control vehicle movement.” Section 3.105.02.H.6 provides that “Off street parking spaces shall be delineated by double parallel lines on each side of a space.” Section 3.105.02.H.10 provides that “All uses required to provide 10 or more off street parking spaces shall provide a bicycle rack within 50 feet of the main entrance.”

Conclusions: The existing parking area meets the current WDO requirements for the number of off-street parking and loading spaces. The proposed change of use does not increase the required parking. The applicant is not required to change the layout of the parking area with this application.

WDO 3.106 Landscaping Standards

Findings: A landscaping plan was approved under Site Plan Review SPR 1993-02. It is apparent that the plant density provided under that plan does not meet the current requirements of the WDO. Section 1.104.02, Change or Expansion of an Existing Use with Nonconforming Parking, Loading and/or Landscaping, provides that “Any additional parking, loading, landscaping, wall or refuse facility required by the WDO to accommodate a change in use, or expansion of an existing use shall be subject to the following: ...

- B. For applications where the change or expansion increases the required area for parking, loading, or landscaping by less than 25 percent, the parking, loading, landscaping, buffer walls and refuse facilities required for the expansion shall conform to the standards of the WDO. The property owner is encouraged, but not required, to bring more of the site into conformity.”

The current proposal does not expand the building.

Conclusions: The landscaping plan approved in SPR 1993-02 remains in force, and is governed as a nonconformity by Section 1.104.02.

Note: The applicant indicates that the building will be expanded in the future. Landscaping “required for the expansion” will be reviewed as part of the future Design Review.

WDO 3.107 Architectural Design Guidelines and Standards

Finding: The current proposal does not expand or modify the existing building.

Conclusions: The proposed development is not subject to the architectural design guidelines and standards of Section 3.107. The proposed expansion will be subject to a future Design Review.

WDO 3.110 Signs

Findings: A site visit found two existing pole signs on the Highway 99E frontage. Pole signs are allowed in the CG zone (Table 3.110.10B.) Section 3.110.11.B provides that “Nonconforming permanent signs shall comply with the provisions of Section 3.110 when one or more of the following occurs: ...

4. A Conditional Use or Type III Design Review land use application is approved for the premises upon which the sign is located.”

The present case includes a Conditional Use.

Conclusions: The property owner must remove one of the existing pole signs, in accordance with Section 3.110.11. One pole sign may be established on the property, pursuant to Table 3.110.10B. This may be addressed as a condition of approval, prior to building occupancy.

WDO 5.103.01 Conditional Use

Findings: Section 5.103.01.C.1 requires that the use be listed as a Conditional Use in the zoning district. Section 2.106.03.G.1 lists automotive maintenance as a conditional use in the Commercial General (CG) zone.

Conclusion: The proposed use of the property is allowed by conditional use.

Findings: Section 5.103.01.C.2 requires that the use comply with the development standards of the zoning district. Compliance with the Commercial General (CG) zoning regulations is discussed in detail above.

Conclusions: The proposed use meets the requirements of Section 5.103.01.C.2, with the exception of the rear setback. As noted above, that issue could be resolved by recording a deed consistent with Survey 32990.

Findings: Section 5.103.01.C.2 requires that the use be compatible with the surrounding properties, and provides that relevant factors to be considered in determining whether the proposed use is compatible include:

- a. **The suitability of the size, shape, location and topography of the site for the proposed use;**

Findings: The subject property is of adequate size, is rectangular in shape, is located on a major arterial street, and is relatively flat.

b. The capacity of public water, sewerage, drainage, street and pedestrian facilities serving the proposed use;

Findings: The subject property is currently served by public water, sewerage, and drainage facilities. Street access is from a state highway. Sidewalks are provided. The business is auto-oriented, not pedestrian-oriented.

c. The impact of the proposed use on the quality of the living environment:

- 1) **Noise;**
- 2) **Illumination;**
- 3) **Hours of operation;**
- 4) **Air quality;**
- 5) **Aesthetics; and**
- 6) **Vehicular traffic.**

Findings: The proposed use of the property is automotive maintenance. The nearest residential property is approximately 1,200 feet away. The proposed development is surrounded by commercial and industrial property.

d. The conformance of the proposed use with applicable Comprehensive Plan policies;

Findings: Comprehensive Plan policy F-1.1 provides that: “The City should at all times have sufficient land to accommodate the retail needs of the City and the surrounding market area, while encouraging commercial infill and redevelopment. The City presently has five major commercial areas: 99E, 1-5 Interchange, the downtown area, the Parr Road Nodal Commercial area, and the 214/211/99E four corners intersection area. No new areas should be established.” The proposal expands the existing 214/211/99E four corners commercial area, and does not create a new commercial area.

e. The suitability of proposed conditions of approval to insure compatibility of the proposed use with other uses in the vicinity.

Findings: The proposed conditions of approval minimize the effects of the proposed use on adjacent property.

Conclusion: The proposed development meets the criteria of WDO 5.103.01.C.3 regarding compatibility with the surrounding properties.

ATTACHMENT B
CONDITIONS OF APPROVAL
CPA 2012-01, ZC 2012-01, CU 2012-01

The City Council approves cases CPA 2012-01, ZC 2012-01, and CU 2012-01, subject to the following conditions of approval:

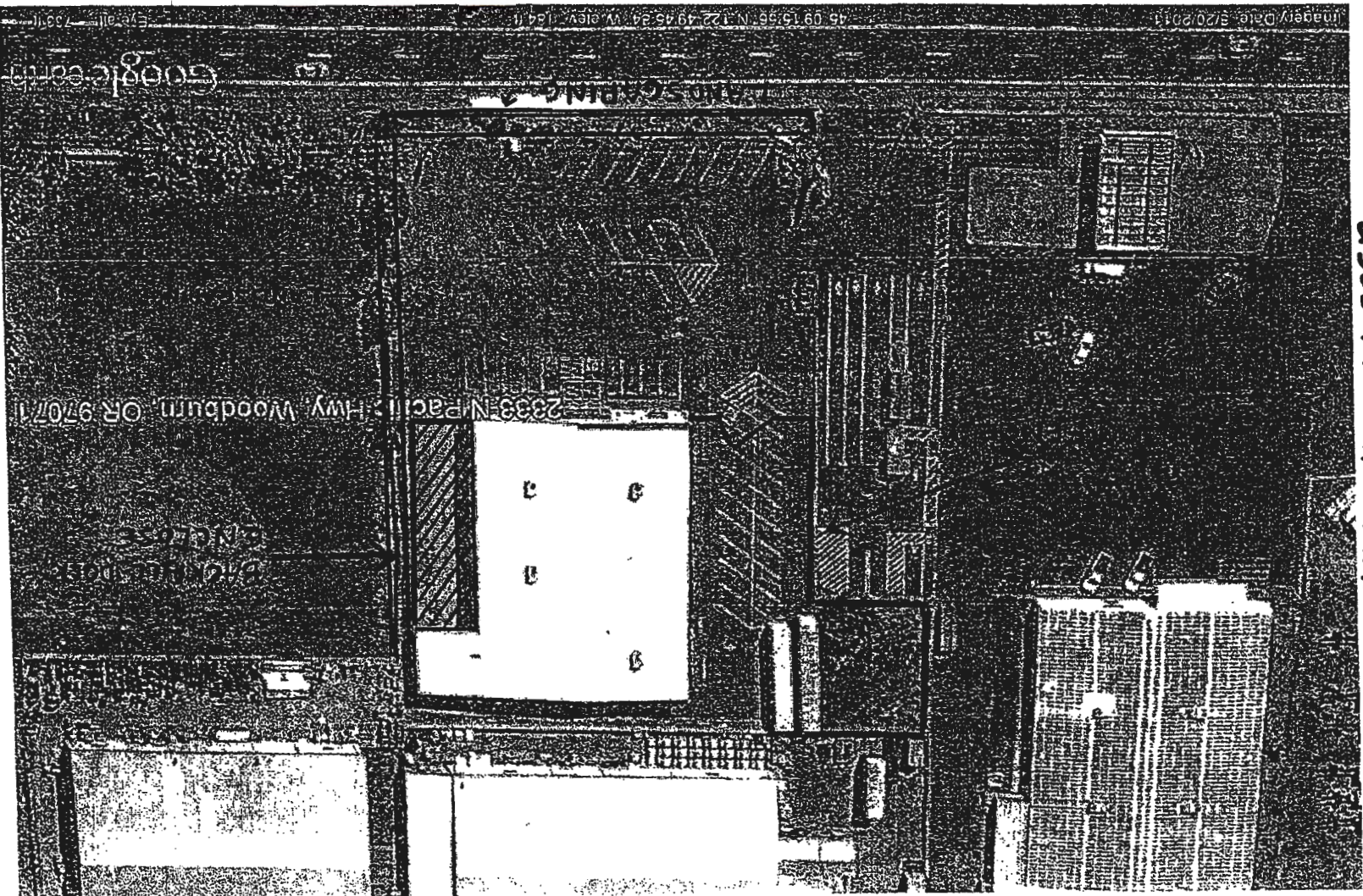
1. The property owner shall execute an acceptance of these conditions of approval.
2. The property shall be developed in substantial conformity to Exhibits A, B and C attached hereto and incorporated.
3. Prior to occupancy of the building, the property owner shall record a deed consistent with Survey 32990 and shall provide a copy to the Planning Division.
4. Prior to occupancy of the building, the property owner shall verify that permanent signs comply with Table 3.110.10B with the Planning Division.

EXHIBITS

Exhibit "A"	Site Plan, dated March 29, 2012
Exhibit "B"	Site Map Details, dated March 29, 2012
Exhibit "C"	Building plan (Site Design Plan), received March 30, 2012

3/24/12

KEN'S AUTO BODY & SERVICE CENTER
SITE PLAN
2333 N. PACIFIC HWY. WOODBURN, OR



Ken's Auto Body & Service Center, Inc.

220 S. Pacific Hwy., Woodburn, OR 97071

Phone 503-981-3550 Fax 503-981-9175 ken@kensontheweb.com

CITY OF WOODBURN

ZONE CHANGE / COMPREHENSIVE PLAN MAP CHANGE / CONDITIONAL USE PERMIT

Site Map Details

2333 N. Pacific Hwy. Woodburn, OR 97071

KEN'S AUTO BODY & SERVICE CENTER, INC. / SUMMIT PROPERTIES NORTHWEST, LLC

March 29, 2012

Submitted by Ken Cooper, President of Ken's Auto Body & Service Center, Inc. and Member of Summit Properties Northwest, LLC.

SITE MAP DETAIL LIST

1. Backfill loading dock (30' x 100')
2. Concrete floor over backfilled dock.
3. Enclose North side (previous loading dock area): 3,000 sq. feet. Similar materials as are on the existing building will be used for roof and siding.
4. Fencing (6' chain link style) at Southwest portion of property with gate.
5. Landscaping upgrades along West frontage. Watering needs are minimal; will use drip watering system. Existing trees and shrubs will be retained.
 - a. Viburnum Spring Bouquet
 - b. Heather (3' variety)
 - c. Low growing junipers
 - d. Bulbs: Allium, Daffodil, Tulips
 - e. Barkdust

Page 2

CITY OF WOODBURN

ZONE CHANGE / COMPREHENSIVE PLAN MAP CHANGE / CONDITIONAL USE PERMIT

Site Map Details

2333 N. Pacific Hwy. Woodburn, OR 97071

SITE DESIGN PLAN DETAILS

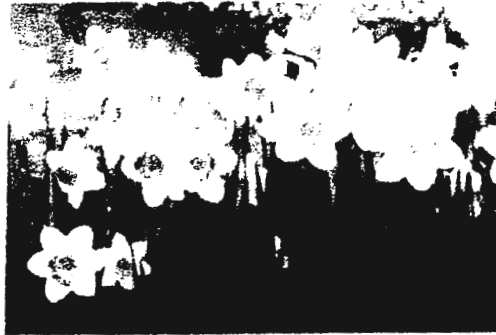
1. Landscaping is primarily along east (front) property line and north property line.
Total existing landscaped area = 2,300 square feet.
2. Subject property area: 1.455 acres
3. Parking spaces : 64 total; 3 disabled parking spaces.
4. Building: (with enclosed loading dock) 16,900 square feet floor area; eave height = 18', overall height = 22'2".
5. Dumpster to be kept behind fence.
6. Solid waste (scrap metal) to be kept behind fence. Scrap metal is recycled weekly.
7. Exterior lighting along south and east sides of building.

**Ken's Auto Body & Service Center
Site Map Details: Landscaping Images**

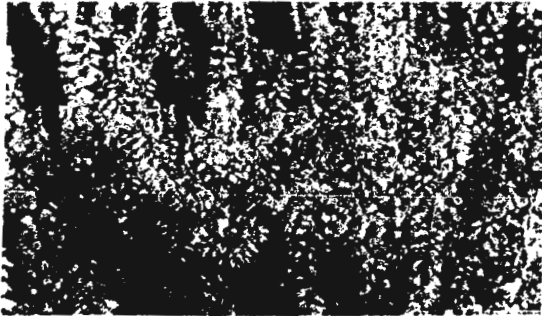
Viburnum Spring Bouquet



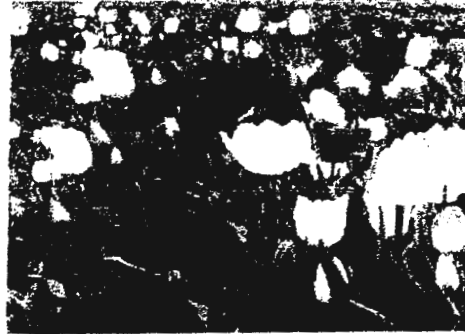
Daffodils



Heather



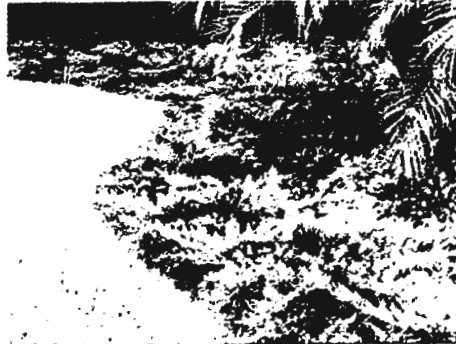
Tulips



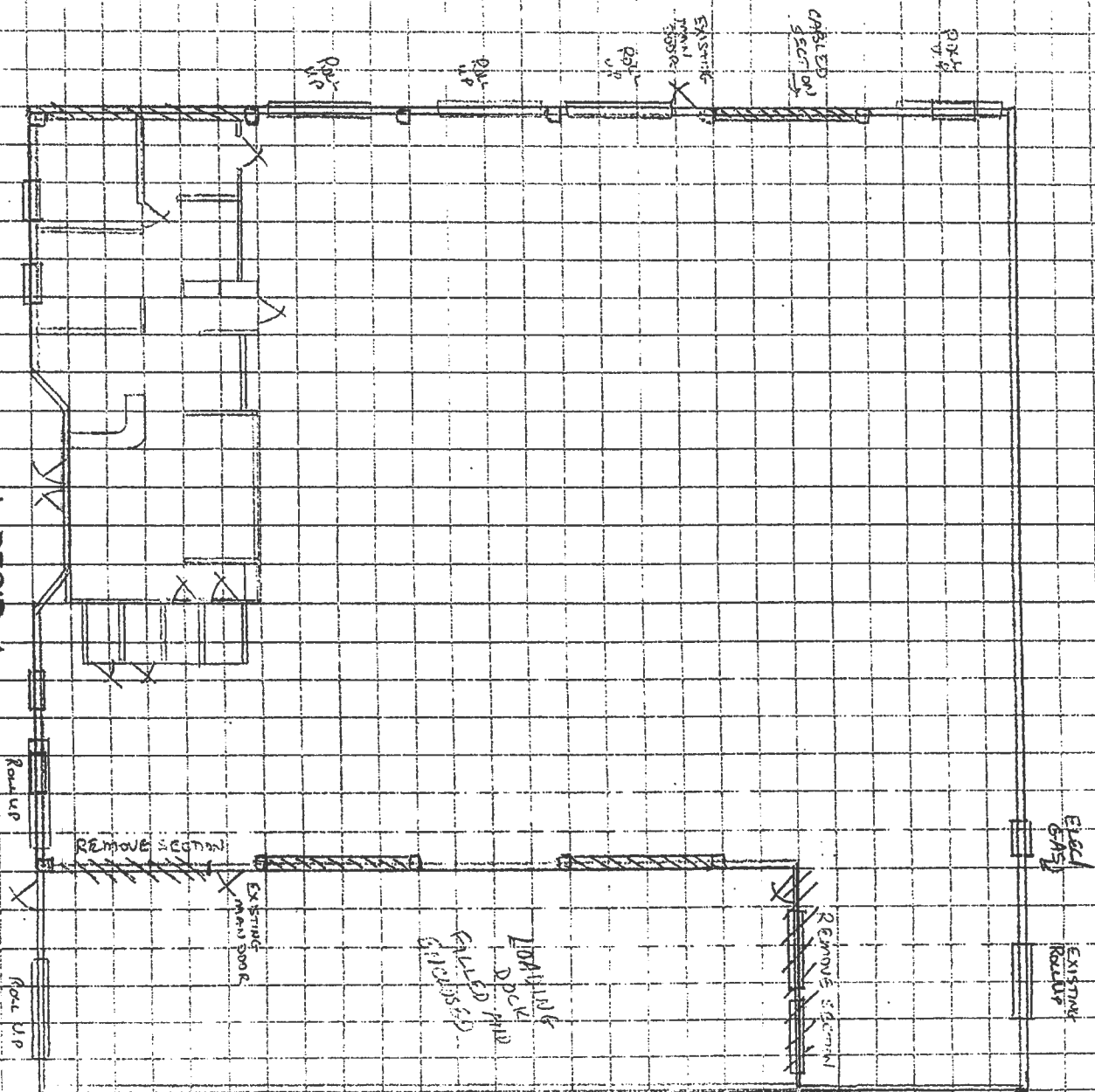
Allium Bulbs



Junipers



KEN'S AUTO BODY & SERVICE CENTER 2333 N. PACIFIC HWY. WOODBURN, OR SITE DESIGN PLAN



★ REC'D ★

MAR 30 2012
WOODRIPPA COMMUNITY

1/4" = 5'

Exhibit "C"

PLANNING DEPT.
CITY OF WOODBURN
270 Montgomery St.
Woodburn, OR 97071



045J83097542
neopost[®] **\$1.50**
08/30/2012
Mailed From 97071  **US POSTAGE**



Attn: Plan Amendment Specialist
Department of Land Conservation and Development
635 Capitol Street NE< Suite 150
Salem, OR 97301-2540

DEPT OF
AUG 31 2012
LAND CONSERVATION
AND DEVELOPMENT