

RESOLUTION NO. 627

A RESOLUTION RECOMMENDING TO THE PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION APPROVAL OF THE ANNEXATION TO THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON, OF TAX LOT 600 OF TAX MAP 3-1E-27DB, LOCATED ON THE SOUTH SIDE OF N.E. TERRITORIAL ROAD WEST OF HIGHWAY 99E.

WHEREAS, the annexation of real property hereinafter described as Tax Lots 600 of Tax Map 3-1E-27DB, and as depicted in attached Exhibit "1", having been initiated by the petition of Willow Creek Estates, Inc. (applicant) and Calvary Baptist Church (owner); and

WHEREAS, the matter having been submitted to the Canby Planning Commission for review, study, report, and recommendation to the Canby City Council, and the Planning Commission having considered the matter at a regular meetings on September 9, 1996, September 23, 1996, and October 14, 1996, and;

WHEREAS, at the Planning Commission meeting on this matter, the Commission having considered the report of the Planning Staff and, at the conclusion of the deliberation, findings and conclusions having been made to support a motion to recommend that the City Council forward a recommendation of approval of the proposed annexation to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC), and;

WHEREAS, the Canby City Council having conducted a public hearing on this proposal on November 6, 1996; and

WHEREAS, the Canby City Council having fully considered the record and file of this matter, and;

WHEREAS, the Canby City Council having accepted the Planning Commission findings, as found in the October 28, 1996 Findings, Conclusion, and Final Order, and;

WHEREAS, the City Council, in consideration of the above-stated findings, concludes that:

1. The annexation proposal is compatible with the text and maps of the Comprehensive Plan, giving special consideration to those portions of policies relating to the Urban Growth Boundary. Specifically, that the annexation of the property, at this time, brings a special benefit to the City in that the development of the property will help signalize the intersection of Highway 99E and Territorial Road.

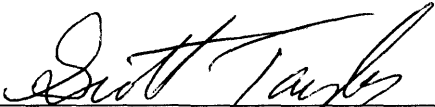
2. The annexation proposal is in compliance with other applicable City ordinances or policies.
3. The City and other affected service-providing entities have the capability to amply provide the area of the proposed annexation with urban level services.
4. The annexation proposal complies with, all applicable sections of Oregon Revised Statutes.
5. The annexation proposal, being a Priority B area, is appropriate for annexation, when compared to other properties that may be annexed to the City. Specifically, that the annexation of the property, at this time, brings a special benefit to the City in that the development of the property will help signalize the intersection of Highway 99E and Territorial Road.
6. There are no apparent natural hazards on the subject property.
7. The effect of urbanization of the subject property to designated open space, scenic, historic or natural resource areas is limited, in that the open space designation and requirements as found in the Parks Master Plan will be adhered to.
8. No adverse economic impacts are likely to result from the annexation of the subject property. Funding for the signalization of the intersection of Highway 99E and Territorial Road will be needed as a result of the development of the property. Conversely, without the development of the property, funding for the signalization of the intersection of Highway 99E and Territorial, which will need to be signalized regardless of development of the subject property, will be more difficult without the development of the subject property.

NOW THEREFORE, BE IT RESOLVED that the Canby City Council recommends to the PMALGBC, the approval of the annexation to the City of Canby, with the understandings that follow, of the property described as Tax Lot 600 of Tax Map 3-1E-27DB, and depicted in Exhibit "1", and the City Recorder is hereby directed to file a certified copy of this Resolution, together with a copy of a summary of the City's file of this matter, at once, with said Commission.

UNDERSTANDINGS

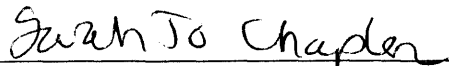
1. The zoning classification for the property upon annexation will be R-1, Low Density Residential.
2. All development and recording costs are to be borne by the developer when the property is developed.
3. All City and service provider regulations are to be adhered to at the time of development.
4. Development of the property will not occur until the City's Transportation Systems Plan and Transportation System Development Charge methodology is changed to include the signalization of the intersection of Highway 99E and Territorial Road as a Transportation SDC funded project in the 1-5 year time frame.

ADOPTED BY THE CANBY CITY COUNCIL at a regular meeting thereof on November 6,
1996.



Scott Taylor, Mayor

ATTEST:



Sarah Jo Chaplen
Assistant to the City Administrator