

RESOLUTION NO. 628

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 LOTS 1100, 1200, 1300 AND 1301 OF TAX MAP 3-1E-34B, LOCATED ON THE EAST SIDE OF THE LOGGING ROAD, NORTH OF HIGHWAY 99-E, AND WEST OF N. REDWOOD STREET.

WHEREAS, the annexation of real property hereinafter described as Tax Lots 1100, 1200, 1300, and 1301 of Tax Map 3-1E-34B, four lots for a combined total of 9.71 acres, and as depicted in attached Exhibit "1", having been initiated by the petition of Willow Creek Estates Inc. [applicant] and Evangelical Church, Bryan and April Thompson, and Theresa Vallejo [owners]; 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 meeting on September 23, 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 September 13, 1996 staff report, 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.
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 A area, is appropriate for annexation, when compared to other properties that may be annexed to the City.
6. There is considered to be a natural hazard of excess stormwater runoff in the vicinity of these properties. A site specific storm water drainage plan that is consistent with the City's Stormwater Drainage Master Plan is needed with development of the properties.
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.

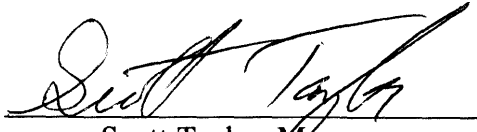
NOW THEREFORE, BE IT RESOLVED that the Canby City Council recommends to the PMALGBC, the approval of the annexation to the City of Canby with the understandings that follow, of the property described as Tax Lots 1100, 1200, 1300, and 1301 of Tax Map 3-1E-34B, and depicted in Exhibit "1", and the City 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. All development and recording costs are to be borne by the developer when the properties are developed.
2. Development of the properties will be postponed until a storm water plan is submitted and approved by the City that addresses the management of the additional runoff that will occur through development.


3. All City and service provider regulations are to be adhered to at the time of development.
4. Any development of the properties, other than one single-family residential structure per parcel, must be preceded by a Subdivision or Partition Review.
5. Dedication of land for the widening of N. Redwood Street will be required at the time of development.
6. A waiver of the rights to remonstrance against the establishment of an L.I.D. for roadway or other improvements in N. Redwood Street will be required at time of development, and;

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