

**ORDINANCE NO. 1126**

**AN ORDINANCE AMENDING THE CANBY COMPREHENSIVE PLAN BY  
ADDING A NEW "AREA OF SPECIAL CONCERN."**

**WHEREAS**, the Planning Commission has proposed a comprehensive plan amendment as authorized by CMC 16.88.180(A); and

**WHEREAS**, the Canby Planning Commission, after providing appropriate public notice, conducted a public hearing on the amendment, during which the citizens of Canby were given the opportunity to come forward to present testimony on the proposed changes; and

**WHEREAS**, the Planning Commission found that the standards and criteria of Section 16.88.180(D) of the Land Development and Planning Ordinance, concerning Comprehensive Plan Amendments, were met and recommended approval by a vote of 6-0 to the City Council after making certain modifications; and

**WHEREAS**, the City Council, after reviewing the record of the Canby Planning Commission regarding the subject amendments, concluded that the Planning Commission's findings of fact and the amendment itself are appropriate.

**NOW, THEREFORE, THE CANBY CITY COUNCIL ORDAINS AS FOLLOWS:**

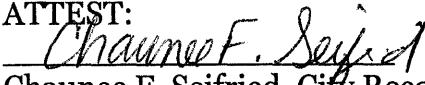
- (1) CPA 03-04 is hereby approved and the Comprehensive Plan of the City of Canby is modified as detailed in Exhibit 1.

**SUBMITTED** to the Council and read the first time at a regular meeting thereof on October 15, 2003, ordered posted in three (3) public and conspicuous places in the City for a period of five (5) days, as authorized by the Canby City Charter; and to come up for final reading and action by the Canby City Council at a regular meeting thereof on November 5, 2003, commencing after the hour of 7:30 p.m., at the Council's regular meeting chambers at the Canby City Hall in Canby, Oregon.

**ENACTED** on the second and final reading by the Canby City Council at a regular meeting thereof on November 5, 2003 by the following vote:

YEAS   4        NAYS   1  

  
Melody Thompson, Mayor

ATTEST:  
  
Chauncey F. Seifried, City Recorder Pro Tem

**ORDINANCE 1126 Exhibit 1**

**(City of Canby CPA 03-04)**

*TEXT TO BE ADDED TO IMPLEMENTATION MEASURE B OF POLICY 6, LAND USE ELEMENT:*

*Area "L"* comprises approximately 30 acres of parcels zoned for low density residential development. The parcels have been farmed for many years and were outside the Urban Growth Boundary of the City until 2003. The area presents a unique challenge because it is surrounded by existing neighborhoods that could be impacted by development. In addition, the City has infrastructure requirements that must be addressed, such as parks provision and street design. Therefore, Area "L" should be developed following a comprehensive master plan addressing parks and/or open space provision, street and infrastructure design, public safety facilities, buffering, and other relevant issues. The master plan should integrate reasonable foreseeable uses of adjacent properties. Subdivision of the property should not occur unless such a master plan is approved by the Planning Commission. Creation of the master plan should include input from the public and neighborhood association.