

Canby Planning Commission  
Regular Meeting  
January 12, 1972

Present: Chairman Gordon Ross, Commissioners Edgerton, DiTommaso, Johnson Neeley, Cutsforth and Hulbert.

Also present: Councilman Raines, Asst. Supt. Whiteside and Utility Board Manager Rundle.

The meeting was called to order at 8:10 PM.

The minutes of December 8th and Dec. 14th were read and approved. The minutes of December 22 were corrected as follows:

1. In paragraph 1, change to read "38 bed nursing home.

First on the agenda was a review of the proposed amendments to the subdivision ordinance. Chairman Ross asked Manager Rundle to explain items no. 5,6 and 7 under Section 32 relating to the Utility Board. After further review of the proposed amendments Section 32 subsection 3 was changed to read:

- (3) SURFACE DRAINAGE AND STORM SEWER SYSTEM. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. In the absence of drainage facilities, drywells may be accepted. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.

On request of the Chairman, Commissioner DiTommaso recalled his second and Commissioner Johnson moved that his motion made at the Dec. 22nd meeting to accept the proposed changes to the subdivision ordinance #443 be recalled. Motion passed unanimously.

Commissioner Johnson moved the proposed changes to the subdivision ordinance be adopted with the changes in section 26,28, and 32 made on Jan 12. A copy of the corrected proposals are attached and made a part of these minutes. Second by Neeley and passed unanimously.

Chairman Ross then reviewed the Council meeting with the executive secretary of the Metropolitan Boundary Commission. A special meeting was called for Jan. 26th at 8:00 pm to have an in depth review of the Van Dorn Annexation in order to provide recommendations to the City Council. The Public Works Dept. was directed to provide all necessary information for a full discussion of the matter.

The Chairman requested the commissioners be prepared to make recommendations to the County Planning Commission regarding the Vraves zone change request at the special meeting.

A brief discussion of the zoning ordinance followed. It was the feeling of the Commission that the front yard set back in a C-2 zone remain at 40' for visual purpose use.

The next regular meeting was scheduled for Feb. 9th with the 1st item on the agenda being a decision on the proposed multiple zone.

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The meeting was adjourned at 10:30 pm.

Respectfully submitted,

*Kay Lewelling*  
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Secretary

## Proposed Changes

Section 26. Streets.

Paragraph (5) Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundry of the subdivision and the resulting dead-end may be approved without a turn around, if such extension is less than 250 feet in length. Reserve strips and street plugs may be required to preserve the objectives of street extensions. No building permit shall be issued at the end of any street without prior approval of the Planning Commission.

Paragraph (9) Cul-de-sacs. A street terminating with a cul-de-sac shall be as short as possible and shall have a maximum length of 450 feet and serve no more than 18 single family dwellings, if classified by the Planning Commission to be the final terminus of a street

- A. If a street is projected to continue in a given area then the Planning Commission may require a temporary cul-de-sac to be constructed.
- B. The temporary turn around shall be constructed in any new subdivision in which the cul-de-sac street is over 250 feet in length and extends to the property line. The construction standards for the area outside the projected curb line shall be as follows:
  1. The subgrade roadbed to be graded and compacted.
  2. Two inches of asphaltic concrete over the compacted subgrade.
  3. An asphaltic concrete roll curb shall be provided around the perimeter of the turnaround.
  4. The cost of future curb extension and removal of temporary turnaround will be required by the developer in accordance with the following procedure:

- a) Cost of removal of temporary turnaround and curb extension shall be calculated by the Superintendent of Public Works.
- b) This cost of construction shall be deposited with the City Treasurer by the developer prior to the final plat being approved by the Planning Commission.
- c) After the above items are completed, the city will then be responsible for the removal of the turnaround and the placement of the curb at the time the street is to be extended into the adjacent property.

The temporary turnaround shall be indicated on the final plat as an easement to be vacated outside of the dedicated right-of-way when the street is extended into adjacent property.

Paragraph (10) Turnaround setback. The building setbacks for the areas abutting the temporary turnaround shall be computed from the projected tangent of the street right-of-way.

Subdivision Ordinance #1143

Proposed Changes

The Conby Subdivision Ordinance "Section 28, Lots, Paragraph (1) Size and Shape --- (The third sentence) In the case of irregular lots, the width shall be measured not less than 100 feet and not more than two and one half times the width" was in error and should read as follows: "Section 28, Lots, Paragraph (1) Size and Shape --- (The third sentence) In case of irregular lots, the depth shall be not less than 100 feet and not more than two and one half times the width."\*

The Conby Ordinance does not state where the lot width is to be measured. The interpretation is put up to the building official or the Planning Commission. Many jurisdictions have the same width requirements as this ordinance.

Here are some examples of how this width requirement could be interpreted.

1. The lot width be measured at the most front point of the proposed building.
2. The lot width be measured through the center of the proposed building.
3. The average width of the lot is calculated and the lots must meet the minimum width stated in the ordinance.

The best interpretation for a subdivision ordinance is item number 3 of the above because at the time of the review and approval of the subdivision the proposed structures within the plat are not known. A statement could be added to the ordinance to pin down the width measurement so that the problem of interpretation is clear and consistent.

Subdivision Ordinance #443

Proposed Changes

Section 32. Improvement Requirements. If any part of the subdivision is within the City, the following improvements shall be installed at the expense of the subdivider.

(1) Streets. All streets, including alleys within the subdivision streets abutting or only partially within the subdivision, and the extension of subdivision streets to the intercepting paving line of existing streets within which subdivision streets intersect shall be improved to the following minimum standards.

A) The roadway shall be improved in accordance with the standards adopted by the City for acceptance of streets for maintenance.

1. The entire width of the right-of-way shall be brought up to proper grade.
2. Concrete curbs shall be installed on all streets as per standards.
3. Other street improvements installed at the subdividers option such as permanent surfacing and street trees shall be in accordance with city standards for such improvements.

(2) Sidewalks. Sidewalks shall be constructed in accordance with standards adopted by City if required by Planning Commission.

(3) Surface drainage and storm sewer system. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. In the absence of drainage facilities, drywells may be accepted. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.

(4) Sanitary sewers. Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to the city trunk sewer system.

(5) Water System. Water lines with valves and fire hydrants to serve the subdivision and to connect the subdivision to existing mains shall be installed. The design shall take into account provisions for extension beyond the subdivision and to adequately grid the city system, but the city will not expect the subdivider to pay for the extra cost of mains exceeding six inches in size.

(6) Underground Utility and service facilities. All utility lines including, but not limited to those required for electric, communication, lighting and cable television services and related facilities shall be placed underground, except surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, high capacity electric and communication feeder lines and utility transmission lines operating at 12,500 volts or above. The subdivider shall make all necessary arrangements with the serving utility to provide the underground services.

(7) Street Lighting. Street lighting shall be installed in accordance with regulations adopted by the Canby Utility Board.

(8) Street Signs. Street signs shall be installed at all street intersections and dead end signs shall be installed at the entrance to all dead end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required upon recommendation of the City Engineer.

(9) Monuments. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, centerline intersecting points, at intermediate points, and shall be of such material, size and length as required by state law. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced to the requirements of state law.

All improvements installed by the subdivider shall be guaranteed as to workmanship and materials for a period of one year following acceptance by the City.