

CORRECTED MINUTES OF
Canby Planning Commission
Regular Meeting
July 11, 1973

Present: Chairman Gordon Ross, Commissioners Shaw, Johnson, DiTommaso, Cutsforth and Edgerton

Also Present: Council Rep. Tony Gerber, Eldon Edwards, Attorney Reif, Acting Supt. John Whiteside, Myra Weston, Joe Vraves, Dick Brenneke Sr., Dick Brenneke Jr. and Dick Ehman.

The meeting was called to order at 8:09 P.M.

Minutes of the June 13th and June 27th meetings were approved as read.

Public hearing opened at 8:30 in consideration of a zone change from R-1 to C-2 for a shopping center site applied for by Mr. Joe Vraves and Mr. Dick Brenneke of Guardian Properties, Inc.

Mr. Edwards, our Planning Consultant, presented a slide view of the site for the center. Mr. Edwards read his staff report to the commission. There are two obvious problems with this site and proposed use, according to Mr. Edwards.

1. Access and egress at the site, and the design of the complex.
2. To provide adequate access to the site without risking increased accident potential, it is recommended that:
 - (a) Sufficient right of way be provided by the developers to allow a left turn refuge from 99E southbound onto Neff Road.
 - (b) A deceleration and a acceleration land to One entrance be designed along 99E, and that it be separated by a planter from the travel lanes of 99E.
 - (c) A minimum of 50 feet be dedicated at the west property line along the Neff Road alignment, and that a waiver of remonstrance be filed for improvement of the road at such time as a local improvement district is formed.
 - (d) Mr. Edwards recommended in favor of conditional zone change.

Chairman Ross called Mr. Brenneke of Guardian Properties, Inc. for comments on his views. The C-2 zone is subject to application on 2-4-72 at Clackamas County which recommended a C-2 Zone. He commented on the population growth from 1968 to a proposed 6,175 in 1974. They want to keep the trade in the Canby area and wish to annex as soon as ordinance permits subject to Ordinance #517 before applying to P.U.D.

Mr. Dick Brenneke Jr. spoke about the benefits from a center site here. They did a feasibility study, decided upon a site and proceeded. He commented they were approached by 2 concerns. one from Los Angeles, "Land Garrison Pacific Properties", and one from Portland (Iron Mountain" who had also surveyed the area and stated it was ready for such a center which would give 4 major benefits:

1. Taxation - project building estimated between 47 to 50,000 per year payable with no increase in school system.
2. Increase in jobs - approximately 100.

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3. Retention of trade in the Canby Area.
4. Shopping center can make a contribution to the area, a contemporary model, air conditioned mall, etc. Design is still in working stage.

Mr. Dick Ehman spoke on the mall design layout consisting of about 75,000 ft. retail space, office area approx 10,000 ft., buffer area around rear, parking to take care of offices and mall. He stated a need for ingress on Neff Rd. If Neff Rd. is widened, plans may change a little.

The hearing was opened to opponents. Mr. John Vigus of Canby read excerpts from the Clackamas County Comprehensive Plan, page 29, stating Highway Commercial was not conducive to highway traffic. He did not wish a strip zone created.

Mr. Bill Guttormsen, nurseryman from Canby spoke for himself, Mrs. Cummings, and Mrs. Gable of Canby. They were concerned about vandalism and requested a fence be put around the property.

Mr. John Vigus, Canby, mentioned about the distance in parking lot between the buffer zone and highway.

Don Peterson of Canby asked if development occurs, a light would be needed at the corner and did the State Highway recommend a light?

Mat Noblock, Canby mentioned the taxation of 50,000 per year, how many increased homes move into an area after development is built?

Mr. Earl Oliver of Canby asked, does the City Planning Commission have control over the County Planning Commission for the area in county? Do we have control over the idea? Also there is only about 6 months left on the moratorium for annexation. Chairman Ross stated the City has final say 5 miles outside of Canby area, stated we have received a letter from Clackamas County Planning Commission wanting our action on plat plan and plans. The final step would be annexation.

Mr. Gerber, City Council Representative, stated the council hasn't considered the water situation yet. Would rather supply water & utilities within the city. Would like to consult our attorney. He would like a letter to annex when we can. What need will go into the development, etc.

The hearing was opened for proponents.

Mr. Dick Brenneke spoke in regards to the remark about a fence around the property for vandalism would be advantages to them also. On the stop light, he would not give an answer to permit or not at this time. If required for safety, they probably will, as well as have an acceleration and deceleration lanes.

Mr. Ehman stated it would be a neighborhood center with access on the highway.

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Mat Novak asked if the changed part from R-1 to C-2 would effect the additional part left in the outside City area. Chairman Ross stated it would remain R A-1 until that parcel was presented for a change of some sort.

The Public hearing was closed. Discussion between commissioners and re-direct questions and answers followed. Many questions on water and sewer were asked. John Whiteside stated lines would have to be brought under the railroad and across highway, much cost to the developers.

A motion was made for a 5 minute recess.

When the meeting reconvened, a motion was made by Shaw as follows:

I move that we recommend to the City Council, that the property as described in the attached Exhibit A and presently being purchased by Mrs. Pauline F. Vraves and Joe A. Vraves, husband and wife, on contract from Dorothy M. Schmitt, who took title as Dora Goettsch Pulley, be changed from R-1, Low density Residential Zone to C-2, Highway Commercial Zone, on the condition that the Canby Planning Commission approve a planned unit development as defined in Clackamas County PCD Ordinance with Additional Conditions as imposed by the City of Canby, to Guardian Properties Inc. and Mr. Vraves to be in conformance with Canby Municipal Ordinances 452, 516 and 517; and that the proposed Planned Unit Development be approved within 1 year of passage by the City Council, otherwise the property heretofore described to remain zoned as R-1, Low Density Residential, with the additional condition: Upon resolving of the annexation problem by the City Council.

Seconded by DiTommaso. The votes were 2 yes, 2 no and 1 abstention which resulted in a tie vote. The Chairman declined to break the tie and postponed the decision until we have a full complement of commissioners and more utility information. Chairman Ross called a Special Meeting to be held on July 18th, 1973 at 8:30 P.M. for the decision.

The next item on the agenda was the Final Plat on Earl Oliver #7, The file was in order, motion was made by DiTommaso to accept the final plat of Oliver #7, seconded by Edgerton, motion passed unanimously.

Tony Gerber mentioned the Mayor's committee was complete except with the member of the Planning Commission. Chairman Gordon Ross and Commissioner Shaw both agree to be members of the committee, with one being present at all times.

Meeting was adjourned at 11:02 P.M.

Respectfully Submitted,

Theilma Austin

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Secretary