

Canby Planning Commission  
Regular Meeting  
January 8, 1975

Present: Chairman Ross, Commissioners Cutsforth, Edgerton, Hulbert, Johnson, Merrill, and Shaw

Also Present: Planning Consultants Nims and Walsh, Supt. of Public Works Whiteside

Absent: City Attorney Bettis

The meeting was called to order at 8:03 p.m.

The minutes of the previous meeting, held on December 11, 1974, were approved as presented.

Minor Land Partition and Zone Variance, G & T Construction, to build two houses at N.W. Second and Douglas, on lots running east-west, instead of north-south. Planning Consultant Walsh presented the planners' findings, with a recommendation to approve both the Minor Land Partition and the Zone Variance. After reviewing the staff reports, Chairman Ross asked if the representatives of G & T Construction had any comments. They had none. Chairman Ross then called for further proponents. There being none, he asked for questions or comments from the commissioners, regarding the Minor Land Partition. Discussion centered around street right-of-way, curbing and sidewalks. Commissioner Shaw moved that the Minor Land Partition be approved, with the following conditions:

1. That the reports of the various departments be met, as far as setback and easement requirements; and
2. That curbing be extended adjacent to property along N. ~~Douglas~~ *Second Avenue* ~~on Second Avenue~~ *Westerly from N. Douglas*

Commissioner Edgerton seconded the motion. The question of street improvement was raised and, after some discussion, Commissioner Shaw moved to amend the motion to include a third point:

3. That a waiver of remonstrance for further street improvements on N.W. Second be included as part of the sale of the property, in the form of a deed restriction, and be filed with the city.

Commissioner Edgerton seconded the motion to amend the original motion. The motion was then approved, as amended.

Chairman Ross then opened discussion on the Zone Variance, which would be 3'3" on the north side of the north lot; 4'3" and 4'7" on the side yards between the north and south lots. Chairman Ross asked for proponents. There being none, he asked for opponents. There being none, the public hearing was closed. The northerly lot was designated as Lot No. 1; the southerly lot was designated as Lot No. 2. Lot No 1 was to have a variance of 3'3" on the alley side, and 4'3" on its southerly side, between the two houses. Lot No. 2 was to have a 4'7" variance on its northerly side, between the two houses.

Commissioner Shaw moved to approve the variance, as submitted. Commissioner Hulbert seconded the motion, which was then passed. The secretary was directed to draft a letter to the applicants, informing them of the actions of the Commission, and including the conditions indicated in the staff reports. Supt. of Public Works, Whiteside then informed the applicants that, before a building permit can be issued, a recorded survey must be presented, showing the lots divided as requested.

Conditional Use, Canby School District #86-C, to construct additions to the present Middle School, located at S. Ivy Street and S.E. 13th Avenue. The public hearing was opened, and Tom Holgate, of DeKanter and Holgate Architects, explained that the "field house", which is indicated on the plans, is to be about the size of a three-car garage and will house field maintenance and athletic equipment. There seemed to have been some confusion as to what the "field house" was to be. The applicants were asked questions regarding the intended size of the facility and the number of students which will, ultimately, be served by it. The standard set by the state is 100 students per 1 acre of land. There are 18.8 acres on the Middle School site. The original school building was planned to accommodate 900-1000 students, eventually. However, it has become apparent that the existing facility cannot handle that number of students effectively, even on a year-round basis. With the proposed additions, the school would be able to handle this number of students. Having 1000 students would mean that the 18.8 acres would not conform strictly to the 100 students/acre state criterion; however, it must be taken into account that by having 1000 students on a year-round basis, approximately one quarter of this number will always be gone. The needs for land is, therefore, actually for less than 1000 students. The question of park area was also raised. There is a section of approximately 5 acres, on which the swimming pool and tennis courts are located, which has been considered for use as a park. The city would like to see a park there, and the school is agreeable to the idea. Also, as Myra Weston, of the Mayors Advisory Committee on Parks, Open Space and Agriculture, pointed out, there is a grove of fir trees on this portion of land which should be preserved, if at all possible (this point was also mentioned by Mr. Holgate). Mrs. Weston also pointed out the fact that the school district serves a much larger area than just the city of Canby, and that all these people have to be considered in land use planning for the school. If this land were used as a park, it would decrease considerably the total amount of land area for the school. As the school needs all the land it has, they don't want to commit this section of land to the city as park land, and then not be allowed to build or to increase the student body, due to lack of land. Commissioner Edgerton stated that if the city wants to use that land, then it should be the responsibility of the city to acquire other land for the school. Commissioner Edgerton asked whether there is any plan for parking and storage of buses, and was told that there is space allotted for loading and unloading, only, but that additional *automobile* parking space is planned. The question of park land was thought to be irrelevant with regard to this Conditional Use application and the Commission directed itself toward making a decision on the application.

Chairman Ross called for a motion to allow additional structures to be added to the Middle School. Commissioner Edgerton moved to approve the application contingent upon a waiver of remonstrance, a dedication of 10 feet on S. Ivy, and compliance with the recommendations of the Fire Department. The motion

was sent back, for lack of a second. The architect explained that, since the addition to the north side of the existing building will go in where the fire hydrant now sits, the hydrant will have to be moved, and that the best place to put it is where the Fire Department suggested that it be put. Commissioner Shaw moved that the application for additions to the Middle School be approved, with the following conditions:

1. That parking be brought up the city standards for the entire facility; and
2. That the School District sign a waiver of remonstrance for the future acquisition of a 10 foot right-of-way on 13th and 10 feet on S. Ivy.

Some discussion followed, after which, Commissioner Shaw amended the motion. The amended motion was to approve the application for additions to the Middle School, with the following conditions:

1. That parking be brought up the city standards for the entire facility;
2. That the School District sign a waiver of remonstrance for the future street widening dedication and sidewalk improvement; and
3. Approval of the plat plan as generally shown on the proposed plan.

The motion was seconded by Commissioner Johnson and was passed, as amended.

Conditional Use, Canby School District #86, to construct an elementary school including support facilities on property located north of the Middle School on S. Ivy St. Planning Consultant Nims presented the planners' findings, with a recommendation to approve the application contingent upon a waiver of remonstrance, dedication of right-of-way on South Ivy St., and the southerly portion of the projected South Pine St., and upon an agreement or understanding between the city and the school district which assures that the elementary school-middle school complex will include an adequate public park to serve this neighborhood area of the city. The question of the possibility of extending S. Pine, as a major arterial, to come out just north of the proposed new school site, was discussed at length. However, this possibility is so tentative and vague that it cannot be considered as a deciding factor in ruling on this Conditional Use application. The School District has agreed to grant an easement of 40' x 190' to the Amato Brothers Enterprises, from whom the land is to be purchased. The easement is in the same place where a projection of South Pine would go. The building for the school will be done within acceptable setbacks from both the easement and South Ivy Street, so as not to interfere with any future street improvement or creation of a minor arterial. Mr. Holgate assured the commission that all planning has taken into account the possible future road right-of-way. Commissioner Shaw pointed out that it is the duty of the Planning Commission to prescribe the setbacks and to insure adequate street right-of-way and any other conditions which the city staff feels are essential, and not to tell the applicant where or how to build the buildings. The layout of the school facilities and the question of parks and playgrounds are matters to be worked out by the School District, the city and the Pool Board.

A recess was called at 10:35 p.m.

The meeting resumed at 10:50 p.m.

Chairman Ross called for a motion on the Conditional Use application. Commissioner Shaw moved that the application to build an elementary school on the proposed piece of property be approved with the following conditions:

1. Front yard setback along S. Ivy be 75 feet;
2. Side yard setback along northerly property line be 50 feet;
3. School District present to the city a waiver of remonstrance for future dedication of 10 feet along S. Ivy St. and future curb and sidewalk improvement; and
4. That the staff report of the Fire Department be met.

Commissioner Johnson seconded the motion. Discussion followed regarding the setback on the northerly property line. There has to be sufficient setback to allow for South Pine to go through, if it is decided that it should be a minor arterial and should come out at that point, without coming close enough to the building to violate the ordinance. If South Pine does not go through there, the school could, of course, use the land for additional parking. A motion was made and seconded to amend the motion to change the 75 foot setback to a 50 foot setback. The amended motion was to approve the application to build an elementary school on the proposed piece of property, with the following conditions:

1. There be a front yard setback of 50 feet with the understanding that there be no front yard parking within the 50 feet;
2. There be a side yard setback along the northerly property line of 50 feet;
3. The School District present to the city a waiver of remonstrance for future dedication of 10 feet along South Ivy and future curb and sidewalk improvement; and
4. The staff report of the Fire Department be met.

The motion was passed, as amended. The secretary was directed to draft a letter to the School District, informing them of the actions of the commission and including the conditions which are to be met.

Approval of the New Zoning Ordinance. Due to lack of time and the fact that there are some questions regarding the ordinance, this matter was postponed until the next meeting, to be held January 22, 1975.

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Approval of Eldon Edwards' Bill for Services on Comprehensive Plan. The general feeling among the commissioners was that they know very little about the comprehensive plan or what the planners have accomplished in that regard. In view of this, it was felt that the commission has no basis upon which to make a decision as to approval or rejective of a bill for said services. The secretary was directed to write a letter to the council, conveying these thoughts, and stating that the commission has no objection to the payment of this bill, but also that it does not feel it has the information necessary to make this decision. The bill for services was approved, as presented. It was suggested that a full meeting night be devoted to the comprehensive plan in the near future.

Further Business. Supt. of Public Works Whiteside informed the commissioners that CRAG will be scheduling meetings in the near future between the council and planning commission of cities in the Columbia Regional Association of Governments area and the CRAG Community Technical Advisory Committee. The meetings will be for the purpose of review and discussion of the CRAG Comprehensive Plan draft.

It was decided that a Wednesday night would be the best time for the Planning Commission banquet. Chairman Ross will check on January 29 and February 5 and let everyone know.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

  
Merrie Dinteman  
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Secretary, Planning Commission