

Planning Commission
Regular Meeting
March 12, 1975

Present: Chairman Ross, Commissioners Cutsforth, Edgerton and Merrill

Also Present: Planning Consultant Edwards, Chief of Police Graziano, Supt. of Public Works Whiteside and several guests

Absent: Commissioners Hulbert, Johnson and Shaw and City Attorney Bettis

Due to a lack of a voting quorum, Supt. of Public Works Whiteside agreed to chair the meeting as an ex-officio member. An action of this type has been approved by the City Attorney.

The meeting was called to order at 8:25 p.m.

The minutes of the previous meeting, held on February 26, 1975, were approved as presented.

Correspondence: A letter received by the Public Works Department from Donald Broadsword, Chief of Maintenance, Dept. of Public Works for Clackamas County, regarding Canby's authorization of building adjacent to County roads and the drainage problems which this causes for the County, was read to the Commissioners for their information. They request that, in the future, any plans submitted which would cause such drainage problems be offered to the County for checking, prior to approval. Also received was the latest Tri Met Newsletter, which is on file in the Public Works Office for anyone who wants to read it.

Country Club Estates, Annex #3, Extension of Preliminary Plat: The property in question was originally platted as part of a whole subdivision which included Country Club Estates Phase I (Annex #2) and Phase II (Annex #3). The main concerns with this area are the flood plain problem, the objections of the Montecucco Farms, and the providing of an emergency access route to the Molalla Forest Road (since the cul-de-sac is so long). The requirements and restrictions of the preliminary plat must be adhered to, even though the subdivision has since been developed as two separate parcels. The final plat has been submitted and has been authorized for signature by the Planning Commission Chairman when all requirements have been met. The fact that the land is in the flood plain and that several lots are flooded under certain conditions is noted on the final plat, and there is also a 20-foot emergency access road on the final plat. A letter was received from Zarosinski-Tatone Engineers, Inc. and Montecucco Farms on October 14, 1975, stating that the drainage system, as constructed, is in accordance with the requirements as previously requested by Montecucco Farms. Annex #3 is now in the process of being purchased from Payton-Anderson by Leavitt Brothers. Leavitt Brothers is under option at present and will complete the purchase if, and when, they are satisfied that everything is in order. Supt. of Public Works Whiteside and Planning Consultant Edwards are to work together and go through the preliminary plat conditions submitted to be sure that everything is on the final plat. Mr. Whiteside is also to meet with the developers to go over the construction plans, which have not yet been approved. The Commission requested a letter from Leavitt Brothers, acknowledging the conditions which must be met before final approval can be granted. They must also present a bond for improvements, before the plat can be signed. If Leavitt Brothers proceeds in accordance with the date schedule shown in their letter of March 5, 1975, the Planning Commission will allow the final plat to go ahead as it is. However, if any foreclosure proceeding should start against the property, the motion which approved final plat for signature can be rescinded and the owners informed that they no longer have Planning Commission approval. The secretary was directed

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to write a letter to Leavitt Brothers informing them of the Planning Commission's acceptance of the time limit which they have proposed.

New Mobile Home Ordinance: The ordinance had been approved, at the last Planning Commission meeting, to be sent on to the City Attorney; however, a letter from Gary D. Bradshaw, owner of the Canby Manor Mobile Court, raised several questions to which the Planning Commission was asked to address itself before recommending the ordinance to the Council for approval. After reviewing Mr. Bradshaw's letter, the Commission found that most of his questions were already taken care of in the ordinance, as approved at the last meeting. There were two different copies of the ordinance which were sent out at the same time, causing much confusion as to what was intended. Apparently, Mr. Bradshaw received a copy of the wrong draft. The one point which he brought up which the Commissioners felt should be changed concerned the playground requirements. Mr. Bradshaw stated that parks which do not allow children would have no use for playgrounds and should not be bound by this rule. They should be able to provide open space or park space for adults. Commissioner Ross moved to insert the words "or open space" behind the word "playground" wherever it occurs in Section 4, Paragraph B, Number 10. Commissioner Edgerton seconded the motion which passed unanimously. With regard to Mr. Bradshaw's objection to the minimum area of 1500 sq ft as being too small, it was pointed out that this is a minimum area size and does allow enough room for smaller trailers. Also, if the owner of an existing court which was built for the smaller trailers wishes to add to the court, he can do so, under this ordinance, without having to completely redo the whole court to provide for larger spaces.

Ordinance Input on Fence Height Recommendations in Commercial and Light Industrial Zones: Planning Consultant Edwards was not fully prepared, at this time, to give fence height recommendations. He was informed by Commissioner Edgerton that the City Council had dealt with this subject at the Council workshop meeting held on March 10, 1975, and that Mr. Edwards' recommendations, with regard to this matter, are no longer necessary.

Eldon Edwards Bill for Services for the Month of February, 1975: The bills submitted by Mr. Edwards were for work on the Comprehensive Plan. Since the Planning Commission no longer approves Comprehensive Plan bills, they were referred to the City Council.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,


Bernice Dintemar Secretary
Canby Planning Commission