

Planning Commission  
Regular Meeting  
August 13, 1975

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

Also Present: Planning Consultant Edwards

Absent: Commissioner Shaw and City Attorney Bettis

The meeting was called to order at 8:10 p.m. by Chairman Ross.

The minutes of the previous meeting, held on July 23, 1975, were approved  
as presented.

Review of Conditional Use Application Considered by the Planning Commission  
on August 28, 1974.

1. Don Stewart, plumbing business, 1095 Lupine Court. This application was denied by the Planning Commission; however, Planning Consultant Edwards advised that he had checked the residence to see if there were any signs that the business was being conducted there, with negative results.
2. Marvin L. Dack, real estate branch, 715 S.W. 13th. Mr. Edwards found Mr. Dack to be complying with the stipulations of the Planning Commission. There have been no violations as of this date.
3. Treva Clarke, self improvement class, 120 N.E. 12th. Mrs. Clarke was also found to be in compliance with the stipulations of the Planning Commission. Chairman Ross stated that he has noticed some traffic congestion at times around the house, but not enough to be really hazardous (he also felt that this congestion might be partially due to the fact that the street has not been improved as it was supposed to have been). The Commissioners agreed that there have been no violations of Mrs. Clarke's agreement with the Planning Commission.

Comprehensive Plan: Discussion of Major Arterials: Planning Consultant Edwards presented a diagram of the use of right of way for major arterials, collectors, and local streets, giving an idea of what the right of way is needed for (travel lanes, parking lanes, walkways, emergency parking, director lanes, etc), putting as much usability into a 60-foot section as possible. This presentation was for introductory information. Mr. Edwards will meet with County Public Works and State Highway people to see what their thoughts are, and will bring that information to the next Planning Commission meeting, August 27. In the meantime, he asked that the Commissioners consider it and be prepared for discussion at that time. He would like the Commission to make a recommendation to the Mayor's Citizens Advisory Committee and the City Council.


Further Business: A notice of application was received from Clackamas County Planning Commission for Robert M. Wagner, 1212 N. Redwood St., Canby. The request is for a variance on frontage required along Redwood in order to make a minor land partition of land in the back portion of the lot possible. He proposes to give a 20 foot strip of access to the back lot from Redwood St., creating a "flag lot". Commissioner Hulbert asked whether the City Limits might possibly include this land in the future. Mr. Edwards stated that this is possible and suggested that the Commission request 30 feet instead of 20 feet. Then, if this does become part of the City in the future, we could eventually get a 40 foot right of way since there is already a 16-foot wide strip running to a large lot to the east of Mr. Wagner's lot, abutting the presently proposed 20-foot access route.

Planning Commission  
August 13, 1975  
Page 2

Commissioner Edgerton moved that the Planning Commission recommend to the Clackamas County Planning Commission that the application be approved with the conditions that the frontage for the flag lot be 30 feet instead of 20 feet; that it must be kept clear of all building along the northerly property line all the way back to the easterly property line; and that any structure built on the lot be 50 feet minimum back from the existing northerly property line. Commissioner Hulbert seconded the motion, which passed unanimously.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

  
Merrie Dinteman  
Merrie Dinteman  
Secretary

/mjd