

Planning Commission
Regular Meeting
November 12, 1975

Present: Commissioners Cutsforth, Ldterton, Hulbert, Johnson and Shaw

Also Present: City Attorney Reif, Planning Consultant Edwards and Several
Guests

Absent: Chairman Ross and Commissioner Merrill

The meeting was called to order at 8:05 p.m. by Commissioner Hulbert, who was acting as chairman in the absence of Chairman Ross.

The minutes of the previous meeting, held on October 8, 1975, were approved as presented.

Jeri-Lee Addition Subdivision (South Knott and Township), Preliminary Plat, G&T Construction. Eldon Edwards presented the findings of the planning staff, with a recommendation to approve the plat, subject to improvements as required by ordinance. Discussion of the plat concerned sidewalks, curbing and street right-of-way and paving. Regarding sidewalks, it was noted that there are presently none in the area. There is a grade school being built not too far from the site and an existing school building in the same location. Sidewalks could be very important here, since there are a lot of apartment houses in the area and Knott could eventually go through to the south and go right by the schools. There is a part of the comprehensive plan which deals with sidewalks, and the Transportation Committee of the Mayor's Citizen's Advisory Committee is to be asked to review and approve a walkway system to include walking and bicycles, horses, etc. In the meantime, it was felt that, at least the South Knott side of the subdivision should have sidewalks the full distance. Curbing will be required also on S.E. Township along the lot which abuts that street. It was not known whether there are curbs in the area already or if they are adequate if they do exist. As for street right-of-way, South Knott, according to the new zoning ordinance, S. Knott is to remain a 40 foot right-of-way and is therefore as wide now as it is intended to be. No dedication is necessary on that side of the subdivision. However, on the Township Road side, ten feet of additional right-of-way will be required. When asked what type of paving was planned for the streets abutting the subdivision, Herb Jenner of Nor-Pac Properties, who was representing the developers, stated that they had planned putting in a mat of whatever the original material of the existing pavement is. This is because this would be the only section of South Knott to be improved, and when the street is eventually completely improved, it will have to be done over.

*Commissioner Shaw reminded the applicant that all ordinance requirements must be met and then moved that the preliminary plat be approved, subject to the following conditions:

1. The paving must match the existing paving to standard curbs, as required by the ordinance;
2. The inclusion of a sidewalk on Knott Street on the front of these lots; and
3. A waiver of remonstrance for the future improvement of the streets abutting the subdivision.

Commissioner Johnson seconded the motion, which passed unanimously.

Canby Utility Board, Correspondence Requesting Planning Commission Input Regarding Proposed Substation. The Utility Board has proposed putting in a new substation on a piece of property located between Redwood St. and the Molalla Forest Road, abutting the railroad tracks. This is to be done in the near future, and the Utility Board wants the Planning Commission's feeling as to how this would fit in with the comprehensive plan for the City of Canby. After some discussion, Commissioner Shaw moved to write a letter to the appropriate agency stating that, as far as the Planning Commission is concerned, there are no objections to the use of the property for an electrical substation, providing that landscape screening be provided around the perimeter of the property and that vision clearance be maintained at the crossing of Redwood Street and the railroad tracks. The motion was seconded by Commissioner Edgerton and passed unanimously.

Proposed Subdivision, Grant Schiewe, Located S.W. 13th, Between S. Ivy and S. Fir. The developer had intended to come in with a preliminary plat for a subdivision but could not bring it in due to lack of time to get staff reports on the proposal. The layout which was presented well meets the ordinances. The plan was a design drawing in preparation for a preliminary plat. Most of the discussion involved street right-of-way, sidewalks and curbing. The plan was to dedicate ten feet on S.W. 13th for street right-of-way, which, together with 10 feet from the other side of the road, would make 60 feet. However, since this street has been slated to become a major arterial in the future, the City will need 80 feet of street right-of-way. This would mean a 20 foot dedication on that side. S. Fir is to be a 60 foot right-of-way, which would mean about a 15 foot dedication, with 10 feet needed on S. Ivy. The developers had intended to make all interior streets 60 foot right-of-way; however, with the extra dedication on the exterior streets, there will be less room within the subdivision. They asked whether the interior streets could be 50 foot right-of-way, instead of the 60. According to ordinance, these streets must be 60 feet. The developers then asked if, perhaps, since the street around the center lots served only those lots, could it be 50 feet instead of 60. This would make up the difference for the extra ten feet on S.W. 13th. This will have to be considered when the preliminary plat is submitted. There are two proposed access routes from the subdivision to the abutting street: one on S. Fir and one on S.W. 13th. Commissioner Edgerton suggested that there be two on S. Fir instead of one. The S. Ivy side is to be duplexes and one apartment section. The apartments would have direct access to S. Ivy, but the duplexes would flow out onto the streets in the interior of the subdivision. (It was noted that they will need conditional uses for the duplexes along S. Ivy and a zone change to put in apartments there.) Curbing will have to be provided around the perimeter of the subdivision, with the S. Ivy side location being determined by the developer, the City and the State, since S. Ivy is also State Hwy 170. There was much discussion regarding sidewalks for the subdivision. The developers had not anticipated putting in any sidewalks within the subdivision. There is a walkway planned along S.W. 13th. The Commission would like to see some sidewalks within the subdivision, and Planning Consultant Edwards stated that he would like to see one side of each street sidewalked, throughout the subdivision. The sidewalks could go in with the houses, instead of with the development of the land, to minimize replacement costs due to damage during construction of the houses. With regard to the sanitary sewer, the existing trunk line is not overloaded at this time and should serve all growth on the south side of town without problems. The developers will submit a preliminary plat for the next Planning Commission meeting and will review ordinances and requirements in the meantime. Eldon Edwards suggested that they also submit an application for a conditional use for the duplex units at that time.

Eldon Edwards advised that Canby's urban containment boundary information had been sent to CRAG and that they have established so far that our urban containment boundaries will be at the present City limits on the south and Territorial on the north. They would include some areas on the east out to Redwood, but they cut us off in other directions, primarily due to the fact that the City is surrounded by prime agricultural land. Once they establish these limits and put them into effect, there will be no annexations at all to the City, except what is within the established lines.

Ron Tatone requested a decision on fencing around the sewer lift station which serves Country Club Estates Annexes two and three. They want to put a fence around the lift station itself to protect it without blocking access to the emergency road which was put in to provide access to the long cul-de-sac in Annex number three. The Commissioners agreed that, if this plan was not in conflict with anything in the record of the original plan for fencing in the area, Mr. Tatone could proceed with the plan.

The meeting was adjourned 10:55.

Respectfully submitted,



Merrie Dinteman, Secretary
Canby Planning Commission