

Canby Planning Commission
Regular Meeting
July 28, 1976

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

Absent: City Attorney Reif

Also Present: Planning Consultant Edwards, Public Works Director Ferguson,
Hans Juhr and Tom Tye and Several Other Guests

The meeting was called to order at 8:05 p.m.

The minutes of the last meeting, held on July 14, 1976, were approved with one correction: on the third page, in the section dealing with John Edgerton's request that the Planning Commission recommend to the Traffic Safety Committee that a four-way stop be put in at the intersection of N.W. 6th and N. Cedar, the third sentence states, "Edgerton explained that there are lots of kids walking from the School and riding bicycles along North Cedar towards Knights Bridge Road, and there are no sidewalks along there." Commissioner Edgerton stated that this is not correct, in that there are sidewalks on portions of North Cedar, but that they are not present in the section where the School is located. The sentence was changed to read: "Edgerton explained that there are lots of kids walking from the School and riding bicycles along North Cedar towards Knights Bridge Road, and the sidewalks are not continuous along there."

Leisure Resources, Inc. and Compass Corporation, Filbert Estates, S. Elm and S.W. 13th Ave. (Clackamas County Tax Map 4 1E 4 B, Lot #300), Preliminary Plat. Planning Consultant Edwards presented his report, with a recommendation for approval, since sewer and water lines and right-of-way for 13th and Elm Streets were all indicated on the plat, along with lot sizes and other information pertinent to the development. Chairman Ross asked Tom Tye, of Compass Corp., about possible development of the property to the north, which was discussed briefly at the last meeting. Mr. Tye indicated a plan to eventually loop the street from 13th up to the northerly end of the subdivision, then to the east and back down to S.W. 13th, with the one street crossing between Elm and Fir. The Planning Commission is in favor of a loop system as the best use of this property. The people who plan to develop the land to the north were present at this meeting and will go ahead and develop in this manner, if the Planning Commission is agreeable to it. The developer will have to put in curbs and put in oil mat to the center line, but it will not be fully developed on Elm St. at this time, because there was no provision for the people on the other side of Elm (the Clinic, Elmhurst Nursing Home and the LDS Church) to help with improvement of Elm St. Utilities will be underground, and they are working with the Canby Utility Board on water and electric needs, to be sure that everything is done the way the Utility Board wants it done.

**Commissioner Edgerton then moved to approve this subdivision provided that they meet the requirements of all staff reports. Commissioner Johnson seconded the motion, and during discussion which followed, the motion was amended to indicate that it was Plan #2 of 2 that was being approved. The motion then read: To approve Plan #2 of 2 plans submitted for Filbert Estates subdivision, provided that they meet the requirements of all staff reports. The maker and second of the motion both concurred, and the motion passed unanimously. The secretary was directed to draft a letter to the applicant informing them of the decision of the Planning Commission. Review of a plat for the property to the north will be discussed at the next meeting, August 11, if staff reports can be obtained prior to that meeting.

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Juhr and Sons, Discussion of Sidewalk requirements for Canby Village Apartments complex to be located at the west end of N.W. 6th Ave., off of Grant. When the developer came to the Public Works office to talk to Mr. Ferguson about improvement of N.W. 6th St., it was pointed out that there is only a 40 foot right-of-way on the street now and that this is all that there will be. If sidewalks are required on both sides of the street, as was stated by the Planning Commission as one of the conditions of approving a zone variance on parking requirements, it would leave only about 29 feet for paving. After some discussion, the Planning Commission decided that parking and sidewalk should both be limited to the north side of the street. At the meeting of May 26, 1976, a motion was made to approve a zone variance on parking requirements for the apartment complex, subject to the following conditions: "1) That the developers submit a letter to the Planning Commission and the City Council agreeing to add the additional 28 parking spaces when requested to do so by the City; 2) That N.W. 6th St. be improved with sidewalks on both sides, the details to be worked out by the Public Works Department; 3) Compliance with all staff reports; and 4) This is based upon the intent of the applicant to build a project for elderly residents." It is the second condition which is the cause of concern now; therefore, Commissioner Shaw moved that the Planning Commission amend the motion made on May 26 to change the requirement of item #2 of the original motion to allow only one sidewalk, on the northerly side of N.W. 6th Ave. The sidewalk should be included within the 40 foot right-of-way. Commissioner Kahut seconded the motion, which passed unanimously. The secretary was directed to amend the minutes of the May 26 meeting and to send a letter to Juhr and Sons stating the decision of the Planning Commission tonight.

Next on the Agenda was a brief discussion of the Comprehensive Plan. Eldon Edwards wanted to inform the Planning Commission that the comprehensive plan is now before the Council and that there will be a public hearing before the Council on August 30, 1976. Commissioner Edgerton questioned the priorities for development of the land adjacent to the present City limits and suggested that the Planning Commission study this development and make a recommendation to the City Council regarding what they feel the priorities should be. Eldon said that this is a very good idea and suggested that it be discussed at the next meeting. Chairman Ross then asked the secretary to place this on the agenda for the next meeting, to be held August 11, 1976.

There being no further business, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Mervie Dinteman

Mervie Dinteman, Secretary
Canby Planning Commission