

City Planning Commission
Regular Meeting
August 11, 1976

Present: Chairman Ross, Commissioners Johnson, Edgerton, Shaw, Kanut and Hulbert

Absent: Commissioner Cutsforth

Also Present: Planning Consultant Edwards, Public Works Director Ferguson,
City Attorney Wade Bettis, Jr., Richard Detroit of Compass
Corporation and several other guests

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

The minutes of the last meeting, held on July 28, 1976, were approved as presented.

Mr. John Pettit and Compass Corporation, Pettit Addition, S. Elm south of Sixth,
Blaine, St. Louis County (Tax Map 4 1E 4B Lot #400), Preliminary Plat. Planning Consultant
Edwards presented his report, with a recommendation for approval, since water and
sewer lines and right-of-way for Elm Street was indicated on the plat, along with
lot sizes and other information pertinent to the development. Consultant Edwards
also showed slides of the area within the plat and development of the surrounding
area. Chairman Ross brought to the attention of the Planning Commission the fact
that the property to the north will soon be presented to the Planning Commission
for development using a long cul-de-sac for access. This should be developed as a
road through the parcel connecting with the property to the south and preferably
not with a cul-de-sac. In order for this to be feasible, there would be a curve
in the road. Chairman Ross showed the other Commissioners by drawing on the map
that it would be advisable to move lots 3 and 4 to the east. Commissioner Shaw
requested clarification of the subdivisions in the area presently being developed.
The discussion continued regarding location of property in the area. Consultant
Edwards stated we should require access for a north-south street if Tax Lot #400
is going to be subdivided. A further discussion as to the possible development
of property in the area followed with regards to the long cul-de-sac being pro-
posed and the ramifications of a continuous street rather than a stub street and
cul-de-sacs. The subdivision being presented at this meeting is an extension of
the subdivision developing to the south. Mr. Richard Detroit, representing Compass
Corporation, came forward and stated they would have no objections to shifting the
road to the east. Chairman Ross explained to Mr. Detroit that the road should be
moved approximately 20 feet to the east, thus allowing for extension to the north
when that property is subdivided. Mr. Detroit related that water and sewer expenses
would be increased by moving the road to the east. Mr. Detroit wanted to know if
it were possible that future developments not go through this property. In other
words, by putting in a through street it would increase the other subdividers costs
also. Commissioner Shaw stated that this particular subdivision has a minimum
amount of road width/curb continuing through this subdivision from the subdivision
on the south side. Fire hydrants will be required as per the Fire Department's
recommendation. This subdivision, as presented, is acceptable in lot size, roads,
etc., and we should not consider a future subdivision as the one being presented
nor is correct as presented. We have asked him to make a change in his plans for

our benefit. This statement was followed by a discussion on procedures for approval of preliminary and final plats. Chairman Ross stated that procedurally the Planning Commission has to see and approve the final plat. Consultant Edwards was asked for concurrence to the Chairman's statement. Consultant Edwards read a portion of the Subdivision Ordinance regarding the matter and stated the Planning Commission has to give approval of the final plat. Consultant Edwards ask City Attorney Wade Bettis, Jr., if it were possible to pass a preliminary plat with conditions. Commissioner Shaw requested this entire subdivision be reviewed before any motion is made. A discussion regarding the lots within the subdivision took place at this time. City Attorney Bettis stated that his feeling was that everybody was right. He then read the second sentence of Section 12 of the Subdivision Ordinance, and concluded that you can have a preliminary plat with conditions but you do not sign it until the conditions have been met. By signing a preliminary plat with conditions, you can get into problems. Commissioner Shaw requested further discussion regarding the subdivision to make sure everything will be as wanted. **Commissioner Shaw moved to approve the preliminary plat for Pettit Addition, subject to staff reports; subject to realignment of street "A" at its northerly end so that there is a minimum of 50 feet between the east line of Tax Lot 7500 and the west line of the extension of street "A." Commissioner Edgerton seconded the motion, and during the discussion which followed the motion was amended to add further conditions of the preliminary plat being subject to the improvement of S. Elm Street consistent with the improvement required in Filbert Estates; and subject to the extension of the sidewalk on the west side of street "A." The motion then read: To approve the preliminary plat for Pettit Addition: (1) subject to all Staff Reports; (2) subject to realignment of street "A" at its northerly end so that there is a minimum of 50 feet between the east line of Tax Lot 7500 and the west line of the extension of street "A;" (3) subject to the same improvement of S. Elm Street required in Filbert Estates; and, (4) subject to the extension of sidewalk on the west side of Street "A." The maker and the 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.

Item No. 2: Discussion of priorities of land development in Comprehensive Plan by Consultant Eldon Edwards. The Comprehensive Plan will be written and have accompanying maps at the City Council meeting to be held on August 30, 1976. He stated the Council has changed some items. Commissioner Edgerton stated that he wanted the Planning Commission's feelings in regards to the Comprehensive Plan known by the City Council prior to their meeting on August 30, 1976. There is concern regarding the area north of Territorial Road that has been reclassified as "B" as this cuts into "A." General discussion of the growth plan followed until Commissioner Edgerton requested a poll of the Commissioners regarding their feelings as to development of land north of Territorial Road. His personal feeling is that this area should not be developed immediately. Commissioner Shaw stated his feelings are that the area north of Territorial Road should be developed at a later date. Commissioner Ross feels this area should not be a "B" area but should be changed to a

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"C." Commissioners Johnson and Hulbert agreed. Commissioner Kahut stated that he would like to have more information before making a decision. Commissioner Edgerton stated that he gets a special feeling every time he reads the sign saying "Garden Spot of the Willamette Valley" and would like to keep Canby just that. Consultant Edwards noted that the Planning Commission can file a separate recommendation from that of the MCAC. He said that the MCAC is directly responsible to the City Council and that if the Commission holds conflicting views on any subject that they should indicate this to the City Council.

Item No. 3: Public Works discussion by Ken Ferguson, Public Works Director. Mr. Ferguson stated that according to the Zoning Ordinance the Canby Inn Restaurant may need a Zone Variance as they are building on 15 feet from the right-of-way. He was informed this was permissible as the property in question is zoned C-1 and not C-2 as is presently shown on the zoning map.

The Public Works Director stated he would submit a written report to the Planning Commission regarding matters of concern to them which took place at the City Council meetings. The Commissioners stated this would be most helpful to them.

Public Works Director Ferguson has learned that Fourth Avenue was deeded to the Fairgrounds in 1916 although the City maintains the road. He has requested the Clackamas County Board of County Commissioners to deed this portion of Fourth Avenue back to the City of Canby.

At the time Pine Street is improved, the owner will deed the extra 30 feet required. The only property discussed is the property actually in front of the new Pizza Parlor.

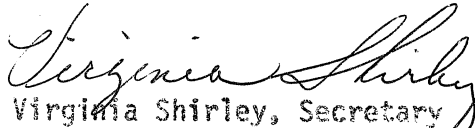
Commissioner Hulbert brought up a discussion of S. Locust Street. This discussion was in regards to maintaining a 60 foot right-of-way. The Commission made a recommendation to take equal amounts from each side of the property. The property line is regarded as the centerline of a road when a new road is built between two pieces of property. Popp's Addition has deeded the required 30 foot right-of-way to the City.

It was mentioned that Mr. John Tatone has extended the curb all the way through 12th, allowing no future street going south in Canby Heights Subdivision.

Consultant Edwards brought up the fact that this was Merrie Dinteman's last meeting as Planning Commission Secretary and thanked her for a job well ^{done} and expressed the fact that she would definitely be missed.

There being no further business, the meeting was adjourned at 10:35 p.m.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission