

Canby Planning Commission  
Regular Meeting  
June 14, 1978

Members Present: Chairman Ross, Commissioners Kahut, Cibula, Shaw, Cutsforth, and Hulbert.

Member Absent: Commissioner Edgerton.

Others Present: City Attorney Roger Reif, Planning Consultant Rod Shoemaker, Public Works Director Ken Ferguson, Jerry Thompson, Leroy Thompson, Pete Kelley, Wayne Oliver, Andy DiTommaso, Mr. Overton, Martin Clark and others.

The minutes of the Planning Commission meeting of May 10, 1978, on the second page, line 17 and 18 were corrected to read: "One thing that should be discussed this evening is that the street will connect into the existing street. Nothing is shown that the proposal has the approval of the present Williamette Green Homeowners Association." The minutes were approved as corrected.

In regards to correspondence, a letter from Lois Larson requesting a change in the approval of the Minor Land Partition of her property. After some discussion, it was the concensus of the Commission that Lois Larson should be asked to bring a sketch map to scale and an application for the change. A letter to be sent to the applicant requesting the information and that the applicant be present at the next Planning Commission meeting. The Planning Commission also requested the Planning Consultant to get pictures of the problem area.

Item No. 1: Request for approval of a Minor Land Partition from one lot to three lots on a parcel located on the north side of Knights Bridge Road approximately 300 feet west of N. Birch Street. This parcel contains approximately 24,393 square feet. The applicants are Leonard J. Kelley and E. Wayne Oliver. Presentation by the Planning Consultant with a recommendation of approval with paving of the half-street. Discussion followed regarding the corner lot being of substandard frontage. It was determined that a variance was not required as the Commission can approve a substandard frontage due to the size of the property. The question arose as to whether an adequate corner for the road could be achieved on this corner lot. Mr. Ferguson stated they could get an adequate corner with no parking on the west side of the half street. Since there would only be twenty (20) feet of paving, no parking should be allowed on either side of the street. It is impossible to tell how much the road will be used. There could be a lot of use. The alignment is already there - it would be a twenty (20) foot paved street with no parking on either side. The question arose whether twenty (20) feet of paving would be adequate - because of the existing alignment you can't penalize the property owner because of existing conditions. \*Commissioner Shaw moved that the Minor Land Partition be granted subject to the following conditions:

- 1) The roadway from N. Aspen to Knights Bridge be paved to city standards in alignment with N. Aspen. Curbing on the east side of the extension to align with N. Aspen to Knights Bridge Road. The motion was seconded by Commissioner Cutsforth and passed unanimously. The applicants stipulated "no parking" signs would be placed on both sides of the road.

Item No. 2: Request for approval of a preliminary plat containing four lots to be known as "Canby Country Estates No. 2." This property is located just south of the north city limits on the east side of the extension of N. Juniper Street. The applicant is G & T Construction. The Planning Consultant gave his presentation and made a recommendation for approval of this request. The question arose as to whether this was actually a four lot subdivision or a seven lot subdivision. The city attorney stated the Commission should proceed and consider this as a four lot subdivision. Mr. Martin Clark was present and stated he would be willing to work with the developers on the extension of N. Juniper Street. \*Commissioner Shaw moved the preliminary subdivision plat of Canby Country Estates No. 2 be approved subject to the staff reports and subject to the inclusion of sidewalks along the east side of N. Juniper Street for the entire frontage of N. Juniper Street. The motion was seconded by Commissioner Hulbert and passed unanimously.

Item No. 3: Request for review and recommendation of proposed annexation of 5.68 acres located east of N. Juniper, west of N. Locust, south of Territorial Road and adjacent to the north city limits. This parcel has previously been subdivided by Clackamas County into 13 lots, each lot approximately 15,000 square feet in size. This request for annexation is by Martin L. Clark. (The property owner is Robert Overton). Commissioner Cibula declared a conflict of interest and left his chair on the Commission. The Planning Consultant made his presentation to the Commission and made a recommendation the request be approved with the condition that the improvements to N. Juniper Street be made as per City standards (Ord. No. 443, Sec. 32, P.18) and include a roadway width of 40 ft., which could be constructed as a half-street initially, and completed at such time the existing N. Juniper roadway is extended to the present City Limits. Discussion followed regarding half-streets and the participation of the county in improving N. Juniper and N. Locust Street. Mr. Ferguson stated the City Council will not approve an annexation with half-streets. \*Commissioner Shaw moved that the Planning Commission recommend to the City Council that this submission for annexation be approved based on the facts that it is in conformance with the Interim General Plan, it fits into the circulation pattern of the city and that it is within CRAG's Immediate Interim Growth Boundary. It is also a part of the recommendation that Juniper and Locust be fully improved to city standards. The motion was seconded by Commissioner Kahut. The motion passed with Commissioners Cutsforth, Kahut and Shaw voting for the motion and Commissioner Hulbert Abstaining. Commissioner Cibula has expressed a conflict of interest and did not take part in the agenda item.

There being no further business before the Commission, a short discussion was held regarding the possibility of the re-creation of more zones in the industrial and multi-family zones. It was recommended the staff study the possibilities and make some recommendations to the Commission.

Canby Planning Commission  
Regular Meeting  
June 14, 1978  
Page 3

The meeting was recorded on tape.

Respectfully submitted,

A handwritten signature in cursive script, reading "Virginia J. Shirley". The signature is fluid and elegant, with the first name "Virginia" being the most prominent part.

Virginia J. Shirley, Secretary  
Canby Planning Commission