

Canby Planning Commission
Regular Meeting
February 14, 1979

MEMBERS PRESENT: Chairman Ross, Commissioners Perkett, Edgerton, Hart and Schwartz

MEMBERS ABSENT: Commissioners Kahut and Cutsforth

OTHERS PRESENT: City Attorney Mike Clancy, City Planner Stephan Lashbrook, Public Works Director Ken Ferguson, Rufus Kraxberger, Charles Driggers, Mr. and Mrs. Dave Anderson, John Stout, Cliff Dobson, Byron Smith, Glenn Grand, Jan Dietz, Glynn Richkoff, Doug Neilson, Mr. and Mrs. Marv Dack, Jon Henricksen, Lee Riley, Darrell George, Ron Tatone, Paul Bosarge and others.

The minutes of the Planning Commission meeting of January 24, 1979, were approved as presented.

Chairman Ross read correspondence from John Stout of The Power Shop regarding interpretation of the C-2 zone. City Planner Lashbrook explained the request is whether The Power Shop would come under a C-1 or C-2 zone. After some discussion, the Commission expressed the opinion that it would be appropriate for Mr. Stout to apply for a zone change on the property in question to C-2. The Planning Commission felt that Mr. Stout should inquire into the possibility of a zone change of all six (6) lots facing N.W. 1st Avenue between N. Douglas and N. Elm Streets to C-2 because of the role this property plays as a "buffer" between the present downtown area and industrial property to the west.

Item #1: CONTINUED request for a Conditional Use Permit to add classrooms, kitchen, cultural hall, stage and restrooms to the L.D.S. Church at 1285 S. Elm Street and described as Tax Lots 7400 and 7500, Section 4BD, T3S, R1E. The applicant is the Church of Jesus Christ of Latter Day Saints. City Planner Lashbrook made his presentation on the Conditional Use Permit application regarding alternative alignments for an extension of S.W. 13th Avenue as proposed in the City "Interim General Plan" in 1976. Three routes were shown to the Planning Commission. Mr. Lashbrook recommended approval of the Conditional Use Permit as outlined in the original staff report of January 2, 1979 with the following condition of approval to be added: "The applicant shall prepare an agreement meeting the requirements of the City Attorney offering to sell to the City of Canby for the sum of \$10.00 (ten) dollars, that portion of the southwest corner of the subject property which, in the opinion of the Superintendent of Public Works, will be needed for right-of-way purposes. Said agreement to expire in 20 (twenty) years if the City does not exercise its option to acquire the property for right-of-way purposes." Mr. Lashbrook explained that through a telephone conversation with the Oregon President of the Mormon Church, a 5 year agreement was suggested by the church. Mr. Lashbrook stated he had no problem with changing his recommendation to 5 years. Mr. Lashbrook added that a dedication of an additional right-of-way of 10 feet on Elm and 20 feet on S.W. 13th Avenue would be required. Mr. Lashbrook asked Public Works Director Ferguson about the need for sidewalks on S.W. 13th Avenue. Mr. Ferguson stated sidewalks would be

required on the north side of S.W. 13th Avenue. Byron Smith, Bishop of the L.D.S. Church, stated since the church did not know how much property the city would require for the arterial construction, they did not think \$10 would be a fair price. The church would like something more definite on how much property would need to be dedicated. Public Works Director Ferguson stated it would be hard to tell how much property would be necessary until the arterial was designed. Discussion followed on the need for a main arterial in this location. Commissioner Edgerton questioned whether the city was mandated by the "Interim General Plan" to put through an arterial in this area. Mr. Lashbrook expressed the opinion that it was the most appropriate thing to do. The applicants were asked if they would prefer to have the arterial go through their property in a straight line along the west property line rather than to cut through the southwest corner. They stated they would prefer the straight line along the west property line going from north to south as there would be a parking lot in that area anyway. Mr. Marvin Dack addressed the Commission to explain that over three years ago an arterial plan was presented to the Planning Commission showing a curved arterial similar to Mr. Lashbrook's proposed Route 1 and that Mr. Dack was planning on deeding a right-of-way on his property for that purpose. Chairman Ross directed the city planner to draw a map with all the line shifts and square footage of the proposed road to be put in the Marv Dack file if the proposal is made into a motion. Jon Henricksen stated Mr. Dack was bound by a city ordinance on his zone change not to go above a 60 foot right-of-way. Also, if the arterial were to go straight through Mr. Dack's property or along the bluff, it would nullify all the things Mr. Dack promised to keep in consideration of the zone change. Mr. Henricksen further stated that if an arterial is built, Mr. Dack would like to see the proposed Route 1 initiated. Public Works Director Ferguson stated it would be necessary for the church to dedicate a triangular piece of property, 100 feet on a side, in the southwest corner of the church property in order to have a turning radius for the proposed arterial route. The church representatives stated they would be in agreement with the 100 foot dedication. *Commissioner Schwartz moved to approve the request for a Conditional Use Permit by the Church of Jesus Christ of Latter Day Saints subject to the following conditions: 1) No exterior or interior lighting to be designed or constructed in a manner which will create a nuisance to nearby residential properties; 2) All conditions of approval recommended in other staff reports to be required; 3) All construction to meet the requirements of the Superintendent of Public Works; 4) Dedication of 10 (ten) feet on S. Elm and 20 (twenty) feet on S.W. 13th Avenue. Sidewalks to be constructed on S.W. 13th Avenue; 5) Agree to sell to the City of Canby for a sum of \$10 a parcel in the shape of an isosceles triangle with 100 foot legs in the southwest corner of Tax Lot 7500 for purposes of constructing a road from S.W. Berg Parkway through to S.W. 13th Avenue; and 6) A five (5) year option for the City of Canby to acquire the dedicated property for street purposes. To adopt as findings of fact that: (a) the application conforms with the adopted City plan and meets the requirements of the City Zoning Ordinance; (b) that the proposal complies with applicable Statewide Planning Goals; (c) that there is sufficient public

need to justify approval of this application; and (d) that approval of the application is the best means of meeting the public need. The motion was seconded by Commissioner Perkett. Question was called for and the motion passed with Commissioners Hart, Schwartz and Perkett voting for the motion and Commissioner Edgerton voting against. The motion passed with a vote of three to one.

Item #2: Consideration of a proposed annexation of 7.13 acres to the City of Canby. This property is located east of N. Locust Street and north of N.E. Territorial Road and described as Tax Lot 900, Section 28DC, T3S, R1E. The applicants are Rufus and Francys Kraxberger and Charles R. and May Driggers. City Planner Lashbrook made his presentation. He also read Mr. Kraxberger's letter addressing Statewide Planning Goals regarding Agriculture, Economy, Housing, Public Facilities, Transportation and Urbanization (a copy of this letter has been made a part of the file). Mr. Lashbrook felt there were two main issues to be resolved in this application: (a) an exception to Statewide Planning Goal #3 (Agricultural Land); and (b) a finding that this annexation is the best means of meeting the public need. Chairman Ross stated he had received a telephone call from Sadie A. and Helen J. Stricklin (Tax Lot 800) giving a negative response to the annexation proposal. Rufus Kraxberger (applicant) stated that approximately 5 years ago the Metropolitan Boundary Review Commission turned down this annexation proposal. The applicant feels the property is ready for annexation as sewer, water and utilities are being extended down Territorial Road to other parcels in the same vicinity being recently annexed or in the process of being annexed to the city. Commissioner Hart asked Mr. Kraxberger how soon he would be developing this parcel. Mr. Kraxberger stated there was no development planned prior to 1980. Commissioner Edgerton asked whether the developer would be putting in septic tanks on this parcel if sewer were not available. Mr. Lashbrook explained that by annexing land to the city, the city is committed to extend sewer services to that land at the developer's expense. Discussion followed on whether the applicant had addressed Goal #3 (agriculture) of the Statewide Planning Goals sufficiently for the Planning Commission to make a complete recommendation. *Commissioner Edgerton moved to continue the annexation request to the Planning Commission meeting of February 28, 1979, to enable the applicant to fully address all applicable Statewide Planning Goals in order that the Planning Commission could make a recommendation with findings of fact to the Canby City Council. The motion was seconded by Commissioner Schwartz. Commissioner Perkett excused herself from the vote due to a conflict of interest. Question was called for and the motion passed with Commissioner Perkett abstaining.

The Chairman called for a 5 minute recess and the meeting reconvened at 10:15 p.m.

At this time, Chairman Ross explained to the Commission there was a gentleman in the audience needing a letter of clarification regarding zoning from the Planning Commission. Mr. Doug Neilson of Glenn Matteson Company explained the company needed a letter from the Planning Commission regarding the manufacturing

plant to be built in Canby stating there are no restrictions in Canby that show the facility cannot be built. Chairman Ross asked Mr. Neilson to specify the size of the structure to be built, the amount of acreage to be purchased and the type of use the company now has. Mr. Neilson explained the company has purchased 4 acres with an option to purchase an additional 3 acres. The size of the building is approximately 35,000 square feet and will be used to manufacture natural vitamins and other health food supplements. It is a non-polluting industry and will not be releasing any chemicals into the sewer system. This industry is known as a "dry" industry. Chairman Ross directed the secretary to draft a letter to Glenn Matteson Company, Attention Glynn Richkoff, President, that the proposed business, site and structure conforms with the M-1 requirements. The city planner also explained to Mr. Neilson that a minor land partition by Martin Clark, present owner of the parcel, must first be applied for and approved before a building permit can be issued.

Item #3: Request for a Zone Change from RA-1 (County Zoning) to R-1 (City Zoning) on recent annexation of property to the city which must conform to city zoning. The property is located in the southwest quadrant of N. Maple Street and N.E. 22nd Avenue and described as Tax Lot 100, Section 28DB, T3S, R1E. The applicant is Gro Enterprises, Inc. City Planner Lashbrook made his presentation and recommended approval subject to the following findings of fact: 1) There is an adequate public need to justify the change; 2) The change is the best method of meeting the public need; 3) The proposed change conforms to the adopted City plan for land use, and thereby, with the general welfare standards of the community and neighborhood; and 4) The proposal complies with the applicable Statewide Planning Goals, and actually helps to implement the intent of the Housing Goal (#10). Jon Henricksen (Attorney for the applicant) highlighted his testimony regarding statutory and case law requirements and statewide planning goals as follows: soils and drainage are good for any type of use, land is fairly level, drainage is good. Vegetation is sparse. The applicant will leave in all trees for scenic value. The subject property is bounded by N.E. 22nd Avenue on the north and Maple Street on the east. The applicant will be required to curb and pave, as a condition of approval, the south half of N.E. 22nd along the subdivision's north boundary. The applicant will also have to improve the west one-half of Maple Street to the city's requirements. All utilities are available. This zone change would have some impact on the schools. However, the capacity of Canby schools is not expected to be reached until 1981. An 8 unit subdivision built in a recreational area with middle to upper age families would have far less children per household than in other areas of the county. Bussing services are available for all school children. Mr. Henricksen then addressed Land Use Goal #1 by stating the zone change request was harmonious with the surrounding property. Land Use Goal #2, to arrange the uses of land so they are orderly, convenient, and suitably related to each other, is also met by this request as the residential use for this parcel is in conformance with the intent of the overall City's plan. L.C.D.C. goals were addressed next. Goals 1 and 2 (Land Use) have previously been stated. Goal #3 (Agricultural Land) does not appear to apply as this parcel has not been

used for the productive growing of crops or raising of farm animals for ten years. It is not now economic to farm this parcel. Goal #4 does not apply. Goal #5 - Scenic and Open Spaces, Historic Areas - applicant was unable to determine any historic significant value. The size of the lot preserves open space. Goals 6, 7, 8 and 9 (Downtown Urban Areas) do not apply. Goal #10 - Housing - to provide for the housing needs of the citizens of the State of Oregon. There are no other lots available in this same economic area (close to the golf course) of the proposed lot size in this requested zone change. Goal #11 and 12 do not apply. Goal #13 - Energy Conservation - with the increased growth in Canby, new industry, expansion in commercial use, the closer there are living units to the work area the more energy that is conserved. Those who work in Canby should be able to live in Canby. Goal #14 - Urbanization - to provide for an orderly and efficient transition from rural to urban land use. This parcel is within the city limits of Canby and is, therefore, within Canby's defined urban area. Mr. Henricksen also added that timing is important as delays end up costing increases in labor and materials and therefore the applicant feels this project should be started at the earliest possible date. *Commissioner Edgerton moved to approve the zone change application adopting Mr. Henricksen's findings of fact and Fasano requirements. (This information made a part of these minutes.) The motion was seconded by Commissioner Hart. The question was called for and the motion passed unanimously.

Item #4: Request for approval of a preliminary plat of a subdivision to be called "Brandy Estates". The property is located in the southwest quadrant of N. Maple Street and N.E. 22nd Avenue and described as Tax Lot 100, Section 28DB, T3S, R1E. The applicant is Gro Enterprises, Inc. City Planner Lashbrook made his presentation and recommended approval subject to: 1) All recommendations of other staff reports to be made conditions of approval; 2) Proposed Brandy Lane to be named N.E. 21st Place; and 3) Exterior boundary easements to be twelve (12) feet in width. *Commissioner Edgerton moved to approve the preliminary plat of Brandy Estates subject to the city planner's three recommendations and adding: 4) Sidewalks on the interior of the cul-de-sac and on the west side of N. Maple Street; and 5) Subject to ratification of the zone change by the City Council. The motion was seconded by Commissioner Hart. The question was called for and passed unanimously.

Item #5: Request for approval of a preliminary plat of a subdivision to be called "Harvest Oak Estates". The property is located east of N. Locust and north of N. Lupine Court and described as Tax Lots 7100 and 7800, Section 33AB, T3S, R1E and Tax Lot 1200, Section 28DC, T3S, R1E. The applicant is Ronald G. Tatone. City Planner Lashbrook made his presentation and recommended approval subject to the following conditions: 1) All recommendations of other staff reports to be made conditions of approval; 2) Proposed extensions of N. Lupine Street and N.E. 14th Avenue to have sixty (60) foot rights-of-way; 3) All improvements to meet the requirements of the City Department of Public Works; 4) All lots to meet the minimum requirements of the zoning and subdivision ordinances in terms of shape, size and area; and 5) The applicant shall meet any and all requirements of

Clackamas County for that portion of N.E. 14th Avenue which is outside of the City. Actual construction to be to standards approved by the City Superintendent of Public Works. Mr. Lashbrook pointed out that the County Staff had reviewed this application and expressed concern that N.E. 14th Avenue would be outside the city limits. Mr. Lashbrook felt that since N.E. 14th Avenue would probably be inside the city limits at some point in the future, there would not be a problem at this time. Discussion followed regarding the 60 foot rights-of-way on N. Lupine Court and N.E. 14th Avenue. Mr. Lashbrook pointed out the 60 foot right-of-way was recommended as it is a part of the subdivision ordinance. However, a 60 foot right-of-way in this subdivision could possibly make some of the lots substandard and mean a partial redesign. Commissioner Hart asked if a 50 foot right-of-way would be sufficient. Public Works Director Ferguson stated it would be sufficient and that the subdivision ordinance states the right-of-way on short streets which aren't going to be main arterials can be cut to a 50 foot right-of-way. Commissioner Edgerton asked whether all public services on those lots existing outside the city, but planned for future development would be put in at the time the subdivision is developed. Mr. Ferguson stated the sanitary sewer services will be considered at the time the construction plans are approved so the street will not be torn up again. *Commissioner Edgerton moved to approve the preliminary plat of Harvest Oak Estates subject to the following conditions: 1) That it meet all staff requirements; 2) Curbs and paving be improved on N. Locust Street from Lot 12 through Lot 1 of the future development; 3) Flaglot to be fully paved a width of 20 feet along the pole portion for ingress and egress; and 4) To delete the 60 foot right-of-way on the proposed extensions of N. Lupine Street and N.E. 14th Avenue recommended by the city planner. The motion was seconded by Commissioner Perkett. The question was called for and the motion passed unanimously.

The meeting was adjourned at 11:30 p.m.

This meeting has been recorded on tape.



Virginia J. Shirley, Secretary
Canby Planning Commission

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JON S. HENRICKSEN
DAVID T. VIUHKOLA
MARTIN R. COHEN

February 6, 1979

City of Canby
Planning Commission

Supplemental Report

Re: Gro Enterprise, Inc. - Request Zone Change

Dear Commissioners:

The following is a supplemental to my initial report and shall cover the following criteria for the above requested zone change.

Comprehensive Plan Considerations: There are three governmental agencies with comprehensive planning authority which effect the manner in which this property can be used. These three are: 1) City of Canby; 2) Columbia Region Association of Governments, now M.S.D. and 3) Oregon State Land Conservation and Development Commission, L.C.D.C.

Each of these agencies comprehensive plans will be discussed to illustrate how this application is in conformance with the intent of these plans and should, therefore be approved.

City of Canby: The City of Canby has an adopted interim general plan. This general plan consists of some very general statements of goals, objectives and implementing procedures as well as a very generalized comprehensive plan map. They stated previously, the generalized land use plan map illustrates that this property should be single family, low residential. The request included within this application will therefore bring the zoning ordinance in conformance of the comprehensive plan. It should be noted that this property has been annexed into the City of Canby and therefore was not specifically zoned under city zoning ordinances. The following illustrates that re-zoning this property will not violate the intent of the plan:

Land Use Goal:

1) To guide and influence the location and nature of land development so that different activities are harmonious

with each other and their environment.

As previously noted this property was annexed into the City of Canby and was under Clackamas County zoning for RA-1. It should also be noted that the zone completely surrounding the subject property has now annexed into the City of Canby, is as the zone requested under the request. This makes the requested zone of the residential use harmonious with surrounding property. Further, in maintaining subject trees on the property, this proposal diminishes the slight possibility of any conflicts between this project and adjacent uses.

Land Use Goal:

2) To arrange the uses of land so they are orderly, convenient, and suitably related to each other, fulfill the needs of residences and property owners, and are adequately provided with necessary improvements and facilities.

The potential fiscal benefit in the availability of services indicate that approval of this re-zone request would permit orderly and convenient development. As stated above, the use of this land for single family residential will be harmonious with the surrounding residential use.

Therefore, considering the above two goals, which are the primary land use goals of the City's plan, it becomes apparent that the requested amendment of the zoning ordinance to include this parcel for residential use is in conformance with the intent of the overall City's plan.

CRAG, M.S.D.: In 1976, this property was included within Canby's urban area. This agency is now blended with the M.S.D. agency pursuant to the last primary election. In any event, since this property is within the present corporate limits of the City, it is within a presently defined urban area and the use requested will not violate any future plan of the City's and/or designation by CRAG or M.S.D.

L.C.D.C.: This agency has developed fourteen (14) applicable guidelines for development within the State which are applicable to every jurisdiction.

Goal #1 and #2: Do Not Apply.

Goal #3 - Agricultural Lands: To preserve and maintain agricultural lands. The governing body proposing to convert

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rural agricultural land to urbanizable land shall follow the procedures and requirements set forth in the goal acceptions process.

Since this property is now within the corporate limits of the City, it is urban in nature and therefore developable for urban uses under the L.C.D.C. goals. However, since there is still some question as to whether the acceptions process must still be used when a City does not have a final approved plan, the applicant will address this goal at the public hearing.

Goal #4 - Does Not Apply.

Goal #5 - Open spaces, scenic and historic areas, and natural resources. To conserve open space and protect natural scenic resources.

The applicant proposes by his development plan, to leave the existing trees which will enhance both natural and scenic resources.

Goal #6, 7, 8, and 9 - Do Not Apply.

Goal #10 - Housing: To provide for the housing needs of citizens of the State. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of housing units at price ranges which are commensurate with the financial capability of Oregon households and allow for flexibility of housing location, type and density.

Considering the availability of this proposed lot size in this requested zone in the immediate area it is apparent that there is a need in that portion of the City of Canby for available lots in an around the Willamette Valley Country Club.

Goal #11 and 12 - Do Not Apply.

Goal #13 - Energy Conservation: To conserve energy. Land and uses developed on the land shall be managed and controlled as to maximize the conservation of all forms of energy based upon sound economic principals.

The City is experiencing a tremendous growth and a subsequent increase in its primary and secondary industrial employment base. As a result, there is an increasing need to

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supply all forms of housing types within the City. Therefore, all forms of housing should be provided within Canby, close to employment centers, recreation centers, thereby reducing the home to work travel distance. By reducing this travel distance, energy, particularly petroleum products, will be conserved.

Goal #14 - Urbanization: To provide for an orderly and efficient transition from rural to urban land use. As stated previously, this parcel of property is within the City limits of Canby and is, therefore, within Canby's defined urban area. As a result of the developing of this parcel this goal will be met.

Other available property. There is possibly other property within the City which may be available at this time or at some future date. However, in the area of the Willamette Valley Country Club on the scale as proposed, there is no evidence that such property at the requested density is now available. This property is amongst the best available, if not the only property available for this proposal.

Timing:

Considering the growth rate within Canby as well as the ever increasing costs of labor, materials and interest rates, it has been determined by the applicant that this project should be started at the earliest possible date. Unless this is done, the cost of this project will escalate, thereby increasing costs which will ultimately be born by the consumer. This is of course, not in the current public's interest.

Respectfully Submitted,


Jon S. Hennicksen
Attorney for Applicant

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RECEIVED
FEB 1 1979

JON S. HENRICKSEN
DAVID T. VIUHKOLA
MARTIN R. COHEN

January 31, 1979

To: City of Canby
Planning Commission

From: Jon S. Henricksen
Attorney for Applicant
Gro Enterprises, Inc.

Re: Zone Change (Initial Establishment)
Approximately 2.25 acres at East 1/2 of Lot 52,
PRUNELAND

Gro Enterprises, Inc., is applying for a Zoning Ordinance establishing a zone in a previously unannexed area, above described, of compatible zoning to the surrounding property.

The subject property, prior to annexation, was zoned in Clackamas County RA-1.

Contemporary with this request is a subdivision filing, seeking to create seven (7) lots in conformity to the requested Zone Change.

The purpose of this brief report is to satisfy the statutory and case law requirements on applying for a Zone establishment.

Physical Characteristics

SOILS AND DRAINAGE:

The soil composition for this particular parcel of land is predominantly Hillsboro Variant which is classified in the sandy loam category. This type of soil is well-suited for building foundations. It has good shearing strength and compaction characteristics. It is only fair as an embankment material, but this should not be a problem at the subject property since there should be no need for berms or banks.

SOILS AND DRAINAGE Continued:

Drainage for this type of soil is very good. It is particularly well-suited for dry-well storm drainage systems which are typically employed in this portion of Canby. The slope of the property is not significant (typically less than one per cent slope), and with its soil drainage characteristics, runoff and erosion will not be a problem based on a 10-year storm.

VEGETATION:

The sandy loam of the proposed subdivision provides good support for plant growth. Currently the preponderance of the parcel is covered with grass. There are several medium-sized trees which are shown on Figure 1. Other than these the only significant vegetation consists of decorative shrubs used as landscaping for the existing residence located on the northwest corner of the property. From my observations it appears that construction of residences can occur without removing any significant plants or trees.

ROADS AND UTILITIES:

The subject property is bounded by N.E. 22nd Avenue on the north and Maple Street on the east as shown in Figure 1.

N.E. 22nd Avenue is currently a two-lane asphalt paved road having a total pavement width of twenty feet with approximately two feet wide shoulders. It is not curbed on either side. Brandy Estates will be required to curb and pave the south half of this street along its north property boundary in conformance with City and/or County regulations.

Maple Street is also a two-lane asphalt road with twenty-one feet of existing pavement. The east side along Country Club Estates subdivision is partially curbed. However, the pavement does not extend to the curb line. That subdivision was apparently approved prior to the more stringent road improvement requirements now being issued. Brandy Estates will be required to improve the west half of Maple Street.

Utilities, including water, sanitary sewer and electricity, are readily accessible. The preliminary plat which I previously submitted to you shows the locations of the facilities.

Figure 1 depicts the location of available utilities. An 8-inch sewer line is located approximately 125 feet northeast of the subject property in the adjacent subdivision, Country

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ROADS AND UTILITIES Continued:

Club Estates. An 8-inch extension to Brandy Estates is feasible since there is adequate elevation drop. Underground electrical service is available in Maple Street. This service consists of a No. 2 Aluminum power line. Water is also available from a 10-inch main located in Maple Street.

SCHOOLS:

The proposed subdivision would be served by the Canby Elementary School District and the Canby Union High School District.

First through fourth grade students would attend Eccles Elementary School located at 562 N.W. 5th Street. Intermediate grades, fifth and sixth, would be served by Knight Elementary School at 501 N. Grant Street. Both elementary schools are on a twelve-month schedule.


Junior high school students would attend Ackerman Junior High School located south of downtown at 350 S.W. 13th Street.

Currently the enrollment at Canby Union High School is growing at an annual rate of about 15 percent, and capacity is expected by 1981. Canby Union High School is located at 721 S. W. 4th Street. A new high school is proposed for construction at the intersection of Mulino Road and Township Road.

Bussing service is provided for all levels of school and would serve the proposed development site.

Other points and questions will be addressed at the hearing.

Respectfully Submitted,


Jon S. Henricksen
Attorney for Applicant

JSH:sa