

Canby Planning Commission  
Regular Meeting  
August 13, 1980

MEMBERS PRESENT: Chairman Kahut, Commissioners Sowles, Cutsforth, Hart,  
MacKenzie, and Baller

MEMBER ABSENT: Commissioner Davis

OTHERS PRESENT: City Attorney Roger Reif, City Planner Stephan Lashbrook,  
Secretary Virginia Shirley, Lewis Shull, Ron Tatone, Earl  
Oliver, Dave Bury, Mr. and Mrs. Fred Madsen, and others

The Planning Commission Minutes of the meeting of July 9, 1980, were approved  
as presented.

Item No. 1: Request to subdivide an area of slightly less than 3 acres into 12 tax lots ranging in size from 7,000 to approximately 9,500 square feet on property located along N. Grant Street between N. W. Tenth and Twelfth Avenues. The applicant is Earl Oliver. City Planner Lashbrook gave his presentation and made a recommendation for approval subject to eight conditions. Ron Tatone represented the applicant Earl Oliver. Mr. Tatone objected to the condition requiring the final plat to be recorded within six months of the final approval date. The question arose as to whether lots 9 and 11 were flag lots. After some discussion, it was determined that if each lot has thirty (30) feet of frontage onto the cul-de-sac, they would not be considered as flag lots. Chairman Kahut asked for additional proponents to this application. None came forth. Chairman Kahut asked for any opponents. Fred Madsen questioned the availability of water for this subdivision. He stated that he lives just south of the subdivision and has very little water pressure at the present time. He does not want the subdivision to go in if it will mean that he has even less water in the future. Lew Shull expressed concern with traffic because of the extension of N. Grant Street. He felt that some additional signing would be necessary. There being no further opponents, the Chairman closed the public hearing. Discussion followed regarding the availability of water to serve the proposed subdivision and street signing. It was the consensus of the Commission that the City Planner should check out the water situation with the Utility Board and that the City Engineer investigate the street signing that will be needed. A lengthy discussion followed regarding the need for requiring sidewalks around an entire cul-de-sac. Planner Lashbrook related the City Council's recommendation that sidewalks be required in all subdivisions in the new Comprehensive Plan. \*Commissioner Hart moved to approve the subdivision to be called "Oliver No. 9" as it conforms to the adopted City Plan, complies with the applicable Statewide Planning Goals, meets the requirements of the City Zoning and Subdivision regulations, and is appropriate for the area in which it will be located. This approval is subject to the following conditions: 1) N. Hawthorne Court to be fully improved to city standards, with sidewalks required in front of lots 7 thru 12. The fire hydrant to be located between lots 9 and 10 to be situated such that it will not become an obstruction to the sidewalk. 2) N. Grant Street to be fully improved to city standards from N. W. Tenth to N. W. Twelfth Avenues, with sidewalks required in front of lots 1 thru 6. 3) All lots to be a minimum of 7,000 square feet in area. 4) Site drainage to be handled to the satisfaction of the City Engineer

Canby Planning Commission  
August 13, 1980  
Page 2

(as outlined in his memo of 8/1/80). 5) Recommendations of other staff reports to be made conditions of approval for this project. 6) "Dead-end" sign to be removed from N. Grant Street and placed at entrance to N. Hawthorne Court. Other traffic control signs to be installed as required by the City Engineer. 7) Final plat to be recorded within six (6) months of approval of final plat by Planning Commission. 8) No construction of physical improvements to begin until subdivision agreement has been signed, fees paid, and bonding or financing assured. The motion was seconded by Commissioner Baller and passed unanimously.

City Planner Lashbrook informed the Commission that the final plat of Willamette Green No. 2 was ready for the signature of the Planning Commission Chairman. Some discussion followed since the Planning Commission had denied the application, as to whether the Chairman should sign the plat or not. Mr. Lashbrook informed the Commission that as the representative of the City Council it was proper for the Chairman to sign the final plat.

The meeting adjourned at 9:00 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

  
Virginia J. Shirley, Secretary  
Canby Planning Commission