

Canby Planning Commission  
Regular Meeting  
January 14, 1981

MEMBERS PRESENT: Chairman Kahut, Commissioners Davis, MacKenzie and Baller

MEMBER ABSENT: Commissioner Cutsforth

OTHERS PRESENT: City Attorney R. Roger Reif, City Planner Stephan A. Lasbrook, Secretary Virginia Shirley, Richard Crites, David Bury, and others

Chairman Kahut informed the Commission he had received a letter of resignation from Gary Sowles, due to his appointment to the Canby City Council on January 7, 1981.

The minutes of the meetings of November 12, and December 10, were approved as presented.

Item No. 1: Request for a Minor Land Partition from one parcel to three lots. This property is located in the northwest corner of N. E. Territorial Road and North Maple Street, and described as Tax Lot 200, Section 28DC, T3S, R1E. The applicant is James C. Kriegshauser. City Planner Lashbrook informed the Commission that Mr. Kriegshauser had requested a continuance in order to present additional material to the Commission. Chairman Kahut opened the public hearing and \*Commissioner MacKenzie moved to table any action on the Kriegshauser Minor Land Partition until the Planning Commission meeting of February 11, 1981, and to continue the public hearing at that meeting. The motion was seconded by Commission Baller and passed unanimously with Chairman Kahut voting.

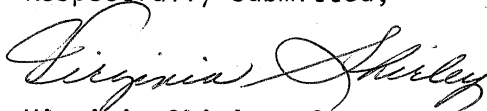
Item No. 2: Request to subdivide slightly more than one acre into five lots. The subject property is located at the end of N. Knott Street south of N. E. 9th Avenue and west of N. Locust Street. The property is described as Tax Lots 10100, 10200, and the south 70 feet of Tax Lot 9100, Section 33BD, T3S, R1E. The applicant is Richard Crites. City Planner Lashbrook gave his presentation to the Commission indicating a concern about the width of N. Locust Street, a new turnaround at the north end of the extension of N. Knott Street, and the possibilities of extending N. Knott Street to N. E. 9th Avenue. He recommended approval of this application subject to certain conditions. Discussion by the Commission followed regarding the width of N. Locust Street. Chairman Kahut opened the public hearing and Mr. Crites spoke to the Commission of his willingness to extend N. Knott Street through to N. E. 9th Avenue with the city participating in the cost. Some discussion followed, but it was determined that certain property owners are not willing to dedicate and there is no indication the City would be willing to participate in the cost of the extension. Chairman Kahut asked for any further proponents and none came forth. The Chairman then asked for opponents and none came forth. Chairman Kahut closed the public hearing. A brief discussion followed regarding the removal of the present temporary turnaround and the costs to be incurred for the removal of that turnaround and the installation of curbing at the site. \*Commissioner Baller moved to approve the preliminary plat of "Crites Addition" located at the end of N. Knott Street south of N. E. 9th Avenue and west of N. Locust Street as the design of the subdivision if appropriate, the proposal conforms with the Comprehensive Plan and the City's zoning and subdivision ordinances, and complies with applicable Statewide Planning Goals. This approval to be subject to the following conditions: 1) All other recommendations of other staff agencies are to be made conditions of approval; 2) Easements are to be provided to the satisfaction of the Canby Utility Board and the Canby Telephone Association; 3) Owner is to prepare and record a waiver of the right to remonstrate against future improvements to N. Knott Street or N. Locust Street. Said waiver to meet the requirements of the City Attorney;

4) Applicant to bear full responsibility for replacement of the existing turnaround with curbing or other improvements to the satisfaction of the City Engineer. A new temporary turnaround meeting the requirements of the City Engineer, shall be provided at the northern end of N. Knott Street. An easement shall be provided for this turnaround with appropriate wording to allow for the easement to be vacated when the street is extended further to the north; 5) Final plat to show a one-foot street plug, dedicated to the City of Canby, along the end of N. Knott Street; 6) All utilities are to be extended to the northern edge of the subdivision; 7) A fire hydrant is to be provided per the instruction of the Fire Marshal; 8) All lots are to meeting zoning requirements; 9) Access strip to Lot #4 is to be paved for full width and length; and, 10) If the final plat is to be recorded prior to the adoption of the new Comprehensive Plan and implementing ordinance, ten (10) feet of property shall be dedicated along N. Locust Street. If the recordation is to take place after the adoption of the new Plan and Ordinance, this dedication requirement may be waived as provided in the new regulations. The motion was seconded by Commissioner MacKenzie and passed unanimously with Chairman Kahut voting.

There being no further business before the Commission, the meeting was adjourned.

This meeting has been recorded on tape.

Respectfully submitted,



Virginia Shirley, Secretary  
Canby Planning Commission