

Canby Planning Commission
Regular Meeting
August 9, 1982

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

MEMBER ABSENT: Commissioner Schrader

OTHERS PRESENT: City Planner Bud Atwood, Secretary Virginia Shirley, Deputy
City Attorney Jennifer James, City Attorney Wade Bettis, and
Mr. and Mrs. George Arnold

The minutes of the Planning Commission meeting of July 12, 1982, were approved
as presented.

Item No. 1: Request for approval of a preliminary subdivision consisting of 13
lots, located on the east side of N. Maple Street approximately 200 feet north
of N. E. 23rd Avenue. The applicant is Willamette Valley Country Club. This
application was continued at the request of the applicant, in order that changes
in the proposal may be made.

Item No. 2: Request for a minor partition of one parcel into two parcels, lo-
cated in the southwest corner of N. E. Territorial Road and the Molalla Logging
Road, and described as Tax Lot 2201, Section 27C, T3S, R1E. The applicant is
George Arnold. City Planner Atwood gave the staff presentation and made a re-
commendation of approval subject to several conditions. One of the proposed
conditions is an "Offer of Dedication" to be granted to the City for ten (10)
feet on the south side of Territorial Road. Discussion followed regarding an
offer as opposed to an outright dedication of this proposed right-of-way. City
Planner Atwood explained that the City Council is presently discussing the
possibility of acquiring less right-of-way due to the ever changing times, (i.e.,
smaller cars, expensive material for surfacing/maintenance, care of vegetation
in right-of-ways, etc.). The Planner was asked if there was any possibility of
the applicant using the Molalla Logging Road for access, rather than using a
driveway access from Territorial Road. The Planner informed the Commission that
Mr. and Mrs. Arnold had inquired into the possibility and that Crown Zellerbach
was not in favor of granting access easements over the Logging Road. Mr. Arnold
asked if it would be possible at this time to divide the parcel into three lots
rather than two. After some discussion, the City Attorney informed the Commis-
sion they would be unable to consider dividing the property into three lots as
the legal notice had been published stating only two lots. Chairman Kahut asked
Mr. Arnold if he wished to have the application continued in order to establish
a third lot. Mr. Arnold stated that he wished to proceed with the application
as is tonight. Chairman Kahut asked if there were any other proponents for the
application. When none came forth, the Chairman called for opponents. There
being no opponents, the public hearing was closed. The question was raised as
to the location of the water line to the existing residence. Mr. Arnold informed
the Commission that the existing residence was served by a well on the property,
but that it was their intention to bring city water to the existing and new resi-
dences. After some discussion, it was the consensus of the Commission that the
driveway could be paved to a narrower width where it will be adjacent to a large
tree. This will enable the tree to be saved as the narrower pavement will not
hinder ingress-egress. *Commissioner Baller moved to approve the minor partition

of Tax Lot 2201, Section 27C, T3S, R1E, from one lot to two lots as the division of this property is in conformance with the text and applicable maps of the Comprehensive Plan and is in conformance with other Land Development and Planning Ordinances. The overall design is acceptable and will not hinder other development of adjacent property. Emergency vehicles will not be hindered by the proposed division. This approval to be subject to the following conditions: 1. All recommendations of other staff agencies are to be regarded as conditions of approval. 2. Owners to prepare an "Offer of Dedication" for ten (10) feet on the north edge of the property, along N. E. Territorial Road. This offer of dedication to be valid for a period of ten (10) years from date of approval. Owners are to bear the responsibility for all costs associated with this "Offer of Dedication." 3. A dust-free surface will be required on the pole portion of the flag lot. This may be asphalt, concrete or oil mat surfacing and is required except in that portion where enough distance is required to save the large fir tree on the west side. 4. Easements are to be provided to the satisfaction of the Canby Utility Board and the Canby Telephone Association. 5. Existing dwelling to be connected to sanitary sewer within 90 days of annexation approval by Metropolitan Boundary Commission. 6. Waiver of Remonstrance for street improvements along N. E. Territorial Road to the satisfaction of the City Attorney. The motion was seconded by Commissioner MacKenzie and passed unanimously.

Chairman Kahut read the "Findings and Conclusions" which will accompany the proposed amendments to Ordinance No. 690, when it is presented to the City Council for approval. Commissioner MacKenzie moved to authorize the Chairman to sign the Findings and Conclusions as stipulated by the Commission. The motion was seconded by Commissioner Cutsforth and passed unanimously.

The Commission held a short discussion regarding the new truck route which has been posted. The Commission requested a report in the near future as to the response of the citizenry regarding the truck route as presently established.

The meeting was adjourned at 8:35 p.m.

This meeting has been recorded on tape.

Respectfully submitted,


Virginia J. Shirley, Secretary
Planning Commission