

Canby Planning Commission
Regular Meeting
September 26, 1983

MEMBERS PRESENT: Chairman Kahut, Commissioners Baller, Davis, Schinn, Schrader, and Cutsforth

OTHERS PRESENT: City Attorney John Kelley, City Planner Bud Atwood, Secretary Virginia Shirley, R. Roger Reif, Richard Brown, Mike Harms, Dick Land, David Bury, Rod Beck, Marv Dack, Bill Stevens, Phil Colbaugh, Sam Schwarzin, Jane Carlson, Kathy Ellickson, Art Ellickson, Kathy Hostettler, John Torgenson, and others.

The minutes of the September 12, 1983, meeting were corrected to read on Page 4, third paragraph from the bottom should say: ". . . for site obscuring landscaping that would assure that the landscaping definitely would be site obscuring." Also, page 8, condition #31: ". . . in Section 10.4.40(C)(7). . ." The minutes were approved as corrected.

Item No. 1: Request for Expansion of a Conditional Use Permit to allow the Canby Rotary Club to construct restroom facilities on the northwest corner of the existing track at Lee Elementary School on property described as Tax Lot 701, Section 4A, T4S, R1E. City Planner Bud Atwood gave the staff report and made a recommendation for approval. Phil Colbaugh, Past President of Canby Rotary Club, stated that the restroom will be turned over to the school administration after completion and they will be responsible for it. The Rotary Club is taking care of all of the responsibilities of construction. There is anywhere from five to fifteen games played on these fields on any given week-end. After soccer there is softball, and this is a very needed project. There being no further proponents, the Chairman called for opponents. There being no opponents, the Chairman closed the public testimony portion of the hearing.

Commissioner Baller moved to approve the expansion of a conditional use subject to the findings of fact submitted by the staff and also subject to the following conditions: 1) Plans will be submitted to and approved by the Building Department prior to any construction; and, 2) The sewer lateral design shall be approved by the Public Works Department and installation shall be inspected prior to cover. The motion was seconded by Commissioner Schrader and passed unanimously with the Chairman voting.

Item No. 2: Request for Expansion of a Conditional Use Permit to allow for construction of an additional 500 seat covered grandstand on the south side of the existing grandstand at Canby Union High School, on property described as Tax Lot 700, Section 4B, T4S, R1E. The applicant is Cougar Pride Committee, Canby Booster Club, Inc. City Planner Bud Atwood gave the staff presentation and made a recommendation of approval subject to two conditions. Mr. Atwood went on to say further enlargement of the school campus would require a better method of routing traffic around and the further extension of S. W. 13th Avenue needed to be faced now. A proposed route has been drawn up and somebody is going to have to face the issue, sooner or later. The City Planner further stated that this appeared to be the time. Commissioner Baller disagreed with the extension of the street at this time. The extension of the street has nothing to do with the expansion of the facility at this time. Feels the proposed route is needed but not at this time. Mr. Atwood stated that anytime a conditional use comes before the Planning Commission is the time for him to address it, but the

Commission could do as they chose. Chairman Kahut asked the applicant to address the Commission. Roger Reif came forth and stated that he would be talking in a dual capacity regarding this application, as Chairman of the Cougar Pride Committee and also stated that he had spoken with the school district board and they authorized Mr. Reif to speak in their behalf. Mr. Reif stated that he wanted to confine his remarks to the two conditions requested by the Planner and explain why basically, if these become conditions there is a good chance that the project will not go ahead. This is a group of volunteers who feel there is a real need to expand the seating not only for school services such as ball games, but to have something available for community activities. They have formed a non-profit corporation. In order to become a non-profit corporation, they had to enter into several agreements with the school district. One is a lease-agreement and a second is a cooperative agreement. This group is actually leasing the athletic facilities which includes the stadium. The cooperative agreement with the school district restricts what this corporation may do. One of the things that can't be done is any construction until enough money has been raised to do that particular phase of work. Everything must be paid for before it can be done. Second, anything that is done can not create one penny of expense for the school district, because this is a non-school district, non-taxpayers activity. Supported only by donations and volunteer labor. These are the two big things. Currently have raised a little over \$31,000, which has taken a lot of time and a lot of people. The first phase is to put up a new scoreboard, adding an additional 500 seats to the south end of the grandstands and putting a roof over the grandstand - that 500 seats. Next year they hope to put a roof over the rest of the grandstand. Stated they have the money - bids have been received - and they are ready to go. If there is to be a waiver of remonstrance, as I (Mr. Reif) interpret school financing law which is ORS 328.025, we (school district) do not have the funds to improve any roadway and the only way it can be financed is through a bond election. Therefore, the school district board can not sign a waiver of remonstrance to make certain improvements because that can only be approved by the voters of the school district. We (school district board) can not consent to a waiver of remonstrance. If we would have to, there would have to be an election. Seriously doubted if the project would fly and they would probably have to return the \$31,000. The second thing is what do we do on this dedication of land. The problem the school has with it at the present time is that our agreement stated that it wouldn't cost the taxpayers any money and now they want thirty feet of property across the south side - how does the school board explain to the tax payers that it isn't costing them money. If there is such a time when the school district expands, that is the time you should insist upon the road dedication.

Chairman Kahut stated that he owned property adjacent to the high school and asked Mr. Reif if he or the school board had a problem with him taking part in this hearing as there may be a conflict of interest. Mr. Reif stated that they had no problem with him staying with the Commission. The Commission stated they had no problem with him serving. Chairman Kahut maintained his seat on the Commission, but stated that he would not vote on the matter.

Chairman Kahut opened the public hearing and called for proponents. David Bury, 260 S. Township, stated he felt this was a terrific project but the Commission should get something in writing that the school will dedicate the needed right-of-way sooner or later.

There being no further proponents, the Chairman called for opponents. When no opponents came forth, the Chairman closed the public testimony portion of the hearing.

Commissioner Schrader asked about the school finance law that Mr. Reif had alluded to, and if it precludes the school from becoming a party to an LID. City Attorney Kelley stated that he was not familiar with that statute. Mr. Reif stated that in his opinion there was a conflict between city ordinance and state law.

Chairman Kahut stated that it certainly would be nice to get the dedication and get the road through, but does not feel this is the appropriate time to ask for it.

Commissioner Baller stated that a restroom should be added underneath these facilities and be open to the public. The proposed facilities could be used for track events, tennis, baseball, etc. Roger Reif stated that they have left room for restrooms, however they don't have the money at the present time. They may be able to put them in at a later date. Commissioner Baller stated that he was in favor of the application because they have the money to do it. Chairman Kahut asked if the school expected additional people due to the additional seating. Mr. Richard Brown stated that they would be used by the people who are presently standing. Does not expect a great influx of new people.

Commissioner Schrader asked how many phases of improvements were anticipated. Mr. Reif stated the proposed five phases for the Commission. Mr. Atwood asked the Chairman if the Commission shouldn't see the other phases while considering this conditional use. Chairman Kahut stated that his concern was that before they get into more phases, the restrooms should be considered. At this time the Commission should just address this particular phase and next time address the rest of them. Mr. Reif stated that one of the things necessary to get a permit they must have structural engineered drawings and they have to go through county and the organization is not in a position to get the extra engineering as they don't have the money.

Mr. Richard Brown stated that he hoped the Rotary Club with the great experience they are going to get will be able to do the same for the high school.

Commissioner Shinn stated that the project itself is supportable, but the issue of the road is when do we do it. Our experience has been mixed. In terms of paying for the road, it either comes out of the left hand pocket or the right hand pocket. Would like to see the Commission address the road issue and at a minimum get an offer of dedication and try to address the question of the waiver of remonstrance.

Commissioner Schrader stated that he would like to at least discuss the road (13th Avenue) as he is unfamiliar with the exact location of where the road will go, what properties are involved, and what properties are not. Mr. Reif indicated that at some future date the school might be willing to participate

in something. Would like to see just what options the Commission has. Mr. Atwood explained that could be considered with the next application. The enclosed map shows the proposed route. Mr. Atwood then explained the map to the Commission along with the ownerships. A short discussion followed locating the proposed road through to Berg Parkway.

Commissioner Shinn spoke of the offer of dedication that had been given by the LDS church and that this is one of the landowners who will be along that route. It is in the Commission's interest and the city's interest to address the road issue at this time. Mr. Atwood explained that the school has a definite traffic problem. All anyone needs to do is go up there in the morning or after a game to be very aware of the problem. Commissioner Schrader asked if a waiver of remonstrance automatically forced the school to have a bond election or come up with the money right away. Mr. Atwood stated that the offer of dedication did not seem to him to be taking any money from the school's pocket. Mr. Atwood reminded the Commission that the taxpayers of school district and the City of Canby were not one and the same. If the City of Canby pays for that street it is a lot less people than if the school district pays for it. Mike Harms, Chairman of the Canby School Board, affirmed they were two different taxing bodies. The school district's area includes the unincorporated area of the district. As far as the City of Canby is concerned and with talking to the people who elected him, explaining putting a road across the full length of the school's property that the school is not going to use in the foreseeable future will not be easy. When the school has to grow and needs other accesses, then you will find that the school district will be cooperative with the city. If the city needs the road that bad, can they put it in? Mr. Atwood stated that if the road was in, the City would probably insist that the busses going south and east somehow get access to the new road and go out that way. Mr. Harms explained that the school has a master plan for development and if they have to build a bus driveway through their property, the city will be raising havoc with the school. The school doesn't feel they need the other access. This would change the whole master plan, adding another expense.

Commissioner Shinn asked if the transportation issue was addressed in the school's master plan. Mr. Reif stated that will be addressed when the school expands to the south. Commissioner Schrader asked if the School's master plan did propose a road to the south, or if that was part of the master plan. Mr. Harms stated that there was a road to come in from the east on the master plan.

Commissioner Baller stated that since this plan is totally funded by donations and contributions it is actually only being transformed on high school property and these conditions should not be taken into consideration at this time. Realize that both are necessary but this is not the time to do it. Mr. Brown stated that if and when an expansion is necessary it will require a bond issue and included in that bond issue then would be money for roads, new parking facilities or whatever expansion of buildings or new buildings, but it would be a part of the total bond issue. Now anything that the school would do will either have to be a separate bond issue to ask the people to approve so many thousand dollars to put a road in to get out somewhere or it would have to be included right in the capital projects of the budget which we have enough problem keeping within an amount that people will accept.

Chairman Kahut stated that as much as the Commission would like to see the road through he agrees with Mr. Brown and Mr. Reif. Possibly the Commission is asking for too much and the only thing that that would be accomplished would be that we would end up with no grandstands.

Commissioner Shinn asked if there would be a legal problem with picking up the offer of dedication. City Attorney Kelley stated the Commission has the authority to request an offer of dedication, and they have the option of not giving it. Commissioner Shinn stated that asking for an offer of dedication at this time would alert the school district to the seriousness of the desirability of moving traffic from internal street to arterial street which is intended to be in terms of the overall traffic situation. At this point, Chairman Kahut gave a brief history of the number of times this has come up before and the meetings with other property owners along the route this proposed street is to take. Mr. Reif stated that there was a substantial chance the project would fail if the requirements are made. Asked the Commission to make a distinction between this group project and the expansion of the school.

Commissioner Baller stated that at this time to make any conditions on this project will defeat volunteer projects, not only for the high school, but for the grade school and all activities in the City of Canby. Organizations will no longer take on projects because the city will condition it to death. They are not using taxpayers money and the Commission should not restrict it.

Mr. Harms stated that he could not speak for future school boards but from past history the school board would be cooperative when they have a definite plan to work with. We are not going to stop a project that is coming through, but now is not the time to address it because the board wants to study the facts. See what the project is going to do, what it will cost, and where it will go.

Commissioner Davis stated that she was inclined toward dedication also, but really feels the high school is a body the Commission can work with and they are aware of the Commission's feelings. Further stated that the Commission has talked about the road, but it would be inappropriate to tack it on the present project. Commissioner Cutsforth stated that she felt that this would be something that would kill the proposed project.

Commission Schrader stated that it was good to have talked about the continuation of the street, but this is a great volunteer project and should not be held hostage to the conditions.

*Commissioner Baller moved to approve the expansion of the conditional use for the high school's grandstand as it has met the required findings and delete the proposed two conditions. The motion was seconded by Commissioner Cutsforth and passed unanimously with the Chairman abstaining.

The Commission took a recess at 8:35 p.m. and reconvened the meeting at 8:50 p.m.

Chairman Kahut expressed a conflict of interest in this application and turned the gavel over to Vice Chairman Davis. Mr. Kahut then took a seat in the audience. Mrs. Davis took the gavel and that that this would be a public hearing for the purpose of considering a conditional use permit for an 86-unit mobile home park.

Item No. 3: Request for a Conditional Use Permit to construct an eighty-six (86) unit mobile home park on property located directly west of the west end of S. W. 13th Avenue and directly south of the Canby High School property. This property is described as Tax Lot 800, 900, 100, 1001, Section 4C, T4S, R1E, and Tax Lot 1000, Section 4B, T4S, R1E. The applicant is Marvin Dack. City Planner Atwood gave the staff report. Mr. Atwood stated that access, transportation, housing, phasing, and environmental concerns were needed to be addressed by the Commission.

Commissioner Shinn asked if the mini-storage and recreational storage were intended to be placed where the proposed road would possibly go. Mr. Atwood stated that would be the case.

Mrs. Davis asked Mr. Dack for his presentation. Mr. Dack stated that he is trying to place a mobile home park in Canby that would have some livable aspects to it. Mr. Dack stated he would only be covering the highlights. The design was done in 1980 by Compass Engineering and discussed with a former planning director. Spoke of the steep bank and the creek, which contains wildlife. There will be protection for wildlife. Only improvement along bank will be the path that leads to the city park and planned improvement is to be gravel. All trees to be saved. Mr. Dack stated that he would like to see the city initiate an LID to improve SW 13th from S. Elm to the subject property. Reminded Commission of the January 1984 date for exercising the option for the corner of the LDS church. Wants city to have a joint meeting with the property owners. Mr. Dack wants to do this project in four phases to make the project financially possible. Mr. Dack gave the Commission a background of prior tries to accomplish a route for 13th through and around his property. This will be an adult park and will have very little impact on the schools. The proposed use will be compatible with the surrounding property, and will not endanger the neighborhood.

There are natural and manmade buffers on all sides excepting the 150' on the east side entrance to the mobile home park. The Steven's property is all trees, and Mr. Stevens is not opposed to the project. Regarding the orderly use of land and fulfills the needs of residents and provided with necessary improvements. As a mobile home park it is compatible with the neighborhood and has buffers to protect the neighborhood. It also serves as a buffer between light industrial and residential. Agricultural lands - it has been generations since that property was ever even considered as agricultural lands. It has been in domestic use for the last 20 years. Forest Land - It is not a forest land. Open Space - the applicant intends to leave three to four acres in open space. Housing - a mobile home park in this location will help the city in meeting its goal effectively since L.C.D.C. calls for flexibility in housing location, type, and density. Transportation - approval of the project would be a positive step towards the continuation of 13th Avenue. Energy Conservation - from the park the applicant has planned access to the shopping center, church, nursing home, and clinic all within walking distance of the park. Other available property -

possibly other available property within the city which will be available at some future date, however there is no evidence that the property is now available. The need for affordable housing has already been demonstrated - necessary service already exist. Development of this property for a mobile home park is compatible with surrounding uses. In conclusion, the proposal is consistent with City of Canby's proposed comprehensive plan and other policies of the City. This application gives the City the option of accomplishing the loop road which has been talked about for 20 years or more.

Commissioner Shinn asked if when this plan was originally designed they were to be a construction project rather than manufactured homes. Mr. Dack stated that that project had approval for three years with 167 stick-built homes. This is a different plan.

Commissioner Schrader asked if the plot plan they were looking at was three years old. Mr. Dack said yes. Have there been any changes. No. The narrative has been brought up to date. Commissioner Schrader questioned Mr. Dack regarding his opposition to the mobile home park which the Commission had just finished hearing. Mr. Dack stated that he had not changed his mind and felt this was a buffered site that would not hurt single family residences. Mr. Dack stated that he felt there were real hardships with other site. Commissioner Schrader asked Mr. Dack if he had financing for this project. Mr. Dack stated that he did not have the financing but knew of some that was available. Commissioner Schrader stated that since Mr. Dack had attended all the public hearings on the other mobile home park he was disappointed that this application was not more complete. A more straight forward format that would not have required too many hearings. Mr. Dack stated that he didn't feel it was necessary.

Vice Chairman Davis opened the public hearing for proponents.

Sam Schwarzin, 480 S.W. 13th Avenue - located right across the street from the tacky-tacky lot that they want to put in and 300 feet away from Marv Dack's. Feels this proposal is aesthically more pleasing, has less impact on neighborhood, and has trees on it and the proposed lot across the street from him is a field where they will have to plant trees. This plan will look nice the minute you set a home on a lot.

David Bury, 260 S. Township, stated the issue of Berg Parkway and 13th needed to be addressed before this plan has final approval. Sidewalks should be placed on both sides of the city streets.

Rod Beck, 1555 S. Fir Street - stated he has had an opportunity to review the proposal before the Commission. This plan is aesthically pleasing for the person living in the area. Well thought out plan. Feels it would be efficient and logical use of the property given the dimensions and natural barriers. Ideal location for this type of development. Since the Commission has established that Canby will have mobile homes and if we are going to have mobile homes, we want to address them along the similar type of lines as this proposal. This plan has a progressive design.

Jane Carlson, 1280 S. Elm, stated her home is located where she will receive the bulk of the traffic. Agrees with this proposal because it is adult and she will not have to listen to kids, cars, and traffic as much as with a park that has teenagers. Buffers are very important and this park has buffers. Another important point is that Mr. Dack lives right there and therefore maintenance and upkeep of this park will be better. People will take more pride when it is not a manager.

Katherine Ellickson, 1525 S. Elm, stated that she was in favor as her major concern was livability and since this protects the trees and buffers the area it is a very suitable place for the park. The design is good and likes the idea of bike paths, natural area and it would be an asset to the community.

Art Ellickson, 1525 S. Elm, stated that his sense of planning told him at least there is appropriateness to this plan.

Cathy Hostettler, 1095 S. Elm Court, stated she would not be directly affected. Concern for traffic, amount of people and loss of property values. After attending some of hearing, the neighbors have been trying to face the fact that something will be coming and of the two plans this one is the less threatening, due to the buffers. This proposal is also better because Mr. Dack is an area resident.

There being no further proponents, the vice-chairman called for opponents.

Jon Torgenson, 36940 S. Dryland Road - Stated that Mr. Atwood mentioned that this mobile home park should be 50 percent family. Was not aware of the proceedings until tonight. Unaware of the other proposal. Stated he had never complained before but would hate to see kids. Vandalism on his property is costing him a lot of money. Feedback he has heard indicates that mobile homes were going to get riffraff people. The people are not riffraff anymore than anyone else, but it is the kids - can't police the kids now - no parks on that side of town. Stated that his property has been the park and he does not like it. If this is to be an adult park - that is great. But you get some more kids and it costs him money. Mr. Dack stated something regarding a pathway down to the park - going to have to swim to get there. Deer in the area are shot in and out of season now.

Vice-chairman Davis asked Mr. Dack if he had any rebuttal.

Mr. Dack showed the area where his property and the park property adjoin. Technically, they would still be able to get into the park. In order to get into the area that is improved, a bridge would have to be built. Mr. Atwood stated that it was city property but in no way improved as park area.

Commissioner Baller feels this is a very well thought out plan. Although it does not have all the restrictions of criteria that are required. This is the opportunity to continue 13th Avenue beyond his property. Expressed the feeling that the City should pursue it with the school board to get the property that adjoins the Dack property for continuation. This plan has an access road into and out of the property, due to contours you don't have speeding problem. Public facilities are available, recreational facilities. Should be left to

developer whether this will be an adult or mix of adult and families. At this time there may be a need for 176 mobile units. The Commission has just approved 91 and approval of this one would make 175 units. There may be a need in Canby for both parks. This park buffers itself. The only drawback is the street.

Vice-chairman Davis stated that she felt the street will take a lot of studying. It has been studied a long time and still nothing is being done. To even consider this proposal, the Commission will have to have time to discuss the street. The other mobile home park plan was taken piece by piece and although the idea of the curved streets, the large number of trees and the bluff - this plan doesn't seem to have the detail required of the other plan. Stated she was not comfortable dealing with this plan because it is not in detail.

Commissioner Shinn questioned the park location in relationship to the bluff. The Commission must get further along with the plans for the extension of 13th Avenue in design. The applicant should answer the question of need for the park since there is another in close proximity of this park. The question of need was raised when that application was heard.

Mr. Dack presented an aerial into evidence and showed the Commission members the location of the city park property in relationship to his property on which the mobile home park is proposed.

Commissioner Baller asked if there had been any slides lately on the bluff portion of the property and Mr. Dack answered that he had lived there for 20 years and there had not been a slide. Also, Mr. Dack stated that he was leaving the trees in order to prevent slides from occurring.

Commissioner Shinn asked about the bike paths and if Mr. Dack intended for them to be gravel. Mr. Dack stated that he did not want bicycles on the gravel paths but had made provisions through the center of some of the areas for bicycles and was proposing roads 35 feet wide to allow for bicycle usage. No on-street parking as there will be two spaces per mobile home for parking.

Commissioner Baller asked Mr. Dack if he planned to live on-site. Mr. Dack stated he did not know but would always have a full time manager because he already has other property that needs a manager. The recreation building would also be used to house the manager.

Commissioner Shinn asked why an adult only park. Mr. Dack stated that investment-wise and the demand for adult mobile home parks. Don't know about the demand for family parks. Also, would prefer adult park.

Commissioner Shinn stated that he felt there was a need for family parks given the number of people who have stated that they had lived in mobile home parks and have families. Mr. Dack stated that the wildlife in the area might not stay in the area if there were children down there shooting 22's and this type of thing. This is a delicate site.

Commissioner Schrader stated that many of the things that the Commission requested at the last mobile home hearing to be taken into consideration by the applicant for their appropriateness and give the Commission and opportunity to discuss it. Some of those things are: the applicant should contact the Canby Utility Board, current vacancy rate as this has potential for high vacancy rate as it will be the second in the area. Answer this is the best use of the property. Need more specs, not fully engineered design but more information to go on. Should address 13th Avenue. Need more formal proposal at the next meeting which would include some of things that have been touched on tonight such as parking, full time manager, etc.

Commissioner Cutsforth stated that she like the design, the buffer around it, and would like to see 13th Avenue go through, but does not know if there is a need for that many mobile home spaces.

Vice-Chairman Davis informed the Commission members that the other proposed mobile home park had been appealed to the City Council. Mr. Atwood stated that the appeal had been received on this date, and it was not certain when it would go to Council.

Commissioner Baller asked if these spaces would be occupied by owner occupied units. Mr. Dack stated they would own the units and rent the space.

The Commission and Mr. Atwood held a short discussion regarding the concerns of S.W. 13th Avenue and its extension.

Vice-chairman Davis stated that there was a concensus that this should be continued to another time and she would entertain such a motion.

*Commissioner Schrader moved that based on some of the continuing questions that the proposal be postponed until the next regular meeting of the Planning Commission so that Mr. Dack can make sure that the plan is consistent with the Plan, diversified housing, answering the hazard overlay problems, being more specific about the nature trail location, access issue that doesn't meet our ordinance, Also he can address the appropriateness and livability of this development with the rest of the properties (again concerned with the vacancy rate - new project that has been approved as that address). The design itself and the overall flow looks nice, but need a lot of specifics written in on the plan. Also would like to see it written in about how these assets are going to be preserved rather than pointing at general things on the map. We should provide Mr. Dack with the minutes of this meeting and conditions of approval for the last mobile home park where we tried to make some rough delineation of the fir trees (some specifics) so we will know exactly what is and what is not included in the open space preservation.

City Attorney Kelley asked if Mr. Atwood is to contact neighboring property owners regarding dedication, condemnation, etc. If so, it may take longer than two weeks to do something like that. You should allow Mr. Dack the opportunity to object if he wishes because he has the right to have the matter speedily settled and consequently he should have the opportunity to object. Mr. Dack stated that if Mr. Atwood will keep working on the road matter he is in no rush on this proposal. Further stated he wanted it done right, but not to his jeopardy.

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Commissioner Schrader modified his motion to say this will again be heard at the November 14, 1983, meeting.

Commissioner Shinn supported the motion and wanted to be sure that the following items were address: 1) the proposal be discussed with the Canby Utility Board; and, 2) a concerted effort be made to address the question of need. The entire motion was seconded by Commissioner Baller. There being no discussion on the motion, the question was called and the motion passed unanimously.

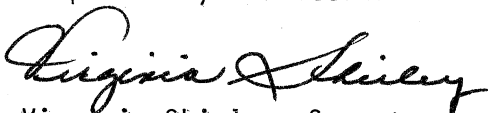
New notices of public hearing will be mailed prior to the November 14, 1983, meeting.

After some discussion, Commissioner Shinn moved that a special meeting of the Planning Commission be held on Monday, October 3, 1983, starting at 6:00 p.m. to inspect the area of the proposed extension of S.W. 13th Avenue and then reconvening at the Canby Council Chambers after the inspection for discussion of the proposed alignment of 13th Avenue to Berg Parkway. The motion was seconded by Commissioner Schrader and passed unanimously.

This meeting adjourned at 10:45 p.m.

This meeting has been recorded on tape.

Respectfully submitted.



Virginia Shirley, Secretary
Canby Planning Commission