

Canby Planning Commission  
Special Meeting  
October 3, 1983

MEMBERS PRESENT: Commissioners Davis, Cutsforth, Shinn, and Schrader

MEMBERS ABSENT: Chairman Kahut and Commissioner Baller

OTHERS PRESENT: City Planner Bud Atwood and Secretary Virginia Shirley

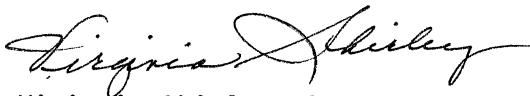
Members of the Planning Commission and city staff met at 6:00 p.m. in the City Council Chambers. Vice-chairman Davis opened the meeting and those present then toured the area that could be used for the extension of S. W. 13th Avenue to Berg Parkway.

City Planner Atwood passed out maps showing the property lines in the area and the location of the existing buildings were located during the tour. The tour covered the area behind the Canby Square shopping center, adjacent to the Canby Disposal Company, and the west end of the existing S. W. 13th Avenue.

After the tour, the special meeting continued with a discussion of the proposed route Mr. Atwood had placed on one map. The Planning Commission considered the recommendations of the CAC, the amount of land between buildings located at Oregon Bag Company and Canby Disposal Company in relationship to the ridge line, and the amount of land necessary to build an arterial street. In considering the extension of S. W. 13th Avenue, the Planning Commission tried to place the burden as equally as possible between the different property owners and make sure that each had access onto the extension in order to increase the potential use of the properties bordering on this extension. The Planning Commission determined that in order to extend S. W. 13th Avenue the city should: pick up the option on S. W. 13th from the LDS Church, purchase half of the long narrow lot owned by Mr. Dack and work with Oregon Bag Company and Canby Square shopping center to exist onto Berg Parkway. Due to the truck traffic in the rear of the shopping center, most of the right-of-way for 13th Avenue extension will need to be taken from the north side of the Oregon Bag Company property. This will seem to work as a balance of the amount of property given by each in order to accomplish the needed right-of-way for the extension. The Planning Commission felt the design should share the burden amongst the property owners as much as possible, should have a 40-foot wide pavement with the option open to widen the street if necessary in the future, and the design should be as attractive as possible, so people will use it.

\*Commissioner Schrader moved to recommend the proposed design to the Canby City Council in order to establish a proposed route for the extension of S. W. 13th Avenue from the western terminus to Berg Parkway. The motion was seconded by Commissioner Shinn and passed unanimously.

Respectfully submitted,



Virginia Shirley, Secretary

DATE: September 23, 1983  
TO: Canby Planning Commission  
FROM: Bud Atwood, City Planner  
SUBJECT: Proposed Alignment and Commitment to Complete S. W. 13th Avenue

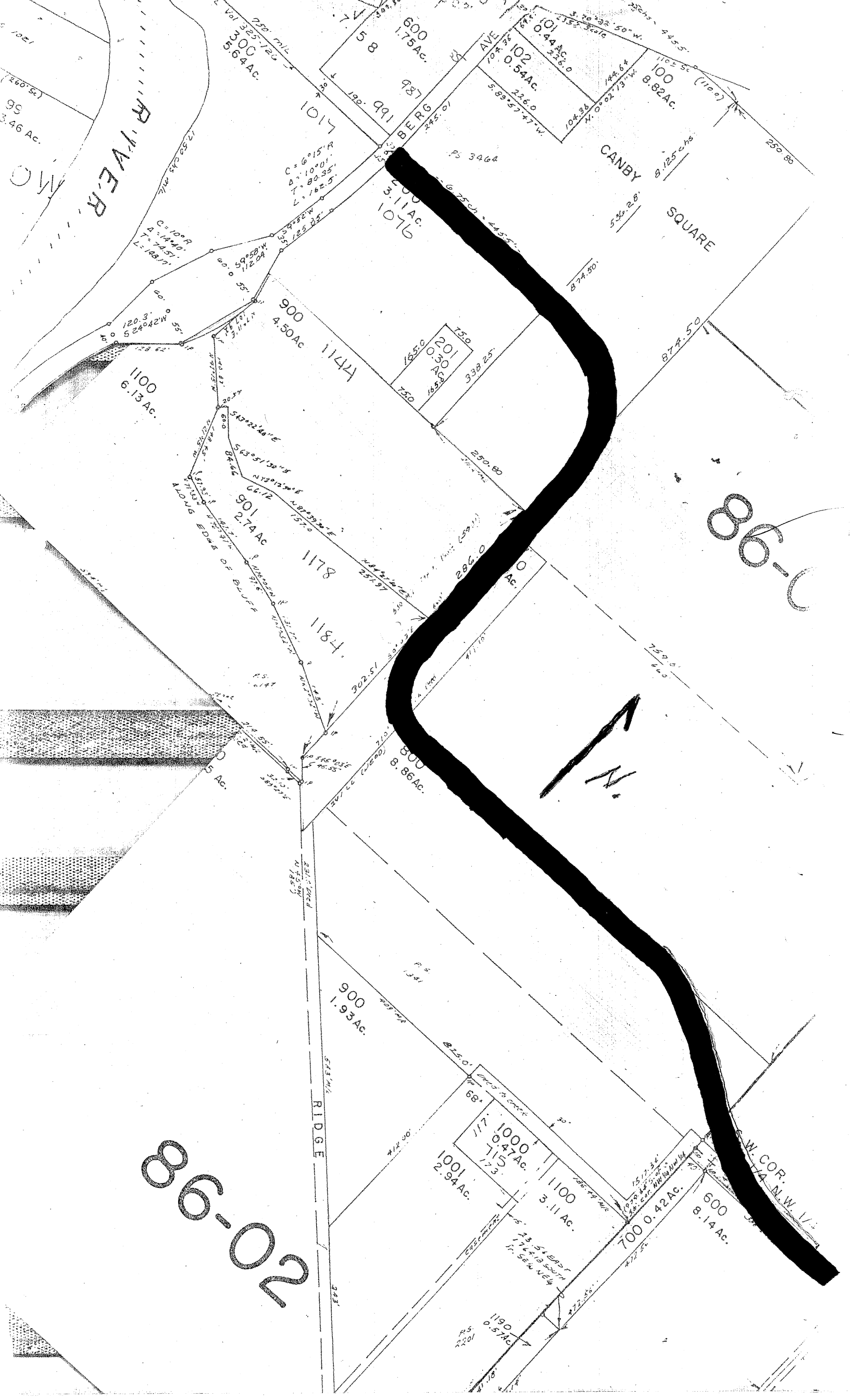
The Commission has two applications for conditional use permits on September 26, 1983, agenda. Each of these permits will have an effect on S. W. 13th Avenue in the area between S. Elm Street and Berg Parkway.

The development activity in this area has caused a critical need to make a decision on development of 13th Avenue prior to any future building that could further limit the route possibilities.

The Offer of Dedication by the L.D.S. church for the southwest corner of their property expires in January of 1984. This offer is valid only if a route and development plan are established. This corner is essential to a good street design.

Thirteenth Avenue is one of the streets that the Comprehensive Plan has set forth for improvement and completing as a by-pass to the highway via Berg Parkway.

Based on these developments, I have attached a proposed route for 13th Avenue and I am requesting your review and possible approval of the proposed route.

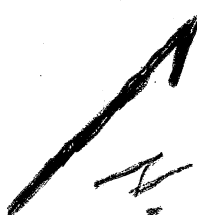


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CANYON RIVER

CANYON SQUARE

86-C



86-02

SEASIDE RIDGE

N.W. COR. 1/4 N.W. 1/4