

Canby Planning Commission
Regular Meeting
May 14, 1984

MEMBERS PRESENT: Chairman Kahut, Commissioners Shinn, Seale,
Schrader, Davis and McKibbin

MEMBERS ABSENT: Commissioner Cutsforth

OTHERS PRESENT: City Attorney John Kelley, City Planner Bud
Atwood, Secretary Virginia Shirley, Ron Tatone,
Marv Dack, Richard Oathes, Matt Knoblauch, and
Fred Siebenthal

The minutes of the April 9, 1984, meeting were approved as presented.

Item No. 1: Request for a Minor Land Partition to partition one parcel into three (3) tax lots located on the west end of N. W. 12th Avenue just west of North Ash Street. The applicants are Ronald G. Tatone and Gloria Ives. City Planner Atwood gave the staff presentation and made a recommendation for approval subject to four conditions. Mr. Tatone questioned the necessity of having a 12 foot easement requested between tax lots 100 and 101 be deleted. The reason for deleting the easements is because the property may be developed as one parcel at some later date and the easement would be detrimental and hinder development. Easement is not needed at the present time. Discussion followed regarding width needed for the utility/pedestrian way.

Chairman Kahut opened the public testimony portion of the public hearing and called for proponents. Mr. Fred Siebenthal, 980 N.W. 12th Avenue stated that he was in favor of the application, but did not want to see N. Ash Street go through. Mr. Siebenthal preferred to see a pedestrian way which would allow the children to walk to school without using N. Birch Street. He also spoke of concern regarding the Utility Board's desire to place a pedestal in front rather than in the rear as they are at the present time. Mr. Atwood stated that the Utility Board is in the process of moving all the pedestals to the front due to the problem of maintenance in rear yards.

Mr. Richard Oathes stated that he was in favor of this application.

Mr. Matt Knoblauch stated that he would like to see the area keep large lots. He has no objection to the pedestrian way along the west side of his property, because Birch is a very busy street.

There being no further proponents, the Chairman called for opponents. When none came forth, the Chairman closed the public testimony portion of the hearing.

Commissioner Davis stated that she felt that the subject of the extension of N. Ash Street should be discussed further, as there may be a need for the extension. Commission Schrader expressed the opinion that he felt that N. Ash Street should be extended rather than force larger amounts of traffic onto N. Birch which is already a busy street. Commissioner Shinn asked if there were any plans for the street system within the urban growth boundary. City Planner Atwood stated that they have not been developed but they must be developed within the next two years, when the City's Comprehensive Plan is reviewed by the State. After a lengthy discussion regarding N. Ash Street extension, a consensus of the Commission showed that N. Ash Street should not be extended.

The next item of discussion was the desired width of the utility/pedestrian way. The City Planner requested a 12-foot wide dedication and the applicant felt that 8 foot should be sufficient. After much discussion, the Commission decided that a 10-foot dedication would serve both pedestrian and bicycle traffic.

The City Planner had requested a one-foot plug at the west end of N. W. 12th Avenue, which the applicant objected to. The Commission decided against the one-foot plug as only one home could be built on tax lot 101 without benefit of further partitioning. The Commission also decided that the easement between tax lots 100 and 101 should be deleted as it was not needed at this time.

Further discussion of the pedestrian way and frontage of the proposed tax lot 102 followed. In order to use the proposed pedestrian way, it will be necessary to ask the applicant for an additional 10 x 100 foot piece from lot 300, map no. 3-1E-32A, in order that the pedestrian way could be extended to N. Ash Street to the south. City Planner Atwood stated that he would meet with Mr. Dupont, owner of tax lot 200, map no. 3-1E-32A, and ask him to dedicate the property needed for the pedestrian/bicycle way. Mr. Tatone stated that the frontage of the lot would be 90 feet on N. W. 12th Avenue.

*Commissioner Seale moved to approve the application for a minor land partition from one lot to three lots subject to the following conditions: 1) All recommendations of other staff and agency reports to be made conditions of approval excluding easements between lots 101 and 100. 2) Dedication of a ten (10) foot utility/pedestrian way between lots 1100 and 102. 3) Dedication of 10' x 100' utility/pedestrian way from the northeast corner south, tax lot 300, map no. 3-1E-32A. The application meets the standards and criteria of the ordinance and is supported with the findings and conclusions of the staff report. The motion was seconded by Commissioner Shinn. After a short discussion, the question was called for. Chairman Kahut called for a roll-call vote as follows: Commissioner McKibbin - yea, Commissioner Seale - yea, Commissioner Davis - yea, Commissioner Shinn - yea, Chairman Kahut - yea, Com-

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missioner - Schrader - nay. The motion carried 5 - 1.

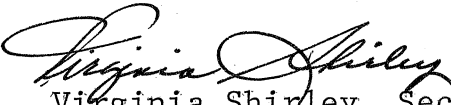
Item No. 2: Extension of S. W. 13th Avenue through Marvin Dack property. This item was continued until the meeting of June 11, 1984, at the request of Mr. Dack's attorney, Mark O'Donnell.

The Planning Commission directed the City Planner to get additional information on future preliminary plats. After some discussion, the Planning Commission and City Planner decided that it would be helpful to hold a workshop in the near future to set policy on what is to be submitted with all preliminary plat applications.

This meeting has been recorded on tape.

Meeting adjourned at 9:35 p.m.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission