

Canby Planning Commission
Regular Meeting
December 10, 1984

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

MEMBER ABSENT: Commissioner Davis

OTHERS PRESENT: City Attorney John Kelley, City Administrator Bud Atwood, Secretary Virginia Shirley, Kathryn Ban, Miriam Larsen and Joe Forsythe

The minutes of the meeting of November 13, 1984, were approved as presented.

Item No. 1: Request for a Zone Change of Tax Lot 1290, Section 34C, T3S, R1E, from R-1, Single Family Residential, to R-2, Multi-Family Residential. This property is located on the north side of Township Road at the terminus of S. E. 5th Avenue. The applicant is the City of Canby. City Administrator Atwood gave the staff presentation with a recommendation for approval. Discussion followed regarding any proposed development of the property and the amount of access they would have. At the present time the application is only for rezoning and many allowable uses would not need to reappear before the Planning Commission. However, the ordinance does provide for a site plan review of any commercial, industrial or multi-family development. The fire department would have to approve anything over 4,000 square feet in the way of buildings. There is access from Township Road through a private drive and access from S. E. Fifth Avenue. Commissioner Shinn stated that if a senior community is built then a reasonably limited access would be wanted. If you had several multi-family complexes, you might would to have access from S. Pine Street. Chairman Kahut opened the public portion of the meeting and called for proponents. When none came forth, the chairman called for opponents. There being no opponents, Chairman Kahut closed the public testimony portion of the hearing. The Chairman stated that this property is shown on the Comprehensive Plan as high density residential. This will be a recommendation to the City Council. Commissioner Schrader asked about sidewalks, sewer, and fire protection just for a zone change. Mr. Atwood stated that all facilities are available to the property as stated in the staff report, however, there will come a time in the future when the sewer capacity will be limited on the south side. This will be reported when necessary in the staff report. The Commission asked the staff if there was a way to attach a condition which would allow review of any development to occur. The provision for site plan review plus staff review should take care of any concerns. *Commissioner Schrader moved to recommend approval of a zone change for Tax Lot 1290, Section 34C, T3S, R1E, containing 2.33 acres from R-1 to R-2 to the City Council. The standards and criteria appear to be met in that the Comprehensive Plan Land Use Map for the City indicates this parcel to be R-2, the City Administrator/Planner feels the public facilities are generally available for R-2 development at this time. The proposal should also be subject to the improvement conditions outlined by staff in their report dates December 5, 1984. The motion was

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Commissioner McKibbin and passed unanimously with the Chairman voting.


Item No. 2: Request for annexation of Tax Lot 1200, Section 34C, T3S, R1E, located on the north side of Township Road approximately 275 feet east of S. Maple Street. The applicant is Miriam Larsen. The staff report on the annexation was given by City Administrator Atwood with a recommendation for approval. A short discussion followed regarding the methods used by Metropolitan Boundary Commission in forming their staff report. Chairman Kahut reminded the Commission that if this property is annexed it will automatically come into the city zoned R-2. City Attorney Kelley told the Commission that they will be formulating a recommendation to be made for consideration by the City Council either in favor of or opposed to annexation of the property. If you choose to favor the annexation you might adopt the findings of fact in the staff report plus any additional findings you wish to add. *Commissioner Shinn moved to recommend approval for annexation of Tax Lot 1200, Section 34C, T3S, R1E, containing 3.86 acres, because the criteria which are largely met, the Comprehensive Plan shows this eventually to be annexed and it within the Urban Growth Boundaries, public facilities are adequate, the subject property is adjacent to the city and location, size and existing development has committed this land to urban development. The motion was seconded by Commissioner Cutsforth and passed unanimously with the Chairman voting.

A discussion followed regarding the lengthy delay in the Marvin Dack application for conditional use being brought back to the Commission. Mr. Atwood stated that Mr. Dack felt there was a bias on the part of the Commission Chairman and that he was hesitant to bring the application back before the Commission. Chairman Kahut stated that in that case he would not chair the meeting nor would he take part in the discussion or voting. It was the consensus of the Commission that Mr. Atwood write to Mr. Dack telling him that the Commission will take action on his request at the February 11, 1985, meeting and that Mr. Kahut would not participate in the action.

The meeting was adjourned at 9:00 p.m.

This meeting has been recorded on tape.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission