

Canby Planning Commission  
Regular Meeting  
March 11, 1985

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, Betsy Ross, Miriam Larson, Dave Bury, and Howard Kerr

The minutes of the February 11, 1985, meeting were approved as presented.

Announcement of the joint meeting between the City Council and Planning Commission set for March 14, 1985, where they will consider a new sewer trunk line to the south side of the City.

Item No. 1: Request for a Conditional Use/Planned Unit Development to construct 140 living units plus a residential care facility for the elderly and handicapped to be located on the north side of S.E. Township Road east of S.E. Fifth Avenue and described as Tax Lots 1200 and 1290, Section 34C, T3S, R1E. The applicant is Miriam Larson. City Administrator Atwood gave the staff report, which made no recommendation. He also read a letter received March 11, 1985, from Clackamas County, requesting that the driveway to S.E. Township be deleted and that the project use S. Pine Street. Discussion among the Commission on the applicant's ability to incorporate S. Pine into her design and how it held with our Comprehensive Plan. Mrs. Larson spoke to the Commission on the continuum of care for which the facility is planned. She further stated that the main entrance had been designed around the driveway from S.E. Township. If it had to be changed, it would change the design of all the buildings. More discussion on the private driveway to S.E. Township Road followed. It was decided to continue with the public hearing and to make a decision later on the private driveway. Commissioner Schrader asked her about the units she would have and Mrs. Larson stated that although they were only planning 140 at the present time she wanted to keep the option open for 160 units. Commissioner Shinn stated that the private driveway enhances the project, but the road would enhance the area. Continued discussion on the layout of S. Pine Street in the Comprehensive Plan and whether the Planning Commission would follow the Plan or would use some other route.

The Chairman opened the public hearing portion of the meeting and called for proponents. David Bury wanted to know just how many units would be dedicated to the handicapped. Also, stated that S.E. Township needed improvements for the increase in traffic. Betsy Ross stated that she was in favor of the application and that the senior community is excited about it coming to Canby. Loaves and Fishes does not provide the services that are available at Mrs. Larson's as she keeps a good program director. Many people need in-home care for at least one of the spouses. Howard Kerr stated

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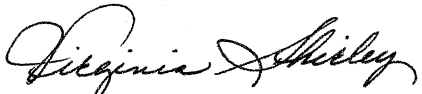
that Canby needs to get going with this project. Dave Bury asked if this would be subsidized housing. Mrs. Larson answered Dave saying that no certain number of units were designated for the handicapped, and that it would not be subsidized as it is not a HUD project. There being no further proponents, the Chairman called for opponents. When none came forth, Chairman Kahut closed the public hearing portion of the meeting.

Chairman Kahut stated that this public hearing will be continued at a future date to be determined later in the meeting. He also asked that the pricing structure would be for these units. Mrs. Larson stated that she had some innovative thoughts on how these would be priced, but that nothing had been worked out in any final detail. She further stated that Dr. Davies was a partner in this project and he would be having some input into the pricing structure also. Chairman Kahut said he would like to know the approximate cost, when this comes back before the Commission. Commissioner Schrader wants information on whether this will be restricted to the elderly and handicapped, what is intended for maintenance of the landscaping, location of the garbage receptacles, and the location of fire hydrants and water faucets. The conditions of the Canby Utility Board and Fire Department will need to be resolved at the next meeting. It was the consensus of the Commission to hold the continued public hearing on March 25, 1985, starting at 7:30 p.m. This two weeks will allow Mrs. Larson time to work out something with the County with regards to entrance.

There being no further business to come before the Commission this evening, the meeting was adjourned at 9:10 p.m.

This meeting was recorded on tape.

Respectfully submitted,



Virginia Shirley, Secretary  
Canby Planning Commission