

Canby Planning Commission
Regular Meeting
August 10, 1987

MEMBERS PRESENT: Chairman Kahut, Commissioners Lindsay, Nicholson, Harmon, and Schrader

MEMBERS ABSENT: Commissioners Seale and McKibbin

OTHERS PRESENT: City Administrator Stephan Lashbrook, Secretary Virginia Shirley, City Attorney John Kelley, Greg Anderson and others.

The minutes of the July 27, 1987, meeting were corrected on page two, paragraph two to read: ". . . Commissioner Nicholson moved based on findings of fact to recommend . . ." The minutes were then approved.

Item #1: Request for a Minor Land Partition on property located on Knights Bridge Road directly south of N. Ash Street and described as Tax Lot 500, Section 32A, T3S, R1E. The applicant is Gale A. Nelson. City Administrator Lashbrook presented the staff report and made a recommendation of approval subject to several conditions. Discussion followed regarding the right-of-way for N. Ash Street, property south of the deadend of the half-street, and development of same. Greg Anderson, representing Gale Nelson, applicant, stated that he had spoken to the Clark's and they wanted a large sum of money for the small parcel of land north of the applicant's property. He further stated that the applicant would build a twenty (20) foot wide driveway to the back parcel rather than the thirty (30) feet shown on the plot plan submitted.

Chairman Kahut opened the public hearing portion of the meeting and called for proponents. When no proponents came forth to testify, the Chairman called for opponents. There being no opponents, the Chairman closed the public hearing portion of the meeting.

Commissioner Schrader questioned the City Administrator on whether the City wanted an Offer of Dedication or to acquire the property in the northwest corner of the rear lot being created. Mr. Lashbrook explained that we would rather have an offer of dedication as the exact alignment was not known at this time and there is no certainty that the road will be built within the foreseeable future. The Public Works Director must establish what the arc of the curve is going to be. At that time the point can then be established by the surveyor. Commissioner Harmon stated that he felt it important that it be done as soon as possible, so there are no disputes in the future.

*Commissioner Schrader moved to approve the minor land partition request on Tax Lot 500, Section 32A, T3S, R1E, as it is in conformance with the Comprehensive Plan, conforms with the requirements of the Land Development and Planning Ordinance, the design is acceptable, and all public facilities are available. This partitioning is subject to the following conditions: 1) Any recommendations of other responding agencies to be regarded as conditions of approval; 2. Access strip to

rear parcel to be a part of that parcel and to be paved for its full width and length; 3) Sidewalk to City standards to be constructed along Knights Bridge Road; 4) The southern extension of N. Ash Street, as shown on the preliminary plat of "Lillian's Meadow," to be surveyed at the time of partitioning per the requirements of the Public Works Director. An Offer of Dedication and Waiver of the Right to Remonstrate against future street, sidewalk, or utility improvements, meeting the requirements of the City Attorney to be given in favor of the City. Both the Offer of Dedication and Waiver of Remonstrance to be recorded at the developer's expense; and, 5) All requirements of the Land Development and Planning Ordinance to be met. The motion was seconded by Commissioner Lindsay and passed unanimously with the Chairman voting.

City Administrator Lashbrook reviewed the amendments that had been sent to L.C.D.C. and the definition of the use of "vicinity" proposed in the Land Development and Planning Ordinance.

Commissioner Nicholson presented Commission members with a "Progress Summary for the Metro Area Solar Access Project" which he had written to keep the Commission informed of the progress of Metro Solar Access Project.

This being no further business to come before the Commission, the meeting was adjourned.

There meeting has been recorded on tape.

Respectfully submitted,



Virginia Shirley, Secretary
Canby Planning Commission