

Canby Planning Commission
Regular Meeting
June 27, 1988

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

OTHERS PRESENT: City Administrator Stephan Lashbrook, Secretary Virginia Shirley, Police Chief Jerry Giger, Elsie Cutsforth, Mr. and Mrs. Fisher, Andy Ditommaso, Dave Fisher, Bob Kacalik, Hank Scouten, Richard Imholt, and others.

The minutes were corrected on page 3, paragraph 3 to read Karen Oliver and not Karen Onion (who was not present). The minutes were approved as corrected.

Findings of Fact on an ordinance interpretation for a Flea Market in C-1. Commissioner Nicholson moved for to approve the Chairman signing the findings of fact as presented. The motion was seconded by Commissioner Lindsay and passed unanimously with the Chairman voting.

Item #1: Request for a minor land partition from one lot into two lots of property located on the south side of N.E. Third Avenue, southwest of the County Fairgrounds and described as Tax Lot 2100, Section 33DB, T3S, R1E. The applicants are Mohasco Corp. and Portland Metal. Commissioner Patrick Harmon stepped down from his seat on the Commission due to his having a conflict of interest. The City Administrator gave the staff report with a recommendation for approval subject to five conditions. Patrick Harmon, the applicants' representative, presented a map of the area, showing how parcels around the proposed partition were zoned.

Chairman Kahut opened the public hearing and called for proponents. Bob Kacalik, representing the owner, stated he was in favor of this partition and reminded the Commission that the owner had requested and received a Comprehensive Plan amendment to delete the extension of N.E. Second Avenue through this property thereby allowing there to be enough property for two lots. There being no further proponents, the Chairman called for opponents. As there were no opponents, the Chairman closed the public hearing portion of the meeting.

Commissioner Lindsay asked if there was going to be a bike path along N.E. Third Avenue. Commissioner Nicholson stated there was a demand for two to five acre parcels at the present time, and was not sure this property should be partitioned. Chairman Kahut stated there was a man in the audience who is ready to purchase one of these parcels. Mr. Kacalik stated they would be reducing the size of the property; however, they are trying to enhance the area. Commissioner Nicholson stated that although he was still bothered by the partitioning, with the fire line through the property it was probably the best way to develop the property.

*Commissioner Schrader moved to approve the request for a minor land partition by Mohasco Corp. and Portland Metal on property described as Tax Lot 2100, Section 33DB, T3S, R1E, into two lots of 1.2 and .95 acres. The partitioning appears to meet the standards and criteria as it does conform to the Comprehensive Plan and complies with the City Municipal Code, the overall design is good, and all required public facilities and are or will be available. This approval is subject to the following conditions: 1) Utility easements are to be provided

twelve (12) foot in width centered on the dividing line north and south and along N.E. Third Avenue, to the satisfaction of the Canby Utility Board, Canby Telephone Association, and North Willamette Telecom. Also, a pedestrian easement five (5) feet in width is to be provided across the entire frontage of the property. 2) A waiver of the right to remonstrate against future street, sidewalk, or utility improvements along N.E. Third is to be recorded. 3) The wording of both the easements and the waiver of remonstrance are to be to the satisfaction of the City Attorney. Costs for recordation of these documents are to be borne by the applicants. 4) A roll-over type curb, to the satisfaction of the Public Works Director is to be provided along the street frontage with a walkway behind the curb of asphalt or concrete material having a width of at least five (5) feet. The motion was seconded by Commissioner McKibbin and passed unanimously with Chairman Kahut voting.

A discussion was held regarding the placement of sidewalks. Commissioners Nicholson and McKibbin are of the opinion that sidewalks should be required with any application where we have the option to require sidewalks.

Commissioner Schrader liked the idea of placing a time limit on each item and further stated that he felt we should only discuss the sign code until 9:30 p.m. The other Commissioners were in agreement with Commissioner Schrader.

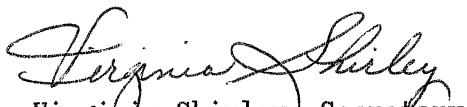
Item #2: Consideration of proposed amendments to the Land Development and Planning Ordinance and to the Uniform Sign Code. If adopted, these amendments will affect regulations on signs. City Administrator Lashbrook stated that the Mayor had made a commitment to doing something about the illegal signs in Canby. Staff estimated there were probably 200 violations and the Council stated "do something" about the safety hazard, and created a committee composed of Councilmen Prince and Carroll and Commissioners Lindsay and Nicholson.

Commissioner Lindsay interrupted to state that many public comments were incorporated into the product the Committee produced as a final.

Mr. Lashbrook then starting going thru the proposed ordinance explaining changes and new parts of the ordinance that were needed for enforcement. Mr. Lashbrook had not finished with this portion when 9:30 p.m. came and Commissioner Schrader moved to continue this public hearing until the meeting of July 25, 1988. Commissioner Lindsay seconded the motion and it passed unanimously with Chairman Kahut voting.

This meeting has been recorded on tape.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission