

Canby Planning Commission
Regular Meeting
October 10, 1988

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

MEMBERS ABSENT: Chairman Kahut, Commissioners McKibbin and Seale

OTHERS PRESENT: Public Works Director Klem, Secretary Virginia Shirley, Roger Reif, Mike Harms, Marv Dack and others

The minutes of August 29, 1988, were corrected as follows: page 1, paragraph 2, last sentence: Commissioner Seale, a employee of Potter's Industry, and on page 2, paragraph 3, ". . .have the transfer station on N. Baker Drive and do as much as possible of the recycling on Berg Parkway."

Request for Expansion of a Conditional Use Permit by Canby Union High School to enable them to build a storage and archives building 30' x 48', located at the south end of the old tennis courts and described as Tax Lot 700, Section 4B, T4S, R1E. The staff report was read by Mr. Klem and a recommendation was made to approve the request with only one condition. 1) The School District to provide a waiver of the right to remonstrate against future S.W. 4th Avenue street improvements. The form and wording of the waiver are to meet the requirements of the City Attorney. Costs of recording this document are to be borne by the school district. Mr. Klem had stated in his remarks that the new building would fit into the Master Plan for the High School.

Commissioner Lindsay asked what Master Plan the school and Mr. Klem were speaking about. Mr. Klem explained the High School had developed a master plan several years ago to guide them in their endeavors to keep adequate room at the school for the enrollment. Dr. Harms, school board member, explained the final phase of the Master Plan moves the football field further to the south and allows for more classrooms to be built.

Commissioner Harmon asked what the City could get for assurance that when the City is ready to put the road from S.W. 13th Avenue to S. Berg Parkway the high school would be willing to dedicate part of the road. Mr. Klem informed the Commission this application would not be the last permit the school would need, if they don't cooperate the City can enforce through future permits.

Roger Reif, 3210 N. Maple Street, School Board member, informed the Commissioners the School Board would be having a meeting on the first Monday in November and they were most welcome to attend. Mr. Reif also stated there had been an attitude change on the Board. Mr. Reif stated that possibly the Board could produce some type of letter to the City giving them assurance of their good intentions. Mr. Klem stated the City Council will be hearing the zone change application for the Dack property on October 19, 1988, and will try to make an alignment using

thirty (30) feet from the applicant's property and thirty (30) feet from the south edge of the High School's property.

Mr. Reif stated that the Board had not been informed of the request for a waiver of remonstrance on S.W. 4th Avenue which the City was asking for.

Vice Chairman Schrader opened the public hearing and called for proponents. There being no proponents in the audience other than the School Board members, the Vice Chairman called for opponents.

Marv Dack, 715 S.W. 13th Avenue, stated that he was the concerned. The last time the school was in for the covered stadium, they were not prepared to answer the question of dedication for property for a roadway. Mr. Dack stated that the problem had gone on for 24 years and although he didn't want to upset negotiations he wanted to see something more concrete than the school is showing tonight.

There being no further opponents, the public hearing portion of the meeting was closed.

Commissioner Harmon stated that he would respond to Mr. Reif by stating the waiver of remonstrance the City was requesting was standard procedure. Commissioner Nicholson was in agreement, stating they were necessary.

Vice Chairman Schrader said the Berg Parkway extension to S.W. 13th Avenue was not forgotten, but that in the "spirit of cooperation" the Commission could approve this addition and await the results of the negotiations.

Commissioner Harmon moved to approve the expansion of the conditional use permit to allow a storage/archives building to be built on high school property, subject to the following condition: 1) The School District to provide a waiver of the right to remonstrate against future S.W. 4th Avenue street improvements. The form and wording of the waiver are to meet the requirements of the City Attorney. Costs of recording this document are to be borne by the school district.

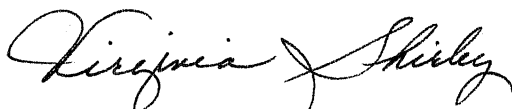
The motion was seconded by Commissioner Lindsay and passed unanimously with the Vice Chairman voting.

The Commission requested the staff to keep them informed of the progress of the discussions.

There being no further business to come before the Commission the meeting was adjourned at 8:30 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

A handwritten signature in cursive script, reading "Virginia Shirley". The signature is written in dark ink and is positioned at the bottom of the page, below the typed name "Virginia Shirley".