

Canby Planning Commission  
Regular Meeting  
June 12, 1989

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

MEMBERS ABSENT: Commissioners Meeuwsen and Schrader

OTHERS PRESENT: Public Works Director Rusty Klem, City Attorney John Kelley, Secretary Virginia Shirley, Sabina and Earl Oliver, Fred Stefani, Doug Poppen, Councilman Bob Smith, Lee Shirley, Bob Gray and others

The minutes of the May 22, 1989, meeting were corrected on page five, last line to read: ". . .minor land partition as it does comply . . ." The minutes were approved as corrected.

Item #1: Request for annexation of 43.29 acres of property south of Territorial and east of Redwood Street. This property is described as Tax Lots 100, 700, 800, and 900, Section 27C, T3S, R1E, and Tax Lot 500, Section 27D, T3S, R1E. The applicants are Earl and Sabina Oliver.

**Staff Report:**

Mr. Klem gave the staff report indicating that sewer was available with a lift station; water was available on Territorial Road; electricity available from PGE; fire protection through Fire District #62; Police protection from Canby Police; storm drainage on site can be developed through design.

Mr. Klem informed the Commission that the City would need a ten (10) foot dedication on both Territorial and N. Redwood Street. Development would require sidewalks on both Territorial and N. Redwood and that both would require street improvements.

Mr. Klem further stated the proposed annexation is within the UGB and a priority "B" designation on Growth Priorities Map.

Staff recommendation of approval by the Planning Commission to City Council with three conditions of approval.

**Questions of Staff**

What will the zoning be on this parcel if annexed? Who will pay for the lift station? How are they planning to use the light industrial?

Mr. Klem explained that there was approximately three acres of R-2 zoned land, and approximately

six acres of M-1 zoned land. The remainder will be R-1. The developer will be required to pay for the lift station. Mr. Klem went on to say that since the City has recently removed a lift station, they would be willing to help through donations for the cost of this lift station.

**Applicant Earl Oliver** Mr. Oliver explained that about all this land was good for was housing. He further stated that he was not concerned with the flood plain, due to the creek. Mr. Oliver said that along the creek would possibly be developed as park. When ask the height of the water during the '64 flood; Mr. Oliver stated that there was about four feet over Territorial Road at the low point. Mr. Oliver stated that he would answer any questions the Commissioners had. No response.

#### **Discussion**

Mr. Klem was asked if the City was initiating annexations. Mr. Klem stated the City was not initiating annexations at the present time. Mr. Klem further explained that water could be a problem in the future. As the creek which runs through the property originates down by the Farm Store. There was a discussion regarding the feasibility of having M-1 in this location, as there is no spur from the railroad and no crossing. If there was to be light industrial property at this location, a buffer would be needed between the industrial and the residential.

#### **Action**

Commissioner McKibbin moved to support the annexation of this property to the City Council as it meets the eight standards and criteria with the eight findings of fact in the staff report. This approval to be subject to the three conditions of approval suggested by Staff in the Staff report dated June 9, 1989. Those three conditions are: 1) All development and recording costs are to be borne by the developer when the property is developed. 2) All City and service provider regulations are to be adhered to at the time of development. 3) Any subsequent development must be preceded by a subdivision plat to ensure that all of the public facility improvements will be made. The motion was seconded by Commissioner Harmon and passed unanimously with the Chairman voting.

Item #2: Request for modification of a conditional use permit in order to add onto the lounge, dining room, pro shop, golf cart shed and locker rooms of the club house and accessory building of the Willamette Valley Country Club. The property is described as Tax Lot 190, Section 28,

T3S, RIE. Chairman Kahut explained to the audience and fellow Commissioners that he was a member of the Willamette Valley Country Club. However, he did not feel this would influence his actions on the Commission. There were no objections to his sitting on the Commission for the hearing of this item.

**Staff Report**

Mr. Klem explained that each addition to the country club would require an application but by combining all these plans for the next several years they won't have to come back before the Commission. Mr. Klem explained that at the present time their only plan was for the enlargement of the lounge area. The remainder of the work will be done in phases.

**Questions of Staff**

Staff was asked why an 8" water line was needed. What was needed for this type of project was Design Review.

Mr. Klem stated that he did not know the reason for the 8" inch water line. However, Mr. Smith had been asked to investigate Design Review. Mr. Smith stated that he had read Design Review ordinances from six cities and that before long Canby will have one.

**Applicant**

Doug Poppen, representing WVCC, stated they have had the plans drawn up and want to proceed with enlargement of the country club in phases. Commissioner Lindsay asked him if he had a time frame he was working within. Mr. Poppen replied that they hoped to have the expansions shown completed in three to five years.

**Public Hearing**

Bob Gray, Contractor, asked why the city keeps making more and more requests of the country club when the City should be looking at this attribute and trying to help them.

Mr. Klem answered that the country club was not being treated different than any other citizen in Canby.

No further proponents and no opponents came forth so Chairman Kahut closed the public hearing portion of the meeting.

**Discussion**

During a short discussion, concerns were shown for the water line size requirement, a time frame for the improvements, and the inclusion of Maple Street improvements into the time frame.

**Action**

Commissioner Harmon moved to approve the modification of the original conditional use

issued to the Willamette Valley Country Club on a phased basis with the following conditions: 1) The Country Club formally change their address to 2396 N.E. Maple Street; and, 2) Prior to occupancy N.E. Maple Street is to be curbed, sidewalks installed and street be improved from the existing pavement to the curb. 3) Staff will consider all input from other jurisdictions as conditions of approval. The motion was seconded by Commissioner Lindsay and passed unanimously with the Chairman voting.

Item #3: Findings of Fact and Conclusions for A.L.F., Inc.

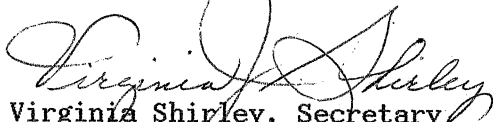
City Attorney Kelley

Informed the Commission he had spoken to Keren Wilson regarding their concerns. After the conversation, the City Attorney advised the Commission it would probably be better to put a condition on the conditional use permit saying what could not go into their residential care facility not what could comply. Mr. Kelley suggested that the conditions, findings of facts and conclusions be postponed until the Planning Commission meeting of June 26, 1989. By consensus, the Commission agreed with Mr. Kelley.

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

This meeting has been recorded on tape.

Respectfully submitted,

  
Virginia Shirley, Secretary  
Canby Planning Commission