

Canby Planning Commission  
Regular Meeting  
August 14, 1989

MEMBERS PRESENT: Chairman Kahut, Commissioners McKibbin, Lindsay, and Meeuwssen

MEMBERS ABSENT: Commissioners Harmon, Nicholson, and Schrader

OTHERS PRESENT: Public Works Director Rusty Klem, Secretary Virginia Shirley, Rufus Kraxberger, George Wilhelm, Dale Stephens, and Lee Shirley

The minutes of the July 24, 1989, meeting were approved as presented.

Item #1: Request for a 15-lot subdivision on property zoned R-1, Low Density Residential, and located on the east side of North Pine Street approximately 175 feet south of N.E. 13th Circle and described as Tax Lots 4200 and 4300, Map No. 3-1E-34BB. The applicant is Kraxberger Construction Co.

Staff Report

Mr. Klem gave the staff report reminding the Commission that N. Pine Street was a county road, but the City needed a 10 foot dedication for a full width street. The driveways for lots 10 and 11 were only 10 feet in width and would need a reciprocal agreement, or the developer could make them 12 feet in width and not have a reciprocal agreement. The staff recommended approval subject to 12 conditions. Mr. Klem explained the conditions one by one as he went through them with the Commission.

Questions of Staff

The Commission wanted to know the width of N.E. 12th Place on the west side of Pine, if the cul-de-sac was of adequate, and if the condition covering the easements was adequate.

Mr. Klem stated that 12th Place on the west side of N. Pine was 50 feet, and the cul-de-sac was of standard size. Mr. Klem further stated that he didn't know if the easement condition was adequate until the preconstruction conference.

Applicant

George Wilhelm, engineer for the project, stated the developer would rather have 12 foot driveways than to have a reciprocal agreement. He further stated that it would be a hardship to change the driveway from the existing house on N. Pine Street; and, the developer wanted to leave it. Mr. Wilhelm explained that it had a dust-free surfacing that would have to be taken up, plus other changes. He stated that the

developer would be willing to give an easement for the water line to be extended to the logging road.

### Public Hearing

Chairman Kahut called for proponents and when none came forth he called for opponents. There being no opponents, the Chairman closed the public hearing portion of the meeting.

### Discussion

The Commission discussed each of the conditions. During this period they changed the wording on some and added an additional condition.

### Action

Commissioner McKibbin moved to approve the subdivision as it did meet the standards and criteria and the approval is based on the findings listed in the staff report. The approval is to be subject to the following conditions: 1) Approval of anything beyond approval of a tentative plat is subject to completed annexation to the City of Canby. 2) Lot 15 is to gain access from the cul-de-sac and not Pine. 3) Pine is to have curbs and sidewalks installed and the segment paved that lies between the existing pavement and the new curb. All work is to be done to City's approval. 4) Curbs and sidewalks to City standards are to be constructed along the street frontages. 5) Access driveways to lots 10 and 11 shall be not less than 12 feet each. 6) All utility and service provision work is to be provided by the developer but according to the specifications of the provider including: (a) Water lines to be constructed to the standards established by the Canby Utility Board. Hydrants to meet the requirements of C.U.B. and the Fire Marshal. (b) Electric service and street lights to meet the requirements of the Canby Utility Board. (c) Street, curb, sidewalk, storm drainage, and sanitary sewer construction to meet the requirements of the Public Works Director. 7) The recommendations of the Canby Utility Board, Canby Fire District #62, and any other responding jurisdictions are adopted as conditions of approval. 8) Any development will be preceded by a preconstruction conference. 9) The City will be notified prior to start-up. 10) Utility easements are to be provided with wording specified by the Public Works Director, twelve feet in width along all street frontages and along the perimeter of the subdivision. Utility easements six feet in width are to be provided along all side lot lines. 1) Street name and

traffic control signs to be provided at the developer's expense. These shall include a "dead end" sign on the cul-de-sac near Pine and a stop sign at Pine and the cul-de-sac. 12) When, completed, "as built" drawings must be submitted to the City within 60 days. 13) A ten foot dedication will be required along N. Pine Street. The motion was seconded by Commissioner Lindsay and passed unanimously.

Item #2: Request for Expansion of a Conditional Use Permit in order to add eight beds to the nursing home and 23 assisted living units. The work to be done in three phases on property located on the west side of S. Elm Street approximately 150 feet south of S.W. 10th Avenue and described as Tax Lots 7200 and part of 7300, Map No. 4-1E-4BD. The applicant is Elmhurst Nursing Home.

Staff Report

Mr. Klem gave the staff report and explained the improvements would be built in three phases. There will be 26 parking spaces added, although they would only be required to put in 16 additional parking spaces. He stated that the City will require an easement for emergency access.

Questions of Staff

Commissioners expressed concerns for the limited access, type of easement to be required, and the parking areas. Also, service vehicles will be larger and do they have adequate room to make the sharp corner the layout will require.

The staff expressed the opinion that the service vehicles would have adequate turning space, and that the parking was located wherever they could. As for the easement, this would have to be discussed with the property owner whose property they wished to get an easement from.

Applicant

Mr. Stephens stated that he had nothing further to add.

Public Hearing

Chairman Kahut called for proponents. There being no proponents, he called for opponents. There being no opponents, the Chairman closed the public hearing portion of the meeting.

Discussion

Lengthy discussion centered around the parking areas, internal driveway width, access and service entries. Mr. Stephens indicated that he had about five service vehicles each week with at least one of those being a semi-truck. Concerns were expressed as to where the emergency driveway would be located and the

Planning Commission's desire to know the location.

Action

Commissioner Meeuwsen moved to CONTINUE this item until the meeting of August 24, 1989, in order that Commissioners could visit the site and give the owner time to get an easement for emergency vehicles. The motion was seconded by Commissioner McKibbin and passed unanimously.

Councilman Bob Smith explained to the Commission that he would be on vacation in September and therefore would like to hold a meeting with the Commission in October regarding the proposed Design Review ordinance.

There being no further business to come before the Commission, the meeting was adjourned at 9:30 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

*Virginia Shirley*  
Virginia Shirley, Secretary  
Canby Planning Commission