

Canby Planning Commission
Regular Meeting
November 13, 1989

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

MEMBER ABSENT: Commissioner Nicholson

OTHERS PRESENT: Mayor Kopelk, Councilmen Carroll, Prince Daniels, Stiglbauer, B. Smith, City Administrator Jordan, Public Works Director Klem, City Planner Hank Skinner, Don Bear, Milt Dennison, Wayne Scott and Secretary Shirley.

The minutes of the September 25, 1989, meeting were approved as presented.

Item #1: Request for a Minor Land Partition from one parcel to two parcels of property located on the east side of South Ivy Street approximately 900 feet south of S.E. Township Road and described as Tax Lot 1300, Map No. 4-1E-4AB. The applicants are Daniel and Karen Onion.

Staff Report Mr. Skinner gave the staff report to the Commission and read the two proposed conditions of approval.

Questions by Commission - None.

Public Hearing Proponents None.
Opponents None. The public hearing portion of the meeting was closed.

Action Commissioner Schrader moved to approve the Minor Land Partition requested using the staff's proposed findings of fact and subject to the following conditions: 1) The applicant shall prepare a final partition map. Said map shall be a survey prepared by a registered engineer or licensed surveyor, and shall be recorded with the Clackamas County Surveyor's Office. 2) The applicant shall prepare and record new deeds for each resultant parcel created. The new deeds shall include reciprocal easements for access over the northern driveway serving the residence and new mini-warehouse complex. Copies of the new recorded deeds, including the easements for access shall be provided to the Planning Director. The motion was seconded by Commissioner Lindsay and passed unanimously with the Chairman voting.

Item #2: Request for Modification of a Conditional Use Permit to allow the School District to place a third modular classroom on the east side

of Lee School. This property is located approximately 800 feet north of S. E. 13th Avenue on the east side of South Ivy Street and described as Tax Lot 700, Map No. 4-1E-4A. The applicant is Canby Elementary School District.

Staff Report

City Planner Skinner gave the staff report and made a recommendation for approval subject to three conditions, which he read to the Commission.

Public Hearing

Proponents, none.
Opponents, none. The Chairman closed the public hearing portion of the meeting.

Questions

Commissioner McKibbin asked why the change in sewer connection fees would be required with the addition of this classroom. Mr. Klem explained that the way our sewer ordinance and resolution was structured it was necessary to charge additional fees as additional space and students were added.

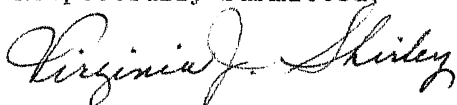
Action

Commissioner Schrader moved to approve the second modular structure at the Philander Lee School as it meets the standards and criteria. This approval is to be subject to the following conditions: 1) The applicant shall obtain all necessary building and electrical permits as required by the Building Official. 2) The applicant shall replace any trees which have to be removed as a result of the siting of the modular classroom. 3) Additional sewer connection fees shall be paid by the applicant as determined by the Building Official. The service connection fee shall be paid prior to the issuance of a building permit. The motion was seconded by Commissioner Meeuwsen and passed unanimously with the Chairman voting.

There being no further business to come before the Commission, the Planning Commission adjourned their meeting to go into a workshop with the City Council regarding the proposed Site and Design Review Ordinance.

The Planning Commission was recorded on tape.

Respectfully submitted,



Virginia J. Shirley, Secretary
Canby Planning Commission