

**A G E N D A**  
**CANBY PLANNING COMMISSION**  
**REGULAR MEETING**  
**City Council Chambers**  
**Monday, February 9, 1998**  
**7:30 p.m.**

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**I. ROLL CALL**

**II. MINUTES**  
Nov 24, 1997  
Jan 19, 1998  
Jan 26, 1998

**III. CITIZEN INPUT ON NON-AGENDA ITEMS**

**IV. FINDINGS**

**CPA 97-01 Piculles-Chimento Group**  
**ZC 97-03 Piculles-Chimento Group**  
**SUB 97-09 Piculles-Chimento Group**

**V. PUBLIC HEARINGS**

**DR 97-11(3rd Ave Industrial)**, an application by Anthony & Doris Dramov seeking approval to construct a 19,440 square foot flexible space industrial building.

**CUP 97-05/PUD 97-01**, an application by Peter Bouman, Trademark Development seeking approval of a Conditional Use permit and Planned Unit Development to convert their existing apartment building to condominium type ownership.

**VI. COMMUNICATIONS**

**VII. NEW BUSINESS**

**VIII. DIRECTOR'S REPORT**

**X. ADJOURNMENT**

**DRAFT**

**MINUTES**  
**CANBY PLANNING COMMISSION**

Regular Meeting  
November 24, 1997  
7:30 pm

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**I. ROLL CALL**

**Present:** Chairman Dan Ewert, Vice Chair Keith Stewart, Commissioners Jean Tallman, Vern Keller, Terry Prince, Mark O'Shea

**Staff:** Jim Wheeler, Jason Kruckeberg

**II. MINUTES**

September 22, 1997  
October 13, 1997  
October 27, 1997

Commissioner Stewart moved to approve the revised draft of the minutes of September 22, 1997, as submitted, seconded by Commissioner Keller. Chairman Ewert asked if these minutes included the appeal on the 10' access panel. Staff acknowledged they do. Chairman Ewert stated that on page 3, item 3, **SUB 97-06 Riverside Homes** is taking issue with the fact that they are required to put in a 10' access panel. Minutes were approved and carried unanimously.

Chairman Ewert called for any further discussion. Mrs. Tallman questioned, from the last page, the Air Touch cell tower discussion, modifications and plan as to whether it needs to come before the commission again. The building for a church on Elm and NW 4th was discussed regarding the sidewalk in the front of the church being 8' instead of 5'. Staff indicated it was discussed at the following meeting. Page 5, last paragraph, of the October 27, 1997, minutes covers the discussion.

Commissioner Stewart moved to approve the October 13, 1997, minutes as submitted, seconded by Commissioner Tallman. Minutes were approved and carried unanimously.

Commissioner Stewart questioned the Director's Report, Page 5, 2nd paragraph. He stated there was discussion about options and recommendations, but is not reflected. He felt, based on the fact it was a City Council discussion item, our official records should reflect that dialog between the city and Planning Commission. Commissioner Stewart moved to deny the minutes until such time as the Director's Report can be rewritten to expand on the discussion. Seconded by O'Shea. Motion to deny minutes of the regular meeting of October 27, 1997, was carried unanimously. Staff was asked to follow up.

### **III. CITIZEN INPUT ON NON-AGENDA ITEMS**

None.

### **IV. COMMISSION DISCUSSION OF PLANNING ISSUES**

Mr. Prince asked staff about City Council discussions about the IGA for traffic study of NE Territorial and Hwy 99E. He asked if they were looking to redo the SDC portion for Territorial for the light there. Staff said it hasn't been figured out yet, but that it is a possibility. Staff stated the IGA was strictly for dealing with the preliminary design and cost estimate for the construction of a signal and improvements to the intersection only. Staff indicated they may look at revamping the SDC's to deal with it, and now they were dealing with the transportation system plan for changing the north-south arterial from Holly to Ivy. Mr. Wheeler stated in doing that, it could save close to \$400,000 because of right of way acquisitions that would be necessary to turn Ivy into an arterial. He also stated the savings could get rolled into partial SDC funding of the Territorial light.

Mr. Prince asked about funding possibilities for NE Territorial. Mr. Wheeler stated that there are many possibilities, such as if the church wanted to give monies. He said there are monies dedicated prior to SDC for that signal of between \$10,000-20,000 from Willow Creek and Redwood Terrace Apts. Mr. Prince commented it will be interesting to see what they do as it seems like they'll have to do something pretty soon if they're going to accept any money for the light

otherwise it's going to be difficult for the Commission to justify spending that much money there if it's not part of the SDC plan.

Commissioner O'Shea asked to discuss the sign issue at Canby Car Wash and Lube. He stated that upon several visits back to the site, he was still in disagreement with Mr. Scott about the sign being placed there. While Commissioner O'Shea realizes the issue cannot be opened back up, he would like the Commission to require that future plans include the sign in the original design so the design could include a monument sign. It was even suggested to eliminate both pole and monument signs if adequate signage was on the building. Chairman Ewert stated he could see a problem in that it would take a rewrite of the sign ordinance as it stands because buildings that have a certain amount of square footage are allowed a certain amount of signage. Mr. Prince stated allowance needs to be made for the distance between the sidewalk and the curb, or make some kind of adjustment for that. Mr. O'Shea volunteered that if it requires a rewrite of the sign ordinance, he would be willing to do it. He stated he would like to see the commission avoid situations in the future where, because the sign was not approved with the plans, the commission is forced to approve what will fit.

Staff indicated the current sign ordinance was approved about three years ago, along with input from the Chamber of Commerce and the business community. Staff recommended the commission look at the matrix and offered suggestions to make a significant increase to the value of signage. Staff felt this formula may be easier to get approved and less controversial.

Mr. O'Shea accepted the task of working on a rewrite of the sign ordinance, along with Mr. Stewart and Mrs. Tallman. Mr. Stewart asked others interested to make a draft, possibly even city staff, then come back to the Planning Commission and share the ideas. Chairman Ewert cautioned that no more than three could work on the rewrite, as more than that would represent a quorum. Staff stated that as long as they don't deal with business, public notice is not required.

Mrs. Tallman questioned when the industrial park plan (Otak meeting) would be put in affect. Staff stated probably by the end of April. Chairman Ewert said it will come before the Commission before it's actually put in affect. A City Council/Planning Commission workshop would be scheduled in January.

Mr. Wheeler said they basically took the current matrix and made a couple of changes. Staff suggested Commissioners O'Shea, Tallman and Stewart look at the industrial park matrix since they will be rewriting the sign ordinance matrix and they may have some ideas to incorporate. Commissioner Stewart noted pole signs were prohibited in the industrial zone and asked staff if they could do that. Staff indicated that as a planned district for this area, yes they could. Chairman Ewert stated he could see us looking at the matrix for the industrial park, taking our current matrix, adding in more site specific items for the industrial park, blending those two sometime in the future, and coming out with a matrix that could be applied across the board. Commissioner Stewart asked if anyone like Heidi Henry from downtown revitalization should be involved. Commission felt that it wasn't necessary.

Chairman Ewert suggested discussing the information from the Master Plan meeting. Using a map, Chairman Ewert outlined areas targeted for future changes. He felt the Commission needed to be aware of these for planning issues.

Staff indicated ODOT would do traffic studies of impact for areas such as First Street that will need to be significantly changed from its current configuration. Commissioner Prince asked about lights being at both ends of a street, that First Street doesn't exist in current traffic plan, and about traffic flow. He stated the industrial park should pay for the infrastructure, lights being a big part of that, and not the rest of the city. Chairman Ewert responded that was why it was being covered now, so people knew the plan ahead of time and what it will cost before they move in.

Commissioner Prince asked about the storm water. Staff explained it would go through a swale that runs through the property then into a pond next to Hazel Dell. If additional storm water control is needed, it allows for a dry creek bed to be worked in streetscapes, and a bioswale type of configuration.

Commissioner Prince stated that the Commission should have a plan for major reconfiguration for the Mulino, Bremer, and Haines road area. He felt this area was a key pivot point to north side of town. Staff responded that the Commission may need to address the transportation plan as it falls outside of the scope of the industrial plan.

Chairman Ewert stated that Territorial was important and that the key was a light. Commissioner Tallman said the extension of Redwood and where the realignment would swing should be in the plan. Staff stated ODOT says they're not certain about how much Redwood is going to move or not move where it crosses. Commissioner Prince pointed out the transportation plan shows the realignment. Staff responded that even though it's in the transportation plan, it wasn't meant to be an exact alignment, and they will determine how much it does or does not move.

Chairman Ewert mentioned there was discussion into the access into a Parkway with driveway separation of 200'. Staff said that for full access it was 400'; 200' for a right turn in and out. Chairman Ewert said we should try to keep a minimum 200' in the boulevard so we have a symmetrical look all the way down.

Commissioner Prince asked about the Mulino Rd./First Ave. lane change and the bike paths (page 4) off road. Chairman Ewert said the state law says we have to have bike lanes. Staff indicated that on the collector arterials, the state transportation planning rules require bike paths. Chairman Ewert asked if there was anything in rules that says we could have an alternative means of handling pedestrian/bike traffic and would it have to be in there. Staff indicated it may be a possibility, but also might depend on the distance. Dealing with the boulevard could be a problem, with a one way direction travel lane; it needs 20' and because of emergency access, another 10' or so of additional right of way and no parking on the parkway. Commissioner Prince felt it was a good idea to have off-road paths. Commissioner Stewart said he did not want to see something like Salem, a bike lane between a right hand turn lane and a curb.

The Commission liked the idea of under curb drains, preferred over the storm sewers at the intersections, where it makes it difficult for wheelchairs to get by. Chairman Ewert stated the area is not being actively marketed, but others are aware that it is available to be sold prior to this plan being approved. Staff said it was between the property owners and the buyers and to speculation for the buyers as to what the city will end up requiring and the configuration.

Chairman Ewert said that street lights were an issue and need to be considered in the matrix. He suggested the Commission needs to decide on high or low lights, in the canopy of trees or out of trees. He also said the Commission would need an idea of what was wanted. What were they going to allow in the 20' set

back, as far as lights, signs, shrubs, no grass, and barkdust. Staff stated grass and trees are the majority, with landscaping and low shrubs back to the parking spaces to provide some type of screen. No large shrubs for security reasons. Commissioner Prince liked an idea he saw in California, berms surrounding the parking lots so you couldn't see parking area, just the top of the cars, and the building. Staff mentioned one difficulty with that is security and safety issues.

Chairman Ewert mentioned the sign situation. Staff stated the maximum for individual signs is 32 sq ft. on face. A sign would go on 99E and would list retail tenants. Staff mentioned sign shown at meeting was bright red and 250-300 square feet on the face, but we'd be looking at 100 square feet on the face.

Chairman Ewert suggested items to consider in matrix: signs, lighting, color, type of building, what's in the 20' set back, street, creek beds, and waterfalls. Staff suggested water conservation be considered.

Final report due: Due to Joe Dills at OTAK by December 15, 1997,

## **V. FINDINGS**

### **ANN 97-06 Oregon Development, Inc.**

Commissioner O'Shea moved to approve the Findings and Conclusion and Final Order for ANN 97-06, recommending approval, to City Council, as submitted. Commissioner Stewart seconded the motion and it carried.

Commissioner Prince urged the City Council to look over what was discussed at the meeting and note there is no reason we can find that would justify this coming in. It would be a precedent setting move if they did and one which would be against the plan that we followed for these many months.

### **SUB 97-08 Erica Acres, Willow Creek Estate, applicant**

Commissioner Tallman noted what appears to be typographical errors: page 3, item 5, the statement "each walkway" was redundant as there is only one walkway, and on page 6, item 25, the word "plant" should be plat.

Commissioner Stewart moved to approve the Final Order for SUB 97-08, recommending approval, as amended, seconded by Commissioner Prince and it carried unanimously.

#### **DR 97-07 Canby Builders**

Commissioner Ewert stated a decision was made at the last hearing that he would like to possibly see if the Commission could come to a resolution on. He stated that in light of the fact the city is trying to work out the alignment on Ivy where Canby Builders is located, it would help the city immensely if they moved. He asked that the Commission consider doing possibly something further because denying access onto 99E may stop the development and move of Canby Builders. His recommendation would be to consider allowing the access onto 99E if the yield sign were taken off the right hand entrance turn from Pine St onto 99E and a stop sign put in its place. One reason was because it is of great interest to the city of Canby to get Canby Builders out of their present location. Commissioner Ewert was questioned as to who he has been speaking with and he indicated Mr. Jordan. Commissioner Ewert also asked the Commission to consider a second issue: that the applicant did not bring out completely the discussion with ODOT, who said they would allow an access to this piece of property and will allow access to Millar's property, but probably would not allow an access at the empty piece between the two.

Chairman Stewart said that based on what Commissioner Ewert had said so far, it seemed reasonable to reopen a public hearing. Commissioner O'Shea felt that Canby Builders was threatening, coercing, and black mailing the Commission, and felt putting up a stop sign was not going to solve the safety problem. Chairman Ewert's recommendation would be that before we finalize the Final Order that we change the conditions to say if ODOT would put in a stop sign there in place of the yield sign that we would allow the access onto 99E.

Commissioner Prince said he too would like to see Canby Builders move. However, Commissioner Prince felt that the safety issue is very serious in terms of drivers attempting to merge even with a stop sign it would still be the same problem. He stated he was not opposed to access if it were only one way but can't see how a right in right out only access could be designed.



Chairman Ewert indicated he wanted to have a discussion before it goes to City Council, so they knew it had been talked about it. Commissioner Prince said the focus presented to the Planning Commission can change once it goes before the City Council, so the decision that comes out of their meeting is different.

Commissioner O'Shea felt that by granting an access the Commission would be trading congestion (at the current Canby Builders site) for high speed risks. Commissioner Prince said that they need to look at this as a special type of intersection as it handles large events, like the county fair, and left turns are used heavily at that intersection. The Commission felt it was a real safety issue, didn't like having a left and right hand turn, and doesn't see a stop sign helping. It was agreed that no vote could be taken tonight and that it would need to be on the record in a public hearing.

Commissioner Stewart asked for a clarification of the Findings on page 3, #2 in regards to joint access that changes it to say joint access would be prohibited by ODOT. Staff responded that it was a matter of error in interpretation and the Commission agreed to strike item #2.

Commissioner Stewart moved to approve the Findings and Conclusion and Final Order **DR 97-07** Canby Builders Supply, as modified on page 3, striking #2 and renumbering appropriately, seconded by Commissioner O'Shea and it carried unanimously.

## **VI. PUBLIC HEARINGS**

None

## **VIII. COMMUNICATIONS**

Mr. Wheeler informed the Commission that there is a joint Planning Commission/City Council/School District meeting scheduled for December 10, 1997, at 7:00pm at Trost Elementary School. The Commission called for the meeting to have the school district share updated demographics.

Information was provided to Commissioners Tallman, Prince, O'Shea and Stewart for the planning commissioner training seminar in the City of Stayton on January 24, 1998.

## **IX. NEW BUSINESS**

Chairman Ewert said that since Jim Wheeler was leaving he encouraged the Commission to be as helpful as possible in working with Jason Kruckeberg as he wouldn't be expected to know the historical background on the information that's been talked about, encouraged everyone to read material before meeting, and question Jason before the meeting so he has time to research. He stated that during meetings, if we have a situation where a question is asked and Jason needs more time, short breaks may be called for.

Commissioner Prince asked if the City Council could put something in the paper when advertising for a planner that the city is looking for someone willing to live in the community in which he plans. Chairman Ewert mentioned he had talked with Mike (Jordan) about the hiring process. Commissioner Stewart suggested that the Planning Commission should have one of the Commissioners sit in on the search committee for the new planning director. Chairman Ewert explained that the City Administrator would go through the applications, looking for those who obviously shouldn't be applying, forward others on to City Council, and the council would make the decision who to interview.

Commissioner Ewert mentioned an interview is scheduled for November 25, 1997, at 7:00pm for the new planning commissioner, and that there are two applicants; one lives in Aurora, the other is an architect who lives in Canby .

Commissioner Tallman stated she spoke with Mayor Taylor last night about her opinion of the Commission. She told him the Commission does get a little upset when we find important decisions have been made by the council that affect what the Commission is doing from the paper. She said she really felt we don't have much communication between the Commission and the Council. Staff indicated they have started to put council's agenda in Commission's packet.

It was also noted that the secretarial position had not been filled. The City Administrator had indicated the job description was being rewritten.

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Mr. Wheeler stated the Boundary Commission approved the Gramor annexation and the Commission would be getting a Final Order when done.

Mr. Wheeler also mentioned the ordinance amendments that were worked on for a year are now in affect, and that the voter approved annexation is in affect as of today also. He stated no applications have been received in the meantime. Staff also clarified that there were duplicate sections on the applications, and that was being corrected.

Staff said it would be their recommendation to uphold the appeal on Riverside Homes on N. Redwood because of staff interpretation. Mr. Wheeler stated he discussed this with the Planning Commission regarding the 28' street to a development and it was not the intent when the ordinance amendment was written, it is not the way it reads, and staff tried to go with that the best he could. Mr. Wheeler said he couldn't find an interpretation in reading the ordinance provisions in dealing with the 28' access to a development that is explicit to N. Maple and S. Elm only. He indicated Planning Commission discussion, decision, and tapes will all be with the Council. Commissioner Prince asked how you could change it to affect the whole city. Staff indicated by amendment.

Mr. Wheeler provided handouts from the last council meeting regarding single family residential zone design standards for Forest Grove. Mr. Wheeler said he gave just a cursory look but thought there were ideas that may have merit and worthy of discussion.

Commissioner Prince stated that the amount of time it takes for an appeal to go through and if it turns out it is not upheld, and that we change the ordinance to reflect the 28' minimum street width to reflect the rest of the city vs just those two streets. He voiced his disappointment that he thought it was a part of it and thought he had read it that way. Other Commissioners agreed with that. Chairman Ewert agreed with staff that it doesn't support that. Staff said that if you do more than a single change it was going to take some time to get done. Chairman Ewert asked the Commission if they felt strongly enough about this to make a single change to the ordinance, and it was agreed. The Commission asked Mr. Wheeler to prepare a draft ordinance before he leaves.

Mr. Wheeler has agreed to stay on as a consultant. He would be available on Mondays, working through Mr. Kruckeberg with any help he needs. He would work no more than 8 hours and no evening meetings.

**X. ADJOURNMENT**

The meeting was adjourned.

**MINUTES**  
**CANBY PLANNING COMMISSION**

Regular Meeting  
January 19, 1998  
7:30 pm

**DRAFT**

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**I. ROLL CALL**

**Present:** Chairman Dan Ewert, Vice Chair Keith Stewart, Commissioners Jean Tallman, Vern Keller, Terry Prince, Mark O'Shea, Jim Brown

**Staff:** Jason Kruckeberg

**Others Present:** Curtis and Lila Gottman, Steve Skinner, Keith Liden, Tracy Livingston, Bev Willis, Jerry Corcoran

**II. MINUTES**

November 10, 1997  
November 24, 1997  
December 8, 1997

Commissioner O'Shea moved to accept minutes of November 10, 1997, with modifications. Commissioner Prince seconded the motion and it carried unanimously.

November 24, 1997, minutes deferred to another meeting.

Commissioner Tallman moved to accept minutes of December 8, 1997, as corrected. Commissioner Stewart seconded the motion and it carried unanimously.

**III. CITIZEN INPUT ON NON-AGENDA ITEMS**

Lila Gottman, Chairman to the Bicycle & Pedestrian Advisory Committee, asked what steps would need to be taken to ensure that bicycle parking is included in the permit review process, and if it was possible to have bicycle racks added to parking structures completed since 1994. Commissioner Ewert stated the Commission may be able to look at the bicycle parking standards, and that it may be considered in the design review matrix.

#### **IV. FINDINGS**

##### **VAR 97-06 Hot off the Press**

Commissioner Stewart moved to approve the Findings and Conclusions for VAR 97-06, as submitted. Commissioner Prince seconded the motion and it carried unanimously.

##### **DR 97-08 Hot off the Press**

Commissioner Prince moved to approve Findings and Conclusions for DR 97-08, as submitted. Commissioner Keller seconded the motion and it carried unanimously.

##### **ANN 97-10 Simnitt**

Commissioner Brown moved to approve Findings and Conclusions for ANN 97-10, as submitted. Commissioner Stewart seconded the motion and it carried 6-1.

#### **V. PUBLIC HEARINGS**

Chairman Ewert reviewed the hearing process, procedures and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report and other criteria in the comprehensive plan or land use regulations. Mr. Ewert asked if any Commissioner had a conflict of interest or ex-parte contact. No conflict of interest was indicated. Several Commissioners stated they had visited the site, but drew no conclusions. No one from the audience had any questions of the Commission.

**ANN 97-09**, an application by Keith Liden and Pat Hanlin (applicants) and Willamette Capital Investment (owner) for approval to annex 2.6 acres into the City of Canby. The property is located on the southeast corner of S. Ivy Street and SE 13th Avenue (Tax Lot 300 of Tax Map 4-1E-4D)

Mr. Kruckeberg presented the staff report. The site, he explained, is located on the SE corner of 13th and Ivy and is located in an area known as island properties - it is not located in the city limits, but is surrounded by properties that are in the city limits. HOPE Village is located just across Ivy Street, north across 13th is the Canby Adult Center and Ackerman Middle School is east of the Adult Center. He stated the property is currently used as residential and agricultural as there is a small nursery of the property. Comp. Plan land use designation is Low Density Residential. If annexation is approved, the property would be R-1, Low Density Residential. It is currently zoned EFU, Exclusive

Farm Use, and is designated Priority A for annexation. Mr. Kruckeberg referred to table on page 5 of the staff report regarding buildable land inventory. He stated, excluding HOPE Village, the city has buildable lands for 3 years, 1 month; with HOPE Village, 3 years, 6 months. It is staff's opinion that the amount of buildable lands is not an overabundance of land in the city limits, and that, if approved for annexation, the 2.5 acres would bring in approximately 12 lots.

With the return of Request for Comments forms from utility and service providers, no overburdening of public utilities was mentioned. Canby Utility Board had a comment related to the development of the property, and Clackamas County commented on the road dedication in terms of any conditions that may be placed on the property. Roy Hester, Public Works Director, originally felt there was not enough sewer capacity in the Ivy Street main, however, the city engineer had considered all properties at proposed buildout when calculating the sewer capacity. Mr. Hester and the engineer, Curt McLeod, met to discuss capacity and both agreed that there was sufficient sewer capacity.

Regarding traffic access, Mr. Kruckeberg explained the applicant was asked to do a traffic study, even though one was not required. He stated the city had made a commitment to having only one more access to the south of SW 13th, and if access was granted to the subject property, it would be temporary until the surrounding property was fully developed, then the access would most likely move to the east. David Kelly, Traffic Engineer, suggested the preferred access would be on 13th, across from one of Ackerman Middle School's driveways.

Regarding the retention of agriculture land, staff stated that, at 2.6 acres, the subject property is not considered to be a highly productive piece of land.

In conclusion, staff recommends approval for annexation as city services are available, owner is seeking annexation, and would be a step in eliminating the few lots that are left in the "island".

The Commission questioned Mr. McLeod's comment on the Request for Comments form that the sewer main was shallow and would a pump station be needed. Staff indicated that Mr. McLeod had done a full calculation of capacity and no sewer capacity problem was noted.

### **Applicant**

**Keith Liden, 204 SW Oak #200, Portland, OR 97204**, on behalf of Pat Hanlin, agreed with the staff report. He commented that only a traffic study had been done; no engineering had been done and applicant would only be speculating as to the intent of the shallow sewer main comment. Mr. Liden stated that since the

parcel was small enough, different street options could be considered to make traffic access compatible with Tofte Farms. Applicant agreed to the conditions for approval of annexation.

### **Proponents**

None.

### **Opponents**

None

With no additional questions, the public portion of the hearing was closed for Commission deliberation.

Commissioner O'Shea moved to approve ANN 97-09. Commissioner Keller seconded the motion.

The following discussion took place after the motion was made.

1. Commissioner Prince stated he had grave concern about the temporary access, that it appears to be precedent setting, and would like to see the temporary access requirement stricken from the Findings of the Commission.
2. The Commission asked staff to get more detail from Mr. McLeod in reference to the shallow sewer main.
3. Chairman Ewert also stated he would like to see HOPE Village included in the buildable lands calculations as he felt it does make an impact. Commissioner Keller felt that both sets of calculations were important; because, although HOPE Village consumes water, sewer, and electricity, it is not a regular subdivision. Commissioner Keller stated that the HOPE Village issue does not have any bearing on the annexation application being considered. Chairman Ewert disagreed feeling that HOPE Village does apply.
4. Commissioner Stewart asked staff to invite Mr. McLeod and Mr. Hester should the parcel come in for development.

Motion was approved 6-1.

**DR 97-09/CUP 97-04**, an application by JSL Investments (owner) and Proactive Sports (applicant) for Site and Design Review and Conditional Use approval to



locate a manufacturing/distribution center for golf accessories. The applicant is seeking a Conditional Use permit because the site is in a light manufacturing zone which does not expressly permit the use proposed. The site is located at the east end of SE 2nd Avenue (Tax Lot 300 of Tax Map 3-1E3-4C)

Mr. Kruckeberg presented the staff report. The application to be considered is for a 24,000 square foot warehouse and office building for manufacturing, packaging, warehousing, and distribution of golf accessories. The 2.2 acre site is located at the east end of SE 2nd Avenue between S. Pine St. and the Logging Road. The property is zoned for heavy commercial manufacturing. West and south of the property is land zoned for light industrial use; north and east is for heavy commercial manufacturing. Application is seeking a Conditional Use permit as use is not specifically permitted in this zone, but is through a Conditional Use.

Public facilities and services were sent Request for Comments forms. Canby Utility Board mentioned applicant may be subject to reimbursing the owners of the mini-storage for utility improvements under the advanced financing district, and noted they had spoken with the applicant. Another comment by Public Works Department stated a 6' sewer lateral needed to be installed from the existing manhole on SE 2nd to the property line.

Mr. Kruckeberg stated applicant is proposing more landscaping than is required, but that since there is very little street frontage, street trees will not be required. He stated the appropriate number of parking spaces with wheel stops are also required, and architecture will be compatible with surrounding buildings.

### **Applicant**

**Jerry Corcoran, 1586 N. Redwood, Canby, OR 97013**, one of the owners of JSL Investments, and agreed with staff's report. He stated the building will be leased to Proactive Sports, which is also owned by the proprietors of JSL Investments. Mr. Corcoran stated the business would bring about 15 jobs to the city, with a payroll exceeding \$650,000, and was a clean, non-polluting business, dealing mostly in distribution of golf equipment. Mr. Corcoran agreed to bicycle parking if the Transportation Plan does apply to Canby. Mr. Corcoran further explained that the business assembles and packages golf accessories; spikes, head covers, and tees, and uses non-toxic glue to manufacture clubs, using no raw materials. The Commission deferred choice of color of the building to the applicant who stated gray with green trim, but would confirm the color when finalized.

### **Proponents**

None.

## Opponents

**Lila Gottman**, Chairman of the Bicycle & Pedestrian Advisory Committee, 10381 S. Mulino Rd., referred to page 90 of the state standard to clarify one bike rack would be required.

Commission asked staff to provide verbiage for the bike rack requirement. Applicant agreed.

With no additional questions, the public portion of the hearing was closed for Commission deliberation. Issues discussed were:

1. Commissioner Brown voiced concern over street alignment of SE 2nd as a safe way to terminate the street is not provided.
2. The Commission looked for possible options to solve the turn around problem at the end of SE 2nd. Since the city agreed to abandon the cul de sac to Canby Builder's Supply, the cul de sac was no longer a viable solution. It was acknowledged that this discussion had previously taken place when the cul de sac was given away, and the applicant should not have to resolve a problem he had no control over.
3. The Commission requested hooded parking lot lights.

Commissioner Stewart moved to approve DR 97-09/CUP 97-04 as written with the following additions:

1. The parking lot lights will be hooded.
2. Building color will be green with gray trim.
3. Bicycle parking will be provided as required by the state.
4. Conditional approval to be granted.
5. SE 2nd to remain as is.

Seconded by Commissioner Keller. Motion approved 5-2.

**VAR 97-07**, an application by Bald Peak LLC (owner) and Bev Willis (applicant) to request allowance of a 12 foot wide access road instead of the required 20 foot wide road. The site is located on the east side of S. Locust Street just north of SE Township Road (Tax Lot 1910 of Tax Map 3-1E-33DD).

Chairman Ewert asked the audience if all were present when the public hearing format was read. Everyone was present. Mr. Ewert asked if any Commissioner had a conflict of interest or ex-parte contact. No conflict of interest was noted. Commission members visited the site, but drew no conclusion. No one from the audience had any questions of the Commission.

Mr. Kruckeberg presented staff report. He explained the application is requesting variance approval to erect a driveway which is more narrow than is allowed. The property is located east of S. Locust, just off SE Township. A half acre lot of strange shape, it has 70' of street frontage. This property is zoned R-2, High Density Residential, as are all properties surrounding the subject property. The minimum access for six residential units is 20 feet and requires a 5 foot sidewalk. The applicant is proposing a 12 foot driveway with a 5 foot sidewalk. Code states no driveway is to be within 5 feet of the property line, and applicant is requesting the sidewalk at the property line. Staff stated the primary concern at 12 foot would be access for emergency vehicles. The Fire Marshall had been contacted by the applicant and sent Request for Comments form. The applicant met with the Fire Marshall to discuss what would be necessary if the variance was granted. The Fire Marshall indicated the two eastern most buildings would need to be equipped with fire sprinklers, and the Public Works Director was concerned about the congestion the 12 foot access would create.

Staff itemized the variance criteria:

- 1) Exceptional and extraordinary circumstances. Because of the strange shape of the lot, the property was challenging to develop. It was very difficult to work with set backs, landscaping, solar access and other requirements, and still maintain high density.
- 2) Same property rights as others in zone. R-2 zoning can potentially be developed at 17 units per acre, and this property is at 11.7 units per acre, which is a good effort to maintain high density and use land for what it is zoned for.
- 3) Materially detrimental. Applicants are trying to use the property as is designated, and made every attempt to meet code requirements.
- 4) Detrimental to other properties. The property most affected is directly north and contact has been attempted. The site will be greatly enhanced by the extensive landscaping plan.
- 5) Alleviate hardship. The applicant has attempted to meet as many of the requirements as possible by putting in landscaping and sidewalks and the appeal of the site could not be maintained without the variance.
- 6) Unique conditions not caused by the applicant. Staff scknowledged the applicant has taken an unusually shaped lot and attempted to develop an aesthetically pleasing site.

### Applicant

**Bev Willis, PO Box 387, West Linn, OR 97068**, concurred reducing the sidewalk was a good suggestion; he didn't know that was an option, agreed douglas fir tree in front could be changed, that they could barrel out the driveway, and there would be no problem in moving the sidewalk.

### Proponent

None.

### Opposition

None.

With no additional questions, the public portion of the hearing was closed for Commission deliberation. Issues discussed included:

1. The Commission asked if the Fire Marshall could be willing to waive the fire sprinkler requirement if the driveway was expanded to 19'. Staff suspected he probably would but didn't know for sure. **Tracy Livingston, 2013 Ridgewood Rd., Lake Oswego, OR 97034**, the managing partner of Bald Peak Limited Liability Corp., commented the back two buildings would be sprinkled anyway because it lowers insurance rates.
2. The Commission discussed options to increase the width of the driveway. It was proposed to:
  - A. Keep the parking space with some type of curb.
  - B. 4' sidewalk continues down the entire south side then cuts north and connects to the parking lot.
  - C. 3' landscaping against the building, north and south sides, using landscape previously proposed.
  - D. 20' driveway

Commissioner Prince moved to approve VAR 97-07 as rewritten, seconded by Commission Brown, and carried unanimously.

**DR 97-10**, an application by Bald Peak LLC (owner) and Bev Willis (applicant) for Site and Design Review approval to construct 3 duplexes, to be equipped with fire sprinklers. The site is located on the east side of S. Locust Street just north of SE Township Road (Tax Lot 1910 of Tax Map 3-1E-33DD).

Chairman Ewert noted the audience has remained the same and were present when the public hearing format was read. Mr. Ewert asked if any Commissioner had a conflict of interest or ex-parte contact. No conflict of interest was noted. Commission members visited the site, but drew no conclusion. No one from the audience had any questions of the Commission.

Mr. Kruckeberg presented the staff report, noting the site has remained the same, and is zoned R-2. As mentioned in VAR 97-07, the landscaping has been modified, but still is substantially more than what is required. Twelve parking spaces are required; 12 spaces are proposed. Staff stated buildings have been sited as effectively as possible to meet solar access requirements. A two square foot small sign will be in front, and all utilities will be available. Mr. Kruckeberg also stated separation of sewer and water will be a condition for approval as proposed by CUB and the Public Works Director. Public Works Director also mentioned a manhole over the sewer main on S. Locust and an 8 inch line right of way with a 6 inch lateral to each of the units would need to be installed.

In regards to the compatibility matrix, Mr. Kruckeberg noted all six criteria have been met and received 100% of points.

#### **Applicant**

**Bev Willis, PO Box 387, West Linn, OR 97068**, stated hooded parking lot lights are intended to be directed at the parking lot.

#### **Proponents**

None.

#### **Opponents**

None.

With no additional questions, the public portion of the hearing was closed for Commission deliberation. Issues discussed included:

1. Commission requested that wheel stops be placed at the parking spots, a 5' sidewalk placed out front, hooded lights directed down, separation of sewer and water, and a no parking sign in the driveway.

Commissioner Stewart moved to approve DR 97-10 with modifications as discussed. Seconded by Commissioner Tallman, and it carried unanimously.

## **VI. COMMUNICATIONS**

Staff reminded Commission of master plan workshop on January 28, 1998, 7:00pm at the Library.

Also, a reminder of the planning commissioner training in Stayton on January 24, 1998, and more information will be provided at next meeting on advanced training seminar to be held on February 14, 1998, in Seaside.

Format of minutes were discussed. Commission agreed more condensed information can be listed.

## **VII. NEW BUSINESS**

None.

## **VIII. DIRECTOR'S REPORT**

Mike Jordan stated interviews for director position are finished, and background checks are being done.

## **IX. ADJOURNMENT**

The meeting was adjourned.

**DRAFT**

**MINUTES**  
**CANBY PLANNING COMMISSION**  
Regular Meeting  
January 26, 1998  
7:30 pm

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**I. ROLL CALL**

**Present:** Acting Chair Terry Prince, Commissioners Jean Tallman, Vern Keller, Jim Brown. Late members: Chairman Dan Ewert, Keith Stewart

**Staff:** Jason Kruckeberg

**Others Present:** James E. Surdam, Clair Kuppenbender, Charles Chimento, Art Piculell, Sharon R. Wright, Ted and Cary Ann Labedz, George Wilhelm, Donna Camps, Jason Bristol, Roger Harris

**II. MINUTES**

None.

**III. CITIZEN INPUT ON NON-AGENDA ITEMS**

None.

**IV. FINDINGS**

**ANN 97-09 Liden/Hanlin**

Commissioner Keller moved to approve Findings and Conclusion for ANN 97-09, as submitted. Commissioner Brown seconded the motion and it carried 4-0.

**DR 97-09/CUP 97-04 Proactive Sports**

Commissioner Tallman moved to approve Findings and Conclusion for DR 97-09/CUP 97-04, as submitted. Commissioner Brown seconded the motion and it carried 4-0.

### **VAR 97-07 Bev Willis**

Commissioner Keller moved to approve Findings and Conclusion for VAR 97-07, as submitted. Commissioner Tallman seconded the motion and it carried 4-0.

### **DR 97-10 Bev Willis**

Commissioner Brown moved to approve the Findings and Conclusion for DR 97-10, as submitted. Commissioner Keller seconded the motion, and it carried 4-0.

## **V. COMMUNICATIONS**

Staff informed commission of an advanced training seminar on February 14, 1998, in Seaside.

## **VI. NEW BUSINESS**

Commission discussed information received at commissioner training in Stayton regarding the need to have landscaping plans before application is deemed complete.

## **VII. PUBLIC HEARINGS**

Vice Chair Keith Stewart reviewed the hearing process, procedures and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report and other criteria in the comprehensive plan or land use regulations. Mr. Stewart asked if any Commissioner had a conflict of interest or ex-parte contact. Commissioner Keller declared a potential conflict of interest as a licensed real estate agent in the State of Oregon who could potentially profit from buying and selling property in this subdivision, and he intends to participate. There were no objections from the audience or other commissioners. No other conflict of interest or ex-parte contact was indicated. No one from the audience had any questions of the Commission.

**CPA 97-01**, an application by The Piculell-Chimento Group (applicant) and Sharon Wright & Heirs of Arthur Wright (owners) seeking to amend the Comprehensive Plan Land Use Map for their 16.28 acre parcel from a mix of R-1 (Low Density Residential) and R-2 (High Density Residential) to R-1.5 (Medium Density Residential).

Mr. Kruckeberg presented the staff report. The site, he explained, is a mix of R-1 Low Density and R-2 High Density and is the former Wright's Nursery. The property is located south of SE Township, east of Township Village subdivision, and west of S. Redwood Street. Tax Lots 502 and 700 of



Tax Map 4-1E- 3BB, and tax lot 4401 of Tax Map 4-1E-3BC. Currently used for both residential and agriculture use. Mr. Kruckeberg stated applicant is proposing all the property be designated R-1.5 Medium Density, for 84 lots. He explained the property would be compatible with area developments.

With the return of Request for Comments forms from utility providers, no noted inadequacies or problems were reported. Staff stated property meets the criteria and recommends approval.

Vice Chair Stewart noted Chairman Ewert was now present to hear further testimony.

### **Applicant**

**George Wilhelm, Wilhelm Engineering, PO Box 561, Woodburn, OR,** representing applicants, Willamette Valley Homes and The Piculell-Chimento Group Inc. The application is for comprehensive plan amendment and zone change. He stated the northerly 275' of the property was recently annexed under the comprehensive plan as zoning R-2, and southerly 1090' was annexed as R-1. Mr. Wilhelm agreed the staff report adequately addresses all the pertinent criteria and issues required for approval. He stated Mrs. Wright would keep 1/2 acre for her current residence and the remaining property, at R-1.5, would be divided into 84 lots. Mr. Wilhelm felt the change meets the density goals of the comprehensive plan and applicant requests a favorable recommendation.

### **Proponents**

**Charles Chimento, 3236 SW Kelly St., Portland, OR,** stated he agrees with the staff report and is in favor of the recommendation.

**Jason Bristol, 983 S. Redwood St., Canby, OR,** stated he is in favor of the change from multi-family to single family housing, and asked that the Commission ensure there is plenty of street access to the new subdivision. He stated he hoped there would be walking access that connects the subdivision, similar to what Township Village did along Redwood St., and would allow easy access to walk to Trost School.

### **Opponents**

None.

With no additional questions, the public portion of the hearing was closed for Commission deliberation. Items discussed were:

1. Commission members agreed the six unit difference created by requesting R-1.5 is not considered a major change over what is currently zoned.
2. It was also noted that the smaller lot size encourages more affordable housing in the area.

Commissioner Keller moved to approve CPA 97-01, as written. Commissioner Ewert seconded the motion, and it carried 6-0.

The meeting was turned over to Chairman Ewert to conduct the two additional public meetings.

Chairman Ewert asked the audience if all were present when the public hearing format was read. Everyone was present. Mr. Ewert asked if any Commissioner had a conflict of interest or ex-parte contact. Commissioner Keller stated his potential conflict stands for this hearing also. No other conflict of interest was noted. Commission members visited the site, but drew no conclusion. Commissioner Brown declared he spoke briefly with Jason Bristol on how to read the traffic plan. No one from the audience had any questions of the Commission

**ZC 97-03**, an application by The Piculell-Chimento Group (applicant) and Sharon Wright & Heirs of Arthur Wright (owners) seeking to rezone their 16.28 acre parcel from a mix of R-1 (Low Density Residential) and R-2 (High Density Residential) to R-1.5 (Medium Density Residential).

Mr. Kruckeberg presented the staff report. He stated this property is the same property previously discussed. The applicant is seeking a rezone from a mix of R-1 and R-2 to R-1.5, and that all information provided for the comprehensive plan applies to zone change hearing also. He addressed the criteria for policy #6 of the land use element in regards to areas of special concern as having special characteristics. Mr. Kruckeberg stated the northern most strip of this property falls within area of Special Concern I, an area designated to eventually be developed at Medium to High Density.

With the return of Request for Comments forms from utility providers, the only issue raised was from the school district, concerning the capacity of Trost School, projected to be at capacity by 2002. No other utility problems were noted. Staff feels the zone change meets the criteria and recommends approval.

#### **Applicant**

**George Wilhelm, Wilhelm Engineering, PO Box 561, Woodburn, OR,** representing applicants, Willamette Valley Homes and The Piculell-Chimento Group Inc. Mr. Wilhelm asked that previous testimony be a part of this

application, and agreed the staff report adequately addresses all pertinent issues and criteria.

### **Proponents**

None.

### **Opponents**

None.

With no additional questions, the public portion of the hearing was closed for Commission deliberation. There was no additional discussion.

Commissioner Stewart moved to approve ZC 97 -03, as written. Seconded by Commissioner Keller. Motion approved 6-0.

**SUB 97-09**, an application by The Piculell-Chimento Group (applicant) and Sharon Wright & Heirs of Arthur Wright (owners) seeking approval to subdivide 16.28 acres into 84 single family residential lots. The proposed subdivision will include the existing home on the property and will be developed to R-1.5 density (Medium Density development).

Chairman Ewert asked the audience if all were present when the public hearing format was read. Everyone was present. Mr. Ewert asked if any Commissioner had a conflict of interest or ex-parte contact. Commissioner Keller stated his potential conflict stands for this hearing also. No other conflict of interest was noted. Commission members visited the site, but drew no conclusion. No one from the audience had any questions of the Commission.

Mr. Kruckeberg presented the staff report. The proposal, previously covered in the last two applications, is for an 84 lot subdivision to include the existing home and be developed at R-1.5 density, or 6.2 lots per developable acre. The development of the property is compatible to or exceeds the other subdivisions in the area in terms of density, and has no development limitations.

Mr. Kruckeberg stated any new street construction will be to city specifications and SE Township has already been improved. A traffic study was conducted on a 96 lot subdivision. It concluded the surrounding road system can adequately accommodate the development, and no inadequacies or capacity deficiencies were noted. It was recommended that the intersection at Township and Ivy be considered for future signalization after this property and several others have been built out. Staff asked that condition #21 of staff report be stricken as concerns over signage around Trost School should not be a condition for approval, but is a city issue that needs to be corrected. Mr. Kruckeberg said this development would be accessed in three spots: Township, SE 7th, and SE 9th.

There were no concerns or overburdening of city services as a result of this development. Easements noted were CUB's standard 12' public utility easement on the street side, 10' for non-street exterior property lines, and 6' on interior lot lines. Sidewalks would be required for all streets, 5' including the curb.

Staff stated the long, narrow east-west parcel makes solar access requirements difficult. Because of the orientation of the lots, 57% of the lots will meet code requirements; 48 conforming, 36 non-conforming. Staff indicated the attempt is to uphold density of the property as much as possible and asks the Commission to adjust the solar access requirement to 57%. Staff stated the plat meets the required code criteria and recommends approval.

The Commission discussed Township and Ivy signalization. Mike Jordan stated Township is scheduled for curb to curb road improvements from Ivy to Maple, and hopefully realign the intersection.

### **Applicant**

**George Wilhelm, Wilhelm Engineering, PO Box 561, Woodburn, OR,** representing applicants, Willamette Valley Homes and The Piculell-Chimento Group Inc. The application is for plat approval for Township Farms, appx. 16.28 acres south of Township Road, east of Township Village, and west of Redwood. The plat is submitted based on the comprehensive plan and zone change to R-1.5 being approved. Mr. Wilhelm concurred the staff report adequately addresses all pertinent criteria and issues for approval. He commented lot 400, owned by Ted and Carol Labeledz, was part of the annexation and the applicants believed that lot would be part of this plat, but after several months of negotiations, were not able to come to agreement. In completing this plat, applicants attempted to provide maximum flexibility while completing an efficient layout and addressing the city's development requirement. When asked by staff to revise the lot layout, Mr. Wilhelm stated a minor adjustment could be made so the street could line up with the north entrance of Trost Elementary School. Mr. Wilhelm stated that to develop the property efficiently, a north-south street was necessary. The north-south street has 34 lots fronting it, none of which can meet the solar access requirements. Applicant is requesting an adjustment for 19 of these lots in order for plat to fully comply with the solar ordinance. As it's believed application meets all pertinent criteria, applicant is requesting approval.

When questioned by Commission, Mr. Wilhelm stated they do not have the right of way to put in pedestrian pathways to Trost School, but could provide walkway to the dead end in the easements portion.

## Proponent

**Charles Chimento, 3236 SW Kelly St., Portland, OR,** stated he agrees with the staff report. In reference to item #14 of the conditions, Mr. Chimento explained in the past they have collected money from the occupants for street trees, held funds in escrow, then the developer did plantings all at once to regulate size and variety. He stated he supported this application.

## Opposition

**Jason Bristol, 983 S. Redwood St., Canby, OR,** stated concern about the street being just across the entrance to a school, and using a map, offered other suggestions for street alignment. The Commission stated those street options would need to be considered when tax lot 400 was developed.

Mr. Wilhelm referenced the traffic study and stated 8th Ave. was considered an alternative option, if alignment with the school was not possible.

With no additional questions, the public portion of the hearing was closed for Commission deliberation. Issues discussed included:

1. The Commission discussed street alignment. It was felt a control device could be placed at 8th Ave. to provide a greater level of safety, when street goes through.
2. The Commission also liked putting a walkway around 8th Avenue instead of lot 71.
3. The Commission agreed to apply the current street tree policy.
4. Solar access requirement was discussed. The Commission felt because of the configuration of the lots, density was more important than the solar requirement and were agreeable to approving 57% compliance.
5. The Commission agreed to delete item #21, signage, as the developer can not be asked to place signs off site. The Commission asked staff make recommendation to traffic safety committee for appropriate school/street signage.
7. The Commission asked for a no parking sign in the temporary turn-around at the end of SE 8th to prevent storage of overflow vehicles.

8. It was noted because of the relationship of this subdivision with Trost School, no dedication was made for parks.
9. The Commission also stated they would like to see appropriate address signage on flag lots, especially on lots 4 & 5.

Commissioner Stewart moved to approve SUB 97-09, with the appropriate changes as discussed. Seconded by Commissioner Prince and carried 6-0.

#### **VIII. NEW BUSINESS**

None.

#### **IX. DIRECTOR'S REPORT**

Mike Jordan stated interviews for director position are finished, and background checks are being done.

#### **X. ADJOURNMENT**

The meeting was adjourned.

**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF CANBY**

**DRAFT**

**A REQUEST FOR AN AMENDMENT ) FINDINGS, CONCLUSION & FINAL ORDER  
TO THE COMPREHENSIVE PLAN TO ) CPA 97-01  
DESIGNATE 16.28 ACRES AS ) (Wrights Nursery-Township Farms )  
MEDIUM DENSITY RESIDENTIAL )**

**NATURE OF APPLICATION**

The applicant is seeking to amend the Comprehensive Plan Land Use Map for their 16.28 acre parcel from a mix of R-1 (Low Density Residential) and R-2 (High Density Residential) to R-1.5 (Medium Density Residential). The site is located on the south side of SE Township Road, between S. Redwood Street and S. Pine Street (Tax Lots 502 and 700 of Tax Map 4-1E-3BB and Tax Lot 4401 of Tax Map 4-1E-3BC).

**HEARINGS**

The Planning Commission considered this application at its meeting of January 26, 1998.

**CRITERIA AND STANDARDS**

In judging whether or not the Comprehensive Plan Land Use Map should be amended or changed, the Planning Commission and City Council shall consider:

- A. The remainder of the Comprehensive Plan of the City, as well as the plans and policies of the county, state or any local school or service districts which may be affected by the amendment;
- B. Whether all required public facilities and services exist, or will be provided concurrent with the anticipated development of the area. (Ord. 740, Section 10.8.80, 1984)

## **DISCUSSION**

1. The Commission discussed the appropriateness of the Comprehensive Plan Amendment in light of surrounding residential uses, lot sizes, and the type of development which could potentially take place on the subject property.
2. The Commission discussed the proposed density of the associated tentative plat for subdivision. In particular, the Commission discussed the City's need for higher density housing.
3. The Commission discussed public services in the area and noted that utility providers had not mentioned any capacity problems in servicing the subject property.
4. The Commission discussed public commentary relating to efficient development of the surrounding street system to best service the area.

## **FINDINGS AND REASONS**

The Planning Commission deliberated on all input presented at the January 26, 1998 meeting, and incorporates the January 16, 1998 staff report, and Commission deliberations as support for its decision. The Planning Commission accepts and adopts the findings in the January 16, 1998 staff report insofar as they do not conflict with the following findings:

1. The Commission finds that the proposed Comprehensive Plan Amendment is compatible with the Goals and Policies of the Comprehensive Plan, as well as other regional or state plans, and all public facilities and services are available or will become available to service the subject property.
2. The Commission finds that the proposed lot size will allow for higher density housing and will be compatible with surrounding development.

## **CONCLUSION**

The Planning Commission of the City of Canby concludes that based on the findings and conclusions contained in the January 16, 1998 staff report, and from Commission deliberations at the January 26, 1998 public hearing that the proposal to amend the Comprehensive Plan Land Use Map for the subject property from a mix of Low Density Residential (R-1) and High Density Residential (R-2) to Medium Density Residential (R-1.5) is appropriate in light of the Goals and Policies of the Comprehensive Plan. Furthermore, all public facilities and services necessary either exist or will be provided concurrent with the development of the area.

## **ORDER**

IT IS RECOMMENDED BY THE PLANNING COMMISSION of the City of Canby that the City Council approve Comprehensive Plan Amendment application CPA 97-01.



**I CERTIFY THAT THIS ORDER** recommending that the City Council approve **CPA 97-01** was presented to and **APPROVED** by the Planning Commission of the City of Canby.

DATED this 9th day of February, 1998.

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Dan Ewert, Chairman  
Canby Planning Commission

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Jason Kruckeberg  
Associate Planner

**ATTEST:**

**ORAL DECISION - January 26, 1998**

**AYES:** Ewert, Stewart, Keller, Tallman, Prince, Brown

**NOES:** None

**ABSTAIN:** None

**ABSENT:** O'Shea

**WRITTEN FINDINGS - February 9, 1998**

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF CANBY**

**DRAFT**

**A REQUEST FOR A CHANGE ) FINDINGS, CONCLUSION & FINAL ORDER  
IN THE ZONING CLASSIFICATION ) ZC 97-03  
OF 16.28 ACRES FROM HIGH ) (Wrights Nursery-Township Farms )  
AND LOW DENSITY RESIDENTIAL )  
TO MEDIUM DENSITY RESIDENTIAL)**

**NATURE OF APPLICATION**

The applicant is seeking to rezone their 16.28 acre parcel from a mix of R-1 (Low Density Residential) and R-2 (High Density Residential) to R-1.5 (Medium Density Residential). The site is located on the south side of SE Township Road, between S. Redwood Street and S. Pine Street (Tax Lots 502 and 700 of Tax Map 4-1E-3BB and Tax Lot 4401 of Tax Map 4-1E-3BC).

**HEARINGS**

The Planning Commission considered this application at its meeting of January 26, 1998.

**CRITERIA AND STANDARDS**

In judging whether or not the zoning map should be amended or changed, the Planning Commission and City Council shall consider:

- A. The Comprehensive Plan of the City, giving special attention to Policy 6 of the Land Use Element and implementation measures therefor, and the plans and policies of the County, state and local districts in order to preserve functions and local aspects of land conservation and development;
- B. Whether all required public facilities and services exist or will be provided concurrent with development to adequately meet the needs of any use or development which would be permitted by the new zoning designation.

## **DISCUSSION**

1. The Planning Commission discussed the criteria for Zone Change applications and the fact that the criteria for Zone Change and Comprehensive Plan Amendment are similar and the applicant has met these criteria.
2. The Commission discussed the appropriateness of the Zone Change in light of surrounding residential uses, lot sizes, and the type of development which could potentially take place on the subject property.

## **FINDINGS AND REASONS**

The Planning Commission deliberated on all input presented at the January 26, 1998 meeting, and incorporates the January 16, 1998 staff report, and Commission deliberations as support for its decision. The Planning Commission accepts and adopts the findings in the January 16, 1998 staff report insofar as they do not conflict with the following findings:

1. The Commission finds that the zone change is compatible with the Goals and Policies of the Comprehensive Plan, especially Policy 6 of the Land Use Element.
2. The Commission finds that the proposed lot size will allow for higher density housing and will be compatible with surrounding development.

## **CONCLUSION**

The Planning Commission of the City of Canby concludes that based on the findings and conclusions contained in the January 16, 1998 staff report, and from Commission deliberations at the January 26, 1998 public hearing that the proposal to change the zoning classification of the subject property from a mix of Low Density Residential (R-1) and High Density Residential (R-2) to Medium Density Residential (R-1.5) is appropriate in light of the Goals and Policies of the Comprehensive Plan. Furthermore, all public facilities and services necessary either exist or will be provided concurrent with the development of the area.

## **ORDER**

IT IS RECOMMENDED BY THE PLANNING COMMISSION of the City of Canby that the City Council approve zone change application ZC 97-03.

**I CERTIFY THAT THIS ORDER** recommending that the City Council approve **ZC 97-03** was presented to and **APPROVED** by the Planning Commission of the City of Canby.

DATED this 9th day of February, 1998.

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Dan Ewert, Chairman  
Canby Planning Commission

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Jason Kruckeberg  
Associate Planner

**ATTEST:**

**ORAL DECISION - January 26, 1998**

AYES: Ewert, Stewart, Keller, Tallman, Prince, Brown

NOES: None

ABSTAIN: None

ABSENT: O'Shea

**WRITTEN FINDINGS - February 9, 1998**

AYES:

NOES:

ABSTAIN:

ABSENT:

**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF CANBY**

**DRAFT**

**A REQUEST FOR APPROVAL ) FINDINGS, CONCLUSION & FINAL ORDER  
OF AN 84-LOT SUBDIVISION ) SUB 97-09  
(Wright's Nursery-Township Farms)**

**NATURE OF APPLICATION**

The applicant is seeking approval to subdivide 16.28 acres into 84 single family residential lots. The proposed subdivision will include the existing home on the property and will be developed to R-1.5 density (medium density development). The property is located on the south side of SE Township Road, between S. Redwood Street and S. Pine Street (Tax Lots 502 and 700 of Tax Map 4-1E-3BB, and Tax Lot 4401 of Tax Map 4-1E-3BC).

**HEARINGS**

The Planning Commission held a public hearing and considered this application at its meeting of January 26, 1998.

**CRITERIA AND STANDARDS**

This is a quasi-judicial land use application. Applications for a subdivision shall be evaluated based upon the following standards and criteria pursuant to Canby Municipal Code 16.62.020.

- A. Conformance with text and applicable maps of the Comprehensive Plan.
- B. Conformance with other applicable requirements of the land development and planning ordinance.
- C. The overall design and arrangement of lots shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of adjacent properties.
- D. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division.

**DISCUSSION**

- 1. The Planning Commission discussed the solar access requirements and whether the application merited an adjustment to the solar access ordinance. The Commission discussed the loss of density which would result if the solar access requirements were

enforced on this property for 80% of the proposed lots.

2. The Commission discussed the planting of street trees and the most effective way to ensure they will be planted and maintained. The Commission discussed an option presented by the applicant whereby the planting of street trees would be conducted in one or two major plantings rather than the City's current system of requiring planting prior to the issuance of an occupancy certificate.
3. The Commission discussed the proposed turnaround easement at the end of SE 8th Avenue. The Commission asked if this turnaround was sufficient for emergency vehicle access and whether there would be signage prohibiting parking in the easement.
4. The Commission discussed potential future street connections to S. Redwood Street through adjoining properties. The comment was made that it would be unwise to connect SE 7th Street straight through to S. Redwood because of the possibility of it becoming a thoroughfare rather than a local street.
5. The Commission discussed the alignment and location of street connections to Redwood in terms of their impact on the entrance and exit driveways of Trost School.
6. The Commission discussed proposed flag lots on the property and the accessibility and signage associated with these lots.
7. The Commission discussed the proposed density of the project and the minimum size of the proposed lots. The density was discussed in terms of how the project will impact the availability of various housing types in the City.

## **FINDINGS AND REASONS**

The Planning Commission deliberated on all testimony presented at the January 26, 1998 public hearing, and incorporates the January 16, 1998 staff report, and Commission deliberations as support for its decision. The Planning Commission hereby accepts and incorporates the findings in the January 16, 1998 staff report, in so far as they do not conflict with the following supplemental findings:

1. The Planning Commission finds that the solar access requirements for this subdivision shall be adjusted from the required 80% lot compliance to 57% lot compliance. This adjustment will enable the property to be developed at a desired density for the proposed zone.
2. The Commission finds that a "No Parking" sign shall be erected in the turnaround easement at the dead end of SE 8th Avenue.
3. The Commission finds that condition #21 of the staff report, relating to placement and

location of signs near Trost school, should not be conditioned on this development and should be deleted.

4. The Commission finds that the planting of street trees shall be required prior to the issuance of a final occupancy certificate by the Canby Building Department.
5. The Commission finds that addressing for flag lots shall be clearly visible from the public right of way. This is a feature of development that will be addressed by the Canby Planning Department at the time of the plan check for individual building permits.

## **CONCLUSION**

The Planning Commission of the City of Canby concludes that based on the findings and conclusions contained in the January 16, 1998 staff report, from testimony at the January 26, 1998 public hearing, and on Commission deliberations, that SUB 97-09 can be made to comply with all applicable criteria by the application of certain conditions.

## **ORDER**

**IT IS ORDERED BY THE PLANNING COMMISSION** of the City of Canby that application SUB 97-09 is approved, subject to the following conditions:

### **For the Final Plat:**

1. The final plat shall reference this land use application - City of Canby, File No. SUB 97-09, and shall be registered with the Clackamas County Surveyor's Office and recorded with the Clackamas County Clerk's Office. Evidence of this shall be provided to the City of Canby Planning Department prior to the issuance of building permits requested subsequent to the date of this approval.
2. The final plat mylars must contain, in the form specified, all information necessary to satisfy all matters of concern to the County Surveyor, or his authorized Deputy, including, but not necessarily limited to, various matters related to land surveying, land title, plat security, and plat recordation.
3. Easements shall be provided as follows:
  - Six (6) foot wide public utility easements along all interior lot lines.
  - Ten (10) foot wide public utility easements along non-street exterior property lines.
  - Twelve (12) foot wide public utility, sidewalk, and tree planting easements along all street frontages.

**Prior to construction:**

4. A pre-construction conference shall be held prior to construction. The pre-construction plans shall be reviewed by the Canby Utility Board, the Canby Telephone Association, and the City prior to the pre-construction conference. The City's review and approval shall be coordinated through the Planning Office. The construction plans shall include the street design, storm water, sewer, water, electric, telephone, gas, street lights, mail boxes and street trees. The street tree types and planting location shall be determined as a part of the pre-construction review process.

**As a part of construction:**

5. Any necessary utilities shall be constructed to the specifications of the utility provider.
6. Traffic control signs shall be provided at the developer's expense. This shall include "Stop" street signs where required by the Director of Public Works.
7. Erosion-control during construction shall be provided by following the recommendations of the "Erosion Control Plans Technical Guidance Handbook," as used by Clackamas County, dated August 1991, and as revised.
8. The storm water construction for the subdivision shall conform to the Canby Public Works Department standards.
9. The construction of the sewer system for the subdivision shall be approved by the Public Works Supervisor.
10. The local roads shall be constructed to City specifications and standards. The improvements shall include the street, curbs, sidewalks, street lights, utilities and street trees. Sidewalks will be constructed in conjunction with the construction of the homes.

**Prior to the signing of the Final Plat:**

11. The subdivision development fee, as provided in the Land Development and Planning Ordinance Section 16.68.040(G), shall be paid.
12. The land divider shall follow the provisions of Section 16.64.070 Improvements, in particular, but not limited to, subparagraph (O) Bonds, which requires a surety bond, personal bond, or cash bond for subdivision improvements for any



improvement not completed prior to the signing of the final plat. The bond shall provide for the City to complete the required improvements and recover the full cost of the improvements.

13. A copy of the CC&R's that will be filed with the subdivision shall be submitted to the City Planning Department with the final plat, prior to the signing of the final plat, that includes a statement that street trees will be planted along street frontages, within the tree planting easement. Lots with two (2) street frontages (corner lots) are required to have two street trees; flag lots are not required to have street trees. The CC&R's must also include a statement notifying home owners of their responsibilities under the current Tree Ordinance for the maintenance of street trees.
14. Required street trees must be planted prior to the issuance of a final occupancy permit. Street trees must be planted by a landscaper licensed by the Oregon Landscape Contractors Board. Selected landscape contractors must possess a license for all phases of landscape contracting.

**After construction:**

15. The sidewalks shall be located against the curb, and shall be five (5) feet wide, including the curb. Where mailboxes, newspaper boxes or other obstructions (such as fire hydrants) are located at the curb, the sidewalk shall be set away from the curb such that the sidewalk remains unobstructed for a full five (5) foot width.
16. "As-built" drawings shall be submitted to the City within sixty (60) days of completion. A copy of the "as-built" drawings shall be submitted on a computer disk in an AutoCAD format.
17. Garages shall be set back a minimum of nineteen (19) feet from the back of the sidewalk. The distance shall be measured from the closest edge of the sidewalk at the driveway.

**Notes:**

18. The final plat must be submitted to the City within one (1) year of the approval of the preliminary plat approval according to Section 16.68.020.
19. The approval will be null and void if the final plat is not submitted to the County within six (6) months after signing of the plat by the chairman of the Planning Commission (Section 16.68.070).
20. A copy of all recorded CC&R's shall be submitted to the City prior to issuance of

building permits (beyond one single family residence).

21. All lots must access off of the internal network of roads with the exception of lot #1 which accesses off of SE Township Road.
22. The solar access requirements shall be adjusted from 80% compliance to 57% compliance to permit the desired density of development in the proposed zone.
23. A "No Parking" sign shall be erected in the turnaround easement at the dead end of SE 8th Avenue.
24. Addresses of flag lots shall be clearly visible from the public right of way. This is a feature of development that will be addressed by the Canby Planning Department at the time of the plan check for individual building permits.

**I CERTIFY THAT THIS ORDER** approving **SUB 97-09** was presented to and **APPROVED**  
by The Planning Commission of the City of Canby.

DATED this 9th day of February, 1998.

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Dan Ewert, Chair  
Canby Planning Commission

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Jason Kruckeberg  
Associate Planner

**ATTEST:**

**ORAL DECISION - January 26, 1998**

AYES: Ewert, Prince, Stewart, Tallman, Keller, Brown

NOES: None

ABSTAIN: None

ABSENT: O'Shea

**WRITTEN FINDINGS - February 9, 1998**

AYES:

NOES:

ABSTAIN:

ABSENT:

# MEMORANDUM

TO: Honorable Mayor Taylor, City Council and Administrator Jordan  
FROM: Jason Kruckeberg, Associate Planner  
RE: Monthly Report - January, 1998  
DATE: February 2, 1998

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## Community Services

### Permits Issued:

14	Residential Permits
1	Commercial [3 signs]
0	Industrial
0	Institutional
1	Mechanical
0	Demolition

**16 Total Permits**

### Building Permit Valuations:

Residential	\$1,072,906.00
Commercial	\$13,000.00
Industrial	\$0.00
Institutional	\$6,000.00
Signs	\$7,200.00

**TOTAL \$1,085,906.00**

Total inspections made in December - 124

Total SDC fees collected for the month, are broken down as follows:

Sewer Systems Development Charge	=	\$ 9,136.00
Parks Systems Development Charge	=	\$ 6,490.00
Transportation Systems Dev. Charge	=	\$ 8,449.00
Advanced Financing	=	\$ 0.00
Excise Tax	=	\$ 8,766.50
Stormwater Systems Dev. Charge	=	\$ 41.20
<b>TOTAL</b>	=	<b>\$ 32,882.70</b>

## NEW PLANNING APPLICATIONS RECEIVED:

Sign Permit (1)

## PLANNING COMMISSION

The Planning Commission held two meetings in January. The scheduled January 12 meeting was canceled due to weather and rescheduled for January 19. At the January 19 meeting, the Planning Commission heard and approved a request by Pat Hanlin and McKeever/Morris, Inc. To annex 2.6 acres into the City (ANN 97-09). The site is located on the southeast corner of SE 13th Avenue and S. Ivy Street. The Planning Commission also heard and approved a design review (DR 97-09) request by ProActive Sports for the construction of an industrial building on SE 2nd Avenue to be used for the manufacturing and assembly of golf accessories. Finally, the Planning Commission heard and approved a design review (DR 97-10) and variance request (VAR 97-07) for the construction of three duplexes on the east side of S. Locust Street just north of Township Road. The variance was granted to locate a driveway which abuts a property line.

At the January 26 meeting, the Planning Commission heard and approved a Comprehensive Plan Amendment (CPA 97-01) a Zone Change (ZC 97-03) and a subdivision (SUB 97-09). All three applications were for the former Wright's Nursery property to the south of SE Township Road between S. Pine and S. Redwood. The actions by the Commission will facilitate an 84-lot subdivision built to Medium residential density.

### **Meeting attended by Staff:**

1. Planning Commission (2)
2. City Council (1)
3. Metro (2) IGA with the City and Clackamas County.
4. Leadership Canby
5. Building Department Audit
6. Pre-application Meeting -Coldwell Banker
7. Pre-application Meeting -Adrian Fisher-Pacific Rock Products

## HOUSING UNITS WITH BUILDING PERMITS

YEAR	SFR*	MH*	MFR*	TOTAL*
1976	63	-	32	95
1977	205	-	160	365
1978	157	-	22	179
1979	64	-	12	76
1980	49	-	5	54
1981	29	-	24	53
1982	12	-	38	50
1983	7	-	0	7
1984	21	-	0	21
1985	21	20	0	41
1986	22	46	0	68
1987	37	34	0	71
1988	40	10	1	51
1989	47	6	37	90
1990	85	6	42	133
1991	84	21	10	115
1992	69	8	9	86
1993	108	32	59	199
1994	150	38	34	222
1995	51	54	58	163
1996	71	53	104	228
1997	89	25	189	303
1998	5	3	2	10

TOTAL	SFR	MH	MFR	TOTAL
1976 - 1997	1481	353	836	2670
% of Total	55.5%	13.2%	31.3%	

## 1998

YEAR	SFR*	MH*	MFR*	TOTAL*
Jan	5	3	2	10
Feb				0
Mar				0
Apr				0
May				0
Jun				0
Jul				0
Aug				0
Sep				0
Oct				0
Nov				0
Dec				0
Total	5	3	2	10

\* Totals do not include demolitions or replacements

SFR = Single Family Residential  
 MH = Manufactured Housing  
 MFR = Multi-Family Residential

TOTAL	SFR	MH	MFR	TOTAL
1990 - 1998	712	240	507	1459
% of Total	48.8%	16.4%	34.7%	

Sort by percentage of buildout

Sort by percentage of buildout within each school boundary

01/31/98

Year	Subdivisions	Lots	Built	PCT	Elementary School District
1991	Cedar Ridge	56	56	100.0	Knight
1988	Willow Creek, Phase I	49	49	100.0	Knight
1993	Township Village, Phase I	42	42	100.0	Trost
1990	Valley Farms, Phase II	42	42	100.0	Trost
1989	Township Village, Phase III	36	36	100.0	Trost
1994	Township Village, Phase VII	32	32	100.0	Trost
1992	Township Village, Phase II	30	30	100.0	Trost
1992	Township Village, Phase V	27	27	100.0	Trost
1993	Redwood Meadows	21	21	100.0	Knight
1992	Valley Farms, Phase III	20	20	100.0	Trost
1989	Township Village, Phase IV	19	19	100.0	Trost
1988	Twelfth & Pine Addition	14	14	100.0	Knight
1994	Fairgrounds Park	13	13	100.0	Knight
1990	Township Village, Phase VI	12	12	100.0	Trost
1992	Harvest Oak Estates No. 2	10	10	100.0	Knight
1994	North Woods Addition	8	8	100.0	Knight
1995	Canby Garden Estates	7	7	100.0	Knight
1993	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles
1990	Noble Addition (Evergreen)	4	4	100.0	Knight
1992	Valley Farms, Phase I	43	42	97.7	Trost
1989	Rebecca Estates	31	30	96.8	Eccles
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles
1991	Willow Creek, Phase II	37	31	83.8	Knight
1991	North Pine Addition No. 2	13	10	76.9	Knight
1995	Township Village Phase VIII	96	56	58.3	Trost
1996	Tofte Farms I	56	30	53.6	Trost
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles
1993	South Redwood Estates	6	2	33.3	Trost
1995	Wiederhold Village	3	1	33.3	Trost
1997	Tofte Farms II	42	0	0.0	Trost
1997	Erika Acres	39	0	0.0	Knight
1997	Redwood Estates	37	0	0.0	Knight
1997	Vine Meadows	22	0	0.0	Knight
1996	Leura Meadows	5	0	0.0	Knight
	1995-1997 Subdivisions	307	94	30.6	
	1992-1994 Subdivisions	251	240	95.6	
	1988-1991 Subdivisions	343	332	96.8	

Year	Subdivisions	Lots	Built	PCT	Elementary School District
1994	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles
1989	Rebecca Estates	31	30	96.8	Eccles
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles
1990	Cedar Ridge	56	56	100.0	Knight
1991	Willow Creek, Phase I	49	49	100.0	Knight
1992	Redwood Meadows	21	21	100.0	Knight
1989	Twelfth & Pine Addition	14	14	100.0	Knight
1988	Fairgrounds Park	13	13	100.0	Knight
1990	Harvest Oak Estates No. 2	10	10	100.0	Knight
1992	North Woods Addition	8	8	100.0	Knight
1995	Canby Garden Estates	7	7	100.0	Knight
1993	Noble Addition (Evergreen)	4	4	100.0	Knight
1991	Willow Creek, Phase II	37	31	83.8	Knight
1991	North Pine Addition No. 2	13	10	76.9	Knight
1997	Vine Meadows	22	0	0.0	Knight
1996	Leura Meadows	5	0	0.0	Knight
1997	Redwood Estates	37	0	0.0	Knight
1997	Erika Acres	39	0	0.0	Knight
1988	Township Village, Phase I	42	42	100.0	Trost
1993	Valley Farms, Phase II	42	42	100.0	Trost
1990	Township Village, Phase III	36	36	100.0	Trost
1994	Township Village, Phase VII	32	32	100.0	Trost
1989	Township Village, Phase II	30	30	100.0	Trost
1992	Township Village, Phase V	27	27	100.0	Trost
1993	Valley Farms, Phase III	20	20	100.0	Trost
1992	Township Village, Phase IV	19	19	100.0	Trost
1994	Township Village, Phase VI	12	12	100.0	Trost
1992	Valley Farms, Phase I	43	42	97.7	Trost
1995	Township Village Phase VIII	96	56	58.3	Trost
1996	Tofte Farms I	56	30	53.6	Trost
1993	South Redwood Estates	6	2	33.3	Trost
1995	Wiederhold Village	3	1	33.3	Trost
1997	Tofte Farms II	42	0	0.0	Trost
	Eccles	60	52	86.7	
	Knight	335	223	66.6	
	Trost	506	391	77.3	

Year	Developments	Units	Built	Pct.	Elementary School District
1995	Marlon South Apartments	92	92	100.0	Trost
1995	Orchard Apartments (Canby Apts.)	76	76	100.0	Trost
1993	Redwood Terrace Apartments	57	57	100.0	Knight
1995	Pine Terrace Apartments	40	40	100.0	Knight
1990	Maple Terrace Apartments	28	28	100.0	Knight
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight
1989	Elmwood M.H.P. Expansion	22	22	100.0	Knight
1989	N. Knott Apartments	10	10	100.0	Knight
1997	Walt West Office Apts.	4	4	100.0	Eccles
1993	Village on the Lochs M.H.P.	133	130	97.7	Knight
1994	Pine Crossing M.H.P.	74	71	95.9	Trost
1996	T&J Meadows	10	6	60.0	Knight
1991	H.O.P.E. (Adult Living Facility)	350	152	43.4	Eccles
1995	Manor on the Green (Will. Commons)	30	11	36.7	Eccles
1997	Forsythe Field	17	0	0.0	Trost
1997	Eileen's Acres	6	0	0.0	Trost
	1995-1997	275	229	83.3	
	1992-1994	264	258	97.7	
	1988-1991	435	237	54.5	

Year	Developments	Units	Built	Pct.	Elementary School District
1997	Walt West Office Apts.	4	4	100.0	Eccles
1991	H.O.P.E. (Assisted Living Facility)	350	152	43.4	Eccles
1995	Manor on the Green (Will. Commons)	30	11	36.7	Eccles
1993	Redwood Terrace Apartments	57	57	100.0	Knight
1995	Pine Terrace Apartments	40	40	100.0	Knight
1990	Maple Terrace Apartments	28	28	100.0	Knight
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight
1989	Elmwood M.H.P. Expansion	22	22	100.0	Knight
1989	N. Knott Apartments	10	10	100.0	Knight
1993	Village on the Lochs M.H.P.	133	130	97.7	Knight
1996	T&J Meadows	10	6	60.0	Knight
1995	Marlon South Apartments	92	92	100.0	Trost
1995	Orchard Apartments (Canby Apts.)	76	76	100.0	Trost
1994	Pine Crossing M.H.P.	74	71	95.9	Trost
1997	Forsythe Field	17	0	0.0	Trost
1997	Eileen's Acres	6	0	0.0	Trost
	Eccles	384	167	43.5	
	Knight	325	318	97.8	
	Trost	265	239	90.2	

	Lots	Built	School District
Canby Garden Estates	7	7	Knight
Cedar Ridge	56	56	Knight
Erika Acres	39	0	Knight
Fairgrounds Park	13	13	Knight
Harvest Oak Estates No. 2	10	10	Knight
Leura Meadows	5	0	Knight
Lillian's Meadow, Phase I	12	11	Eccles
Lillian's Meadow, Phase II	10	4	Eccles
Noble Addition (Evergreen)	4	4	Knight
North Pine Addition No. 2	13	10	Knight
North Woods Addition	8	8	Knight
Rebecca Estates	31	30	Eccles
Redwood Estates	37	0	Knight
Redwood Meadows	21	21	Knight
South Redwood Estates	6	2	Trost
Tofte Farms I	56	30	Trost
Tofte Farms II	42	0	Trost
Township Village, Phase I	42	42	Trost
Township Village, Phase II	30	30	Trost
Township Village, Phase III	36	36	Trost
Township Village, Phase IV	19	19	Trost
Township Village, Phase V	27	27	Trost
Township Village, Phase VI	12	12	Trost
Township Village, Phase VII	32	32	Trost
Township Village, Phase VIII	96	56	Trost
Twelfth & Pine Addition	14	14	Knight
Valley Farms, Phase I	43	42	Trost
Valley Farms, Phase II	42	42	Trost
Valley Farms, Phase III	20	20	Trost
Villa Nova Estates (Pizzuti)	7	7	Trost
Vine Meadows	7	7	Eccles
Wiederhold Village	22	0	Knight
Willow Creek, Phase I	3	1	Trost
Willow Creek, Phase II	49	49	Knight
Total	901	666	

Year	Subdivisions	Lots	Built	PCT	Elementary School District
1988	Fairgrounds Park	13	13	100.0	Knight
1988	Township Village, Phase I	42	42	100.0	Trost
1989	Rebecca Estates	31	30	96.8	Eccles
1989	Township Village, Phase II	30	30	100.0	Trost
1989	Twelfth & Pine Addition	14	14	100.0	Knight
1990	Cedar Ridge	56	56	100.0	Knight
1990	Harvest Oak Estates No. 2	10	10	100.0	Knight
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles
1990	Township Village, Phase III	36	36	100.0	Trost
1991	North Pine Addition No. 2	13	10	76.9	Knight
1991	Willow Creek, Phase I	49	49	100.0	Knight
1991	Willow Creek, Phase II	37	31	83.8	Knight
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles
1992	North Woods Addition	8	8	100.0	Knight
1992	Redwood Meadows	21	21	100.0	Knight
1992	Township Village, Phase IV	19	19	100.0	Trost
1992	Township Village, Phase V	27	27	100.0	Trost
1992	Valley Farms, Phase I	43	42	97.7	Trost
1993	South Redwood Estates	6	2	33.3	Knight
1993	Valley Farms, Phase II	42	42	100.0	Trost
1993	Valley Farms, Phase III	20	20	100.0	Trost
1994	Noble Addition (Evergreen)	4	4	100.0	Eccles
1994	Township Village, Phase VI	12	12	100.0	Trost
1994	Township Village, Phase VII	32	32	100.0	Trost
1995	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles
1995	Canby Garden Estates	7	7	100.0	Knight
1995	Township Village, Phase VIII	96	56	58.3	Trost
1995	Wiederhold Village	3	1	33.3	Trost
1996	Tofte Farms I	56	30	53.6	Trost
1996	Leura Meadows	5	0	0.0	Knight
1997	Vine Meadows	22	0	0.0	Knight
1997	Tofte Farms II	42	0	0.0	Trost
1997	Redwood Estates	37	0	0.0	Knight
1997	Erika Acres	39	0	0.0	Knight
1988-1997		901	666	73.9	

Sort by year approved  
Within each school boundary

01/31/98

Year	Subdivisions	Lots	Built	PCT	Elementary School District	Permits Issued This Month
1989	Rebecca Estates	31	30	96.8	Eccles	0
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles	0
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles	0
1994	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles	0
1988	Fairgrounds Park	13	13	100.0	Knight	0
1989	Twelfth & Pine Addition	14	14	100.0	Knight	0
1990	Harvest Oak Estates No. 2	10	10	100.0	Knight	0
1990	Cedar Ridge	56	56	100.0	Knight	0
1991	Willow Creek, Phase I	49	49	100.0	Knight	0
1991	North Pine Addition No. 2	13	10	76.9	Knight	0
1991	Willow Creek, Phase II	37	31	83.8	Knight	0
1992	North Woods Addition	8	8	100.0	Knight	0
1992	Redwood Meadows	21	21	100.0	Knight	0
1994	Noble Addition (Evergreen)	4	4	100.0	Knight	0
1995	Canby Garden Estates	7	7	100.0	Knight	0
1996	Leura Meadows	5	0	0.0	Knight	0
1997	Vine Meadows	22	0	0.0	Knight	0
1997	Redwood Estates	37	0	0.0	Knight	0
1997	Erika Acres	39	0	0.0	Knight	0
1988	Township Village, Phase I	42	42	100.0	Knight	0
1989	Township Village, Phase II	30	30	100.0	Trost	0
1990	Township Village, Phase III	36	36	100.0	Trost	0
1992	Township Village, Phase IV	19	19	100.0	Trost	0
1992	Township Village, Phase V	27	27	100.0	Trost	0
1993	Valley Farms, Phase I	43	42	97.7	Trost	0
1993	Valley Farms, Phase II	42	42	100.0	Trost	0
1993	Valley Farms, Phase III	20	20	100.0	Trost	0
1994	Township Village, Phase VI	12	12	100.0	Trost	0
1994	Township Village, Phase VII	32	32	100.0	Trost	0
1995	Villa Nova Estates (Pizzuti)	7	7	100.0	Trost	0
1995	Canby Garden Estates	7	7	100.0	Trost	0
1995	Township Village, Phase VIII	96	56	58.3	Trost	4
1996	Tofte Farms I	56	30	53.6	Trost	0
1996	Leura Meadows	5	0	0.0	Trost	0
1997	Vine Meadows	22	0	0.0	Trost	0
1997	Tofte Farms II	42	0	0.0	Trost	0
1988-1997		901	666	73.9		4
Eccles		60	52	86.7		0
Knight		335	223	66.6		0
Trost		506	391	77.3		0

Developments	Units	Built	Elementary School District
Eileen's Acres	6	0	Trost
Elmwood M.H.P. Expansion	22	22	Knight
Forsythe Field	17	0	Trost
H.O.P.E. (Adult Living Facility)	350	152	Eccles
Manor on the Green (Will. Commons)	30	11	Eccles
Maple Terrace Apartments	28	28	Knight
Marlon South Apartments	92	92	Trost
N. Knott Apartments	10	10	Knight
Orchard Apartments (Canby Apts.)	76	76	Trost
Pine Crossing M.H.P.	74	71	Trost
Pine Terrace Apartments	40	40	Knight
Rackleffe House (Convelescent)	25	25	Knight
Redwood Terrace Apartments	57	57	Knight
T&J Meadows	10	6	Knight
Village on the Lochs M.H.P.	133	6	Knight
Wait West Office Apts.	4	4	Knight
Total	974	724	Eccles

Year	Developments	Units	Built	Pct.	Elementary School District
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight
1989	Elmwood M.H.P. Expansion	22	22	100.0	Knight
1989	N. Knott Apartments	10	10	100.0	Knight
1990	Maple Terrace Apartments	28	28	100.0	Knight
1991	H.O.P.E. (Adult Living Facility)	350	152	43.4	Eccles
1993	Redwood Terrace Apartments	57	57	100.0	Knight
1993	Village on the Lochs M.H.P.	74	71	97.7	Knight
1994	Pine Crossing M.H.P.	133	130	97.7	Knight
1995	Marlon South Apartments	92	92	100.0	Trost
1995	Orchard Apartments (Canby Apts.)	76	76	100.0	Trost
1995	Manor on the Green (Will. Commons)	30	11	36.7	Trost
1995	Pine Terrace Apartments	40	40	100.0	Eccles
1996	T&J Meadows	10	6	60.0	Knight
1997	Wait West Office Apts.	4	4	100.0	Knight
1997	Eileen's Acres	6	0	0.0	Eccles
1997	Forsythe Field	17	0	0.0	Trost
1988-1996		974	724	74.3	

Year	Developments	Units	Built	Pct.	Elementary School District	Permits Issued This Month
1991	H.O.P.E. (Adult Living Facility)	350	152	43.4	Eccles	0
1995	Manor on the Green (Will. Commons)	30	11	36.7	Eccles	0
1997	Wait West Office Apts	4	4	100.0	Eccles	0
1988	Rackleffe House (Convelescent)	25	25	100.0	Eccles	0
1989	Elmwood M.H.P. Expansion	22	22	100.0	Knight	0
1989	N. Knott Apartments	10	10	100.0	Knight	0
1990	Maple Terrace Apartments	28	28	100.0	Knight	0
1993	Village on the Lochs M.H.P.	74	71	97.7	Knight	0
1993	Redwood Terrace Apartments	133	130	100.0	Knight	0
1995	Pine Terrace Apartments	57	57	100.0	Knight	0
1995	T&J Meadows	10	6	60.0	Knight	0
1996	Pine Crossing M.H.P.	133	130	97.7	Knight	0
1994	Pine Crossing M.H.P.	10	4	40.0	Knight	0
1995	Manor on the Green (Will. Commons)	74	71	95.9	Knight	3
1995	Orchard Apartments (Canby Apts.)	92	92	100.0	Trost	3
1997	Eileen's Acres	6	0	0.0	Trost	0
1997	Forsythe Field	17	0	0.0	Trost	0
1988-1996		974	724	74.3		0
Eccles		384	167	43.5		0
Knight		325	318	97.8		3
Trost		265	239	90.2		3



# M E M O R A N D U M

TO: Honorable Mayor Taylor, City Council and Administrator Jordan  
 FROM: Jason Kruckeberg, Associate Planner  
 RE: Annual Report - 1997  
 DATE: February 2, 1998

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## Community Services

### Permits Issued:

136 Residential Permits [236 units / 2 signs]  
 38 Commercial [10 signs]  
 7 Industrial [2 signs]  
 5 Institutional [1 sign]  
 75 Mechanical  
 2 Demolition

### Building Permit Valuations:

Residential \$ 28,072,906.00  
 Commercial \$ 4,293,664.00  
 Industrial \$ 4,405,425.00  
 Institutional \$ 219,530.00  
 Signs \$ 7,200.00

**263 Total Permits**

**TOTAL \$ 36,998,725.00**

Total inspections made in 1997 - 2,110

### Total SDC fees collected for the year, are broken down as follows:

Sewer Systems Development Charge	=	\$ 238,666.00
Parks Systems Development Charge	=	\$ 144,262.40
Transportation Systems Dev. Charge	=	\$ 249,148.26
Advanced Financing	=	\$ 66,008.74
Excise Tax	=	\$ 139,055.01
Stormwater Systems Dev. Charge	=	\$ 1,946.09
<b>TOTAL</b>	<b>=</b>	<b>\$ 839,086.50</b>

### NEW PLANNING APPLICATIONS RECEIVED:

5 Conditional Use Permit	5 Lot Line Adjustment
7 Variance	5 Appeal
7 Minor Land Partition	1 Comp Plan Amendment
9 Subdivision	5 Special Permit
3 Zone Change	2 Expansion of Non-Conforming Structures
1 Text Amendment	10 Annexation
19 Sign Permit	1 Planned Unit Development
11 Site and Design Review	

TOTAL: 91 Applications

**HOUSING UNITS WITH BUILDING PERMITS**

YEAR	SFR*	MH*	MFR*	TOTAL*
1976	63	-	32	95
1977	205	-	160	365
1978	157	-	22	179
1979	64	-	12	76
1980	49	-	5	54
1981	29	-	24	53
1982	12	-	38	50
1983	7	-	0	7
1984	21	-	0	21
1985	21	20	0	41
1986	22	46	0	68
1987	37	34	0	71
1988	40	10	1	51
1989	47	6	37	90
1990	85	6	42	133
1991	84	21	10	115
1992	69	8	9	86
1993	108	32	59	199
1994	150	38	34	222
1995	51	54	58	163
1996	71	53	104	228
1997	89	25	189	303

TOTAL	SFR	MH	MFR	TOTAL
1976 - 1997	1481	353	836	2670
% of Total	55.5%	13.2%	31.3%	

\* Totals do not include demolitions or replacements

**1997**

YEAR	SFR*	MH*	MFR*	TOTAL*
Jan	7	3	2	12
Feb	22	0	4	26
Mar	12	3	0	15
Apr	9	4	0	13
May	9	2	83	94
Jun	9	4	0	13
Jul	7	0	0	7
Aug	7	5	2	14
Sep	1	0	0	1
Oct	1	4	60	65
Nov	2	0	38	40
Dec	3	0	0	3
Total	89	25	189	303

\* Totals do not include demolitions or replacements

SFR = Single Family Residential  
 MH = Manufactured Housing  
 MFR = Multi-Family Residential

TOTAL	SFR	MH	MFR	TOTAL
1990 - 1997	707	237	505	1449
% of Total	48.8%	16.4%	34.9%	

Sort by alphabetical listing

Sort by year approved

Sort by year approved  
Within each school boundary

12/31/97

NUMBER OF LOTS/UNITS CREATED SINCE 1988

Subdivisions	Lots	Built	Elementary School District
Canby Garden Estates	7	7	Knight
Cedar Ridge	56	56	Knight
Erika Acres	39	0	Knight
Fairgrounds Park	13	13	Knight
Harvest Oak Estates No. 2	10	10	Knight
Leura Meadows	5	0	Knight
Lillian's Meadow, Phase I	12	11	Eccles
Lillian's Meadow, Phase II	10	4	Eccles
Noble Addition (Evergreen)	4	4	Knight
North Pine Addition No. 2	13	10	Knight
North Woods Addition	8	8	Knight
Rebecca Estates	31	30	Eccles
Redwood Estates	37	0	Knight
Redwood Meadows	21	21	Knight
South Redwood Estates	6	2	Trost
Tofte Farms I	56	30	Trost
Tofte Farms II	42	0	Trost
Township Village, Phase I	42	42	Trost
Township Village, Phase II	30	30	Trost
Township Village, Phase III	36	36	Trost
Township Village, Phase IV	19	19	Trost
Township Village, Phase V	27	27	Trost
Township Village, Phase VI	12	12	Trost
Township Village, Phase VII	32	32	Trost
Township Village, Phase VIII	96	52	Trost
Twelfth & Pine Addition	14	14	Knight
Valley Farms, Phase I	43	42	Trost
Valley Farms, Phase II	42	42	Trost
Valley Farms, Phase III	20	20	Trost
Villa Nova Estates (Pizzuti)	7	7	Eccles
Vine Meadows	22	0	Knight
Wiederhold Village	3	1	Trost
Willow Creek, Phase I	49	49	Knight
Willow Creek, Phase II	37	31	Knight
<b>Total</b>	<b>901</b>	<b>662</b>	

Year	Subdivisions	Lots	Built	PCT	Elementary School District
1988	Fairgrounds Park	13	13	100.0	Knight
1988	Township Village, Phase I	42	42	100.0	Trost
1989	Rebecca Estates	31	30	96.8	Eccles
1989	Township Village, Phase II	30	30	100.0	Trost
1989	Twelfth & Pine Addition	14	14	100.0	Knight
1990	Cedar Ridge	56	56	100.0	Knight
1990	Harvest Oak Estates No. 2	10	10	100.0	Knight
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles
1990	Township Village, Phase III	36	36	100.0	Trost
1991	North Pine Addition No. 2	13	10	76.9	Knight
1991	Willow Creek, Phase I	49	49	100.0	Knight
1991	Willow Creek, Phase II	37	31	83.8	Knight
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles
1992	North Woods Addition	8	8	100.0	Knight
1992	Redwood Meadows	21	21	100.0	Knight
1992	Township Village, Phase IV	19	19	100.0	Trost
1992	Township Village, Phase V	27	27	100.0	Trost
1992	Valley Farms, Phase I	43	42	97.7	Trost
1993	South Redwood Estates	6	2	33.3	Knight
1993	Valley Farms, Phase II	42	42	100.0	Trost
1993	Valley Farms, Phase III	20	20	100.0	Trost
1994	Noble Addition (Evergreen)	4	4	100.0	Eccles
1994	Township Village, Phase VI	12	12	100.0	Trost
1994	Township Village, Phase VII	32	32	100.0	Trost
1994	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles
1995	Canby Garden Estates	7	7	100.0	Knight
1995	Township Village, Phase VIII	96	52	54.2	Trost
1995	Wiederhold Village	3	1	33.3	Trost
1996	Tofte Farms I	56	30	53.6	Trost
1996	Leura Meadows	5	0	0.0	Knight
1997	Vine Meadows	22	0	0.0	Knight
1997	Tofte Farms II	42	0	0.0	Trost
1997	Redwood Estates	37	0	0.0	Knight
1997	Erika Acres	39	0	0.0	Knight
<b>1988-1997</b>		<b>901</b>	<b>662</b>	<b>73.5</b>	

Year	Subdivisions	Lots	Built	PCT	Elementary School District	Permits Issued This Month
1989	Rebecca Estates	31	30	96.8	Eccles	0
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles	0
1990	Lillian's Meadow, Phase II	10	4	40.0	Eccles	0
1990	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles	0
1989	Fairgrounds Park	13	13	100.0	Knight	0
1990	Twelfth & Pine Addition	14	14	100.0	Knight	0
1990	Harvest Oak Estates No. 2	10	10	100.0	Knight	0
1990	Cedar Ridge	56	56	100.0	Knight	0
1991	Willow Creek, Phase I	49	49	100.0	Knight	0
1991	North Pine Addition No. 2	13	10	76.9	Knight	0
1991	Willow Creek, Phase II	37	31	83.8	Knight	0
1992	North Woods Addition	8	8	100.0	Knight	0
1992	Redwood Meadows	21	21	100.0	Knight	0
1994	Noble Addition (Evergreen)	4	4	100.0	Knight	0
1995	Canby Garden Estates	7	7	100.0	Knight	0
1996	Leura Meadows	5	0	0.0	Knight	0
1997	Vine Meadows	22	0	0.0	Knight	0
1997	Redwood Estates	37	0	0.0	Knight	0
1997	Erika Acres	39	0	0.0	Knight	0
1988	Township Village, Phase I	42	42	100.0	Trost	0
1989	Township Village, Phase II	30	30	100.0	Trost	0
1990	Township Village, Phase III	36	36	100.0	Trost	0
1992	Township Village, Phase IV	19	19	100.0	Trost	0
1992	Township Village, Phase V	27	27	100.0	Trost	0
1993	Valley Farms, Phase I	43	42	97.7	Trost	0
1993	Valley Farms, Phase II	42	42	100.0	Trost	0
1993	Valley Farms, Phase III	20	20	100.0	Trost	0
1994	Township Village, Phase VI	12	12	100.0	Trost	0
1994	Township Village, Phase VII	32	32	100.0	Trost	0
1995	Township Village, Phase VIII	96	52	54.2	Trost	0
1995	Wiederhold Village	3	1	33.3	Trost	0
1996	Tofte Farms I	56	30	53.6	Trost	0
1997	Tofte Farms II	42	0	0.0	Trost	0
<b>1988-1997</b>		<b>901</b>	<b>662</b>	<b>73.5</b>		<b>0</b>
	Eccles	60	52	86.7		0
	Knight	335	223	66.6		0
	Trost	506	387	76.5		0

Developments	Units	Built	Elementary School District
Eileen's Acres	6	0	Trost
Elmwood M H P. Expansion	22	22	Knight
Forsythe Field	17	0	Trost
H O P E (Adult Living Facility)	350	152	Eccles
Manor on the Green (Will. Commons)	30	11	Eccles
Maple Terrace Apartments	28	28	Knight
Marion South Apartments	92	92	Trost
N. Knott Apartments	10	10	Knight
Orchard Apartments (Canby Apts.)	78	78	Trost
Pine Crossing M H P	74	68	Trost
Pine Terrace Apartments	40	40	Knight
Rackleffe House (Convelescent)	25	25	Knight
Redwood Terrace Apartments	57	57	Knight
T&J Meadows	10	3	Knight
Village on the Lochs M H P.	133	130	Knight
Walt West Office Apts	4	4	Eccles
<b>Total</b>	<b>974</b>	<b>718</b>	

Year	Developments	Units	Built	Pct	Elementary School District
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight
1989	Elmwood M H P. Expansion	22	22	100.0	Knight
1989	N. Knott Apartments	10	10	100.0	Knight
1990	Maple Terrace Apartments	28	28	100.0	Knight
1991	H O P E (Adult Living Facility)	350	152	43.4	Eccles
1993	Redwood Terrace Apartments	57	57	100.0	Knight
1994	Village on the Lochs M H P	133	130	97.7	Knight
1994	Pine Crossing M H P	74	68	91.9	Trost
1995	Marion South Apartments	92	92	100.0	Trost
1995	Orchard Apartments (Canby Apts.)	78	78	100.0	Trost
1995	Manor on the Green (Will. Commons)	30	11	36.7	Eccles
1995	Pine Terrace Apartments	40	40	100.0	Knight
1996	T&J Meadows	10	3	30.0	Knight
1997	Walt West Office Apts	4	4	100.0	Eccles
1997	Eileen's Acres	6	0	0.0	Trost
1997	Forsythe Field	17	0	0.0	Trost
<b>1988-1996</b>		<b>974</b>	<b>718</b>	<b>73.7</b>	

Year	Developments	Units	Built	Pct	Elementary School District	Permits Issued This Month
1991	H O P E (Adult Living Facility)	350	152	43.4	Eccles	0
1995	Manor on the Green (Will. Commons)	30	11	36.7	Eccles	0
1997	Walt West Office Apts	4	4	100.0	Eccles	0
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight	0
1989	Elmwood M H P. Expansion	22	22	100.0	Knight	0
1989	N. Knott Apartments	10	10	100.0	Knight	0
1990	Maple Terrace Apartments	28	28	100.0	Knight	0
1993	Village on the Lochs M H P	133	130	97.7	Knight	0
1993	Redwood Terrace Apartments	57	57	100.0	Knight	0
1995	Pine Terrace Apartments	40	40	100.0	Knight	0
1996	T&J Meadows	10	3	30.0	Knight	2
1994	Pine Crossing M H P	74	68	91.9	Trost	0
1995	Marion South Apartments	92	92	100.0	Trost	36
1995	Orchard Apartments (Canby Apts.)	78	78	100.0	Trost	0
1997	Eileen's Acres	6	0	0.0	Trost	0
1997	Forsythe Field	17	0	0.0	Trost	0
<b>1988-1996</b>		<b>974</b>	<b>718</b>	<b>73.7</b>		<b>0</b>
	Eccles	384	167	43.5		0
	Knight	325	315	96.9		2
	Trost	265	236	89.1		36

rt by percentage of buildout

Sort by percentage of buildout within each school boundary

12/31/97

Year	Subdivisions	Lots	Built	PCT	Elementary School District
1991	Cedar Ridge	56	56	100.0	Knight
1988	Willow Creek, Phase I	49	49	100.0	Knight
1993	Township Village, Phase I	42	42	100.0	Trost
1990	Valley Farms, Phase II	42	42	100.0	Trost
1989	Township Village, Phase III	36	36	100.0	Trost
1994	Township Village, Phase IV	32	32	100.0	Trost
1992	Township Village, Phase II	30	30	100.0	Trost
1992	Township Village, Phase V	27	27	100.0	Trost
1993	Redwood Meadows	21	21	100.0	Knight
1992	Valley Farms, Phase III	20	20	100.0	Trost
1989	Township Village, Phase IV	19	19	100.0	Trost
1988	Twelfth & Pine Addition	14	14	100.0	Knight
1994	Fairgrounds Park	13	13	100.0	Knight
1990	Township Village, Phase VI	12	12	100.0	Trost
1992	Harvest Oak Estates No. 2	10	10	100.0	Knight
1994	North Woods Addition	8	8	100.0	Knight
1995	Canby Garden Estates	7	7	100.0	Knight
1993	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles
1990	Noble Addition (Evergreen)	4	4	100.0	Knight
1992	Valley Farms, Phase I	43	42	97.7	Trost
1989	Rebecca Estates	31	30	96.8	Eccles
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles
1991	Willow Creek, Phase II	37	31	83.8	Knight
1991	North Pine Addition No. 2	13	10	76.9	Knight
1995	Township Village Phase VIII	96	52	54.2	Trost
1996	Tofte Farms I	56	30	53.6	Trost
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles
1993	South Redwood Estates	6	2	33.3	Trost
1995	Wiederhold Village	3	1	33.3	Trost
1997	Tofte Farms II	42	0	0.0	Trost
1997	Erika Acres	39	0	0.0	Knight
1997	Redwood Estates	37	0	0.0	Knight
1997	Vine Meadows	22	0	0.0	Knight
1996	Laura Meadows	5	0	0.0	Knight
	1995-1997 Subdivisions	307	90	29.3	
	1992-1994 Subdivisions	251	240	95.6	
	1988-1991 Subdivisions	343	332	96.8	

Year	Subdivisions	Lots	Built	PCT	Elementary School District
1994	Villa Nova Estates (Pizzuti)	7	7	100.0	Eccles
1989	Rebecca Estates	31	30	96.8	Eccles
1990	Lillian's Meadow, Phase I	12	11	91.7	Eccles
1992	Lillian's Meadow, Phase II	10	4	40.0	Eccles
1990	Cedar Ridge	56	56	100.0	Knight
1991	Willow Creek, Phase I	49	49	100.0	Knight
1992	Redwood Meadows	21	21	100.0	Knight
1989	Twelfth & Pine Addition	14	14	100.0	Knight
1988	Fairgrounds Park	13	13	100.0	Knight
1990	Harvest Oak Estates No. 2	10	10	100.0	Knight
1992	North Woods Addition	8	8	100.0	Knight
1995	Canby Garden Estates	7	7	100.0	Knight
1993	Noble Addition (Evergreen)	4	4	100.0	Knight
1991	Willow Creek, Phase II	37	31	83.8	Knight
1991	North Pine Addition No. 2	13	10	76.9	Knight
1997	Vine Meadows	22	0	0.0	Knight
1996	Laura Meadows	5	0	0.0	Knight
1997	Redwood Estates	37	0	0.0	Knight
1997	Erika Acres	39	0	0.0	Knight
1988	Township Village, Phase I	42	42	100.0	Trost
1993	Valley Farms, Phase II	42	42	100.0	Trost
1990	Township Village, Phase III	36	36	100.0	Trost
1994	Township Village, Phase VII	32	32	100.0	Trost
1989	Township Village, Phase II	30	30	100.0	Trost
1992	Township Village, Phase V	27	27	100.0	Trost
1993	Valley Farms, Phase III	20	20	100.0	Trost
1992	Township Village, Phase IV	19	19	100.0	Trost
1994	Township Village, Phase VI	12	12	100.0	Trost
1992	Valley Farms, Phase I	43	42	97.7	Trost
1995	Township Village Phase VIII	96	52	54.2	Trost
1996	Tofte Farms I	56	30	53.6	Trost
1993	South Redwood Estates	6	2	33.3	Trost
1995	Wiederhold Village	3	1	33.3	Trost
1997	Tofte Farms II	42	0	0.0	Trost
	Eccles	60	52	86.7	
	Knight	335	223	66.6	
	Trost	506	387	76.5	

Year	Developments	Units	Built	Pct	Elementary School District
1995	Marlon South Apartments	92	92	100.0	Trost
1995	Orchard Apartments (Canby Apts.)	76	76	100.0	Trost
1993	Redwood Terrace Apartments	57	57	100.0	Knight
1995	Pine Terrace Apartments	40	40	100.0	Knight
1990	Maple Terrace Apartments	28	28	100.0	Knight
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight
1989	Elmwood M.H.P. Expansion	22	22	100.0	Knight
1989	N. Knott Apartments	10	10	100.0	Knight
1997	Walt West Office Apts.	4	4	100.0	Eccles
1993	Village on the Lochs M.H.P.	133	130	97.7	Knight
1994	Pine Crossing M.H.P.	74	68	91.9	Trost
1991	H.O.P.E. (Adult Living Facility)	350	152	43.4	Eccles
1995	Manor on the Green (Will. Commons)	30	11	36.7	Eccles
1996	T&J Meadows	10	3	30.0	Knight
1997	Forsythe Field	17	0	0.0	Trost
1997	Eileen's Acres	6	0	0.0	Trost
	1995-1997	275	226	82.2	
	1992-1994	264	255	96.6	
	1988-1991	435	237	54.5	

Year	Developments	Units	Built	Pct	Elementary School District
1997	Walt West Office Apts	4	4	100.0	Eccles
1991	H.O.P.E. (Assisted Living Facility)	350	152	43.4	Eccles
1995	Manor on the Green (Will Commons)	30	11	36.7	Eccles
1993	Redwood Terrace Apartments	57	57	100.0	Knight
1995	Pine Terrace Apartments	40	40	100.0	Knight
1990	Maple Terrace Apartments	28	28	100.0	Knight
1988	Rackleffe House (Convelescent)	25	25	100.0	Knight
1989	Elmwood M.H.P. Expansion	22	22	100.0	Knight
1989	N. Knott Apartments	10	10	100.0	Knight
1993	Village on the Lochs M.H.P.	133	130	97.7	Knight
1996	T&J Meadows	10	3	30.0	Knight
1995	Marlon South Apartments	92	92	100.0	Trost
1995	Orchard Apartments (Canby Apts.)	76	76	100.0	Trost
1994	Pine Crossing M.H.P.	74	68	91.9	Trost
1997	Forsythe Field	17	0	0.0	Trost
1997	Eileen's Acres	6	0	0.0	Trost
	Eccles	384	167	43.5	
	Knight	325	315	96.9	
	Trost	265	236	89.1	