

**A G E N D A**  
**CANBY PLANNING COMMISSION**  
**REGULAR MEETING**  
**City Council Chambers**  
**Monday, September 8, 1997**  
**7:30 p.m.**

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**I. ROLL CALL**

**II. MINUTES**  
August 25, 1997

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

**IV. COMMISSION DISCUSSION OF PLANNING ISSUES**

**V. FINDINGS**  
ZC 97-02 - Schram  
MLP 97-07 - Schram

**VI. PUBLIC HEARINGS**

ANN 97-07, an application by Riverside Homes (applicant) and William T. Kraxberger, Tom Lichatowich, and Dennis McCarthy (owners) for approval to annex 7.28 acres into the City of Canby. The property is located on the west side of Redwood Street, between Territorial Road and Highway 99-E [Tax Lots 900, 901 and 1000 of Tax Map 3-1E-34B].

**VII. COMMUNICATIONS**

**VIII. NEW BUSINESS**

**IX. DIRECTOR'S REPORT**

**ADJOURNMENT**



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The City of Canby Planning Commission welcomes your interest in these agenda items. Please feel free to come and go as you please.

Dan Ewert, Chair  
Terry Prince

Keith Stewart, Vice-Chair  
John Dillon

Vern Keller  
Jean Marie Tallman

Mark O'Shea

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## TIMELINES AND PROCEDURES

In order not to restrict any person from testifying but, rather, to encourage everyone to do so, the Canby Planning Commission shall try to adhere as closely as possible to the following timelines:

- Applicant (or representative[s]) - not more than 15 minutes
- Proponents - not more than 5 minutes
- Opponents - not more than 5 minutes
- Rebuttal - not more than 10 minutes

Everyone present is encouraged to testify, even if it is only to concur with previous testimony. All questions must be directed through the Chair. Any evidence to be considered must be submitted to the hearing body for public access. All written testimony received both for and against shall be summarized by staff and presented briefly to the hearing body during the Staff Report.

The applicable substantive criteria are those listed on the agenda sheet available at the rear of the room and on page 2 of the staff report. Testimony and evidence must be directed toward the applicable substantive criteria listed on page 2 of the staff report or other criteria in the Comprehensive Plan or land use regulations which the person believes to apply to the decision.

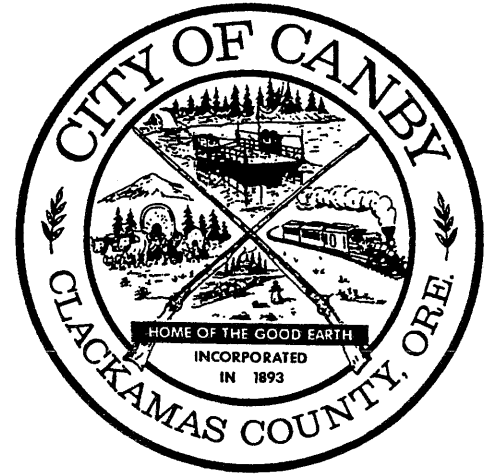
Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

Prior to the conclusion of the initial evidentiary hearing, any participant may request opportunity to present additional evidence or testimony regarding the application. The Planning Commission shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony. Any such continuance of extension shall be subject to the limitations of the so-called 120-day rule, unless the continuance or extension is requested or agreed to by the applicant.

If additional documents or evidence are provided by any party, the Planning Commission may, if requested, allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond. Any such continuance or extension of the record requested by an applicant shall result in a corresponding extension of the so-called 120-day time period.



## - STAFF REPORT -



**APPLICANT:**

Riverside Homes  
15455 Greenbrier Parkway  
Beaverton, OR 97006

**FILE NO.:**

ANN 97-07  
(Riverside Homes)

**OWNER:**

William and Pamela Kraxberger  
1367 N. Redwood Street  
Canby, OR 97013

**STAFF:**

Jason Kruckeberg  
Associate Planner

Tom Lichatowich  
1301 N. Redwood  
Canby, OR 97013

Dennis McCarthy  
5293 Hwy. 101 North  
Gearhart, OR 97138

**LEGAL DESCRIPTION:**

Tax Lots 900, 901, and 1001  
of Tax Map 3-1E-34B

**DATE OF REPORT:**

August 29, 1997

**LOCATION:**

West side of N. Redwood St., on the east side  
of the Logging Road, between Hwy. 99-E and  
NE Territorial Road

**DATE OF HEARING:**

September 8, 1997  
City Council Hearing - October 15, 1997

**COMP. PLAN DESIGNATION:**

LDR- Low Density Residential

**ZONING DESIGNATION:**

County Zoning RRFF-5 [(Upon  
Annexation will be zoned R-1 (Low  
Density Residential)]

**I. APPLICANT'S REQUEST:**

The applicant is requesting approval to annex three lots (Lots 900, 901, and 1000 of Tax Map 3-1E-34B) for a total of 7.28 acres. The lots are located west of N. Redwood Street and on the east side of the Logging Road, north of Highway 99-E and south of NE Territorial Rd.

**II. MAJOR APPROVAL CRITERIA:**

The Planning Commission forms a recommendation that the City Council may consider while conducting a public hearing. The City Council then forwards its recommendation to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC), where a final hearing and decision will be made.

A. Section 16.84.040 of the Canby Municipal Code states that when reviewing a proposed annexation, the Commission shall give ample consideration to the following:

1. Compatibility with the text and maps of the Comprehensive Plan, giving special consideration to those portions of policies relating to the Urban Growth Boundary.
2. Compliance with other applicable City ordinances or policies.
3. Capability of the City and other affected service-providing entities to amply provide the area with urban level services.
4. Compliance of the application with the applicable section of ORS 222.
5. Appropriateness of the annexation of the specific area proposed, when compared to other properties that may be annexed to the City.
6. Risk of natural hazards that might be expected to occur on the subject property.
7. Effect of the urbanization of the subject property on specially designated open space, scenic, historic, or natural resource areas.
8. Economic impacts which are likely to result from the annexation.

B. If the proposed annexation involves property beyond the City's Urban Growth Boundary, or if the annexation is proposed prior to the acknowledgment of compliance of the City Comprehensive Plan by the State Land Conservation and

Development Commission, the proposal shall be reviewed for compliance with the statewide planning goals (Not applicable since Canby's Comprehensive Plan has been acknowledged).

### III. FINDINGS:

#### A. Background and Relationships:

The Comprehensive Plan Land Use designation of the subject parcels is for Low Density Residential and, upon annexation, the zoning for the parcels will be R-1 (Low Density Residential). The subject parcels are currently zoned RRFF-5 (Rural Residential, Farm and Forest: 5-acre minimum lot size). Each of the three subject lots contains a single family dwelling unit. The properties to the north and east of the subject property are not in the City, but are within the Urban Growth Boundary and are zoned RRFF-5. The properties to the south and west are in the City and zoned R-1 (Low Density Residential). The property directly to the south, owned by Duane and Bonnie Zacher (Tax Lot 1001 of Tax Map 3-1E-34B) was approved for annexation under ANN 92-05. Redwood Street is designated in the Canby Transportation Systems Plan as a collector street.

There is an associated subdivision application (SUB 97-06) which proposes incorporating the 3 existing single family units into the 41 lot subdivision. Associated application SUB 97-06 includes the Zacher's lot. Additionally, another subdivision is proposed (SUB 97-08) for the four lots owned by Wayne Scott directly south of the Zacher's property (Tax Lots 1100, 1200, 1300, & 1301 of Tax Map 3-1E-34B).

#### B. Comprehensive Plan Consistency Analysis

##### ii. Urban Growth

- GOAL:**
- 1) TO PRESERVE AND MAINTAIN DESIGNATED AGRICULTURAL AND FOREST LANDS BY PROTECTING THEM FROM URBANIZATION.
  - 2) TO PROVIDE ADEQUATE URBANIZABLE AREA FOR THE GROWTH OF THE CITY, WITH IN THE FRAMEWORK OF AN EFFICIENT SYSTEM FOR THE TRANSITION FROM RURAL TO URBAN LAND USE.

**Policy #1:** Canby shall coordinate its growth and development plans with Clackamas County.

- Policy #2: Canby shall provide the opportunity for amendments to the Urban Growth Boundary (subject to the requirements of Statewide planning goal 14) where warranted by unforeseen changes in circumstances.
- Policy #3: Canby shall discourage the urban development of properties until they have been annexed to the City and provided with all necessary urban services.

## ANALYSIS

1. Clackamas County has been notified of the development proposal. At the time that this report was prepared, no response had been received. Implementation Measure D states that "lack of comment by either entity (City or County) to the requests of the other shall be considered the same as a 'no objection' response".
2. No changes to the Urban Growth Boundary are necessary or proposed with this application.
3. The proposed annexation, along with associated application SUB 97-06, proposes to bring 37 new single family units into the City. Three existing single family units will also be brought into the City (one existing unit is already in the City). The annexation will facilitate the development of the units, and the provision of all necessary City services. The availability of urban level public facilities and services will be discussed under the Public Services Element section. The properties contained in this annexation are designated in the Comprehensive Plan as "Priority A" for annexation. Implementation measure D of Policy 3 states the following.

"The adopted maps showing growth phasing shall be used as a general guideline for the City's outward expansions. Areas designated as Type "A" urbanization lands shall generally be annexed prior to those areas shown as Type "B", etc."

The property is Type "A" which complies with this policy of the Comprehensive Plan.

### iii. Land Use Element

**GOAL: TO GUIDE THE DEVELOPMENT AND USES OF LAND SO THAT THEY ARE ORDERLY, EFFICIENT, AESTHETICALLY PLEASING AND SUITABLY RELATED TO ONE ANOTHER.**

- Policy #1 Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses, while grouping compatible uses.
- Policy #2 Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.
- Policy #3 Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.
- Policy #6: Canby shall recognize the unique character of certain areas and will utilize the following special requirements, in conjunction with the requirements of the land development and planning ordinance, in guiding the use and development of these unique areas.

## ANALYSIS

1. The three subject parcels each contain an existing single family housing structure. If the proposed annexation is approved, along with the associated subdivision, the applicant will develop 37 new single family residential units. This urban level single-family residential development would be compatible with the residential properties to the west. To the south is a rural residential property that has been annexed into the City and has been zoned for low density residential development. To the east and north are rural residential properties that are within the Urban Growth Boundary.
2. Use of the subject parcel for single-family residential development is in accordance with the projected density of the area as designated on the Comprehensive Plan Land Use Map. The annexation of the 7.28 acres and associated subdivision SUB 97-06 will facilitate the development of 37 new lots in the City. There are 522 lots and/or units that have been approved, but not yet built, within the City limits (258 of which are a part of the HOPE Village development). There are, approximately, an additional 66 undeveloped acres inside the City limits, which could yield approximately 279 lots and/or units. If the HOPE Village development is excluded, and all developable R-1 and R-2 lands within the City limits are approved for development, there will be enough developed land to provide approximately 543 lot and/or units. At the rate of current building activity (170 units/lots per year, excluding the HOPE Village development), this potential inventory will last approximately 3 years and 2 months.



3. A Request for Comments form has been sent to all public facility and service providers. No "overburdening" of public facilities and/or services has been indicated by facility and service providers. There are, however, several issues raised by providers, including stormwater drainage and water and telephone cable provision to the subject property. These issues are described further in the "Environmental Concerns" and "Public Facilities and Services" elements.

A traffic impact study has been completed to evaluate the impact of the annexation and future development of the subject property on the intersections of N. Redwood Street/Highway 99-E and N. Redwood Street/NE Territorial. The results of the study indicate that signalization, or further measures, are not needed as a result of annexation/development of these properties. The existing road system can adequately accommodate traffic from the development.

6. The subject property is not identified as one of the "unique" sites or "areas of special concern".

iv. **Environmental Concerns Element**

**GOAL: 1) TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.**

**2) TO PREVENT AIR, WATER, LAND, AND NOISE POLLUTION. TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.**

Policy #1-R-A: Canby shall direct urban growth such that viable agricultural uses within the Urban Growth Boundary can continue as long as it is economically feasible for them to do so.

Policy #1-R-B: Canby shall encourage the urbanization of the least productive agricultural area within the Urban Growth Boundary as a first priority.

Policy #2-R: Canby shall maintain and protect surface water and groundwater resources.

Policy #3-H Canby shall seek to inform property owners and builders of the potential risks associated with construction in areas of expansive soils, high water tables, and shallow topsoil.

## ANALYSIS

1-R-A. The subject properties are currently used for residential purposes. The size (each lot is less than 5 acres) and the current use of the subject property precludes its use as a viable agricultural production area. Surrounding properties to the west and south are currently used for residential purposes.

1-R-B. The subject properties are considered to be the "least productive" agricultural properties within the Urban Growth Boundary in that the property is currently not being used for agricultural purposes, and is of insufficient size to be of use as a viable agricultural operation. In addition, the subject properties are in a priority "A" area for annexation and development.

2-R. The subject area contains a swale that runs approximately in a north-south direction through the properties. The storm water drainage of the subject property is currently handled on-site. Surface water drainage has been a problem in the past in this area, especially as a result of adjacent development. The use of dry wells in this area will be ineffective due to a high water table. The City is currently negotiating an easement from the Logging Road to N. Redwood Street along the northern lot line of the subject property. The applicant will be responsible for effectively connecting their stormwater drainage to the City's N. Redwood line prior to development of the site.

3-H. The subject properties contain Latourell Loam and Amity Silt Loam soils. Latourell Loam is well-drained and suited to homesite development. The Amity Silt Loam soil is a deep and somewhat poorly drained soil which has moderately slow permeability. Poor drainage is the drawback to developing homesites on Amity Silt Loam. The applicant will fill the area of the poorest drainage and soils prior to development. Drainage recommendations and storm water management are described in the Analysis for Policy #2-R above.

### v. Transportation Element

**GOAL: TO DEVELOP AND MAINTAIN A  
TRANSPORTATION SYSTEM WHICH IS SAFE,  
CONVENIENT AND ECONOMICAL.**

Policy #6: Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.

## ANALYSIS

6. Both the fire district and police department have responded to the Request for Comments and have indicated that both adequate services are available or will become available and no further conditions related to the proposed annexation are necessary in view of the functions of both the fire district and the police department.

### vi. Public Facilities and Services Element

**GOAL:** TO ASSURE THE PROVISION OF A FULL RANGE OF PUBLIC FACILITIES AND SERVICES TO MEET THE NEEDS OF THE RESIDENTS AND PROPERTY OWNERS OF CANBY.

**Policy #1:** Canby shall work closely and cooperate with all entities and agencies providing public facilities and services.

**Policy #2:** Canby shall utilize all feasible means of financing needed public improvements and shall do so in an equitable manner.

## ANALYSIS

1. All public facility and service providers were sent a "Request for Comments" form regarding this application. Three issues were raised: stormwater drainage, telephone cable, and water. Regarding stormwater, the City is negotiating for an easement across the north property line of the subject property. The proposed stormwater drainage line would run to N. Redwood and then to NE Territorial.

Regarding cable provision to the subject property: Side lot easements will be needed as well as an easement to cross the Logging Road. These issues are resolvable at the time of development.

Regarding water provision to the subject property: The Canby Utility Board has stated that a 12 inch water main will need to be extended down Redwood from the Redwood Meadows subdivision near NE 19th and N. Redwood. The water main will be required to run south on Redwood through the southern end of the subject property. Tie-ins from N. Redwood to the west, across the subject property and the Logging Road, will need to be 8 inch lines.

There has been no recent indication, unofficial or otherwise, of potential inadequacy of facilities or service from other providers.

2. There are no public improvements that will specifically occur with the annexation of the subject property. Improvements to N. Redwood Street, installation of a water main down N. Redwood, and establishment of an easement for stormwater drainage will occur along with development of the property. These services and improvements will most likely be paid for through the establishment of an advanced financing district(s). For street improvements, the entire frontage of N. Redwood Street will be improved along with the development of the property, at the developer's expense.

vii. **Economic Element**

**GOAL:** TO DIVERSIFY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.

**Policy #1:** Canby shall promote increased industrial development at appropriate locations.

**Policy #2:** Canby shall encourage further commercial development and redevelopment at appropriate locations.

**Policy #3:** Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.

**Policy #4:** Canby shall consider agricultural operations which contribute to the local economy as part of the economic base of the community and shall seek to maintain these as viable economic operations.

**ANALYSIS**

1. The proposed development is not industrial in nature, nor does the current or proposed (after annexation) zoning of the subject property allow industrial development.

2. The proposed development is not commercial in nature, nor does the current or proposed (after annexation) zoning of the subject property allow commercial development.

3. Through associated application SUB 97-06, development of this site will create 37 new lots for single family residences. These lots will provide residences for Canby business owners and employees, and also will provide some employment opportunities and expand the market for Canby businesses.

4. The proposed residential development will not effect agricultural operations that contribute to the local economy.

**viii. Housing Element**

**GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF CANBY.**

**Policy #1:** Canby shall adopt and implement an urban growth boundary which will adequately provide space for new housing starts to support an increase in population to a total of 20,000 persons.

**Policy #3:** Canby shall coordinate the location of higher density housing with the ability of the city to provide utilities, public facilities, and a functional transportation network.

**ANALYSIS**

1. The location and size of the Urban Growth Boundary is not a part of the proposed application. When the Urban Growth Boundary was designated and calculations were made to determine the amount of land needed for residential growth, the subject property was designated for residential development.

3. The proposed development does not include higher density housing. Future development of the properties will not include higher density housing. The calculations for residential development types (high, medium, low) found in the Comprehensive Plan designate the development of the properties as low-density housing (single family housing).

### **Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan:**

Development of the properties cannot commence until an easement for a stormwater line has been agreed upon along the north property line from the Logging Road across to N. Redwood Street. Drainage from the subject property must be routed to the City's line at N. Redwood Street. Also, a water main must be extended through the subject property along N. Redwood St. While these issues deal with off-site improvements, they can be resolved through development review and should not impact the proposed annexation.

Development of these properties after annexation will need to comply with all applicable provisions of the City of Canby Land Development and Planning Ordinance, Building Codes, and other County and State Codes and Regulations. The site will be zoned for Low Density Residential development (R-1) which permits single-family houses. The City and County have an agreed-upon procedure for handling annexation.

### **C. Evaluation Regarding Annexation Consideration Criteria**

1. This application is compatible with the text and maps of the Comprehensive Plan. The storm water drainage and water provision issues highlighted in the above discussion on the "Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan", are resolvable through development review.
2. The annexation of the properties complies with all City ordinances and policies.
3. Adequate capacity is available for the following services: sewer, electric, fire, police, and gas. Pending several easement agreements, adequate stormwater drainage and telephone capacity will be established. Adequate water will reach the site if a 12 inch water main is extended down N. Redwood to the southern end of the subject property.
4. The annexation of the properties complies with all applicable sections of Oregon Revised Statutes.
5. The properties are classified as a Type "A" property for annexation prioritization.
6. There are no apparent natural hazards on the properties.

7. The effect of urbanization of the properties on designated open space, scenic, historic or natural resource areas is limited, in that the open space designation and requirements as found in the Parks Master Plan will be adhered to. There are no scenic, historic, or natural resources that have been identified in the area.
8. The annexation of the properties will not result in reduction of economically viable agricultural land. Improvements to road infrastructure will be required with development of the properties, and will be borne by the developer. Development will pay for economic impacts on existing systems through System Development Charges. No adverse economic impacts are anticipated.

### III. CONCLUSION

Staff hereby concludes that the proposed annexation meets the requirements of the standards and criteria included in the Canby Land Development and Planning Ordinance, Section 16.84.040, specifically related to: 1) Comprehensive Plan consistency; 2) Compliance with other applicable Codes and Ordinances; 3) Capability to provide urban level of services; 4) Compliance with ORS 222 regarding annexations of contiguous properties; 5) Appropriateness of area for annexation compared to other properties; 6) Risk of natural hazards; 7) Effect of urbanization on designated open space, scenic, historic or natural resource area; and 8) Economic impacts are correct and adequate.

The issues highlighted in the above discussion on the "Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan", need to be addressed in the conditions of approval for the development of the properties.

### IV. RECOMMENDATION

Based upon the findings and conclusions contained in this report (and without benefit of a public hearing), staff recommends that the Planning Commission recommend approval of ANN 97-07 to the PMALGBC (Boundary Commission), through the City Council, with the following understandings:

1. The zoning classification for the property upon annexation will be R-1 (Low Density Residential) in accordance with the Land Use Map of the Comprehensive Plan.
2. All development and recording costs are to be borne by the developer when the properties are developed.

3. At the time of development, the following easements/connections will be required: A stormwater drainage line easement along the north property line, an adequate connection to the City's stormwater line, and a 12 inch water main extension along N. Redwood to the southern edge of the subject property.
4. All City and service provider regulations are to be adhered to at the time of development.
5. Dedication of land for the widening and improvement of N. Redwood Street will be required at the time of development.
6. A waiver of the rights to remonstrance against the establishment of an L.I.D. for roadway or other improvements in N. Redwood Street will be required at time of development.

**Exhibits:**

1. Application
2. Vicinity Map
3. Request for Comments
4. Traffic Study



ANNEXATION APPLICATION

Fee: \$1500

OWNER

APPLICANT

Name WILLIAM F. KRAXBERGER

Name Riverside Homes

Address 1367 N. REDWOOD ST.

Address 15455 Greenbrier Parkway

City CONBY State OR Zip 97013

City Beaverton State Or Zip 97006

SIGNATURE [Signature]

Phone: 645-0986

Camela C. Kraxberger

DESCRIPTION OF PROPERTY:

Tax Map 3S-1E-34B Tax Lot(s) 900 Lot Size 2.85 Ac.  
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

PROPERTY OWNERSHIP LIST

Attach a list of the names and addresses of the owners of properties located within 200 feet of the subject property (if the address of the property owner is different from the situs, a label for the situs must also be prepared and addressed to "Occupant"). Lists of property owners may be obtained from any title insurance company or from the County Assessor. If the property ownership list is incomplete, this may be cause for postponing the hearing. The names and addresses are to be typed onto an 8-1/2 x 11 sheet of labels, just as you would address an envelope.

USE

Existing 1 single family home  
Proposed inclusion within a 33-lot subdivision

Existing Structures 1 residence

PROJECT DESCRIPTION

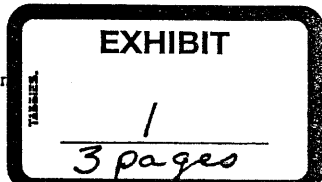
Concurrent annexation and subdivision of site into a 33-lot subdivision

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION Low Density Residential

PREVIOUS ACTION (if any) \_\_\_\_\_

File No. ANN 97-07  
Receipt No. 2592  
Received by [Signature]  
Date Received 7-23-97  
Completeness Date \_\_\_\_\_  
Pre-App Meeting \_\_\_\_\_  
Hearing Date \_\_\_\_\_

If the applicant is not the property owner, he must attach documentary evidence of his authority to act as agent application.



ANNEXATION APPLICATION

Fee: \$1500

OWNER

APPLICANT

Name Tom Lichatovich  
Address 1301 N Redwood  
City Candy State OR Zip 97117  
SIGNATURE [Signature]

Name Riverside Homes  
Address 15455 Greenbrier Parkway  
City Beaverton State OR Zip 97006  
Phone: 645-0986

DESCRIPTION OF PROPERTY:

Tax Map 3S-1E-34B Tax Lot(s) 1000 Lot Size 2.43 Ac.  
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

PROPERTY OWNERSHIP LIST

Attach a list of the names and addresses of the owners of properties located within 200 feet of the subject property (if the address of the property owner is different from the situs, a label for the situs must also be prepared and addressed to "Occupant"). Lists of property owners may be obtained from any title insurance company or from the County Assessor. If the property ownership list is incomplete, this may be cause for postponing the hearing. The names and addresses are to be *typed onto an 8-1/2 x 11 sheet of labels*, just as you would address an envelope.

USE

Existing 1 single family home  
Proposed inclusion within a 33-lot subdivision

Existing Structures 1 residence

PROJECT DESCRIPTION

Concurrent annexation and subdivision of site into a 33-lot subdivision  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION Low Density Residential

PREVIOUS ACTION (if any) \_\_\_\_\_

File No. ANN 97-07  
Receipt No. 2592  
Received by [Signature]  
Date Received 1-23-97  
Completeness Date \_\_\_\_\_  
Pre-App Meeting \_\_\_\_\_  
Hearing Date \_\_\_\_\_

If the applicant is not the property owner, he must attach documentary evidence of his authority to act as agent in making application.

ANNEXATION APPLICATION

Fees: \$1500

OWNER

Name Dennis McCarthy  
Address 5293 Hwy 101 North  
City Gearhart State OR Zip 97138

SIGNATURE Dennis McCarthy

APPLICANT

Name Riverside Homes  
Address 15455 Greenbrier Parkway  
City Beaverton State OR Zip 97005  
Phone: 645-0986

DESCRIPTION OF PROPERTY:

Tax Map 3S-1E-34B Tax Lot(s) 901 Lot Size 2.00 Ac.  
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)  
Plat Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

PROPERTY OWNERSHIP LIST

Attach a list of the names and addresses of the owners of properties located within 200 feet of the subject property (if the address of the property owner is different from the situs, a label for the situs must also be prepared and addressed to "Occupant"). Lists of property owners may be obtained from any title insurance company or from the County Assessor. If the property ownership list is incomplete, this may be cause for postponing the hearing. The names and addresses are to be typed onto an 8-1/2 x 11 sheet of labels, just as you would address an envelope.

USE

Existing 1 single family home  
Proposed inclusion within a 33-lot subdivision

Existing Structures 1 residence

PROJECT DESCRIPTION

Concurrent annexation and subdivision of site into a 33-lot subdivision

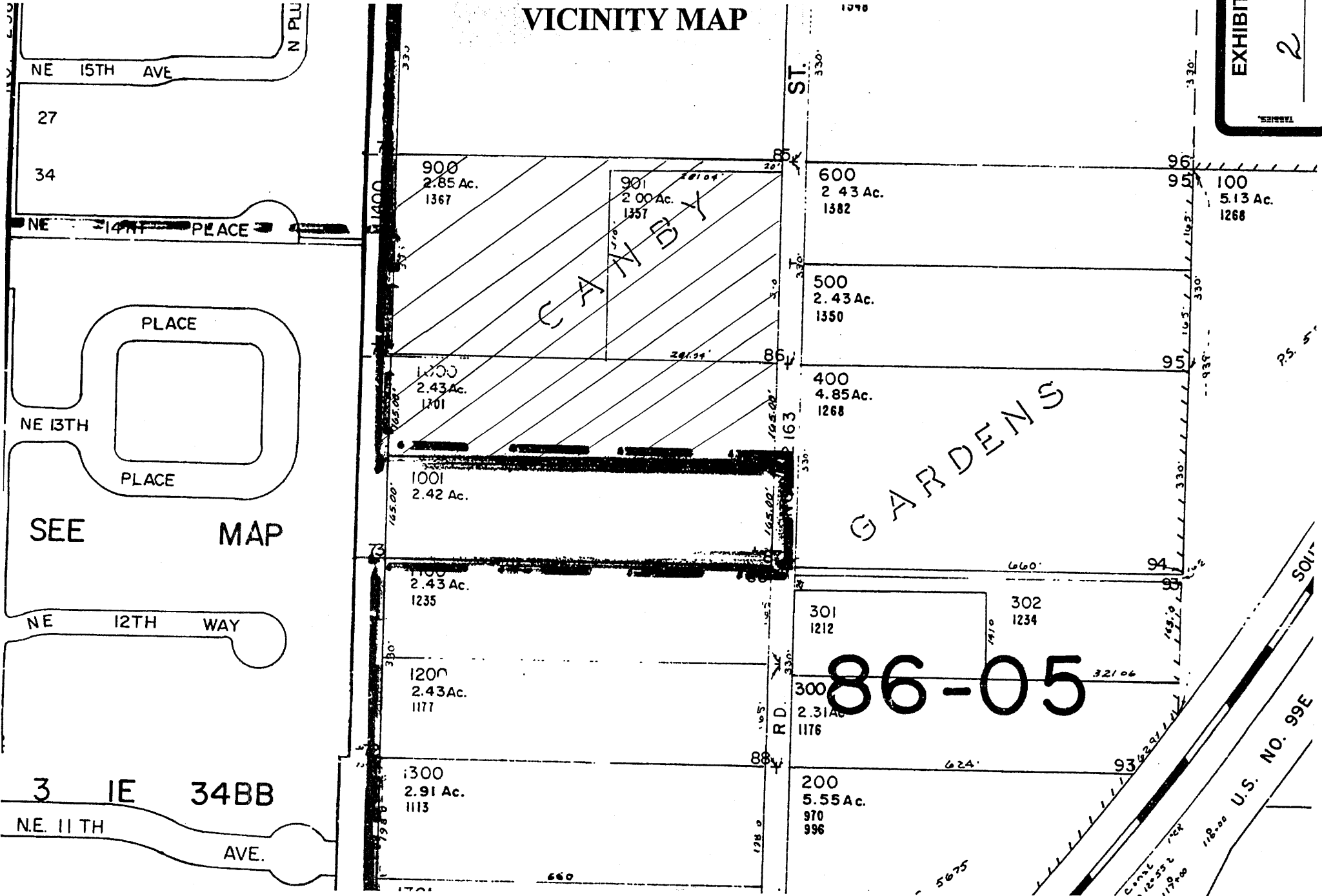
ZONING R-1 COMPREHENSIVE PLAN DESIGNATION low density residential  
PREVIOUS ACTION (if any) \_\_\_\_\_

File No. ANN 97-07  
Receipt No. 2592  
Received by OM  
Date Received 7-23-97  
Completeness Date \_\_\_\_\_  
Pre-App Meeting \_\_\_\_\_  
Hearing Date \_\_\_\_\_

If the applicant is not the property owner, he must attach documentary evidence of his authority to act as agent in making application.

# VICINITY MAP

EXHIBIT  
2



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

TO: FIRE, POLICE, CUB, SCHOOLS, CTA/NWT <sup>266-2111</sup> NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, CLACKAMAS COUNTY Planning and Chris Christofferson

The City has received ANN 97-07 an application by Riverside Homes (applicant) and William T. Kraxberger, Tom Lichatowich, and Dennis McCarthy (owners) for approval to annex 7.28 acres into the City of Canby. The property is located on the west side of Redwood Street, between Territorial Road and Highway 99-E [Tax Lots 900, 901 and 1000 of Tax Map 3-1E-34B].

We would appreciate your reviewing the enclosed application and returning your comments by August 21, 1997 PLEASE. The Planning Commission plans to consider this application on September 8, 1997. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

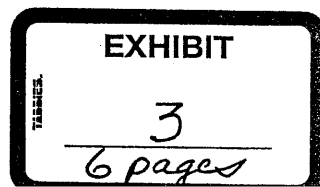
Comments or Proposed Conditions:

WILL NEED SIDE LOT EASEMENTS & EASEMENT  
TO CROSS CITY PROPERTY KNOWN AS Logging ROAD

Please check one box:

- Adequate Public Services (of your agency) are available
- Adequate Public Services will become available through the development
- Conditions are needed, as indicated
- Adequate public services are not available and will not become available

Signature: Tom Jordan Date: 8-19-97  
Title: ENG. DEPT. Agency: CTA - NWT



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

TO: FIRE, POLICE, CUB, SCHOOLS, CTA/NWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY STEVE, CLACKAMAS COUNTY Planning and Chris Christofferson

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Comments or Proposed Conditions:

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Signature: Ron Hester Date: 8-29-97

Title: Public Works Supervisor Agency: City of Canby

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

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Comments or Proposed Conditions:

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Signature: Stephen Miller Date: Aug 1997  
Title: Supt. Agency: Canby Sch. Dist.

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

TO: FIRE, POLICE, CUB, SCHOOLS, CTA/NWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY (STEVE) CLACKAMAS COUNTY Planning and Chris Christofferson

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Comments or Proposed Conditions:

None

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Signature: Steve Hansen Date: 8/20/97  
 Title: POTW Supervisor Agency: City of Canby



**PLEASE RETURN ATTACHMENTS!!!**

**CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

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Comments or Proposed Conditions:

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Signature: Jerry Tiger Date: 8/22/97  
Title: Chief of Police Agency: Canby Police



**PLEASE RETURN ATTACHMENTS!!!**

**CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

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Comments or Proposed Conditions:

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Signature: Tim Marshall Date: 8-19-97  
 Title: Fire Marshal Agency: Canby Fire Dept.

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 13, 1997

TO: FIRE, POLICE, CUB, SCHOOLS, ~~CTA/NWT, NW NATURAL GAS~~, MIKE JORDAN, JOHN KELLEY, ROY, STEVE/CLACKAMAS COUNTY Planning and Chris Christofferson

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### Comments or Proposed Conditions:

Staff recommends denial. A traffic study needs to be provided by the applicant to address capacity issues at affected intersections and proposed mitigation.

### Please check one box:

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Signature: Chris Christofferson Date: 8/29/97

Title: TRAFFIC ANALYST Agency: CLACKAMAS COUNTY