

Joyce

A G E N D A
CANBY PLANNING COMMISSION
REGULAR MEETING
City Council Chambers
Monday, April 11, 1994
7:30 p.m.

I. ROLL CALL

II. MINUTES

March 28, 1994

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

None

VI. COMMISSION DISCUSSION OF PLANNING ISSUES

VII. NEW BUSINESS

VIII. PUBLIC HEARINGS

SUB 94-01, an application by Anselmo and Judy Pizzuti for approval to develop a 4.22 acre parcel into an 8-lot subdivision, retaining the existing single family home on Lot #8. The property is located on the west side of Maple Street, between N.E. 20th Avenue and N.E. 21st Place (Tax Lot 600 of Tax Map 3-1E-28DB).

SUB 94-02, an application by Zarosinski-Tatone Engineers, Inc. for approval to develop a 7.25 acre parcel into a 26-lot single-family subdivision. The site is located north of N.E. 34th Place, on N. Maple Street (Tax Lot 2602 of Tax Map 3-1E-21).

SUB 94-03, an application by Regan Enterprises for approval to develop Phase VI of Township Village. The applicant is proposing to develop 12-single family residential lots. The site is located south of Township Road, west of S. Pine, at S.E. 10th (Tax Lot 4500 [part] of Tax Map 4-1E-3BC and Tax Lot 4800 [part] of Tax Map 4-1E-4AA).

VIII. DIRECTOR'S REPORT

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

Kurt Schrader, Chair
Stan Elliot
Wade Wiegand

Linda Mihata, Vice-Chair
Dan Ewert

Bob Gustafson
Tamara Maher



MEETING 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. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the entire group.*
- *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 at the beginning of the hearing.*

Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven (7) days after the hearing.



-M E M O R A N D U M-

TO: *Planning Commission*

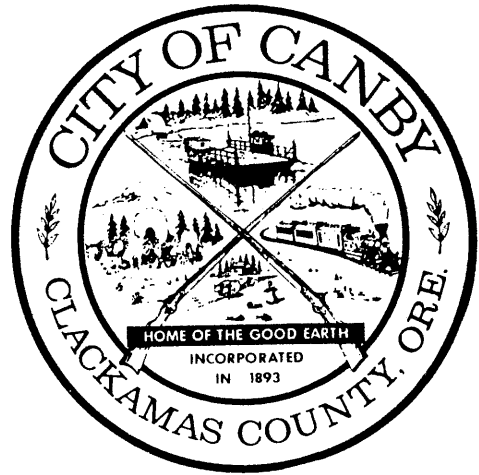
FROM: *James S. Wheeler, Assistant Planner* ^{JSW}

DATE: *April 1, 1994*

RE: *School District (Elementary and High School) comments for SUB 94-01,
SUB 94-02, SUB 94-03*

The Canby Elementary School District #86 and the Canby Union High School District will be responding together to the request for comments for the three above-mentioned subdivision applications. Due to the timing of the application and review process for development applications and the schools' spring break, the school districts were not able to respond in time for the responses to be incorporated in the staff reports. The responses are expected to be forwarded to the City next week, and staff will be issuing supplemental reports for each application as warranted.

- STAFF REPORT -



APPLICANT:

Anselmo & Judy Pizzuti
23985 S. Rondevic Dr.
Canby, OR 97013

FILE NO.:

SUB 94-01
(Pittuzi Estates)

OWNER:

Anselmo & Judy Pizzuti
Tony & Charlene Pizzuti

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lot 600 of
Tax Map 3-1E-28DB

DATE OF REPORT:

April 1, 1994

LOCATION:

West side of S. Redwood Street
south of Township Road

DATE OF HEARING:

April 11, 1994

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

R-1 (*Low Density Residential*)

I. APPLICANT'S REQUEST:

The applicant is requesting approval for an eight (8) lot subdivision.

II. APPLICABLE CRITERIA:

A. City of Canby Code Section 16.62.020

This is a quasi-judicial land use application. Applications for a subdivision shall be evaluated based upon the following standards and criteria:

- i. Conformance with the text and applicable maps of the Comprehensive Plan.
- ii. Conformance with other applicable requirements of the land development and planning ordinance.
- iii. 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.

B. Other Applicable Policies and Regulations:

■ City of Canby General Ordinances:

- 16.16 R-1 Low Density Residential Zone
- 16.60 Major and Minor Partitions (Subdivisions)
(especially 16.64, Subdivision Design)
- 16.86 Street Alignment
- 16.88 General Standards

III. FINDINGS:

A. Background and Relationships

The subject parcel is located on the west side of N. Maple Street, between N.E. 20th Avenue and N.E. 21st Place. The proposal is for the 4.22 acre property to be subdivided into eight lots, including the existing home, with a 40' wide, 630' long public road.

The property was recently annexed (ANN 92-07, annexation effective 3/28/93). Tony and Charlene Pizzuti's house was built after the effective annexation date and prior to this subdivision application. The house will be on the remaining lot. The remaining lot (lot #8), 79,306 square feet has a possible development pattern for an additional six lots.

B. Comprehensive Plan Consistency Analysis

i. *Citizen Involvement*

- **GOAL:** *TO PROVIDE THE OPPORTUNITY FOR CITIZEN INVOLVEMENT THROUGHOUT THE PLANNING PROCESS*

ANALYSIS

The notification process and public hearing are a part of the compliance with the adopted policies and process pertaining to Citizen Involvement.

ii. *Urban Growth*

- **GOALS:**
- 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, WITHIN THE FRAMEWORK OF AN EFFICIENT SYSTEM FOR THE TRANSITION FROM RURAL TO URBAN LAND USE.*

ANALYSIS

The property is entirely within the Urban Growth Boundary. It fully meets the intent of Canby's Goals and Policies regarding the Comprehensive Plan Urban Growth Chapter.

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 #4 Canby shall limit development in areas identified as having an unacceptable level of risk because of natural hazards.
- Policy #5 Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions.

ANALYSIS

The parcel is zoned R-1, Low Density Residential and is proposed to be developed with single family residential structures. The Comprehensive Plan land use designation of the subject parcel is Low Density Residential, which is consistent with the zoning and the proposed development. The development pattern of the proposed subdivision is similar to that of surrounding urban residential developments. A large portion of the original parcel, lot #8 (1.82 acres), will remain mostly undeveloped. The existing house, completed within the last year, is on lot #8.

The uses that immediately surround the proposed development include agriculture to the west, residential to the north, south, and east. The proposed development density is relatively low (3.6 lots per developable acre - with lot #8 developed as shown in the "possible development pattern") in comparison to that of the comprehensive plan standard calculation (4.7 lots per developable acre, p.36). However, this density is approximately the same as the development immediately to the south (3.7 lots per developable acre, Libee Country Club Estates).

iv. Environmental Concerns

■ **GOALS: TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.**

TO PREVENT AIR, WATER, LAND, AND NOISE POLLUTION.

TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

- Policy #2-R Canby shall maintain and protect surface water and groundwater resources.
- Policy #3-R Canby shall require that all existing and future development activities meet the prescribed standards for air, water and land pollution.
- Policy #4-R Canby shall seek to mitigate, wherever possible, noise pollution generated from new proposals or existing activities.
- Policy #7-R Canby shall seek to improve the overall scenic and aesthetic qualities of the City.
- Policy #8-R Canby shall seek to preserve and maintain open space where appropriate, and where compatible with other land uses.
- Policy #9-R Canby shall attempt to minimize the adverse impacts of new developments on fish and wildlife habitats.

ANALYSIS

The site has Canderly sandy loam soil. There are no known soil problems related to urban type development. Canby's storm and sanitary sewer procedure will provide protection for ground water and surface water. Building, health and other Code regulations will protect against other types of pollution.

v. *Transportation*

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

- Policy #1: Canby shall provide the necessary improvement to City streets, and will encourage the County to make the same commitment to local County roads, in an effort to keep pace with growth.
- Policy #2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the City's growth needs.
- Policy #3: Canby shall attempt to improve its problem intersections in keeping with its policies for upgrading or new construction of roads.

- Policy #4: Canby shall work to provide an adequate sidewalks and pedestrian pathway system to serve all residents.
- 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.
- Policy #7: Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.
- Policy #12: Canby shall actively promote improvements to State highways and connecting County roads which affect access to the City.

ANALYSIS

The applicant is proposing an interior forty (40) foot road right-of-way, with a 'bulb' along the southern part of the proposed road, toward the western end of the development. The proposed street, unnamed on the application plat, will be named N.E. 21st Avenue. The road is proposed to be continued when the property to the west is annexed and developed (it is within the Urban Growth Boundary), and therefore the name extension is in accordance with the street naming ordinance. The 'bulb' will provide emergency vehicles a place to turn around, until the street is continued. The 'bulb' will remain after the street is continued. A similar street layout is existent along S. Elm Court, and functions sufficiently. A one (1) foot reserve strip, controlled by the City, is needed to control access to N.E. 21st Avenue from the west.

The location of the intersection of N.E. 21st Avenue and N. Maple Street will need to be located ten (10) feet further to the north. The right-of-way for N.E. 21st Avenue will need to be widened by ten (10) feet for the portion that abuts tax lot 601. The moving of the street and the widening of the right-of-way will permit sidewalk and street placement along that portion of the southern side of N.E. 21st Avenue. Given the dimensions shown for the house on tax lot 601, it would appear that further development of that lot is unlikely, and thus sidewalk and street tree improvements as a part of development of that lot are also unlikely. The developer of the subject parcel can apply for advanced financing of improvements that will benefit tax lot 601, thus allowing for reimbursement for the improvements made should tax lot 601 be further developed.

Improvements to N. Maple Street will also be needed. As a part of the existing house hooking up to the City sewer (in accordance with the City's understandings for annexation), the necessary right-of-way was already dedicated to the City. The improvements necessary include pavement widening and curbs. Sidewalks and street trees will be required as a part of further development of lot #8.

The road improvements, both the new road and N. Maple Street, need to meet the current City road construction standards. In order to facilitate the placement of the utilities and the street trees, the sidewalks will need to be placed against the curbs. Including the curb, the sidewalks need to be at least five (5) feet wide in order to provide adequate room for pedestrians. A conflict of uses of the sidewalk arise when the sidewalks are placed against the curb. Mailboxes, newspaper boxes, or other obstructions such as fire hydrants, are most often also placed directly behind the curb. When this happens, the walking width of the sidewalk is effectively limited to one person, instead of two. Most newspaper boxes (and mailboxes if they are not grouped together), are placed adjacent to the driveway approach. Wherever the newspaper boxes/mailboxes or other obstructions such as fire hydrants occur, the sidewalk will need to be set back two feet.

In order to provide unobstructed use of the sidewalk, and to allow for off-street vehicle parking in front of the garage, a minimum distance of nineteen (19) feet will need to be maintained between the back of the sidewalk and the face of the garage, as measured from the outward most facing of the garage. If the newspaper boxes and/or mailboxes are located adjacent to the driveway approach, such that the sidewalk is set back from the curb, the minimum distance is from the back of the sidewalk, as it meets the driveway, that is the closest to the house.

Street trees are required as a part of land division development. The location of the planting of the trees needs to be both compatible with the placement of the utilities for the subdivision and such that the trees have adequate room to grow. With the right-of-way width of forty (40) feet and the paved street width of thirty-six (36) feet, there is not a lot of extra right-of-way space. In order to accommodate utilities and street trees, with the limited right-of-way space and without further encroaching upon the "buildable" area of the lot, the sidewalk is required to be constructed against the curb and the street trees are to be planted twelve (12) feet behind the curb. A tree-planting easement has been proposed behind the right-of-way, which will allow the City to plant the trees, if the developer pays for the cost at \$75 a tree. The number of trees required will be according to the trees selected. Larger trees need more space, and therefore, fewer will be planted than smaller trees. The type of trees to be planted, and spacing requirements, will be according to the Recommended Street Tree List.

vi. Public Facilities and Services

■ 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.

Policy #3: Canby shall adopt and periodically update a capital improvement program for major City projects.

Policy #5: Canby shall assure that adequate sites are provided for public schools and recreation facilities.

ANALYSIS

Electric, water, gas and phone service providers have indicated that servicing this subdivision is possible.

A fire hydrant will be needed at the northeastern corner of proposed lot #1. An 8" water main will also be needed in N.E. 21st Avenue. These two improvements are for fire protection purposes and need to be installed according to the Canby Utility Board specifications. An 8" sewer line will also be needed for N.E. 21st Avenue.

The Parks Plan has designated an area to the west of N. Locust Street (west of this property) for a future mini-park. Parks Systems Development Fees will be required of all homes built within this subdivision project, and will therefore contribute their "fair share" to the City's development of parks and open space.

vii. Economic

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

ANALYSIS

This application will not directly affect the economic base of the City. The land has not been planned for economic development, or any other development that would directly affect the economic base of the City.

Development of this site, with homes, will provide residences for Canby business owners and employees, and also will provide a few employment opportunities and expand the market for Canby businesses.

viii. Housing

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

Policy #2: Canby shall encourage a gradual increase in housing density as a response to the increase in housing costs and the need for more rental housing.

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.

Policy #4: Canby shall encourage the development of housing for low income persons and the integration of that housing into a variety of residential areas within the City.

Policy #5: Canby shall provide opportunities for mobile home developments in all residential zones, subject to appropriate design standards.

ANALYSIS

This subdivision will provide an opportunity for 7 additional single family units of housing, since it is zoned R-1. The residential lots will range in size from approximately 9,600 square feet to approximately 11,800 square feet, with lot #8 (79,000 square feet) being the remaining land held for future development.

ix. Energy Conservation

■ **GOAL:** **TO CONSERVE ENERGY AND ENCOURAGE THE USE OF RENEWABLE RESOURCES IN PLACE OF NON-RENEWABLE RESOURCES.**

Policy #1: Canby shall encourage energy conservation and efficiency measures in construction practices.

- Policy #2: Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.
- Policy #3: Canby shall strive to increase consumer protection in the area of solar design and construction.
- Policy #5: Canby shall continue to promote energy efficiency and the use of renewable resources.

ANALYSIS

Recently constructed housing will have increased standards for energy efficiency. All eight (8) lots proposed will meet the Solar Access Ordinance basic requirements (100%). Six of the seven lots that would result from the development of lot #8 (as shown on the future possible development pattern) would meet the Solar Access Ordinance basic requirements (86%, a total of 93%). The subdivision meets the requirements of the Solar Access Ordinance.

C. Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan and Compliance with Other Applicable City Ordinances:

Review of the above analysis will show that the proposed subdivision is consistent with the policies of the Comprehensive Plan. Development of each of the lots 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.

D. Conformance with Applicable Requirements of the Land Development and Planning Ordinance

16.64.010 Streets.

There was no proposed street name on the application plat. In accordance with the street naming ordinance, N.E. 21st Avenue will be the designated name. The right-of-way for N.E. 21st Avenue will be reduced to forty (40) feet. A one (1) foot reserve strip will be required for the west end of N.E. 21st Avenue.

A turn-around is provided in the proposed design through the use of the 'bulb', which will remain after the property to the west is annexed and developed. Future extension of N.E. 21st Avenue to the west is possible with the current proposed design. The lot layout is such that the addressing scheme will not be difficult. The existing home will probably need to have a change in address

when lot #8 is further developed. Currently, the home has a N. Maple Street address, and with further development of lot #8, the home will most likely access off of N.E. 21st Avenue, necessitating a N.E. 21st Avenue address. This change is not required at this time.

16.64.030 Easements.

Six foot utility easements are proposed to be located along all interior lot lines. The non-street exterior property line of the portion of lot #8 along the north, abutting the Brandy Estates Subdivision Lots (N.E. 21st Place) will need only a six foot permanent utility easement, as there is already an easement on those adjoining lots. Twelve foot utility easements will be needed for all other exterior lot lines. Twelve foot utility easements are proposed along all street lot lines. A twelve foot tree-planting easement is also proposed along all street lot lines, this will allow the City to plant street trees at the desired location (12 feet from the curb), if the developer pays the cost of \$75 per tree.

The sidewalks will be located against the curb. The sidewalks will be "swung" around obstacles (such as mailboxes, newspaper boxes and fire hydrants) that are located against the curb. The width of the sidewalk will be five feet, including the curb when the sidewalk is against the curb. The minimum distance between the garage and the back of the sidewalk is nineteen feet (allowing for a car to be parked in front of the garage without obstructing the sidewalk), regardless of the sidewalk's location. Locating the sidewalk in this manner will allow for the utilities and street trees to be placed with the least amount of conflict and hinderance on the "buildable" area of the lot. In addition, the sidewalk will be kept clear of obstacles to pedestrians.

No street trees or sidewalks will be required along the northern part of N.E. 21st Avenue or N. Maple Street until lot #8 is further developed. Construction of sidewalks and planting of streets trees on lot #8 at this time would limit the future development pattern of the lot, especially regarding the location of driveways.

16.64.040 Lots.

The lots will range in size from approximately 9,600 square feet to approximately 11,800 square feet, with lot #8 (79,000 square feet) being the remaining lands held for future development. All lots will meet the minimum required area of 7,000 square feet, and will be of such dimensions as not to preclude development with single-family homes for reasons of insufficient room for required setbacks. All lots are at least 60 feet in width for interior lots and at least 65 feet for corner lots. All lots are functional for residential uses.

16.64.050 Public Open Spaces.

The Parks Plan has designated an area to the west of this property (to the west of N. Locust Street) for a future mini-park. The Willamette Country Club (golf course) is nearby to the east, but it is private open space. There is no other public open space in the immediate vicinity. Parks Systems Development Fees will be required of all homes built within this subdivision project, and will therefore contribute their "fair share" to the City's development of parks and open space.

16.64.070 Improvements.

A bond will be required for any improvements in the subdivision that are not completed prior to the signing of the final plat. Such agreement of assurance shall be in conformance with Paragraph (O) of Section 16.64.070 of the Land Development and Planning Ordinance. A pre-construction conference with the developer, the City, and the utility providers is necessary prior to any construction of the improvements.

E. Design and Lot Arrangement - The Overall design shall be functional in terms of sites, utility easements and access, without hindering adjacent development.

The layout and provision of services to the proposed subdivision has been described by staff in detail in the preceding section (D). The design and arrangement of the lots and streets are functional.

IV. CONCLUSION

In general, the proposed subdivision is consistent with the Comprehensive Plan, all applicable requirements of the Land Development and Planning Ordinance, and the overall design and arrangement of lots is functional and will not unduly hinder use or development of adjacent properties. Conditions are proposed herein to provide the necessary changes and details required to meet the City's standards for subdivisions.

V. RECOMMENDATION

Based on the application, site plan, the facts, findings and conclusions presented in this report, and without benefit of public testimony, staff recommends that the Planning Commission approve, with conditions, SUB 94-01. The following conditions shall apply:

For the Final Plat:

1. Twelve (12) foot utility easements shall be provided along all exterior lot lines, except for the northern lot lines of those lots adjoining the Brandy Estates (N.E. 21st Place), which need to be only six (6) feet in width. The interior lot lines shall have six (6) foot utility easements as proposed.
2. The final plat shall reference this land use application - City of Canby, File No. SUB 94-01, 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.
3. 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.
4. The name of the public right-of-way shall be N.E. 21st Avenue.
5. A one foot plug shall be provided at the west end of N.E. 21st Avenue to prevent access to the west until annexed and/or platted.
6. The right-of-way width for N.E. 21st Avenue shall be fifty (50) feet for that portion of the right-of-way that abuts tax lot 601 (tax map 3-1E-28DB). The remainder of the right-of-way shall be tapered to a forty (40) foot right-of-way as proposed.

As a part of construction:

7. Any necessary utilities shall be constructed to the specifications of the utility provider.
8. Street name and 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.
9. Erosion-control during construction shall be provided by following the recommendations of the "Erosion Control Plans Technical Guidance Handbook," by Lori Faku and Rick Raety, dated November 1989, as revised (currently January, 1991).
10. Storm water drainage and design for the subdivision shall be approved by the Director of Public Works.
11. The design and construction of the sewer system for the subdivision shall be approved by the Director of Public Works.

12. Street improvements, including the construction of N.E. 21st Avenue and half-street improvements in N. Maple Street, shall be built to the City specifications and standards. The improvements shall include the street, curbs, sidewalks, and street trees. The northern frontage of N.E. 21st Avenue and N. Maple Street shall be excluded from sidewalk and street tree improvements until lot #8 is further developed.
13. The centerline of N.E. 21st Avenue shall be located twenty (20) feet south of the northern right-of-way limit.
14. The sidewalks shall be located against the curb, and shall be five-feet wide. 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-foot width.
15. The type of street tree to be planted shall be selected from the Recommended Street Tree list. The number of street trees to be planted shall be in accordance with the recommended spacing for the selected tree. The trees shall be planted twelve (12) feet from the street curb. For the portion of N.E.21st Avenue that abuts tax lot 601 (tax map 3-1E-28DB), the trees shall be planted nine (9) feet from the street curb.

Prior to the signing of the Final Plat:

16. 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.

After construction:

18. "As-built" drawings shall be submitted to the City within sixty (60) days of completion.
19. 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.

Exhibits:

1. Application
2. Vicinity Map
3. Tentative Plat (*too large to reproduce*)
4. Responses to Request for Comments

SUBDIVISION APPLICATION

Fee: \$600 + \$20/lot

OWNER

APPLICANT

Name See attached sheet.

Name Anselmo & Judy Pizzuti

Address _____

Address 23985 S. Rondevic Drive

City _____ State _____ Zip _____

City Canby State OR Zip 97013

SIGNATURE _____

Phone: _____

DESCRIPTION OF PROPERTY:

Tax Map 3S 1E 28DB Tax Lot(s) 600 Lot Size 4.22 Acres
(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 One single family residence.

Proposed Eight lots for single family homes

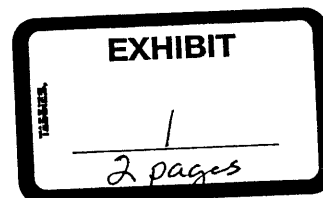
Existing Structures One house.

PROJECT DESCRIPTION

The applicant is proposing to construct a new street and create seven new lots for construction of single family homes. Lot 8 contains the residence of the applicant's brother. It will remain as a single lot for the present time. The site plan, however, shows how this lot can potentially be redivided in the future.

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION Low Density Residential
PREVIOUS ACTION (if any) None

File No. SUB-94-01
Receipt No. 2810
Received by RGM
Date Received 3/15/94
Completeness Date 3/18/94
Pre-App Meeting _____
Hearing Date 4/11/94



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

PIZZUTI ESTATES

Subdivision Application

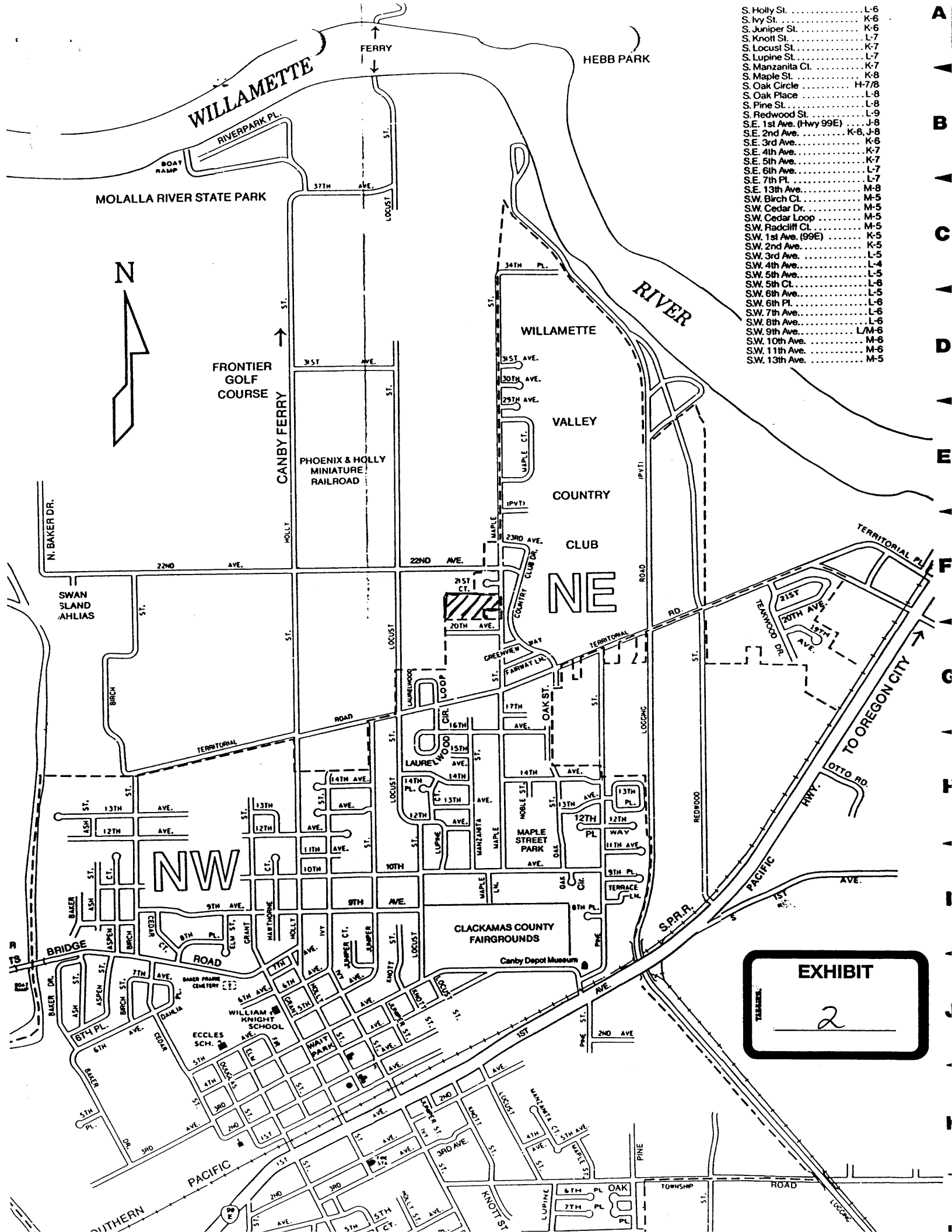
This application requests approval of the Tentative Plan for a proposed eight lot subdivision. The property included in this application is a 4.22 acre tract located on Maple Street between N.E. 20th Avenue and N.E. 21st Place. The property is described as Tax Lot 600 of Assessors Map 3-1E-28DB and is zoned R-1.

The subject property is owned by two families: Anselmo and Judy Pizzuti, and Tony and Charlene Pizzuti. Tony and Charlene Pizzuti live in a newly constructed home located on the northern portion of the subject property. One purpose of this application is to segregate the property so that each family will own approximately one-half of the site. Additionally, Anselmo and Judy Pizzuti wish to develop the southern portion of the property into seven building sites so that the lots can be sold for construction of single family homes. Tony and Charlene Pizzuti do not wish to develop their half of the property (Lot 8) at the present time. The site plan, however, depicts how Lot 8 may be further divided in the future should their plans change.

The proposed development plan is consistent with the Comprehensive Plan in that the proposed subdivision will create lots for construction of single family dwellings consistent with the Low Density Residential designation of the site.

Lots 1 through 7 exceed the minimum dimensional requirements of the R-1 zone, having a minimum lot size of 9,604 sq. ft., a minimum width of 72 feet, and a minimum depth of approximately 100 feet. Lot 8, the large lot which contains the existing residence, is 79,306 sq. ft. in area and clearly exceeds the minimum dimensional standards. The lots all conform with the basic solar design option in that they have front lot lines oriented within 30 degrees of east-west and have north-south dimensions in excess of 90 feet.

The street proposed to be constructed in this development meets City standards, having a 40 foot right-of-way and 36 feet of paving. Twelve foot easements have been provided along each side of the right-of-way for construction of utilities and sidewalks. The easements also will provide for planting of street trees behind the sidewalk. The street has been stubbed to the western border of the property to provide for connection to future development of lands to the west. Property to the north and south is already developed and does not require additional access.



- S. Holly St. L-6
- S. Ivy St. K-6
- S. Juniper St. L-7
- S. Knott St. K-6
- S. Locust St. L-7
- S. Lupine St. K-7
- S. Manzanita Ct. K-8
- S. Maple St. L-8
- S. Oak Circle H-7/8
- S. Oak Place L-8
- S. Pine St. L-8
- S. Redwood St. L-9
- S.E. 1st Ave. (Hwy 99E) J-8
- S.E. 2nd Ave. K-6, J-8
- S.E. 3rd Ave. K-6
- S.E. 4th Ave. K-7
- S.E. 5th Ave. K-7
- S.E. 6th Ave. L-7
- S.E. 7th Pl. L-7
- S.E. 13th Ave. M-8
- S.W. Birch Ct. M-5
- S.W. Cedar Dr. M-5
- S.W. Cedar Loop M-5
- S.W. Radcliff Ct. M-5
- S.W. 1st Ave. (99E) K-5
- S.W. 2nd Ave. K-5
- S.W. 3rd Ave. L-5
- S.W. 4th Ave. L-4
- S.W. 5th Ave. L-5
- S.W. 5th Ct. L-8
- S.W. 6th Ave. L-5
- S.W. 6th Pl. L-6
- S.W. 7th Ave. L-6
- S.W. 8th Ave. L-6
- S.W. 9th Ave. L/M-6
- S.W. 10th Ave. M-6
- S.W. 11th Ave. M-6
- S.W. 13th Ave. M-5

EXHIBIT
2

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

95w
3/22/94

DATE: March 18, 1994

TO: FIRE, POLICE, CUB, HIGH SCHOOL and ELEMENTARY SCHOOL DISTRICTS, TOM
PIERSON, TODD SCHMIT, GARY HYATT, CLACKAMAS COUNTY, MIKE JORDAN,
JOHN KELLY, ROY, SEWER

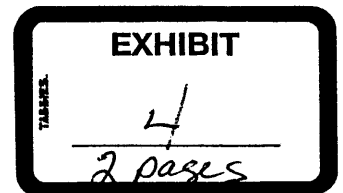
The City has received SUB 94-01, an application by Tony and Judy Pizzuti for approval to develop a 4.22 acre parcel into an 8-lot subdivision, retaining the existing single family home on Lot #8. The property is located on the west side of Maple Street, between N.E. 20th Avenue and N.E. 21st Place (Tax Lot 600 of Tax Map 3-1E-28DB).

We would appreciate your reviewing the enclosed application and returning your comments by March 28, 1994 PLEASE. The Planning Commission plans to consider this application on April 11, 1994. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

A 8" water main shall be installed for fire protection.
Fire hydrant needs to be installed at East Property line
of Lot #1 at curb.
Water main and hydrant shall be installed as per
C. U. B. specifications.

- 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: Jack Stark Date: 3-21-94

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

9sw
3/22/94

DATE: March 18, 1994

TO: FIRE, POLICE, CUB, HIGH SCHOOL and ELEMENTARY SCHOOL DISTRICTS, TOM
PIERSON, TODD SCHMIT, GARY HYATT, CLACKAMAS COUNTY, MIKE JORDAN,
JOHN KELLY, ROY, SEWER

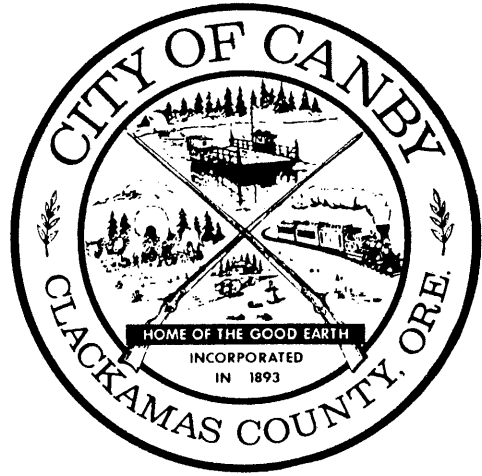
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- Adequate Public Services will become available through the development
- Conditions are needed, as indicated
- Adequate public services are not available and will not become available

Signature: _____ Date: --



- STAFF REPORT -

APPLICANT:

Regan Enterprises, a copartnership
31233 French Prairie Road
Wilsonville, OR 97070

OWNER:

Same

LEGAL DESCRIPTION:

Portion of Tax Lot 4500
Tax Map 4-1E-3BC; Portion
of 4800 Tax Map 4-1E-4AA

LOCATION:

South of S.E. Township Road,
along Pine Street

COMP. PLAN DESIGNATION:

Medium Density Residential

FILE NO.:

SUB 94-03
(Township Village VI)

STAFF:

Robert G. Hoffman, AICP
Planning Director

DATE OF REPORT:

April 1, 1994

DATE OF HEARING:

April 11, 1994

ZONING DESIGNATION:

R-1 (Low Density Residential)
and R-1.5 (Intermed. Density Resid.)

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a 12-lot residential subdivision on 2.4 acres, as Phase VI of Township Village. A revised Master Plan for the larger Township Village area has also been submitted. This revised plan indicates ten phases. The 12 single family lots proposed vary in size between 7,016 and 7,378 square feet.

II. APPLICABLE CRITERIA:

A. City of Canby Code Section 16.62.020

This is a quasi-judicial land use application. Applications for a subdivision shall be evaluated based upon the following standards and criteria:

- i. Conformance with the text and applicable maps of the Comprehensive Plan.
- ii. Conformance with other applicable requirements of the land development and planning ordinance.
- iii. 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.

B. Other Applicable Policies and Regulations:

■ City of Canby Comprehensive Plan:

- I. Citizen Involvement
- II. Urban Growth
- III. Land Use
- IV. Environmental Concerns
- V. Transportation
- VI. Public Facilities and Services
- VII. Economics
- VIII. Housing
- IX. Energy

■ City of Canby General Ordinances:

- | | |
|-------|---|
| 16.10 | Off-Street Parking and Loading |
| 16.16 | R-1 Low Density Residential Zone |
| 16.18 | R-1.5 Intermediate Density Residential Zone |
| 16.42 | Signs |
| 16.46 | Access Limitations |
| 16.56 | General Provisions (Subdivisions) |
| 16.60 | Major and Minor Partitions (Subdivisions)
(especially 16.64, Subdivision Design) |
| 16.66 | Subdivisions--Planning Commission Action |
| 16.86 | Street Alignment |
| 16.88 | General Standards |

III. FINDINGS:

A. Background and Relationships

The subject parcel was a part of previous considerations by the Planning Commission. Rezoning part of this site to R-1.5, and an adjacent site of 8.5 acres was approved, but the request for rezoning the remainder of the site of 33.4 acres was denied which explains why part of the subject site remains zoned R-1. Phases I, II, IV and V of the Township Village development for the area have received approvals for subdivision with a number of conditions. The proposed addition to the park area has been dedicated. A master site plan for Township Village underwent review and received tentative approval. A **revised** master site plan has been submitted with the present application. The final Order for Phase IV included the following condition, with staff comments noted in parenthesis.

15. The proposed Master Plan should be reconsidered by the developer for revision prior to submittal of Phase VI, as follows:
 - a. indicate a proposed fence along the northern and eastern school/park property. [The fence is now indicated on the Master Plan.]
 - b. provide a walkway between Phases VI and VIII, at the western end. [This has been provided by a street with sidewalks rather than a walkway.]
 - c. eliminate the two right angle turns from S. Pine near 13th Avenue, and provide for direct utility connection to 13th Avenue and the Traffic Safety Committee shall be requested to recommend any additional features to control traffic on Pine. [This has been accomplished. Traffic Safety has recommended stop signs along Pine which will be provided when needed.]
 - d. provide a walkway connection between S. Pine and the new park, approximately one-half the distance between the current proposed walkway on the west side of S. Pine Street and S.E. 13th Avenue. [These have been shown on Plan.] (See below)

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement - the hearing process has provided an opportunity for this.

ii. Urban Growth

The subject parcel is entirely within the Urban Growth Boundary and within the City limits. The priority of the site is Priority "A" and has recently been annexed. Thus, it is appropriate for urban development.

iii. Land Use Element

The Comprehensive Plan Land Use Element indicates the parcel as appropriate for Medium Density Residential. The zoning of the parcel is consistent with this pattern, with the parcel zoned R-1.5, Intermediate Density Residential with part of the subject parcel still remaining R-1. The intent of Special Area "I" of the Comprehensive Plan has been met through annexation and zoning of the general area (and sewer and collector street on Pine). The Planning Commission approved of the change from Rural County zoning to R-1.5 for part of the subject parcel. Development as urban residential remains. The subject subdivision is one step in that process. Duplex or triplex development of the proposed lots as might be allowed by the zoning would be prevented by the proposed lot sizes being 7000 square feet to 7,300 square feet. A duplex would require 10,000 square feet.

iv. Environmental Concerns

The site is generally flat and the slope is very gradual. The predominant soil is Latourell Loam, a deep well-drained soil with Class I capability rating. The general site has been in Christmas Tree production. The area is suitable for urban residential development. It is possible to design methods and facilities to provide adequate protection of the air, water and land resources and to mitigate against any noise. The southeast portion of the City does not have adequate sewer capacity to handle all the area indicated within the Urban Growth Boundary. A major sewer route has been determined and initiated to serve this part of

the City. Also, a collector road is needed to provide a connection between local areas and their arterials. The collector is being provided through Pine Street, a 50' right-of-way with a 40 foot pavement, being constructed with each phase of development. The proposed revised area Master Plan provides for this collector via S. Pine, between Township and 13th Avenue. The new sewer collector will be provided for in each phase within this new right-of-way. Phase VII, the proposed next phase, will bring the sewer and collector southerly to 13th.

v. ***Transportation Element***

The Transportation Element Goal,

"To develop and maintain a transportation system which is safe, convenient and economical."

This is accomplished through the City's Capital Improvement Program and use of the Land Development Ordinance to prevent creation of dead-end streets, without adequate connections or turnarounds. As part of development programs, new streets are to be programmed and constructed, making adequate provision of collectors and arterials. Also, adequate sidewalks and a pedestrian pathway system should be provided. The subject subdivision provides for a desirable local street pattern and provides for the Comprehensive Plan proposed collector street on S. Pine. Adequate sidewalks are proposed to be provided. The developer has requested approval to build a "four foot sidewalk, constructed 2.5 feet back of the curb similar to Phases II, III, IV and V." The proposed phase connects to the present street system via S. Pine. Since street trees are now required, staff is **not** recommending the 2.5 feet setback, as a clear space 5 feet sidewalk is considered more desirable. Safe school access must be provided for the needs of children and other pedestrians, and is provided between phases. These show on the Master Plan, including the connections to the Valley Farms subdivision. Preliminary discussions with the City's Traffic Engineer have indicated the desirability of 10th Avenue connecting to Ivy. The Engineer assures staff that can be done without "sight distance" problems or school conflicts. Township Village residents would then have an alternate entrance and reduced traffic through the 13th/Ivy and Township/Ivy intersections. The cross-section road standard does not meet the recently revised standard which Public Works has recently promulgated.

vi. Public Facilities and Services:

This element stresses the need to ensure adequate provision of public facilities and services.

Regarding other site facilities and improvements, the developer states in his application:

"IMPROVEMENTS: Improvements will be in accordance with City of Canby Land Development and Planning Ordinance No. 740. We are requesting approval for a four foot sidewalk to be constructed 2.5 feet back of the curb similar to Phase 2. Construction will be in accordance with City of Canby and Canby Utility Board Standards."

Staff comment regarding sidewalk proposal: Street trees are now required to be planted and must not conflict with utilities location. Also there must be at least 19 feet between the sidewalk and the face of the garage for parking. We are therefore recommending that the sidewalk be 5 feet wide at the curb and pulled back for mailboxes and newspaper boxes where needed, so as to provide adequate pedestrian width. If the applicant wants the City to plant the street trees, the utility easement may also contain a street tree planting easement. Since 10th Street with Phase VI will be almost 500 feet long, it should have a temporary turn around until Phase X is built.

"WATER AND SEWER: City water and sewer is available and will be extended by the developer." (With the approval of the Stipulated Final Order by DEQ, the sewer treatment plant now has substantial excess sewer capacity.)

Sewer and water service is available from S. Pine Street.

The service providers have been surveyed and report no problems or concerns. Staff will report on any additional concerns we may receive.

"STREET LIGHTING: Developer shall provide street lighting in accordance with City standards."

"TELEPHONE, CABLE, GAS AND ELECTRIC: Available and will be extended by the utility."

The School district has previously requested that pedestrian pathways be provided to the Philander Lee Elementary School "as soon as possible." Currently, children from Township Village must walk on Township Road or 13th Avenue and Ivy Street. No sidewalks are available for much of the distance. The Master Plan has been modified to propose direct pedestrian access from Township Village to the school, as a part of Phase VII and VIII. The fence the principal has requested has been indicated on the Master Plan.

vii. *Economic Element*

Since this application is for residential development, this element does not apply.

viii. *Housing Element*

■ **GOAL:** *To provide for the housing needs of the citizens of Canby.*

The Housing Element, Policy No. 2, states that a gradual increase in housing density is to be encouraged. Policy No. 3 states that housing construction needs to be coordinated with provision of utilities, facilities and transportation. This subdivision proposal will aid Canby in meeting its Housing Goal and Policies through the provision of 12 well-designed, single-family lots, well served by utilities, public facilities and transportation. The triplexes and duplexes allowed under R-1.5 zoning would be prevented by the lot size.

ix. *Energy Conservation Element*

The Solar Access Standards for new development requires that a new development assure at least eighty (80) percent of the lots have a north-south dimension of 90 feet or more, and have a front lot line that is oriented within 30 degrees of a true east-west axis. All proposed lots meet this requirement.

C. Development Code Consistency Analysis:

1. Section 16.62.020 - Standards and Criteria

• **Conformance with Comprehensive Plan**

The foregoing discussion described the subject subdivision, master plan, and their relation to applicable Comprehensive Plan Goals and Policies. Basically, the proposed subdivision is consistent with the policies of the Comprehensive Plan, provided certain conditions are required to be met as indicated later in the staff recommendation.

• **Conformance with Applicable Requirements of the Land Development and Planning Ordinance:**

This is the object of this entire staff report. Staff has not found any requirements that will not be met, provided the recommended conditions are met.

• **Design and Lot Arrangement - The overall design shall be functional in terms of sites, utility easements and access, without hindering adjacent development.**

The revised Master Plan provides for solar access, and a collector street connecting the area to Township Road and 13th Avenue and other parts of the subdivision, without unduly encouraging traffic on local streets. The lots of the subdivision are of adequate size and shape to encourage adequate design of single family homes. Utility easements should be provided, as requested. Adequate roadway connections are made to encourage adjacent land development and needed connections. The 10th Avenue connection to Ivy should be explored with the City as part of Phase X.

2. Section 16.64 - Subdivision Design Standards

Streets - Streets have been designed to meet City standards. They are designed to provide for the ultimate collector street on Pine, while not encouraging excess traffic on residential streets. Provision for connection to future phases to the west is provided for. A temporary turnaround for the western end of 10th Street should be provided.

Blocks - Generally, the block designs, sizes, topography, lengths, and shapes are well suited to the site and provide an adequate framework for lot design and extension to the west and south.

Easements - All necessary easements will be provided by the developer.

3. **Section 16.64.040 - Lots**

Lots have been designed to meet standard subdivision practices and are appropriate for the site.

4. **Section 16.64.050 - Public Open Space**

The developer has previously dedicated park land. The Systems Development Charge Ordinance is now operational and is being collected, but Township Village is exempt because of the park dedication.

5. **Section 16.64.060 - Grading of Building Sites**

The developer must follow all procedures referred to in this section as is the case in all subdivision work. The County now has in place, and will require, an erosion control plan.

6. **Section 16.64.070 - Improvements**

The developer will need to follow all the development procedures of this section, as is the case in all subdivisions.

IV. CONCLUSION

The application, including the Master Plan for Township Village, meets the full intent of the Comprehensive Plan and applicable City Codes, provided that certain conditions are incorporated and implemented, as recommended below.

V. RECOMMENDATION

Based on the findings and conclusions presented in this report, and without benefit of a public hearing, staff recommends approval of SUB 94-03 (Township Village VI), with the following conditions:

1. Full-width barricades shall be placed, at the developer's expense, at the west end of 10th Avenue.
2. Any necessary utilities shall be constructed to the specifications of the service-provider.
3. Utility easements shall be provided and are to be twelve (12) feet along all streets and exterior parcel lines. Exterior lines of the subdivision adjacent to other platted subdivisions with easements, and easements along all interior lot lines, are to be six (6) feet wide off of each lot, for a total of twelve (12) feet.
4. "As-built" drawings shall be submitted to the City within sixty (60) days of completion.
5. Street name and traffic control signs shall be provided at the developer's expense. This shall include "dead end" signs for the end of the streets and "Stop" street signs, where required by the Director of Public Works.
6. A one foot "plug" and reserve strip shall be provided at the end of the dead ended streets to prevent access to the west until platted or developed.
7. The final plat shall reference this land use application - City of Canby, File No. SUB 94-03, 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.

8. 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.
9. Curbs and sidewalks shall be provided along all street frontages. While building setbacks are normally required to be measured from the property line, in situations where the sidewalks are built on private property, the driveways and parking areas shall be designed to provide a minimum of 19 feet of parking area between the sidewalk and the face of the garage (or some equal outdoor parking provided on-site). The sidewalk shall be 5 feet wide (including curb), usually located adjacent to the curb and with a minimum of 5 feet clear distance for pedestrians where adjacent to mailboxes, newspaper boxes, fire hydrants and other obstructions.
10. No more than four lots in each block shall have the same house designs.
11. Erosion-control during construction shall be provided by following the recommendations of the "Erosion Control Plans Technical Guidance Handbook," by Lori Faku and Rick Raety, dated November 1989, as revised to date.
12. Design of street paving and construction standards shall be approved by the Public Works Department. The stormwater disposal system shall be reviewed and approved by the Public Works Director, including appropriate drywells.
13. Temporary turnarounds shall be provided at the west end of 10th Avenue, the design of which meets the requirements of the Fire Marshall.
14. The proposed Master Plan and phase design should be **reconsidered** by the developer for revision prior to submittal of Phase X as follows:
 - a. A connection of 10th Avenue to Ivy shall be explored with the City.

15. Street trees shall be planted prior to occupancy of the homes. If the City is requested to plant the trees for the developer, then a tree planting easement shall be provided.

Exhibits:

1. Application
2. Tentative Plat (*too large to reproduce*)
3. Master Plan (*too large to reproduce*)
4. Responses from Service Providers

SUBDIVISION APPLICATION

Fee: \$600 + \$20/lot

OWNER

APPLICANT

Name Regan Enterprises

Name _____

Address 31233 French Prairie Rd.

Address _____

City Wilsonville State OR Zip 97070

City _____ State _____ Zip _____

SIGNATURE [Signature]

Phone: 266-6168

DESCRIPTION OF PROPERTY:

A portion of TL ⁴⁵⁰⁰1800 4S1E Sec. 3^{DC} and
A portion of TL 4800 4S1E Sec. 4A^A

Tax Map _____ Tax Lot(s) _____ Lot Size _____
(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 Vacant - Tree Farm
Proposed Single Family Residential

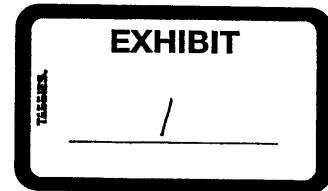
Existing Structures None

PROJECT DESCRIPTION

Owner proposes 12 single family residential lots. See narrative on tentative plat.

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION R-1
PREVIOUS ACTION (if any) Annexation 90-02

File No. SUB 94-03
Receipt No. 2818
Received by R614
Date Received 3-16-94
Completeness Date 3-18-94
Pre-Ap Meeting _____
Hearing Date 4-11-94



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

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: March 21, 1994

TO: FIRE, POLICE, CUB, HIGH SCHOOL and ELEMENTARY SCHOOL DISTRICTS, TOM
PIERSON, TODD SCHMIT, GARY HYATT, CLACKAMAS COUNTY, MIKE JORDAN,
JOHN KELLY, ROY, SEWER

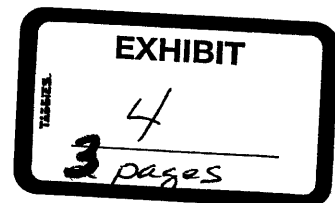
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We would appreciate your reviewing the enclosed application and returning your comments by March 28, 1994 PLEASE. The Planning Commission plans to consider this application on April 11, 1994. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

None

- 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: _____

[Handwritten Signature]

Date: _____

3/22/94

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: March 21, 1994

TO: FIRE, POLICE, CUB, HIGH SCHOOL and ELEMENTARY SCHOOL DISTRICTS, TOM
PIERSON, TODD SCHMIT, GARY HYATT, CLACKAMAS COUNTY, MIKE JORDAN,
JOHN KELLY, ROY, SEWER

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Comments or Proposed Conditions:

No comment

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: *Roy D. Kester*

Date: *March 25, 1994*

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: March 21, 1994

TO: FIRE, POLICE, CUB, HIGH SCHOOL and ELEMENTARY SCHOOL DISTRICTS, TOM PIERSON, TODD SCHMIT, GARY HYATT, CLACKAMAS COUNTY, MIKE JORDAN, JOHN KELLY, ROY, SEWER

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Comments or Proposed Conditions:

*Because of the length of road, request that a temporary turn around be included in complex for emergency vehicles.
Hydrant location is suitable for our requirements*

- 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: _____

Jack Stark

Date: *Mar. 22, 1994*

PLANNING COMMISSION

SIGN-IN SHEET

Date: April 11, 1994

NAME (Please Print)	ADDRESS (Please Print)
Terry N. Toils ANDY DITOMMASO	P.O. Box 577, Portland, OR 97207-0577 775 N. E. 31 ST PLACE
ANGE LMO PIZZUTI	23985 S. BONDEVIC
PAUL H. BURTON	PO Box 725
MICHAEL McNICOLS	730 NE 30TH PLACE
Al & Linda Geddes	740 NE 34 PL
Don & Donna Woodruff	850 NE 34 PL
Myrtle & Doreen Renschler	2680 N. Maple St
Jerry & Shelhamer	2650 N. Maple St.
Nathan Clayton NATHAN CLAYTON	715 NE 34th
Lu Blake	880 NE. 34 TH PL.
Rob Christiansen	713 N. ASH
Sue Beister	2686 SE Territorial Rd
Gary & Gay Keykendall	945 NE 34 Place
Tam Tye	6564 SE Lake Rd Milwaki 97222
Doug Sprague	641 NE 22 nd Canby OR.
Tim & Sally Nichols	2135 Country Club Dr.
AO Marshall	3270 N. Maple Canby
Shirley Regan	31233 French Prairie Rd WJ
Randi & John Gentry	930 NE 34 th PL Canby
Steve Montecucco	2442 N Locust Canby

