

A G E N D A

CANBY PLANNING COMMISSION REGULAR MEETING City Council Chambers Monday, July 26, 1993

7:30 p.m.

I. ROLL CALL

II. MINUTES

July 12, 1993

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

None

VI. NEW BUSINESS

VII. PUBLIC HEARINGS

CPA 93-01/ZC 93-01, a request by Northwood Investments for a Comprehensive Plan Amendment of the Urban Growth Boundary and Land Use Element, and also the Zoning Ordinance map designation to R-1 (Low Density Residential) to "accommodate the development of a single family subdivision." specific subdivision plan approval is not part of this application. The subject site is 30.19 acres. It is a cultivated field for growing seedlings and part is vacant. The site is located on the south side of Territorial Road, east of N. Holly Street (Tax Lot 800 of Tax Map 3-1E-32AA; Tax Lots 100, 200 and 1700 of Tax Map 3-1E-33AD; Tax Lots 300 and 501 of Tax Map 3-1E-33BB; and Tax Lot 6600 of Tax Map 3-1E-33BC).

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT

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
Linda Mihata, Vice-Chair
Tamara Maher
Bob Gustafson

Henry Fenske
Wade Wiegand
Stan Elliot



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

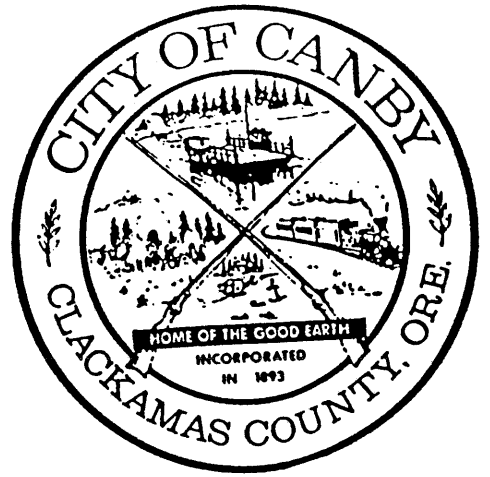
Rebuttal - not more than 10 minutes

- *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.



- STAFF REPORT -



APPLICANT:

Northwood Investments
Ronald G. Tatone,
Partner

OWNER:

Same

LEGAL DESCRIPTION:

Tax Lot 800 of Tax Map 3-1E-32AA
Tax Lots 100, 200 & 1700 of 3-1E-33AD
Tax Lots 300 & 501 of 3-1E-33BB
Tax Lot 6600 of 3-1E-33BC

LOCATION:

South side of Territorial Road,
east of N. Holly Street

COMP. PLAN DESIGNATION:

Outside Growth Boundary
Agricultural Land Use

FILE NO.:

CPA 93-01/ZC 93-01

STAFF:

Robert G. Hoffman, AICP
Planning Director

RGH

DATE OF REPORT:

July 16, 1993

DATE OF HEARING:

July 26, 1993

ZONING DESIGNATION:

Agricultural (A)

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a Comprehensive Plan Amendment of the Urban Growth Boundary and Land Use Element, and also the Zoning Ordinance map designation to R-1 (Low Density Residential) to "accommodate the development of a single family subdivision." Specific subdivision plan approval is not part of this application. The subject site is 30.19 acres. It is a cultivated field for growing seedlings and part is vacant.

II. BACKGROUND:

The original Canby Interim General Plan of 1976 proposed the subject site as within the urban area to be developed, as a low density residential area. During the acknowledgement process with the State Land Conservation and Development Department in 1984, it was found that the area contained within the proposed Urban Growth Boundary, at the densities of development proposed, could contain in excess of the 20,000 population estimate for Canby for the 20-year growth period at an estimated rate of growth of about 5%. The area within the growth boundary was reduced to better approximate the estimated need. The subject parcel was one of the areas removed from the growth boundary even though it was located within the Canby City Limits. It was believed the tree farm use would continue and could be a compatible land use. It was proposed as an agricultural land use in the Plan.

In 1988, as part of the first Periodic Review City analysis found that Canby's rate of growth was not likely to be at the proposed 5% rate, but more likely at a 4% rate. Furthermore, it was found that the growth boundary area was sufficient in size to contain the 20-year growth at 4% per year. It did not need to be expanded at that time. Canby has been growing, in recent years, at approximately a 4% rate of growth.

The 1984 Comprehensive Plan proposed a substantial amount of "infill" and conversion of existing developed areas to higher density development. Much of this has not been accomplished for a wide variety of reasons. The Zoning Plan has not been amended to be fully consistent with the Comprehensive Plan Land Use.

In 1989, the current applicants requested that the Urban Growth Boundary be amended to include the subject site. In its action of June 1, 1990, denying the proposal, the City Council included the following as Conclusions of Law: "Due to the fact that there is presently approximately 1,372 total acres of vacant land for residential development available within the City and City's

present UGB, there has not been sufficient need [emphasis added] demonstrated to take Class II soils agricultural land out of the agriculture designation for development in a single family residential zone." The Planning Commission had previously recommended denial.

III. APPLICABLE CRITERIA:

From State of Oregon Statewide Planning Goals:

A. Goal 2 - Land Use Planning

(PART II - EXCEPTIONS)

A local government may adopt an exception to a goal when:

- a. The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal; (or) [as interpreted by DLCD staff]
 - b. The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable;
- or
- c. The following standards are met:
 1. Reasons justify why the State policy embodied in the applicable goals should not apply;
 2. Areas which do not require a new exception cannot reasonably accommodate the use;
 3. The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site, with measures designed to reduce adverse impacts, are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

4. The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

B. *Goal 14 - Boundary Change Criteria*

1. Demonstrated need [emphasis added] to accommodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and livability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequences;
6. Retention of agricultural land as defined, with Class I being the highest priority for retention, and Class VI the lowest priority; and,
7. Compatibility of the proposed urban uses with nearby agricultural activities.

C. *City of Canby Planning and Development Code*

• ***Section 16.88.180 - Comprehensive Plan Amendments***

Legislative Plan Amendment Standards and Criteria. In judging whether or not a legislative plan amendment shall be approved, the Planning Commission and City Council shall consider:

1. The remainder of the Comprehensive Plan of the City, and the plans and policies of the County, State and local districts, in order to preserve functions and local aspects of land conservation and development;
2. A public need for the change;

3. Whether the proposed change will serve the public need better than any other change which might be expected to be made;
4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;
5. Statewide planning goals.

Quasi-Judicial Plan Amendment Standards and Criteria. In judging whether a quasi-judicial plan amendment shall be approved, the Planning Commission and City Council shall consider:

1. The remainder of the Comprehensive Plan of the City, as well as the plans and policies of the County, State, or any local school or service districts which may be affected by the amendments;
2. Whether all required public facilities and services exist, or will be provided concurrent with the anticipated development of the area.

Section 16.54.040 Standards and Criteria (Amendments to the Zoning Map)

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

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

IV. FINDINGS

A. Urban Growth Boundary Amendment Criteria (Goal 14)

Establishment and change of the boundaries shall be based upon considerations of the following factors:

Criteria:

1. ***"Demonstrated need [emphasis added] to accommodate long-range population growth requirements consistent with LCDC goals."***

Analysis:

The applicant, in the June 1993 report accompanying the application, provides information to support that there is an inadequate supply of low density residential land within the existing UGB to meet the 20,000 population projected, or to satisfy the 20 year planning horizon. Staff agrees with that analysis which is based on three facts, as presented in the applicant's report of June 1993. The projected additional need of potential housing units is approximately 280 units with a population impact of about 750 people.

- a. Land within the City limits has not been zoned to implement the densities anticipated in the Comprehensive Plan. The applicant presents analysis to show that these deviations affect over 121.5 acres and result in a loss of 224.4 potential units, with a corresponding potential population loss of approximately 500 people. Staff has reviewed the supporting data in the appendix of the applicant's report and confirms this analysis. We have a map to illustrate this loss. The areas are already developed at lower densities or, in a few cases are imbedded within existing single family areas and are not likely to be rezoned.
- b. Substantial land areas designated for low density residential development have been removed by the City from the potential residential land inventory to be used for bike paths, affecting 7.6 acres, resulting in a loss of 22.6 units with a corresponding population of 60 people. This

is the logging road between Territorial and 99-E, which area was not considered for recreational use in the original Comprehensive Plan. Staff agrees with the statistics and logic of this analysis by the applicant.

- c. Substantial land area designated for low density residential development has been removed from the City's inventory of residential lands and is now protected wetlands area, affecting 11.0 acres, resulting in a loss of 36 units, with a corresponding potential population loss of 94 people. Staff has reviewed the applicant's analysis regarding this matter and supports the conclusion, except for wetlands Site #5 which staff finds will be a part of a proposed Highway Commercial development site, rather than a future residential area. However, the wetlands Site #1 is part of a proposed residential area and was not accounted for by the applicant. This site is part of the Village on the Lochs Manufactured Home site and has been dedicated to the City and is not available for residential development. This additional site exceeds 1.66 acres and would balance the error regarding Site #5. Thus, staff accepts the applicant's statistics.

Additionally, in 1988 the document submitted by the City of Canby (in December, 1988) as part of its Periodic Review, found that the current growth boundary could accommodate a population of 20,000, but did not compare the proposed Land Use Plan with the Zoning Plan. The applicant has documented that the Zoning Plan, as compared to the Land Use Plan, is deficient by about 280 units, or 750 people, in reaching the 20,000 estimate of need projected in the current acknowledged Comprehensive Plan. The 30 acres proposed to be added to the Growth Boundary area would accommodate up to 160 homes, or about 432 people, assuming minimum lot size and no dedication of public facilities, except streets. (30 acres x 85% x 43,500 square feet x 1/7000 x 2.7 persons/unit). The applicant, in their analysis in their report, assumes dedication of a small park, widening of Territorial Road, extension of the sewer trunk main, dedication to the City of the on-site well, extension across the site of the adjacent dead-ended streets and utilities, and assumes a "fair share" contribution toward signalization at Territorial and Highway 99-E. Thus, the site would support fewer than the 160 homes and fewer than 432 people, as compared to the estimated

need for additional capacity for the Growth Boundary area of 280 units, or 750 people.

Additionally, since the Periodic Review of 1988, the City of Canby has approved building permits for almost 250 single family units and over 100 multiple family or manufactured home units within new subdivisions or major developments. Also, there were about 35 scattered homes approved which were not in major subdivisions or developments. This totals about 385 units. Approved plans for subdivisions not yet built or occupied, total an additional 200 units. If the City's Urban Growth Boundary is intended to remain 20 years of capacity ahead, land for replacing this capacity must be added at the next periodic review. Furthermore, at our current rate of growth (4%) per year, we will exceed 20,000 population prior to 20 years. [See Table 4, Page 2, in the applicant's June 2 report.] Thus, we will likely need an Urban Growth Boundary with a capacity of greater than 20,000 population at our next periodic review, which is the time DLCD will require amending our Growth Boundary, if the need exceeds the capacity within the Growth Boundary area.

A further factor which affects the need for additional land within the Urban Growth Boundary is the fact that, in a number of cases, land that was zoned and proposed in the Comprehensive Plan for duplex and multiple residential (R-1.5), has been developed with single family residences. Three examples are: Rebecca Estates and Morse Addition #2 along N.E. Territorial, and Township Village. The acreage involved in these three subdivision acres is almost 30 acres, which are underdeveloped by almost 60 units. This is so because the Zoning Ordinance permits development at substantially lower densities and larger unit sizes and different family types than the Comprehensive Plan statistics assumed. This particular problem was not described or documented by the applicant.

2. ***"Need for Housing, Employment and Livability."***

Analysis:

Housing - The applicant has documented the need for additional area for housing, as referred to above [see Pages 17-25 and Appendices 4-8, of June, 1993 report]. It should be noted that the current zoning - agriculture - would permit one single family

house on each of the 7 lots as conditional uses. However, this would not be very efficient use of this land.

Employment - The applicant states, on page 26 of their report, that only 18 acres of the 30 acres are currently being farmed. The employees are described as being seasonal, temporary workers. Further, the applicant states that these jobs represent a small share of Canby's job base (I agree) and a minor component of the IFA employment force (not documented). Construction jobs would temporarily replace these jobs and ultimately be replaced by home occupations and home maintenance jobs if the area were developed residentially as proposed by the applicant. It is unclear why the remainder of the 30 acres (beyond the 18 acres) are not currently farmed.

Livability - The applicant argues that low density residential development would be more compatible with the surrounding residential development than agriculture, and describes that conflicts can arise from noise, dust, odors, crop residuals, and hours of operation. They state that buffering of farm use would be difficult because of the site shape and pattern of current development. While buffering might be possible, the current zoning ordinance has no such requirement, since agriculture is an outright permitted use. While growing of seedlings has been relatively compatible with the surrounding homes, conversion to other types of permitted agricultural use may not be so compatible. The applicant also describes, on page 27 of their report, the improvements in City services to the northwestern area of Canby, which can accrue because of improvements in the patterns of City utilities and streets. Staff agrees that livability in the northwestern portion of Canby would be improved by development of the site residentially, rather than as general agricultural development.

3. ***"Orderly and Economic Provisions for Public Facilities and Services"***

Analysis: The site is basically a rural use, almost totally surrounded by urban development. The utilities and streets are discontinuous and the service-providers have often complained about the difficulties caused by this situation. Letters from both the C.U.B. manager and Fire Chief evidence their interest in solving problems that the current situation causes. Sewer service

will be difficult to provide for the area north of Territorial when that area annexes, unless that area has financial assistance for extending the Territorial Sewer Interceptor from Juniper westward. I don't see how the small priority "A" area, immediately north of the site, on the growth priorities map can be developed without the help of others. The 10th Avenue collector street could be built across the site, as proposed in the Comprehensive Plan even with the current proposed Agricultural land use and zoning, but a Goal "Exception" would be needed and three of the 7 small parcels composing the subject site would be divided even smaller. They are already smaller in size than the minimums recommended for agricultural uses. On pages 27-30, the applicant discusses advantages to each of the City utilities, roadway system, and fire system. Without expanding the City limits, through residential development of the site, it appears to staff that there would be orderly and economic additional water availability, expanded sewer service and added and improved fire protection and the City street system plan could be implemented.

4. ***"Maximum Efficiency of Land Uses Within and On the Fringe of the Existing Urban Area."***

Analysis: The subject site is an "island" within the Urban Growth Boundary. It already is within the City limits. The various City service utilities and roadways are disrupted by the site. The edges of possible conflicting uses are maximized by the shape of the site. Developing the site residentially and with residential service uses before other areas on the fringes of the urban areas will make a maximum use of the current service system and reduce possible conflicts. Staff agrees with the applicant's report regarding this criteria.

5. ***"Environmental, Energy, Economic and Social Consequences."***

Analysis:

Environmental - On page 31, the applicant describes the environmental advantages of Canby Utility Board gaining access to the well on the property. It is clear that the C.U.B. manager agrees with this assessment. See his letter of May 28, 1993 in the appendix of the applicant's report.

Energy - If the current utility and transportation facilities are connected across the site and development occurs, there will be significant energy savings as compared to development occurring at the periphery of the Urban Growth Boundary, since distances and service systems will be reduced. Production of farm or horticultural products elsewhere will not add measurably to the energy costs of these products. Staff agrees with the applicant's assessment on pages 31-32 of the report.

Economic - Through residential development rather than agriculture: 1) taxes will be increased; 2) savings in City service efficiency and effectiveness will accrue; 3) higher property values will be gained; 4) the income and profits from agricultural land use will be transferred to another appropriate location.

Social - Through residential development of the subject site, communication and connection between residential neighborhoods in northwest Canby would be improved through a more connected street system. About 300 additional people would have new homes within the current Canby city limits. If a small park is dedicated, as proposed, the northwest area would have additional space to recreate and socialize. Agricultural use provides none of the above.

6. ***"Retention of Agricultural Land as Defined with Class I being the Highest Priority for Retention, and Class VI, the lowest."***

Analysis: The subject site has a Type II soil capability (see Comprehensive Plan - Agricultural Soil Capabilities Map, page 88). It has Canderly Sandy Loam, with 3 to 8% slope. Irrigation is needed for cultivated crops. It is part of a soil unit which extends to the north to a line approximately one-half of the distance between 22nd and 31 Avenues. (See Soil Map in Appendix of applicant's report dated June, 1993 or see Maps 27 and 32 of the Soil Survey of Clackamas County.)

In the previous review (CPA 90-01) of the proposal to amend the Growth Boundary in 1989-90, related to the subject site, a number of people testified about the subject site's value related to it being a "unique" soil. The following is from a letter dated February 8, 1990 from a Professor of Horticulture at Oregon State University, Debert D. Hemphill, Jr. While it is consistent with the description

of Canderly Loam out of the Soils Survey publication, the letter gives more detail. It is a good detailed summary of the agriculture arguments in favor of retaining agriculture designation.

"I would like to comment on the proposed subdivision of the property between N.W. 9th and Territorial Road (IFA reforestation seedling nursery). The proposed development will remove from agricultural use, a piece of land which is very valuable for production of high value horticultural crops. The soil type, popularly known as "Canby sand," but actually a very sandy loam (soil classification Canderly sandy loam), is unique in several respects:

- 1) The high sand content makes the soil very well-drained and ideal for a number of high value crops including tree seedlings, nursery stock, root vegetables such as carrots and parsnips, bulb and tuber crops such as dahlias and tulips, and berry crops such as blueberry and raspberry. The sandy texture permits working the ground and planting and harvest operations nearly 12 months a year, in contrast to the situation on the silty or clay loams common in the Willamette Valley. The good drainage also lessens the likelihood of soil waterlogging and root diseases which can devastate many perennial crops, particularly raspberries, and root crops.
- 2) While many sandy soils are relatively infertile and draughty, this is not the case with Canby sand. The sand is mixed with a fertile, black silt with good nutrient-supplying capacity. IFA has further improved the soil by incorporating large amounts of sawdust. This should have improved the nutrient and water-supplying capacity of the soil without impairing drainage.
- 3) This soil type has high amounts of plant-available phosphorus and potassium, two of the major nutrients required for plant growth.
- 4) While it is impossible to accurately define the availability of soils with this combination of characteristics, my travels in horticultural production areas throughout North America lead me to believe that there are, at best, only a few thousand acres of similar soils still available to agriculture. To the best of my

knowledge, the Canby area is alone in the Willamette Valley in having an area of fertile, sandy soil outside of a river flood plain.

While I recognize the desirability and inevitability of growth in the Canby area, I feel that this piece of land is sufficiently unique that it should remain in production of high value horticultural crops for as long as someone has the desire and the skills to farm it. I am expressing my personal opinion as a horticultural scientist. My employer, the Oregon Agricultural Experiment Station, has no official position regarding possible subdivision of this land."

If one inspects the soil map from the Soil Survey of Clackamas County Areas, U.S.D.A., November 1985, map 27 and 32, and compares it to the Urban Growth Boundary (UGB), one will find that a substantial amount of soil Type 12A (Canderly Sandy Loam) exists outside the current UGB. While it appears to have special characteristics, how much needs protection? Further inspection of the soil and UGB pattern indicates that almost any expansion of the Canby UGB will involve Class I or Class II agricultural land and most other places would require conversion of Class I 53A Latourell loam, also an excellent unit for "cultivated crops," mainly winter wheat, sweet corn, beans, alfalfa, and nursery stock. Other crops grown are berries, potatoes, hay, and filberts. . . " (see page 77, Soil Survey). The Comprehensive Plan, on page 73, states that Class I soils are "capable of supporting the widest variety of crops and therefore are of the most value. Thus, Class II soils, such as the subject site, should be converted to urban use before other Class I sites.

7. ***Compatibility of the Proposed Urban Uses with Nearby Agricultural Activities.***"

Analysis: Most of the site is surrounded by existing homes or residentially related uses, such as a church and school. To the north and northeast are non-urban uses committed to bulb farming with scattered orchards and nurseries which are proposed, in many cases, in Canby's Comprehensive Plan to be developed as low density residential areas. Development of the subject site as a subdivision will not adversely affect the agricultural activities in the immediate area, since they are not adjacent and have separate access to Territorial, Birch, or Holly, and the distance between the uses is substantial. Staff agrees

with the applicant's response to this criterion, given on page 33 of the applicant's report.

B. Exception Criteria (Goal 2)

Goal 14's Growth Boundary Amendment Process explicitly requires that the proposed boundary amendment also comply with the Goal Exception Criteria of Goal 2, which is the Land Use Goal. It must meet at least one of the following:

1. The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal; (or) [assumed - DLCD agrees]
2. The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or
3. The following standards are met:
 - a. Reasons justify why the State policy embodied in the applicable goals should not apply;
 - b. Areas which do not require a new exception cannot reasonably accommodate the use;
 - c. The long term environmental, economic, social and energy consequences resulting from the use at the proposed site, with measures designed to reduce adverse impacts, are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
 - d. The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

The applicant has submitted evidence that the request for amendment "is consistent and supportive of the criteria identified as '3,' which is known as the 'reasons criteria'." The applicant's evidence is presented on pages 35-39 of the June '93 report.

Criteria 3a - Reasons justify why the State policy embodied in the applicable goals should not apply.

Analysis: The five reasons are: 1) soil type of the subject parcel is not unique, but is also available elsewhere in the area (see Soil Map, page 27); 2) The proposed zone designation (R-1, Low Density Residential) is more compatible with the surrounding single family residential development since the Agricultural zoning (A) would allow a wide range of agricultural uses outright, not limited to growing "seedlings;" 3) 10th Avenue is a proposed collector street in the Comprehensive Plan and could not be extended without further dividing the site already composed of 7 parcels. The parcels which would be divided range in size from 0.8 acre to 3.97 acres which are already smaller than the minimum lot size for this zone (5 acres). Agricultural use of the site would be even more difficult if 10th Avenue was extended as proposed in the Comprehensive Plan; 4) Continued agricultural use will prevent eliminating the difficulties for police and firemen, as described in a letter by the Fire Chief dated April 7, 1993, whereas development as a subdivision could help solve those problems; continued agricultural use of the site would make it difficult to provide "looped" water line, whereas a residential subdivision would "improve flows and water quality by eliminating the stagnant areas" (see letter from Canby Utility Board manager, dated May 28, 1993).

Criteria 3b - Areas which do not require a new exception cannot reasonably accommodate the use. [emphasis added]

Analysis: The proposed new exception is dealing with a UGB expansion because of a "need" for developable areas beyond that included within the Urban Growth Boundary (UGB), as it exists. This "expanded" area can only be provided by expanding the current UGB. Thus, this criterion is not reasonable and should not apply to the subject application. Theoretically, areas existing within the current UGB could have their proposed densities of development increased from Low Density Residential to higher density residential and additional capacity for population growth could be provided for. Locations, theoretically, could include portions of areas along S.E. Township, N.E. Territorial, N. Maple, N. Holly, S.E. and S.W. 13th Avenues, S. Ivy, etc. Practically, this is not a realistic solution for the following reasons: 1) the property owner must agree to the land use amendment, annexation, and rezoning (or the owner at least not appeal to LUBA); 2) A developer willing to build at the higher density must be identified; 3) the public facility and service providers must have capacity in their system for serving that

parcel or must have the ability to realistically increase their service capacity for that parcel. This combination of factors does not seem to be present at this time, but the City should explore this possibility at their next Periodic Review. Technically, this broad alternative could be argued as not an option for consideration under this approval criteria since it is not the same use as the application is proposing, which is a single family, low density residential subdivision, not a high density residential land use.

The applicant analyzes each of the major areas proposed in the Comprehensive Plan for low density residential development which are not yet developed. Much of the undeveloped area would need to be annexed, major extensions of urban level of service facilities would be needed, and the new residential development would be in conflict with the agricultural development existing in the areas. In many cases, the land is already broken into small ownership parcels with different owners, and land assembly would be needed to create a large subdivision. Much of the remaining areas are not in a Priority "A" of the Comprehensive Plan, a first stage for growth because urban level of sewers, water service, and electric service is not available, and will not be available in the near future. A further argument presented by the applicant is that none of the other areas not yet developed would correct the problems of the subject site (dead-ended streets and utilities) or capture its advantages (well, etc.). Part of the remaining vacant area not needing "exceptions" is proposed and zoned for future multiple residential development and would be inappropriate for low density development. In summary, staff agrees with the applicant that this criteria has been complied with.

Criteria 3c - The long term environmental, economic, social and energy consequences resulting from the use at the proposed site, with measures designed to reduce adverse impacts, are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site.

Analysis: The applicant states that "the site can be developed with no more adverse impacts as opposed to other sites which would also require a goal exception." The applicant states that "this site is more appropriate for development than other agricultural sites" (needing an exception) because: 1) the subject site is surrounded by single family residential development; 2) has utilities and streets dead-ending on the site's entire periphery; 3) the soils are not unique, being found

elsewhere in the Canby area; and 4) the subject site is inside the City limits. No other site can solve the same problems or gain the same advantages even if goal exceptions were approved. This is described on page 38 of the applicant's report. Staff is not familiar with any alternative site which would have significantly less adverse consequences even if goal exceptions were allowed.

Criteria 3d - The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Analysis: Development of the site as a subdivision would require a preliminary plat and final plat including at least one public hearing. If done in phases, this could be done for each phase. A master plan for the development showing the proposed plan in relationship to its surroundings is required. Conditions to assure compatibility are also required. The applicant is proposing no more than 100 homesites, rather than the maximum allowed 150 sites. A condition accompanying action on this application could assure the development is limited to 100 units. Accomplishment of other Comprehensive Plan proposals such as a mini-park for the area could be required by a condition of approval. Special buffering should not be required between adjacent single family residential areas such as proposed here. At a maximum of 100 homesites, the average lot size would exceed 9,000 square feet.

Summary Analysis of Goal 2 - Exception Criteria

In the above analysis, it appears that the proposal for the subject site satisfies the requirements of Goal No. 2 - "Exception Criteria #3," the so-called "reasons" criteria.

C. *City of Canby Development Code*

Comprehensive Plan Amendment Criteria Analysis

1. The remainder of the Comprehensive Plan of the City, and the plans and policies of the County, State, and local districts, in order to preserve functions and local aspects of land conservation and development. (The City's Comprehensive Plan has been acknowledged by the State and is, therefore, consistent. The County has stated that the site is within the City limits and the

City's UGB on the County Plan. School districts and the fire department have reviewed the proposal and have not expressed any concerns.)

■ **CITIZEN INVOLVEMENT ELEMENT**

Analysis: The process and procedures for this review and associated public hearing are a part of the compliance with the adopted policies pertaining to Citizen Involvement.

■ **URBAN GROWTH ELEMENT**

Goals:

- *To preserve and maintain designated agricultural and forest lands by protecting them from urbanization.*
- *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: In their extreme application, these two goals are contradictory since Canby soil is almost entirely Type I or Type II. Accomplishment of the second goal assumes some compromise of the first goal. The Comprehensive Plan and policies establish the means of arriving at this compromise. Approval of the proposed amendments would give weight to the second goal.

Policy No. 1: *Canby shall coordinate its growth and development plans with Clackamas County.*

Analysis: The City has an adopted Urban Growth Cooperation Agreement with Clackamas County which describes conditions for mutual cooperation, especially where a proposed UGB amendment has been proposed. The proposal for amendment, including the June '93 report of the applicant, was sent on June 3, 1993 to Dominic Mancini of Clackamas County Department of Transportation and Development, with a Request for Comments or Proposed Conditions. The written response was dated June 15, 1993 and is included as an attachment to this report. In summary, the County states that: "Clackamas County Planning Division has no objections to application CPA 93-01/ZC 93-01.

The subject area is within the City limits of Canby and is within Canby's UGB as adopted by the County on 12-13-89." The land area of the subject parcel is within the Canby City Limits and, therefore, is technically beyond the County's jurisdiction.

Policy No. 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.*

Analysis: Because of State law and local policy changes, wetlands preservation and bike path development is proceeding in Canby and preempting lands which, at the time of the original Comprehensive Plan formulation, were thought to be residentially developable. Similarly, certain sites have not been rezoned to higher densities or were developed at lower densities, different than proposed in the Land Use Element of the Comprehensive Plan. Certain "infill" sites have not proven to be practical for development at higher densities because of their relatively small site size, with single family residential adjacent or nearby. The consequences of the combination of all these factors is to require an expanded area within the UGB, as documented earlier in this report. This need was unforeseen and unacknowledged in 1988, at the time of the Periodic Review, or in 1990 at the time of review for the previous application regarding the subject site. The previous pages of this report have attempted to analyze the proposal according to the State criteria for approval of a UGB amendment. The balance of this report will analyze the proposal's compliance with local approval criteria.

Policy No. 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: The subject site is already within the City Limits and urban level of City services already is available, or is likely to be available at the time of site development (see letters and Request for Comments forms from the service providers).

■ **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 No. 1: Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses while grouping compatible uses.

Only 18 of the 30 acre subject site is currently used for growing seedlings, according to the applicant. There is no lease on the rest and it is currently unused. The property may be used for a wide range of agricultural uses as the property is proposed in the Comprehensive Plan and Zoning Ordinance. As has been pointed out by the applicant, page 20 of the Comprehensive Plan states the following:

"... Unfortunately, residential land uses are generally not compatible with agricultural pursuits. Homeowners often complain about the dust or odors produced on nearby farms, and farmers complain about harassment, trespassing and vandalism which often comes from nearby residents. In some cases, courts have even found farms to be "nuisances" because of their conflicts with nearby residential areas."

Page 73 of the Comprehensive Plan in 1984 stated the following with regard to "tree farming" and "bulb farming:"

"This type of agricultural use seems to be fairly compatible with residential use and, in fact, is contiguous to numerous subdivisions. Some complaints do occur in the summer as a result of dust as these soils are very fine. However, long-time Canby residents have indicated that dust has always been a problem in the area.

One unique aspect of both the tree and bulb farming activities is the overall aesthetic appeal. Both are relatively neat activities and besides providing intense color, they also provide impressive open spaces within residential areas."

Thus, historically, while there has been little conflicting or incompatible uses between the "seedling" operation and the adjacent homes, the potential for conflict is present.

Conversion of the subject site to residential use would eliminate the potential for conflict if wider agricultural use is allowed. Such use is a matter of right without hearing or review, as currently zoned. Development of the subject site with a low-density residential subdivision, as proposed by the applicant, would remove the "potential" conflicts with new agricultural uses. The application and review process for a new subdivision, including public hearing(s) ensures compatible development with the adjacent residential development, church complex, and school district property, both as they exist and as they are planned.

Policy No. 2: *Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl."*

Analysis: Once one accepts that Canby has need for more land within its UGB for its target population (as discussed earlier), the question becomes, Where should this added land be found? The subject property is already within the City Limits and is already provided with urban level of services, including police and fire, and other services are available on its entire periphery without major extension. Thus, the City's current City area can contain additional population and housing units without adding much additional cost to the current service system. Implementation Measure "B" under this policy states:

"Carefully analyze the need for additional property within the City Limits or in light of under utilized incorporated property prior to the annexation of additional land."

The conversion of the subject property from agricultural development to a subdivision would appear to be one method to add population capacity and achieve the implementation measure without annexing additional land.

Policy No. 3: *Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.*

Water - The Canby Utility Board report indicates that if the on-site well is donated to the City, as indicated by the applicant, a redundant source of supply and a 25% increased water system capacity will be provided. Additionally, development of the site will eliminate the current dead-ended lines with the provision of new loops, thus improving flows and water quality by eliminating stagnant areas.

Roads - Development of the site will necessitate improvement to both Territorial and 10th as "collector streets" and would be normal conditions for approval of site development. The dead-ended streets on the periphery of the site could be eliminated by continuing the roads across the site, looping them or providing adequate turnarounds.

Parks - A mini park of at least 2 acres for the subject site is proposed in the Parks Plan adopted by City Council early in 1991. A neighborhood park is also proposed in the same plan for the general area, in the northeastern portion of the site. Any residential development of the subject site will need to provide for these projected needs.

Traffic - The applicant's Traffic Impact Analysis report indicates that with implementation of the normal conditions of subdivision approval the development, as proposed, will not overburden the surrounding road system. A "fair share" contribution to the improvements needed at 99-E and Territorial should be such a condition.

Schools - The high school, middle school, and elementary school levels in Canby have recently added capacity in the City. The Elementary School District and High School District have indicated that they have "adequate public services available" but that "there is a possibility that in the future, the filbert orchard at the corner of Holly and Territorial (adjacent to the subject site) may be used for a school site. . . "

Utilities - Fire and N.W. Natural Gas representatives have indicated that "adequate public services [of their agency] will become available through development" [of the site].

Policy No. 4: *Canby shall limit developments in areas identified as having an unacceptable level of risk because of natural hazards.*

Analysis: No natural hazards, specific to the subject site, have been identified.

Policy No. 5: *Canby shall utilize the Land Use Map as the basis of zoning and other planning or public facilities decisions.*

Analysis: The current Comprehensive Plan Land Use is Agricultural and the current zoning is consistent with this and is Agriculture. The applicant has proposed, in the subject application, to amend these to Low Density Residential Land Use. If approved, the changes would be consistent and would implement Policy No. 5.

Policy No. 6: *Not applicable, since the subject site is not a specified unique site.*

■ ENVIRONMENTAL CONCERNS ELEMENT

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 1-R-A: *Canby shall direct 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.*

Analysis: The subject site is not currently within the UGB, but is proposed to be added, by the applicant. The site is Class II soil designation with a Canderly Sandy Loam type. Discussion earlier in this report, in IV A-6, found that the subject site is not unique and any expansion of the UGB of this size would entail losing equal or even better soil from agricultural use. The subject site's location, adjacent to homes and in close proximity to urban level service systems, makes it more desirable than other agricultural sites for residential development. The fact that the subject site is composed of 7 sites, all but one of which is smaller than the zoning's minimum lot size for agricultural development (5.0 acres) would make it difficult to retain in viable agricultural use if the owners should attempt to develop each lot with allowable uses under the AG Zone, including one single family dwelling per lot. It is possible to stage the subdivision development to retain agricultural uses for as long as it is economically feasible to do so. Only 18 of the 30 acres in the subject site are currently leased. Presumably, rental proposals have not been attractive enough. This is a decision of priorities. Do the advantages to the service providers and future residents outweigh continued farm use? Staff recommends this priority when the appropriate time for development need is proven.

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

Analysis: The text for the finding and implementation measures of this policy describes phasing as an important ingredient under this policy. The utility and road systems and growth priorities map of the Growth Element shows the immediate area nearby the subject site is in an early phase to gain use of facility investments already in place. Thus, there is real advantage to make use of the site for urban use. Eighteen of the 30 acre site is currently leased. Other vacant land in Canby has a high soil capability (Class I) and is indicated for later development.

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

Analysis: Development of the subject site, under current processes, as low density residential land use, will provide protection of surface and ground water resources. If the well is dedicated to the City, as proposed, the City's water supply will be expanded by about 25% since the on-site well is of high quality and quantity, and is desired by the Canby Utility Board as a redundant water source.

Policy 3-R: Canby shall require that all existing and future development activities meet the prescribed standards for air, water, and land pollution.

Analysis: Any development of the site will require compliance with all air, water and land pollution standards.

Policy 4-R: Canby shall seek to mitigate, wherever possible, noise pollution generated from new proposals or existing activities.

Analysis: The subject site, used as an agricultural site, is likely to have noise impacts substantially different from the adjacent residential area. Development as low density residential would generate basically the same type as its surrounding and would not be adverse.

Policy 5-R: Aggregate - (Does not apply since there are no known sand or gravel aggregate resources on site.)

Policy 6-R: Historical - (Does not apply since there are no known historic resources on site. A few possible historic resources are nearby, but would not be adversely affected by urban level residential development of the site.)

Policy 7-R: Canby shall seek to improve the overall scenic and aesthetic qualities of the City.

Analysis: The applicant has stated its intent to provide planter strips or street trees. A public park will be required as part of development of the site. The type of open space and vistas would change if the site is converted from agricultural to residential development, but there are no reasons that the quality could not improve, provided landscaping is properly designed and maintained.

Policy 8-R: Canby shall seek to preserve and maintain open space where appropriate and where compatible with other land uses.

Analysis: Currently, the subject site is entirely open space which can be seen and admired from numerous vantage points as a seedling farm or unused land. In most cases, the adjacent single family homeowners have grown 6-foot [or higher] hedges between their lots and the subject site. The result has limited any major visual advantage for the homeowners, except from the street endings.

In the original 1984 Comprehensive Plan finding immediately preceding Policy 8-R, the following statement is given:

"Open spaces in Canby consist of several elements. The most dominant type of open space is created by agricultural uses in and around the City. This includes pasture lands, orchards, truck farming, nursery stock, and tree farming. Of all of these, tree farming provides the most unique type of open space. Currently, there are approximately 30 acres of intense tree farming occurring within the City limits. This particular use creates extremely good open space as the operation is extremely tidy, very green, and appears, with the exception of some dust, to be fairly compatible with contiguous residential development. As noted in the Public Facilities and Services Element, this does cause some problems with interconnecting services, but it still provides a valuable open space resource.

Since there appears to be a long-term commitment to this type of farming, there is no reason not to take advantage of its existence as open space. Other open space in the Canby area is provided by three City parks, a State park, public schools, the golf course, the County fairgrounds, the rivers, and respective floodplains. The parks provide open space for more active types of recreation while the river and floodplain areas provide for more passive activities. . ."

As the applicant has stated in the report accompanying the application, there currently are only 18 of the 30 acres under lease for tree arming. The rest appears to be vacant and can be developed under the Agricultural zoning with a variety of uses, including one single family house per lot.

Should the area be developed as a subdivision, a mini-park of at least 2 acres would be required. Possibly, additional land will need to be added to the school district-owned site if it is developed as a joint School District/Park site. The developer has stated their intent to provide "planter strips or street trees." For 9,000 square foot lots or larger, as proposed, the minimum yard requirements would result in each lot having at least 46% landscaped area. Thus, while quite different, there would still be quite a bit of open space and landscaped area if the subject application is approved.

The 1984 finding for Policy 8-R concludes, as follows:

"Since Canby still retains a great deal of its rural character due to its relatively small size and low density development, open space is not a critical need. However, as the City expands in size and development densities increase, open space is likely to grow in importance and in value. The City should, therefore, take care that quality open space is retained for future enjoyment."

It is the considered opinion of staff that conditions of approval can require retention of a significant amount of open space within and adjacent to the subject area. The entire 30 acres is not required to be retained as open space. In the previous hearing, testimony recommended a "buffer strip" entirely around the subject site if it was to be developed residentially. Staff does not

believe that single family homes need to be buffered from each other in excess of the normal yard setback requirements. Hedges and fences are often found desirable by owners and supplied by them.

Policy 9-R: Fish and Wildlife Habitat - (Not applicable since the subject site has not been identified as an area of special or significant importance as a fish or wildlife habitat. Any large area has some wildlife present.)

Policy 10-R: Wetlands - (Not applicable since none have been identified or are present on the site.)

■ **HAZARDS CONCERN ELEMENT**

Steep slopes, flood prone areas, expansive soil, high water table, shallow top soil.

Analysis: None of these conditions have been found to be present on the subject site.

■ **TRANSPORTATION ELEMENT**

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

Policy No. 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.

Analysis: Territorial Road, a County road, would be widened as part of any major development of this site and local streets will be improved.

Policy No. 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.

Analysis: Needed streets affected by the proposed development will have to be constructed or funds from the developer must be provided to make the needed improvements.

Policy No. 3: *Canby shall attempt to improve its problem intersections, in keeping with its policies for upgrading or new construction of roads.*

Analysis: The Traffic Impact Analysis submitted by the applicant shows no nearby intersections will be adversely affected by the proposed development. Improvements to the 99-E and Territorial Road intersection will require a "fair share" contribution.

Policy No. 4: *Canby shall work to provide an adequate sidewalk and pedestrian pathway system to serve all residents.*

Analysis: Development of the site will require full compliance with standards including sidewalks and other needed pedestrian connections.

Policy No. 5: *Canby shall actively work toward the construction of a functional overpass or underpass to allow for traffic movement between the north and south side of town.*

Analysis: Not applicable since an overpass/underpass would not be near the site.

Policy No. 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: The development would eliminate the current dead-end streets and help solve the Police and Fire Departments' concerns. See letter from Fire Chief.

Policy No. 7 (Bicycle Facilities); No. 8 (Southern Pacific Railroad); No. 9 (Air Transport Facilities); No. 10 (Mass Transit); and No. 11 (Willamette River - Environmental and Recreational Significance) - not applicable.

Policy No. 12: *Canby shall actively promote improvements to State highways and connecting County roads which affect access to the City.*

Analysis: Territorial Road and 10th Avenue will be improved as part of any major residential development and will aid in providing access to State and County roads.

■ PUBLIC FACILITIES AND SERVICE 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.

Policies regarding cooperation, planning and programming, feasible financing, adequacy.

Analysis: Development of the site residentially, rather than agriculturally, will greatly aid in achieving the City's Capital Plans for the northwest side of Canby including, but not limited to: water and electrical system, road and street lighting system, parks system, and sewer system. It would be difficult to make these improvements in northwest Canby without early development of the subject site.

■ ECONOMIC ELEMENT

Goal: *To diversity and improve the economy of Canby.*

Analysis: The change of the subject site's use from agriculture to urban low density residential would have the effect of transferring a few jobs to another site and the loss of 30 acres of farm land. There would be a short term gain of construction jobs and income. The provision of adequate space for residential development is in conflict with this goal. Making the desirable improvements to the public safety, water, road, park systems, are also in conflict with this goal. Priorities for goal achievement must be set by the City. Staff recommends that, in this case, Housing goals have priority over the Economic goal.

■ **HOUSING ELEMENT**

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

Policy No. 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 No. 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 No. 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 No. 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.*

Analysis: Providing an adequate amount of residential land for residential development is central to this application. The applicant has given evidence of the need for an additional area, to develop 283 units of housing. The subject site is estimated to allow at least 100 units, as proposed by the applicant.

■ **ENERGY ELEMENT**

Goal: *To conserve energy and encourage the use of renewable resources in place of non-renewable resources.*

Policy No. 1: *Canby shall encourage energy conservation and efficiency measures in construction practices.*

Policy No. 2: *Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.*

Policy No. 3: *Canby shall strive to increase consumer protection in the area of solar design and construction.*

Policy No. 4: *Canby shall attempt to reduce wasteful patterns of energy consumption in transportation systems.*

Policy No. 5: *Canby shall continue to promote energy efficiency and the use of renewable resources.*

Analysis: Development of the site as proposed will utilize the most recent energy efficient rules and regulations related to construction and design.

Comprehensive Plan Criteria #2 - "A Public Need for Change."

Analysis: On pages 53-54, the applicant has summarized the benefits of the proposed Comprehensive Plan amendment to expand the UGB and amend the Land Use Map to propose low density residential for the subject site, rather than agricultural land use - as follows:

- " • The site will provide additional residential land necessary to meet the needs of Canby's projected 20,000 population.

- The conversion of this site from rural to urban, will allow public use of the on-site well providing a redundant source of water for the residents of Canby.
- The conversion of this site from rural to urban will provide for the connection of 10th Street which will implement the Streets Plan of the Comprehensive Plan.
- The development of this site as a low density residential neighborhood will allow the neighboring properties to become part of a looped water system, providing better water pressure for domestic use.
- The development of this site will provide the financial base for the extension of sanitary sewer west along Territorial Road, bring the sewer closer to the northwest areas of the Urban Growth Boundary, where sewer is not available.
- Conversion of this site from rural to urban will increase the tax base by the City by removing 30.19 acres from farm deferral tax status.
- Conversion of this site from rural to urban will allow the City to implement the Parks Master Plan by the provision of a mini-park facility.

Evidence supporting these benefits is found throughout the application" [and this report].

Staff agrees with this assessment and finds,

Additionally:

1. Territorial will be widened where it is adjacent to the subject site.
2. Police and fire will benefit from an improved street numbering system and focal street pattern and avoid loss of response time.

3. Conversion of this site from agricultural to residential land use will allow consideration of the proposed "neighborhood park" for the northwest portion of the subject site and the filbert orchard. (Note: This is also the site of the possible new intermediate school.)
 4. The local sewerage, gas and telephone and cable systems can possibly be made more efficient and effective.
 5. An effective storm drainage system can be designed for the area.
2. **Comprehensive Plan Criteria #3:** "Whether the proposed change will serve the public need better than any other change which might be expected to be made."

Analysis: The applicant's answer to this criteria is as follows:

"Response: The subject site is a good site to accommodate housing, given its size, the surrounding land uses and the available services to the site. As mentioned earlier, in the discussions regarding alternative sites, this site is unique in that it is within the City limits, and has existing sewer, water, and streets available. The bulk of the other sites outside of the Urban Growth Boundary are in separate ownerships, are small parcels, or would have extensive public facility costs. Development of this site will provide major public benefits to properties within the City, unlike any other property in the UGB."

Staff agrees with this assessment and finds,

Additionally:

1. Many of the other sites would involve conversion of Class I soil, while this site is Class II soil and, therefore, less valuable as farm land.

2. Most other possible sites would be adjacent to Priority "C" areas on the staging of annexation map. Thus, logically, they would be Priority "C" also, meaning last phase for annexation. The subject site is already within the City limits.
 3. Many alternative sites would be adjacent to the Molalla River or Willamette River and would present greater environmental difficulties for development than the subject site.
 4. Also review answer to Criteria #2 on pages 35 to 37 of the applicant's report.
3. **Comprehensive Plan Criteria #4:** "Whether the change will preserve and protect the health, safety and general welfare of the residents in the community."

Analysis: The applicant's answer to the criteria is as follows:

"Response: The proposed change will preserve and protect the health, safety and general welfare of the residents in the community in the following ways:

- Better police and fire protection for the surrounding neighborhoods by providing a looped water system, and through streets.
- Better water pressure from a looped water system to the surrounding neighborhoods.
- A safer and larger water system through the provision of a secondary, separated water source.
- A public, mini-park will be provided as part of the housing development."

Staff agrees with this assessment.

4. **Comprehensive Plan Criteria #5:** "The request is consistent with the Statewide Planning Goals."

Analysis: The applicant's answer to this requirement is given on pages 55-61 of the applicant's June 1993 report. Staff agrees with the assessment given on the referenced pages. The evidence for most of these statements is the subject of the earlier pages of the applicant's June '93 report and this staff report. In relation to the Transportation Planning Rule compliance, staff has referred the application and supplementary June 1993 report to the State Department of Transportation for comment or recommendation. No response has been received at this date. Should any concerns be raised by State staff, they will be reported to the Planning Commission. The applicant's Traffic Impact Analysis provides the required analysis related to the new Planning Rule.

D. Criteria for Approving a Zone Change

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

- 1. The Comprehensive Plan of the City, giving special attention to Policy No. 6 of the Land Use Element and implementation measures therefore, and the plans and policies of the County, State, and local districts in order to preserve functions and local aspects of land conservation and development.*

Analysis: Previous sections of this report dealt with the analysis of the Comprehensive Plan policies in relation to this application. In general, it is concluded that the proposal is consistent with the policies of the Comprehensive Plan. The County has replied that their review concludes as follows: "Clackamas County Planning Division has no objections to application CPA 93-01/ZC 93-01. The subject area is within the City limits of Canby and is within Canby's UGB as adopted by the County on 12/13/93."

Policy No. 6 of the Land Use Element refers to the "Areas of Special Concerns" map in the Comprehensive Plan and describes "concerns" related to each of these areas. The subject area is not one of these portrayed areas.

The Elementary School District and High School District have given written assurance that they have the capacity to provide services, but that the filbert orchard adjacent to the northwest

corner of the subject site may be the site of a new intermediate school. The Fire District Chief has indicated his support for the application. Northwest Natural Gas has indicated that they have adequate services available. The State DLCD has been notified of the proposal, as has the State Department of Transportation. The State Parks agency has asked for copies of the application, which were forwarded. To date, staff has not received any concerns from these agencies.

2. ***Zoning Amendment Criteria #2 - "Whether all required public facilities and services exist or will be provided concurrent with development to adequately meet the needs of any use or development which would be permitted by the new zoning designation."***

Analysis: The applicant has replied to this criteria as follows:

"Response: All public facilities are available to meet the needs of any development that could occur with the R-1 zoning. Evidence has been provided throughout this application. See letters from City of Canby Public Works; Canby Utility Board and Fire District #62."

Staff agrees with this assessment and supplements this statement by reference to earlier elements of this staff report, especially Sections dealing with Land Use Policy #3 and the Transportation Element and Public Facilities and Services Element of the Canby Comprehensive Plan.

IV. CONCLUSION

The proposal of the application is to amend the Comprehensive Plan to include the subject site within the Urban Growth Boundary for urban level development, and to allow Low Density Residential Land Use so that a single family residential subdivision could be developed. It is the considered opinion of staff that the approval criteria for such amendments have been satisfied, provided certain conditions are met as specified below. The approval criteria which have been met include all State Land Use Goals including, but not limited to, Goal No. 2 - Land Use Planning - Exceptions; and Goal No. 14 - Boundary Change Criteria. Furthermore, City of Canby Planning and Development Code approval criteria have been satisfied including all Comprehensive Plan Policies and Urban Growth Boundary Amendment criteria.

Finally, the applicant further proposes to amend the Zoning Map to show the subject site as appropriate for Low Density Residential Land Use (R-1), rather than Agricultural Land Use (Ag). The approval criteria for the Zoning Map amendment also appears to have been satisfied (provided the Comprehensive Plan amendments are approved.)

There are conditions of approval specified with staff's recommendations. The main reason for these conditions is that the applicant has used these proposals for development and proposed public facilities, as the major reason for satisfying many of the approval criteria. Without the conditions, it is not clear that the approval criteria would be met.

V. **RECOMMENDATIONS**

Based on the findings and conclusions presented in this report, and without benefit of a public hearing, staff recommends that the application, CPA 93-01/ZC 93-01 be approved, with the following conditions:

1. Prior to the amendments to the Comprehensive Plan for the subject site becoming effective, the applicant/owner or successor in interest, or their successors, shall dedicate the well on the site and all appurtenant water rights to the City.
2. That at time of any site development, the appropriate land dedication for road right-of-way for Territorial and 10th Avenue shall be provided by the developer.
3. As stages of development of the subject site are undertaken, construction of the related appropriate roadway and sidewalks for Territorial and 10th Avenue as "collector streets" shall be provided. Waivers against remonstrating against the establishment of an L.I.D. on Territorial shall be provided by the developer/owner.
4. Development of the portion of the site nearest N.W. Territorial with a subdivision will require extension by the developer of the sewer main on Territorial, from Juniper. An Advance financing agreement with the City may be requested by the developer.

5. As part of the subdivision approvals, the developer shall provide written agreement to participate in funding his proportional share of the needed improvements, or provide an actual cash contribution accepted by City Council as a "Fair Share" contribution toward needed improvements at Territorial Road and 99-E.
6. Development of the site with a subdivision(s) will require the dedication of a "mini park" of at least 2 acres, as called for in the City Master Parks Plan. Reimbursement of costs may be applied for under the Parks Systems Development Charge Ordinance.
7. As part of the subdivision Master Planning process for the site, the applicant shall give due consideration of the proposed "neighborhood park" and "possible" school on the filbert orchard site to the satisfaction of the City and School District.
8. In the proposed subdivision plan, all currently dead-ended streets at the periphery of the site shall be considered by the developer for extension, looping, or turnaround, to the satisfaction of the City, Fire Marshal and Police Chief.
9. The total Master Plan for the site shall include no more than 100 lots for single family residential development.
10. As stated by the applicant, planter strips or street trees shall be provided in the subdivision plans for the subject area.

Exhibits:

1. Applications
2. Applicant's Report dated June '93 (*150± pages, too large to reproduce*)
3. Title Page, plus Executive Summary from above report
4. Exhibits 1, 2, 3, 4, 5 from above report.
5. Responses to "Request For Comments" forms received to date.

ZONE CHANGE APPLICATION

Fee: \$1000.00

OWNER

APPLICANT

Name Northwood Investments
Address 588 N. Juniper Street
City Canby, OR 97013
SIGNAT [Signature]
Ronald G. Tatone, Partner

Name
Address Same As Owner
City State Zip
Phone: (503) 266-3242
ment

DESCRIPTION OF PROPERTY:

Tax Map Tax Lot(s) Lot Size 30.19 Acres
(Acres/Sq. Ft)

or SEE ATTACHED

Legal Description, Metes and Bounds (Attach Copy)

Plat Name SEE ATTACHED 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...

USE

Existing Seedling Stock/Vacant
Proposed Single Family Subdivision

Owner's Representative
Martha F. Stiven
Planning & Development Services
14620 Upland Drive
Lake Oswego, OR 97034
(503) 635-7829

Existing Structures None

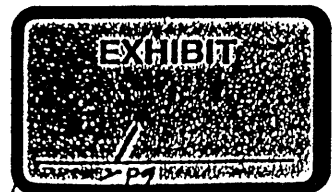
PROJECT DESCRIPTION

The Applicant is requesting (an Urban Growth Boundary Amendment)(a Comprehensive Plan Amendment) and a Zone Change to accommodate the development of a single family subdivision...

ZONING Agricultural COMPREHENSIVE PLAN DESIGNATION Agricultural

PREVIOUS ACTION (if any) CPA 90-01/7C 90-01

File No. ZC 93-01
Receipt No. #2314
Received by
Date Received 6-2-93
Completeness Date
Pre-Ap Meeting
Hearing Date 7-12-93 req. by applicant



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Fee: \$1000.00

OWNER

APPLICANT

Name Northwood Investments
Address 588 N. Juniper Street
City Canby, OR 97013
SIGNAT Ronald G. Tatone, Partner

Name
Address Same As Owner
City State Zip
Phone:
ments

DESCRIPTION OF PROPERTY:

Tax Map Tax Lot(s) Lot Size 30.19 acres
(Acres/Sq. Ft.)

or See Attached

Legal Description, Metes and Bounds (Attach Copy)
Plat Name See Attached 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... 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 Seedling Stock/Vacant
Proposed Single Family Subdivision

Owner's Representative
Martha F. Steven
Planning & Development Services
14620 Upland Drive
Lake Oswego, OR 97034
(503) 635-7829

Existing Structures

None

PROJECT DESCRIPTION

The applicant is requesting (an Urban Growth Boundary Amendment), (a Comprehensive Plan Amendment) and a Zone Change to accommodate the development of a single family subdivision. Following approval of this request, the applicant will request specific subdivision approval.

ZONING Agricultural COMPREHENSIVE PLAN DESIGNATION Agricultural

PREVIOUS ACTION (if any) ZC 90-01/CPA 90-01

File No. CPA 93-01
Receipt No. 12314
Received by
Date Received 6-2-93
Completeness Date
Pre-Ap Meeting
Hearing Date 7-1-93 requested by Applicant

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

FROM

NORTHWOOD INVESTMENTS

**Request for Land Use Approvals
Canby, Oregon
Comprehensive Plan Amendment
Zone Change**

June, 1993

Prepared by:

**Martha F. Stiven
Planning and Development Services
14620 Uplands Drive
Lake Oswego, OR 97034
(503) 635-7829**

In Association with:

**Steven L. Pfeiffer, Attorney at Law
Stoel Rives Boley Jones and Grey
900 SW Fifth Avenue, #2300
Portland, OR 97204
(503) 224 3380**

**Frank Charbonneau, P.E.
CHARBONNEAU Engineering
One SW Columbia, Suite 670
Portland, OR 97258
(503) 228-9507**



EXECUTIVE SUMMARY

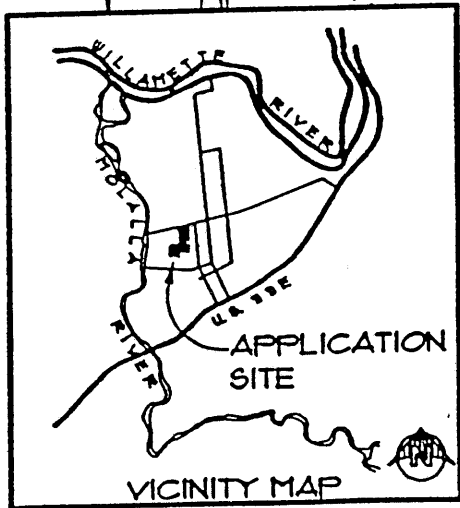
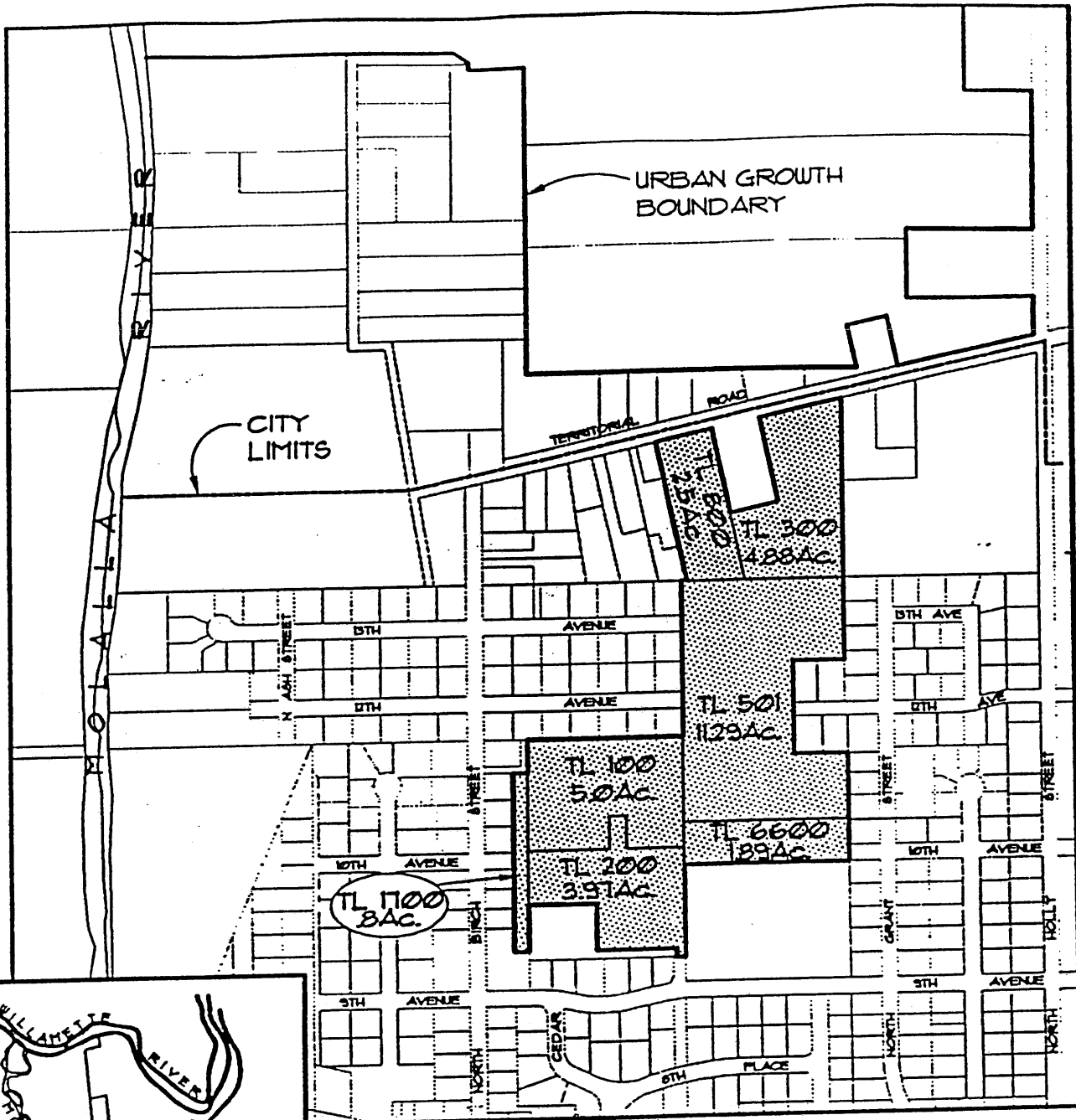
NORTHWOOD INVESTMENTS has prepared the supporting information required to approve the land use changes to enable the development of a 30 acre single family neighborhood in Northwest Canby. This application presents the evidence necessary to adopt findings approving the requested Urban Growth Boundary Amendment, the Comprehensive Plan Amendment, and the implementing Zone Change. In summary, the application demonstrates the following:

- o Approval of the requested Land Use Amendments will provide approximately 100 additional dwelling units within the Urban Growth Boundary, with an estimated population impact of 260 people.
- o Based on a review of land use changes within the City, there is an inadequate supply of low density residential land within the existing Urban Growth Boundary to meet the City's projected growth. This conclusion is based on three facts:
 - a. Land within the City limits has not been zoned to implement the densities anticipated in the Comprehensive Plan. These deviations effect over 121.5 acres and result in a loss of 224.4 units with a corresponding population of approximately 500 people.
 - b. Substantial land area designated for low density residential development has been removed from the inventory to be used for the purpose of bike paths, effecting 7.6 acres, resulting in a loss of 22.6 units, with a corresponding population of 60 people.
 - c. Substantial land area designated for low density residential development has been removed from the City's inventory to be retained as protected wetlands, effecting 11.0 acres, resulting in a loss of 36 units, with a corresponding population of 94 people.

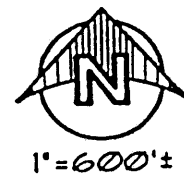
In summary, these land use changes have resulted in a loss of 283 units from the City's anticipated inventory with a population impact exceeding 650 people.

- o The UGB will require additional residential land to accommodate the projected population in twenty years. Based on the City's adopted growth rates, the city will exceed a population of 21,400 within twenty years, requiring an additional 540 dwelling units.

- o Approval of the requested land use changes will result in the following City wide benefits to the residents of Canby:
 - a. Development of a redundant water supply for all residents of Canby, that will expand the current capacity by approximately 25%.
 - b. Improvement of Territorial Road and Tenth Avenue implementing the Street Circulation Plan as adopted in the Transportation Element of the Comprehensive Plan.
 - c. Connection of six existing dead end streets, improving traffic circulation which will improve fire and police protection services.
 - d. Development of the site will result in the extension of the sanitary sewer trunk main on Territorial Road, with the potential to serve all remaining unserved areas in the northwest section of the UGB.
 - e. Development of this site will result in a "fair share" contribution toward the signalization at the intersection of Territorial Road and Highway 99 E.
- o Approval of the proposed land use changes will result in development consistent in character with the surrounding neighborhoods, eliminating the existing incompatible agricultural zoning.



SITE IDENTIFICATION and VICINITY MAP



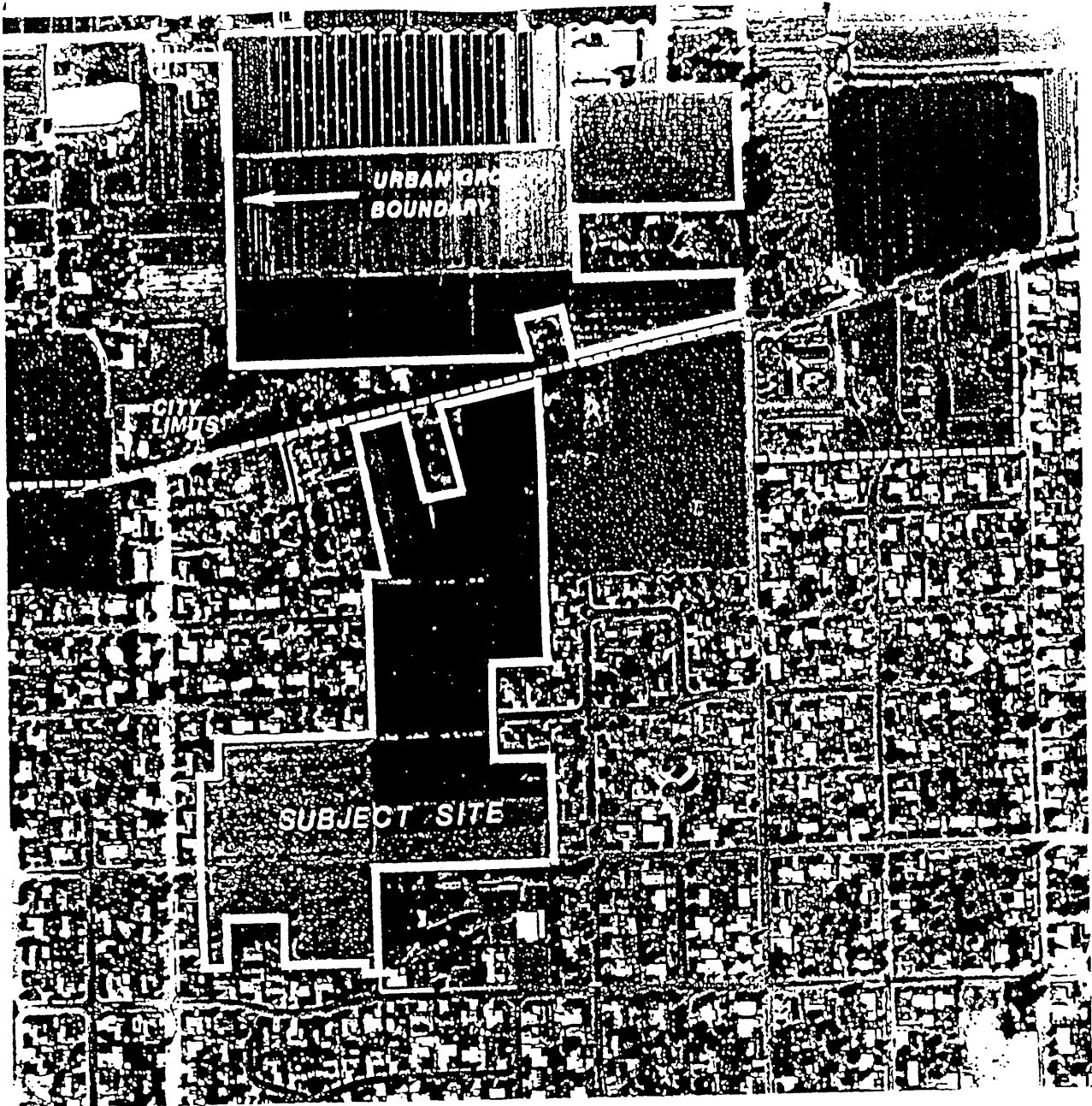
CITY OF CANBY
COMPREHENSIVE PLAN AMENDMENT

NORTHWOOD INVESTMENTS
CANBY, OREGON 97103

MARTHA STIVEN
PLANNING & DEVELOPMENT SERVICES
14620 UPLANDS DRIVE
LAKE OSWEGO, OR 97034
(503) 635-7829



EXHIBIT 1



EXISTING LAND USE



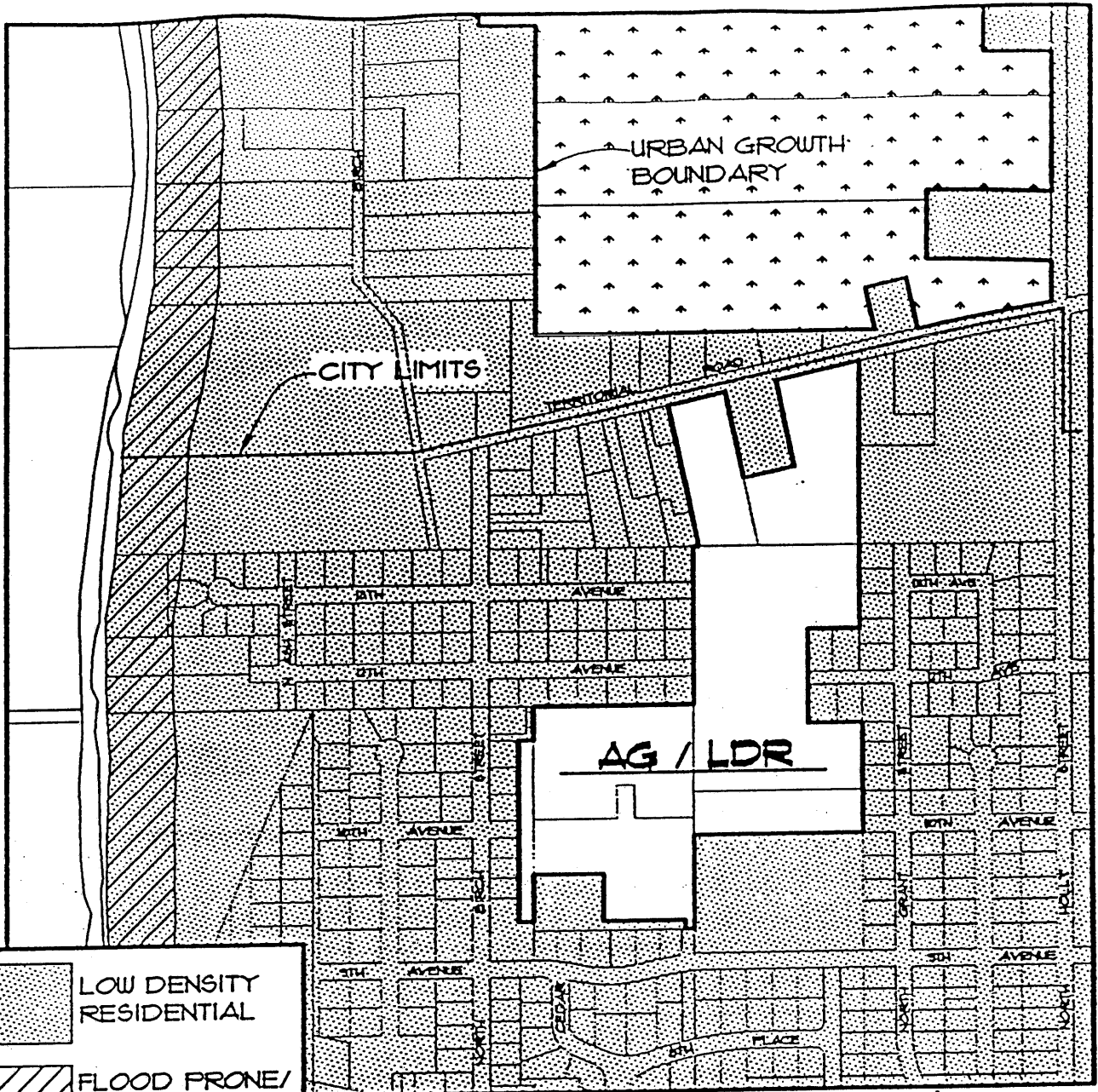
1"=600'

CITY OF CANBY: UGB AMENDMENT
COMPREHENSIVE PLAN AMENDMENT / ZONE CHANGE

NORTHWOOD INVESTMENTS
CANBY OREGON 97103

MARTHA STIVEN
PLANNING & DEVELOPMENT SERVICES
14620 UPLANDS DRIVE
LAKE OSWEGO OR 97034
503-635-7379

E/H-E-2

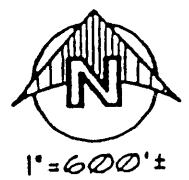


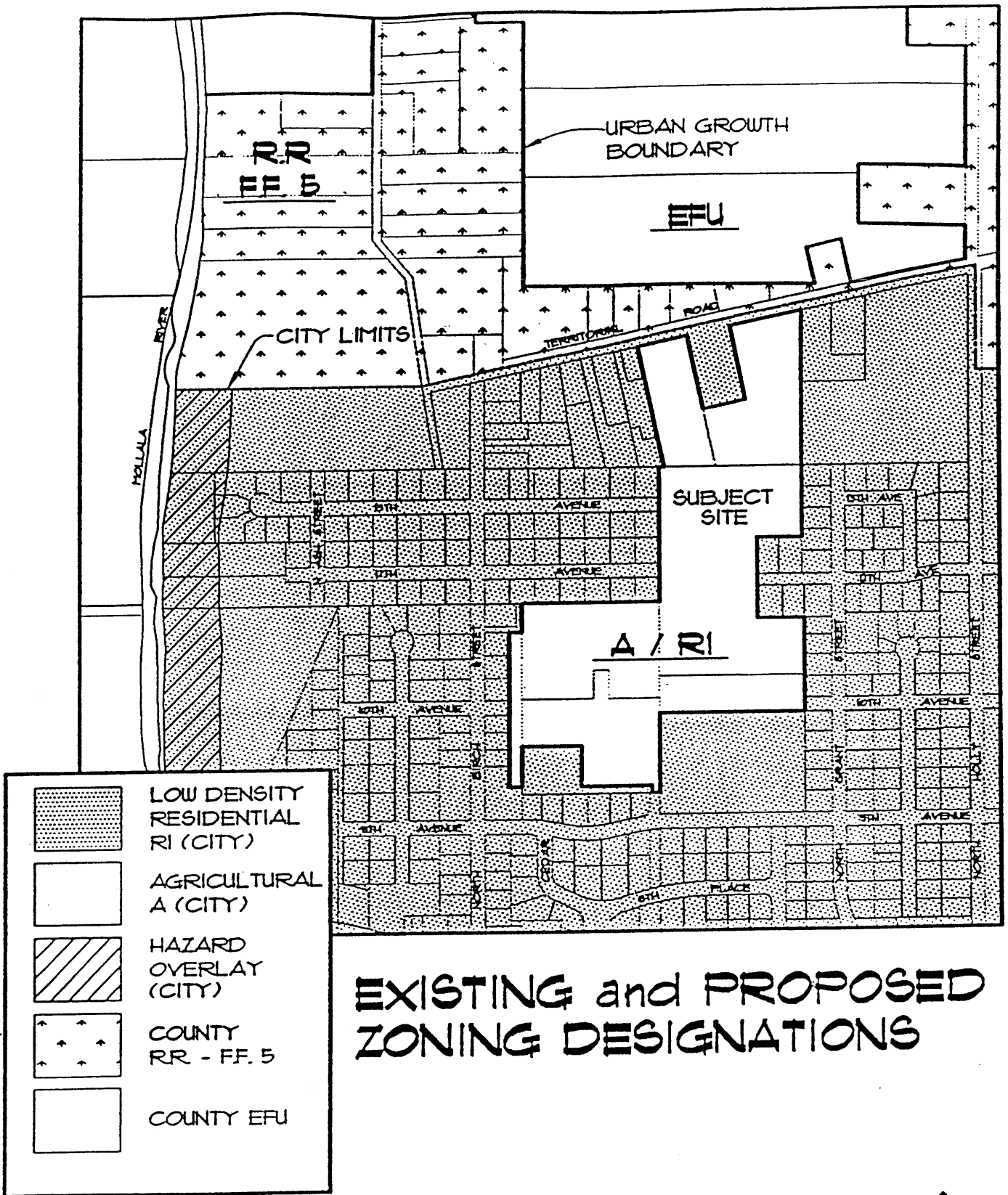
EXISTING and PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

CITY OF CANBY - U.G.B. AMENDMENT /
COMPREHENSIVE PLAN AMENDMENT / ZONE CHANGE

NORTHWOOD INVESTMENTS
CANBY, OREGON 97103

MARTHA STIVEN
PLANNING & DEVELOPMENT SERVICES
14620 UPLANDS DRIVE
LAKE OSWEGO, OR 97034
(503) 635-7829





EXISTING and PROPOSED ZONING DESIGNATIONS

CITY OF CANBY - U.G.B. AMENDMENT /
 COMPREHENSIVE PLAN AMENDMENT / ZONE CHANGE

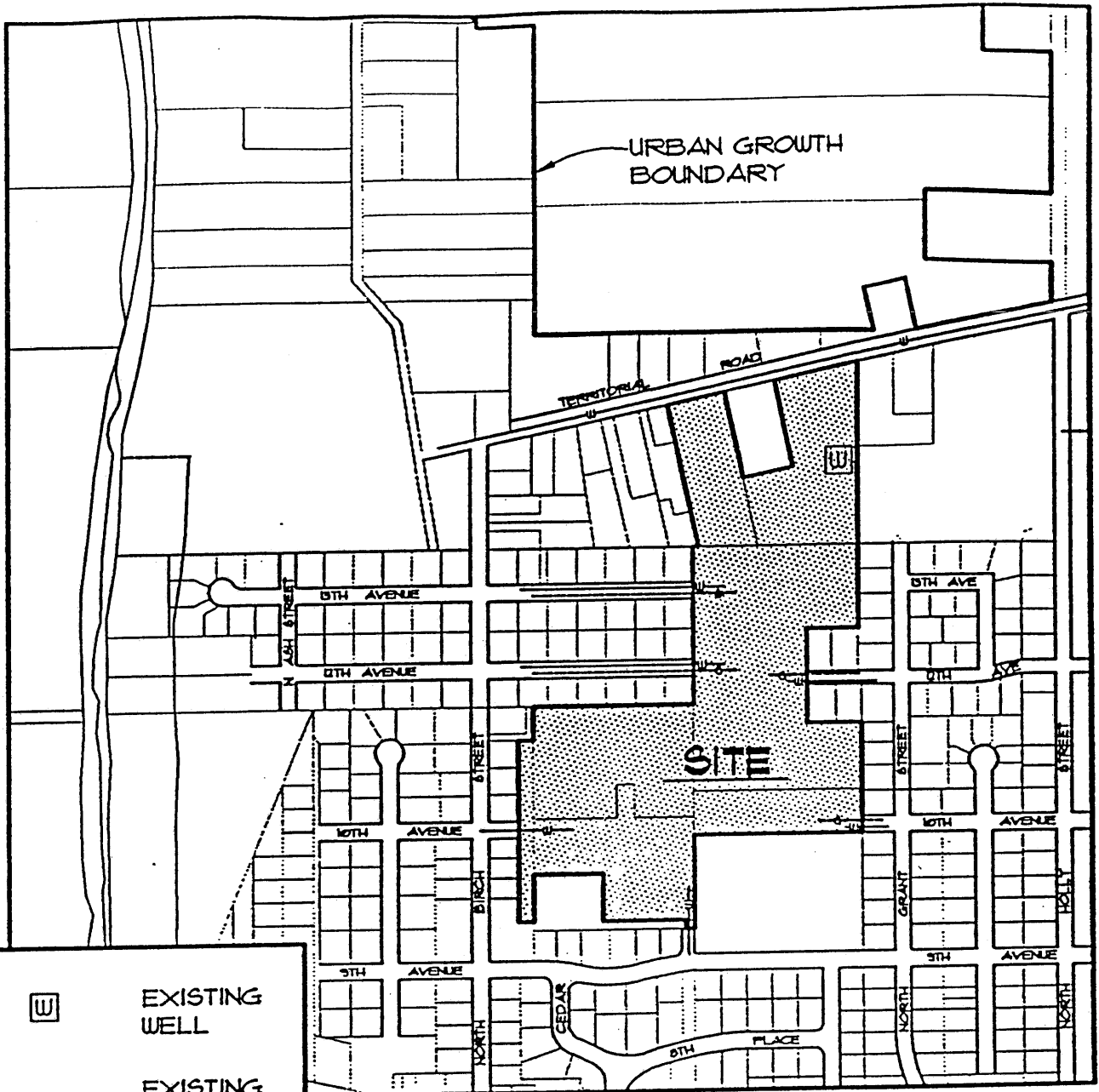
NORTHWOOD INVESTMENTS
 CANBY, OREGON 97103

MARTHA STIVEN
 PLANNING & DEVELOPMENT SERVICES
 14620 UPLANDS DRIVE
 LAKE OSWEGO, OR 97034
 (503) 635-7000



1"=600'±

EXHIBIT 4



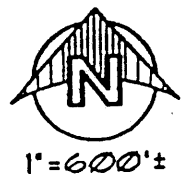
EXISTING UTILITIES

	EXISTING WELL
	EXISTING WATER
	EXISTING SAN. SEWER

CITY OF CANBY - U.G.B. AMENDMENT /
 COMPREHENSIVE PLAN AMENDMENT / ZONE CHANGE

NORTHWOOD INVESTMENTS
 CANBY, OREGON 97103

MARTHA STIVEN
 PLANNING & DEVELOPMENT SERVICES
 14620 UPLANDS DRIVE
 LAKE OSWEGO, OR 97034
 (503) 635-7829



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

RECEIVED
JUL 15 1993
CITY OF CANBY

DATE: June 8, 1993

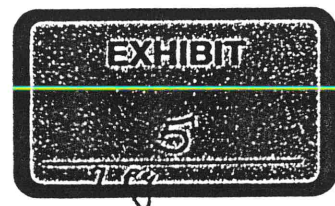
TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

The City has received CPA 93-01/ZC 93-01, an application by Northwood Investments, Ronald G. Tatone, Partner. The applicant is requesting an Urban Growth Boundary amendment and a Zoning Map amendment to accommodate the development of a single family residential subdivision. The attached report assumes dedication of a small park, widening of Territorial Road, extension of the sewer trunk main, dedication to the City of the on-site well, extension across the site of the adjacent dead-ended streets and utilities, and assumes a "fair share" contribution toward signalization at Territorial and Highway 99-E. The parcel is approximately 30 acres in size, has the capacity for about 100-130 homes, and is located within the general area bounded by Territorial, N. Holly, N. Birch and N.W. 9th Avenue. We have a limited number of copies of the enclosed report, so we would appreciate your RETURNING THE REPORT with your comments or proposed conditions.

We would appreciate your reviewing the enclosed application and returning your comments by June 25, 1993 PLEASE. The Planning Commission plans to consider this application on July 12, 1993. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

- 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: Stephens Miller Date: 7-15-93

PLEASE RETURN ATTACHMENTS!!!

*Returned without
Comments on June
RSH*

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: June 8, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

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- Adequate public services are not available and will not become available

Signature: _____ Date: _____

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: June 8, 1993

TO: CUB, PUBLIC WORKS, (FIRE), POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

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Comments or Proposed Conditions:

See letter in appendix of Report book

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

Signature: Jack Stark Date: June 9, 1993

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

Holtmark 9th
Received - 11/24
Marty Steven
FAX 635-7829

DATE: June 8, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

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Comments or Proposed Conditions:

Clackamas County Planning Division has no objections to application

CPA 93-01/ZC93-01. The subject area is within the city limits of

Canby and is within Canby's UGB as adopted by the County on 12/13/1989.

- 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: David Paese

Date: 6-15-93

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: June 8, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

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Comments or Proposed Conditions:

Sewer line on Territorial AS Well as other line to be discharged to need to be evaluated for capacity. ~~no~~ New ^{sewer} lines need to be installed.

The sewer on Territorial has capacity for future development at Northwood - Roy Hunter
7-12-93

- 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: _____

S. Johnson

Date: _____

4/30/93

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

RECEIVED
JUN 22 1993
CITY OF CANBY

DATE: June 8, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

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Comments or Proposed Conditions:

There is a possibility that in the future, the filbert orchard at the corner of Holly and Territorial may be used for a school site. I would recommend that approved plans for the Northwood subdivision take this into consideration when designing utilities, sidewalks, etc.

- 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:  Date: 6/22/93

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

64-27
66-27
65-26

DATE: June 8, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, HIGH SCHOOL AND ELEMENTARY SCHOOL, TOM PIERSON (TELEPHONE CO.) TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), CLACKAMAS COUNTY, OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

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- Adequate public services are not available and will not become available

Signature: _____

Gary F. Hyatt

Date: _____

6/23/93

PLANNING COMMISSION

SIGN-IN SHEET

Date: July 26, 1993

NAME (Please Print)	ADDRESS (Please Print)
Terri Shuhart	606 NW 13th, Canby
Don Shuhart	606 NW 13th, Canby
Lois & Archie McLeod	543 NW Territorial Rd.
LLOYD Mendenhall	790 N. W 10th
Robin Maxwell	950 N. Grant
DICK SHAWN	795 NW 10th AVE
Annette Grommes	980 N. Birch
Joe Grommes	✓ ✓
Geo Kabacy Kearney MO.	480 NW 12 th Ave.
Edward Montecucco	3468 N. Holly
Cyndi Klatsch Klatsch	844 NW 13th
Charles Blackwell Blackwell	160 NW 13th Ave Canby OR
Carolyn Begeman	745 N.W. Territorial
Robert Begeman	745 N.W. Territorial
Ally Hapt	756 NW Territorial Rd.
Shelton Loney	966 N. Birch St
Rosa Humphreys	703 NW 13th

PLANNING COMMISSION

TESTIMONY SIGN-IN SHEET

Date: July 26, 1993

NAME
(Please Print)

ADDRESS
(Please Print)

Gordon Ross

P.O. 69 Cotton BR

Martha Striven

17650 W. Plands Dr. Lake Oswego 97034

Kathie Koch

1887 N. Holly St. Canby

GARRISON TORGE

1900 N. BIRCH

Robt Backstrom

1895 N. Birch

Tom Welch

1238 N. GRANITE

Robert W. Baller
Arthur

1265 N. GRANITE

Robert W. Baller
Robert W. Baller

765 NW 12th

Andi Kjaer
Kjaersch

844 NW 13th Ave.

Don Shuhart

606 NW 13th Ave

Charles Blackwell
Mark Blum

160 NW 13th

Hendenhall

11016 Mendenhall

11013 Mendenhall

David Taylor

680 NE 20th

Faye Kaspergard

(Aunt) Evelyn Kaspergard

PLANNING COMMISSION

SIGN-IN SHEET

Date: July 26, 1993

NAME (Please Print)	ADDRESS (Please Print)
Maroun Stuart	603 N.W. 13th Ave.
Dolores Watson	1705 N Birch
Margaret Seale	2646 N.W. 13th Ave
Judy Mead	644 N.W. 13th Ave.
Bill Crooks	653 N.W. 13 Ave
JERGE CARRION	1200 N. BIRCH ST
Lowell Bagshaw	607 - N.W. 12th.
Ken Stuart	603 N.W. 13th
FRANCES H. HERMAN	973 N. BIRCH ST.
Sarah Seale	715 NW Territorial Rd
Gordon Ross	489 SW 1st Candy
Robert W. Ballee	765 N.W. 12th AVE Candy
Lovelle Lack, IFA Nurseries, Inc	1887 N. Holly St. Candy
Harriet Goggin	626 1/2 W Territorial
Diantha Grace	704 N.W. 13th Ave, Candy
Jerry Jimarth	168 NC 22nd Candy
Sam MacArthur	1265 N. GRANT ST. Candy

PLANNING COMMISSION

SIGN-IN SHEET

Date: July 26, 1993

NAME
(Please Print)

Susan Robles

JACK PEASELTON

Chris Penleton

Orman Tompkins

ESTHER Tompkins

DEVA WORTHINGTON

Edythe & Maura Moss

Thel & Maura

Edythe & Maura

Glenn E. Mays

Anna Tyler

Dan & Dorella Delunbo

John McKibbit

Pat Haphey

Bruce Haphey

Robert Backstrom

Kim Hartzis

ADDRESS
(Please Print)

1105 SW HAZELBROOK

686 NW 13TH

686 NW 15th

380 NW 10th

380 NW 10th

698 NW 9th

646 N.W. 13th

same

576 NW Territorial

5th

680 NE 20th

594 NW Territorial Rd.

24225 SW DODDWAY LN. Wilsonville.

1185 N. Birch

1185 N. Birch

1395 N. Birch

1295 N. GRAUT