AGENDA

CANBY PLANNING COMMISSION

REGULAR MEETING
City Council Chambers

Monday, August 10, 1992
7:30 p.m.

I. ROLL CALL

II. MINUTES

July 13, 1992
July 27, 1992

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

DR 91-08 - Village on the Lochs
MLP 92-05 - Alan Manual
SUB 92-02 - Dave Herman [Hood View Estates] (carried over)

VI. PUBLIC HEARINGS

DR 92-07, an application by The Alton Group for approval of a Site and Design Review Application for a new Payless Drug Store of approximately 28,000 square feet, which will conform to the architectural design of the existing shopping center. Sidewalks and a "patio area" will be provided. An access road will extend completely around the store. The site is located in the Canby Square Shopping Center (Tax Lot 100 of Tax Map 4-1E-4B). ***Continued from July 27, 1992.***

MLP 92-07 (previously designated MaLP 92-01), an application by Annette Griffy for approval of a Minor Land Partition to divide a 38,936 square foot parcel into three single family residential lots. The property is located on the south side of N.E. Territorial Road, west of the Logging Road [1295 N.E. Territorial Road] (Tax Lot 220 of Tax Map 3-1E-27C). ***Continued from July 27, 1992.***

MLP 92-06, an application by Arlie Lenhardt for approval of a Minor Land Partition to divide an approximate 1.19 acre parcel into two lots, approximately .48 acres and .71 acres, respectively. The parcel is located on the south side of N.W. Territorial Road, west of N. Holly Street [407 N.W. Territorial Road] (Tax Lot 200 of Tax Map 3-1E-33BB). ***Continued from July 27, 1992.***

PLANNING COMMISSION

SIGN-IN SHEET

Date: 8-10-92

NAME (Please Print)	ADDRESS (Please Print)
Tom Kendall	20070 Larkspur Ln #67 Lynn West 97068
Wanda Moody	NE Territorial Road (1295)
Rosemary Sholas	1430 N. Pine
T.K. Sholas	1430 N. Pine St.
ARLIE LENHARDT	15950 NE BELKE Rd AURORA 97002
ANNETTE GRIFFY	2200 SE 134TH AVE VANC. WA

-STAFF REPORT-

APPLICANT:

Thomas Kendall

FILE NO.:

ANN 92-06

OWNER:

Same

STAFF:

Robert G. Hoffman, AICP,
Planning Director

LEGAL DESCRIPTION:

Tax Lot 4400
Tax Map 3-1E-34BB

DATE OF REPORT:

July 31, 1992

LOCATION:

Between N.E. 14th and 15th Avenues

DATE OF HEARING:

City Council - 9/2/92
(Planning Commission discussion will take place August 24, 1992)

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

County Zoning RRFF-5 *(will come into City after Annexation as R-1 - Low Density Residential)*

I. APPLICANT'S REQUEST:

The applicant is requesting approval to annex a 2.03 acre site, to be developed residentially.

II. MAJOR APPROVAL CRITERIA:

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

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

1. Compatibility with the text and maps of the Comprehensive Plan, giving special consideration to those portions of policies relating to the Urban Growth Boundary.

2. Compliance with other applicable City ordinances or policies.

3. Capability of the City and other affected service-providing entities to amply provide the area with urban level services.

4. Compliance of the application with the applicable section of ORS 222.

5. Appropriateness of the annexation of the specific area proposed, when compared to other properties that may be annexed to the City.

6. Risk of natural hazards that might be expected to occur on the subject property.

7. Effect of the urbanization of the subject property on specially designated open space, scenic, historic, or natural resource areas.

8. Economic impacts which are likely to result from the annexation.

B. If the proposed annexation involves property beyond the City's Urban Growth Boundary, or if the annexation is proposed prior to the acknowledgement of compliance of the City Comprehensive Plan by the State Land Conservation and Development Commission, the proposal shall be reviewed for compliance with the statewide planning goals. *(Not applicable since the Comprehensive Plan has been adopted and acknowledged.)*

Policy #5 Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions.

Policy #6 Canby shall recognize the unique character of certain areas and will utilize the special requirements, in conjunction with the requirements of the Land Development and Planning Ordinance in guiding the use and development of these unique areas.

ANALYSIS

It has been previously discussed in this report, that the subject parcel is located in a transitional position between urban subdivisions and homes on small acreage along Redwood. Urban development activities have been proceeding all around the site. Policy #1 can be met through the use of conditions at the time of development.

Policy #2 is provided for by the R-1 (Low Density Residential) zoning which will apply to the parcel after annexation. Policy #3 will be met by Canby's current service system and concurrent extension of service systems for the proposed development, provided the stormwater is given special attention. Policy #4 does not apply, since there are no known natural hazards present. Policy #5 will be followed since the property will be zoned R-1 as part of the annexation process and any development will need to follow the Canby Land Development and Planning Ordinance requirements.

Policy #6 deals with unique areas and the subject property is not indicated as part of the Special Areas discussion in the Comprehensive Plan.

With the City's population growing at an annual rate of approximately 4%, there will be a need for approximately 1100 residential units in the next seven years. The Land Use Element of the Comprehensive Plan states a goal of 43% the share of residential units needed for future growth to be furnished by single-family residential structures. The need for single-family residential structures for the next seven years (at a 4% annual growth rate), therefore, will be approximately 480 units.

Currently, there is Low Density Residential zoned land available for approximately 560 single-family residential structures, including scattered individual lots throughout the City (a little over 8 years supply, assuming over 40% single family homes). The proposed annexation will provide land for a maximum of 10 more single-family residential structures. The amount of residential vacant land, platted and unplatted, within the City limits exceeds what is needed to sustain a 4% annual growth rate for the next seven years. In light of Implementation Measure B of Policy #2,

> "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 annexation of the subject parcel may be questioned on the basis of need. However, land for an additional 10 residential units will not significantly impact the amount of available land for residential development. The subject property is "islanded" and City services are available completely around the property. There is reason to believe that additional annexation requests for properties in this vicinity will be forthcoming in the near future.

iv. ENVIRONMENTAL CONCERNS

Policy #1-R-A	Canby shall direct urban growth such that viable agricultural uses within the Urban Growth Boundary can continue as long as it is economically feasible for them to do so.
Policy #1-R-B	Canby shall encourage the urbanization of the least productive agricultural area within the urban growth boundary as a first priority.
Policy #2-R	Canby shall maintain and protect surface water and groundwater resources.

Policy #3-R	Canby shall require that all existing and future development activities meet the prescribed standards for air, water and land pollution.
Policy #4-R	Canby shall seek to mitigate, wherever possible, noise pollution generated from new proposals or existing activities.
Policy #5-R	Canby shall support local sand and gravel operations and will cooperate with County and State agencies in the review of aggregate removal applications. *(Not applicable.)*
Policy #6-R	Canby shall preserve and, where possible, encourage restoration of historic sites and buildings. *(Not applicable.)*
Policy #7-R	Canby shall seek to improve the overall scenic and aesthetic qualities of the City.
Policy #8-R	Canby shall seek to preserve and maintain open space where appropriate, and where compatible with other land uses.
Policy #9-R	Canby shall attempt to minimize the adverse impacts of new developments on fish and wildlife habitats.
Policy #1-H	Canby shall restrict urbanization in areas of identified steep slopes. *(Not applicable.)*
Policy #2-H	Canby shall continue to participate in and shall actively support the federal flood insurance program. *(Not applicable.)*

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

ANALYSIS

The site is Class II type soil. There are no known soil problems related to urban type development. Canby's storm and sanitary sewer procedure will provide protection for ground water and surface water, but will require special care. See "public facility" discussion.

Building, health and other Code regulations will protect against other types of pollution. Policies #5R, 6R and 7R do not apply since there are no known designated aggregate, historic, scenic, or aesthetic resources present. The development ordinance will review land division or conditional use, and encourage preservation of some measure of open space, where appropriate. There are no significant fish or wildlife habitat identified, to date. No steep slopes or flood prone land is present. Trees have recently been removed from the site. The applicant states that an urban forester advised him which trees could be saved.

v. TRANSPORTATION

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

Policy #1: Canby shall provide the necessary improvement to City streets, and will encourage the County to make the same commitment to local County roads, in an effort to keep pace with growth.

Policy #2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the City's growth needs.

Policy #3: Canby shall attempt to improve its problem intersections in keeping with its policies for upgrading or new construction of roads.

Policy #4: Canby shall work to provide an adequate sidewalks and pedestrian pathway system to serve all residents.

Policy #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.

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

Policy #7: Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.

Policy #8: Canby shall work cooperatively with the State Department of Transportation and the Southern Pacific Railroad Company in order to assure the safe utilization of the rail facilities.

Policy #9: Canby shall support efforts to improve and expand nearby air transport facilities.

Policy #10: Canby shall work to expand mass transit opportunities on both a regional and an intra-city basis.

Policy #11: Canby shall work with private developers and public agencies in the interest of maintaining the transportation significance as well as environmental and recreational significance of the Willamette River.

Policy #12: Canby shall actively promote improvements to State highways and connecting County roads which affect access to the City.

ANALYSIS

N. Pine Street is proposed in the Canby Comprehensive Plan as a collector street. It will need to be improved, and sidewalks and curbs provided as part of the development process. The Pine Street intersection with Highway 99-E is also the entrance to the Fairgrounds, which needs improvements.

vi. PUBLIC FACILITIES AND SERVICES

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

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

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

Policy #3: Canby shall adopt and periodically update a capital improvement program for major City projects. *(Not applicable.)*

Policy #4: Canby shall strive to keep the internal organization of City government current with changing circumstances in the community. *(Not applicable.)*

Policy #5: Canby shall assure that adequate sites are provided for public schools and recreation facilities. *(Not applicable.)*

ANALYSIS

All public utilities can be provided from Territorial Road, the Logging Road and Pine Street. A new sewer main is available in the Logging Road and in Pine. A water line is available in Pine. Other utilities are also in Pine Street. We are not aware of any unique problems to serve this area, at this time. We have asked for input regarding any concerns various service providers might have, and will report on any further input we receive at a later date. The development will need to participate in the costs of service facility extensions. The City of Canby voters have recently approved a major expansion of school facilities so that school capacity will be available. The new Parks Plan proposes a park to serve the population generally located east of the Logging Road. Storm water will need to be handled on-site, but this vicinity recently experienced problems because of the high water table (19 feet below surface). The Public Works supervisor advises that "storm sewer for this subdivision, if designed the same as N. Pine Addition II subdivision, will add extra load to the water runoff on the east side of the Logging Road." This condition will need special consideration.

vii. ECONOMIC

GOAL: TO DIVERSITY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.

Policy #1: Canby shall promote increased industrial development at appropriate locations. *(Not applicable.)*

Policy #2: Canby shall encourage further commercial development and redevelopment at appropriate locations. *(Not applicable.)*

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

Policy #4: Canby shall consider agricultural operations which contribute to the local economy as part of the economic base of the community and shall seek to maintain these as viable economic operations. *(Not applicable.)*

ANALYSIS

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

viii. **HOUSING**

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

Policy #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. *(Not applicable since UGB is already adopted and this parcel is within it.)*

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

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

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

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

ANALYSIS

This parcel will provide an opportunity for low density housing, since it will be zoned R-1.

ix. ENERGY CONSERVATION

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

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

Policy #2: Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.

Policy #3: Canby shall strive to increase consumer protection in the area of solar design and construction.

Policy #4: Canby shall attempt to reduce wasteful patterns of energy consumption in transportation systems.

Policy #5: Canby shall continue to promote energy efficiency and the use of renewable resources.

ANALYSIS

Recently constructed housing will have increased standards for energy efficiency.

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

Review of the above analysis will show that the annexation is consistent with the policies of the Comprehensive Plan. Development of this parcel after annexation will need to comply with all applicable provisions of the City of Canby Land Development and Planning Ordinance, Building Codes, and other County and State Codes and Regulations. We are not aware, at this time, of any provisions which cannot be met by the development of this site. The site will be zoned for Low Density Residential development (R-1), which permits homes. The subdivision plan must be reviewed and approved. The City and County have an agreed-upon procedure for handling annexations.

D. Capability of the City and Other Affected Service-Providing Entities to Amply Provide the Area With Urban Level Services

We have discussed this aspect under the Public Facilities and Services Element of the Comprehensive Plan. In summary, at this time, there are no unique problems to providing service to this site. We believe all Public Facilities and Services are available, or can be made available concurrent with development of this site, provided special care is taken regarding stormwater handling.

E. Compliance with the Applicable Sections of ORS 222

This application is being reviewed under the provisions of the Canby Land Development and Planning Ordinance, Chapter 16.84. Action by the City Council will be an advisory recommendation to the Metro Boundary Commission, which has final authority. This property is contiguous with the City limits, there are no occupants on the property, and the applicant is the owner. The detailed boundary should be drawn to include Pine Street.

F. Appropriateness of the Annexation of the specific area proposed, when compared to other properties which might reasonably be expected to be annexed to the City

The previous discussion of the Comprehensive Plan policies regarding Urban Growth, found that the site is located within an area which has been determined to be Priority "A", in an early or first stage for annexation and development, and is surrounded by the City. Thus, it is appropriate to consider it for annexation at this time. The site is an "islanded" property already surrounded by Canby City Limits and has urban services already available.

G. Risk of Natural Hazards which might be expected to occur on the subject property

No natural hazards have been identified on the subject property. There are no steep slopes, no flood-prone areas, or any major stream corridors.

H. Effect of the urbanization of the subject property on specially designated open space, scenic, historic, or natural resource areas.

The previous discussion of the Comprehensive Plan policies (particularly the Environmental Concerns Element) concluded that there are no designated open space, scenic, historic, or natural resource areas present on the site. The development ordinance will review details of site development under the Subdivision review process, to give protection to any detailed resources which may be identified and ensure that needed public facilities and services are available.

I. Economic impacts which are likely to result from the annexation

The previous discussion of the Economic policies of the Comprehensive Plan concluded that development of the site as it will be zoned, will provide dwellings for Canby business owners and also provide a few employment opportunities through development, management and maintenance jobs. Urban type potential development will increase land values and tax values.

III. CONCLUSION

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

IV. RECOMMENDATION

Based upon the findings and conclusions contained in this report (and without benefit of a public hearing), staff recommends approval of ANN 92-06 to the PMALGBC (Boundary Commission) with the following understandings:

1. All development and recording costs are to be borne by the developer when the property is developed.

2. Development of the property will be constrained until an adequate stormwater management plan for the site is designed, which is acceptable to the Director of Public Works.

3. All City and service provider regulations are to be adhered to at the time of development.

4. Any development of the property, other than one single-family residential structure, must be preceded by a Subdivision or Partition Review.

5. Dedication of land and half-street improvements for the widening of N. Pine will be required at the time of development.

6. A waiver of the right to remonstrance against the establishment of an L.I.D. for roadway or other improvements in N. Pine Street will be required at time of development.

Exhibits:

1. Application
2. Tax Map
3. Requests for Comments

ANNEXATION APPLICATION

Fee: $500.00

OWNER	APPLICANT
Name Thomas Kendall	Name Thomas KENDALL
Address 20070 Larkspur Ln. #67	Address 20070 Larkspur Ln. #67
City West Linn State Or. Zip 97068	City West Linn State Or. Zip 97068
SIGNATURE Thomas Kendall	Phone: 503-557-1012

DESCRIPTION OF PROPERTY:

Tax Map 3 1E 34 BB TK Tax Lot(s) ~~01600~~ 04400 TK Lot Size 2.03 Acres (Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name _____ Lot _____ Block _____

PROPERTY OWNERSHIP LIST

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

USE

Existing Single Family Residence (Proposed Single Family Subdivision

Existing Structures Mobile Home

PROJECT DESCRIPTION

Proposing a single Family subdivision

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION R-1

PREVIOUS ACTION (if any) _____

File No. ANN 92-06
Receipt No. 1937
Received by _____
Date Received _____
Completeness Date _____
Pre-Ap Meeting _____
Hearing Date AUG. 10 - 1992

EXHIBIT 1

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

PMALGBC FORM #1

PETITION FOR

Annexation to the City of Canby.

OR

Withdrawal from the City of _____.

To: PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

We, the undersigned, constitute at least the owners of one-half the land area of the property described in Exhibit A.

We desire to be (annexed to the) OR (withdrawn from the) City of CANBY.

A map is attached, marked Exhibit B showing the affected territory and its relationship to the present City boundaries.

The (annexation) OR (withdrawal) constitutes a minor boundary change under the boundary commission act and should therefore be considered by the Boundary Commission, and after study a Final Order should be entered by the Boundary Commission.

PETITION SIGNERS

SIGNATURE OF LEGAL OWNER(s))	ADDRESS	Tax Lot Numbers Lot# a1/4-1/4 1/4 Sec Twp R
Thomas Kendall	20070 Larkspur Ln #67 West Linn, Or. 97068	3 1E 34BB 04400
Jolyn Kendall	20070 Larkspur Ln #67 West Linn, Or. 97068	

PMALGBC FORM #3

CERTIFICATION OF PROPERTY OWNERS OF
AT LEAST ONE-HALF LAND AREA

I hereby certify that both names on the attached petition are owners of property as identified by the tax lot described in the petition.

These signatures represent at least one-half of the land area within the annexation or withdrawal area described in this petition.

NAME Pat Brost

TITLE Cartographer

DEPARTMENT Assessor

COUNTY OF Clackamas

DATE 7-14-92

.....

PMALGBC FORM #4

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of property included within the attached petition has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME Pat Brost

TITLE Cartographer

DEPARTMENT Assessor

COUNTY OF Clackamas

DATE 7-14-92

PMALGBC FORM #5

(This form is NOT the petition)

ALL THE OWNERS OF PROPERTY INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA

(To be completed IF the proposal contains 10 or fewer properties.) Please indicate the name and address of all owners of each property regardless of whether they signed an annexation petition or not. This is for notification purposes.

	NAME OF OWNER	ADDRESS	PROPERTY DESIGNATION (Indicate tax lot, section number, and Township, Range)
(1)	THOMAS KENDALL JOYCE KENDALL	20070 Larkspur Ln. #67 WEST LINN OR. 97068	31E 34BB 04400
(2)			
(3)			
(4)			
(5)			
(6)			
(7)			
(8)			

PMALGBC FORM #6

BOUNDARY CHANGE DATA SHEET

1. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

A. Land Area: Acres 2,03 or Square Miles _____

B. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).

The property has a gentle slope from the west to the east. Property drains to the east

C. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: ~~This~~ property to the North is single family residential lots.

East: The property to the EAST is undeveloped pasture outside of City Limits.

South: The property to the South is single family residential lots.

West: The property to the West is single family residential lots.

D. Existing Land Use:

Number of single-family units 1 Number of multi-family units 0

Number commercial structures 0 Number industrial structures 0

Public facilities or other uses NONE

What is the current use the land proposed to be annexed:

SINGLE FAMILY UNIT

E. Total current year Assessed Valuation $ 40,230

F. Total existing population 0

II. REASON FOR BOUNDARY CHANGE

A. ORS 199.462 of the Boundary Commission Act states: "In order to carry out the purposes described in ORS 199.410 when reviewing a boundary change..., a boundary commission shall consider local comprehensive planning for the area, economic, demographic, sociological projections pertinent to the proposal, past and prospective physical developments of land that would directly or indirectly be affected by the proposed boundary change..." Considering these points, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary. (This information is often quoted in the Staff Report, so be thorough and complete.)

The proposed annexation is in conformance with the City's Comprehensive plan. The property will come into the City with low density residental zoning. This property is bounded by residential development on the north, south, and west. The requested annexation will allow development and densities consistent with state and local planning objectives.

B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

The owner plans to develop this property as low density single family residental lots.

III. LAND USE AND PLANNING

A. Is the subject territory to be developed at this time? Yes

B. Generally describe the anticipated development (building types, facilities, number of units).

The owner plans to develop this property as low density single family residential lots. The number of lots has not been determined, it will be consistent with the City's low density residental development standards.

C. If no development is planned at this time, will approval of this proposal increase the development potential of the property? _____ If so, please indicate in terms of allowable uses, number of units).

D. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.

The proposed annexation is in conformance with the City's Comprehensive Plan

E. What is the zoning on the territory to be served? The property will come into the City with low density residential zoning.

F. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

Approval	Project File #	Date of Approval	Future Requirement
Metro UGB Amendment			
City or County Plan Amendment			
Pre-Application Hearing (City or County)			CITY
Zone Change (City or County)			
Preliminary Subdivision Approval			City
Final Plat Approval			City
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			City

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

G. Can the proposed development be accomplished under current county zoning? _____ Yes ___No___ No.

If No,---has a zone change been sought from the county either formally or informally. _____ Yes ___No___ No.

Please describe outcome of zone change request if answer to previous questions was Yes. _____

_____

H. Is the proposed development compatible with the city's comprehensive land use plan for the are?

Yes YES No _____ City has no Plan for the area _____
Has the proposed development been discussed either formally or informally with any of the following? (Please indicate)

City Planning commission _____ City Planning Staff YES

City Council _____ City Manager _____

Please describe the reaction to the proposed development from the persons or agencies indicated above.

Comments have been favorable.

I. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

IV. SERVICES AND UTILITIES

A. If the reason for the annexation or withdrawal is to obtain specific municipal services such as water service, sewerage service, fire protection, etc., please indicate the following:

1. Proximity of facilities (such as water mains, sewer laterals, storm drains, etc.) to the territory to be annexed. (Please indicate location of facilities--for example: 8" water main in Durham Rd. 500' from east edge of territory). Please indicate whose facilities they are and whether in fact these facilities will be the ones actually providing service to the area. If the facilities belong to another governmental entity, explain the agreement by which they will provide the service and what the city's policy is on subsequent withdrawal and/or compensation to the other unit.

A City of Canby 12" sanitary sewer main flows North along the easterly boundary.

A Canby Utility Board 6" water main is located along the westerly boundary.

Storm sewer improvements will be designed and constructed in accordance with City of Canby requirements and paid for by the developer

2. The time at which services can be reasonably provided by the city or district. The services are available at the property lines.

3. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

Required facilities will be constructed and paid for by the developer

4. Availability of the desired service from any other unit of local government. (Please indicate the government.)

B. If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City CANBY UGB
Rural Fire Dist. _____
County Service Dist. _____
Sanitary District _____
Hwy. Lighting Dist. _____
Water District _____
Grade School Dist. Dist 86
Drainage District _____
High School Dist. Dist 1
Diking District _____
Library Dist. _____
Park & Rec. Dist. _____
Special Road Dist. _____
Other Dist. Supplying Water Service _____

C. If any of the above units are presently servicing the territory (for instance, are residents in the territory hooked up to a public sewer or water system), please so describe.

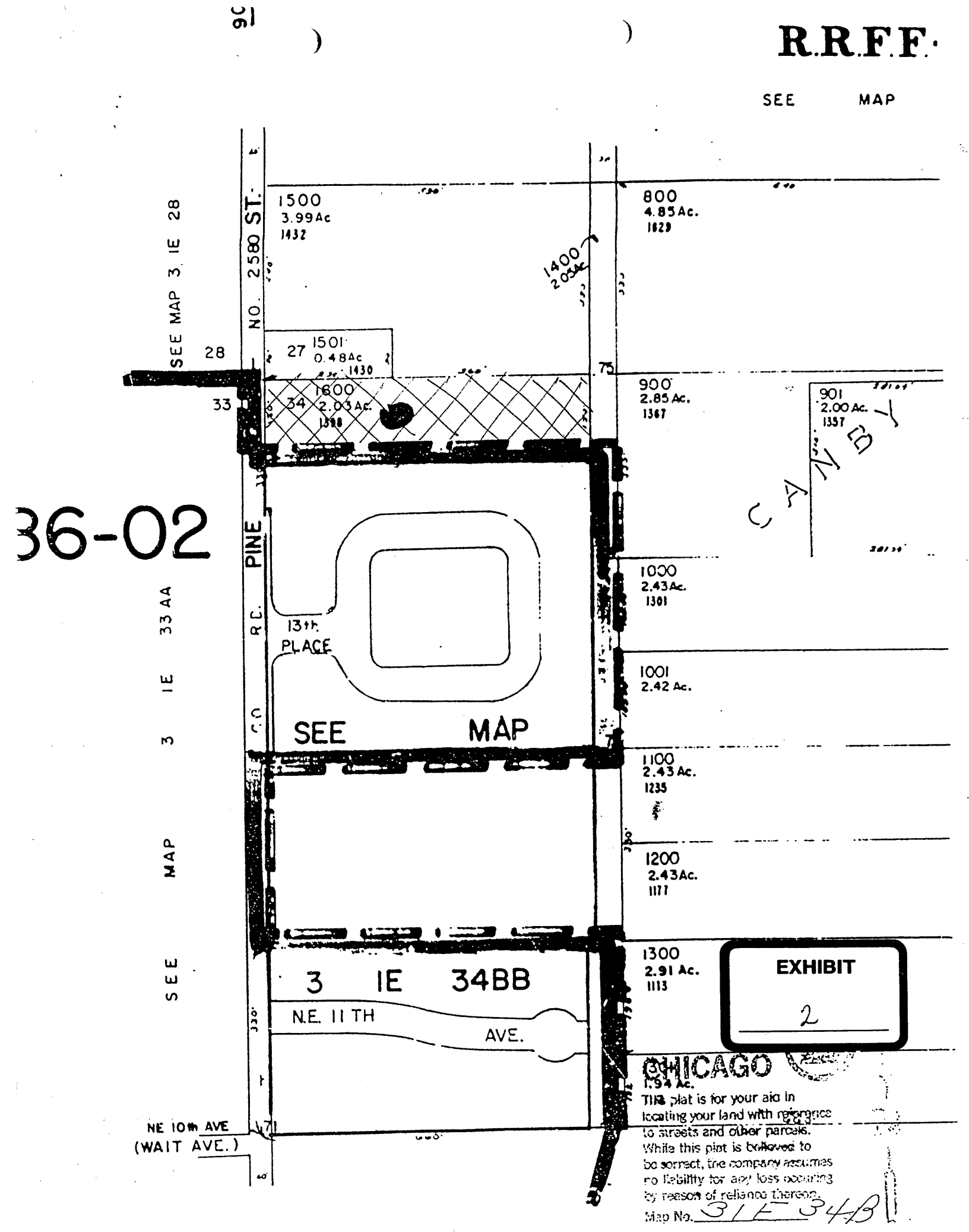
APPLICANT'S NAME Thomas Kendall

MAILING ADDRESS 20070 Larkspur Ln. #67
West Linn, OR. 97068

TELEPHONE NUMBER 503-557-1012 (Work)
503-650-2352 (Res.)

REPRESENTING Thomas Kendall

DATE: _____



R.R.F.F.
SEE MAP
SEE MAP 3 IE 28
NO. 2580 ST.
1500
3.99Ac
1432
800
4.85Ac.
1629
1400
2.05Ac
28
27
1501
0.48Ac
1430
75
33
34
1600
2.03Ac.
1398
900
2.85 Ac.
1367
901
2.00 Ac.
1357
CAMBY
36-02
PINE
R.D.
33 AA
1000
2.43Ac.
1301
13th
PLACE
1001
2.42 Ac.
SEE MAP
3 IE
1100
2.43 Ac.
1235
MAP
1200
2.43Ac.
1177
SEE
1300
2.91 Ac.
1113
3 IE 34BB
N.E. 11 TH
AVE.
EXHIBIT
2
CHICAGO
1.94 Ac.
NE 10th AVE
(WAIT AVE.)
This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.
Map No. 31E 34B

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

DATE: July 10, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT, TOM PIERSON, TODD SCHMIT, CANBY HIGH SCHOOL, CLACKAMAS COUNTY, CANBY ELEMENTARY SCHOOL

The City has received **ANN 92-06**, an application by Thomas Kendall to annex an approximate 2.03 acre parcel into the City of Canby. The parcel is located just north of N.E. 13th Place, between N. Pine Street and the Logging Road (Tax Lot 1600 of Tax Map 3-1E-34B).

We would appreciate your reviewing the enclosed applications and submitting comments by July 22, 1992 **PLEASE**. The Planning Commission will consider this application on **August 10, 1992.** Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

Sewer can be Hooked Into Main on Logging Road. Build new Manhole Where Line From Subdivision Connects To Main on Logging Road. STORM Sewer For this Sub-division, if designed Same as Pine II division will add extra Load To water runoff on East side of Logging Road. Along Pine Street for this Addition we will need added Right of way, Removal of Trees and Area Filled in with Granular material For Street widening.

☐ 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

EXHIBIT 3

Signature: Roy L. Heater Date: July 20, 1992

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

DATE: July 10, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT, TOM PIERSON, TODD SCHMIT, CANBY HIGH SCHOOL, CLACKAMAS COUNTY, CANBY ELEMENTARY SCHOOL

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☐ Conditions are needed, as indicated

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

Signature: Jack Stark Date: July 16, 1992

PLANNING COMMISSION

TESTIMONY SIGN-IN SHEET

Date: 8-10-92

NAME (Please Print)	ADDRESS (Please Print)
JOHN & WANDA Moody	1295 NE TERRITORIAL RD
ARLIE LENHARDT	15950 NE BELKE Rd AURORA
Tom Kendall	20070 Larkspur Ln. #57 West Linn
Rosemary Shiolas	1430 N. Pine
Thomas K. Shiolas	1430 N. Pine St.

PLANNING COMMISSION

SIGN-IN SHEET

Date: July 27, 1992

NAME (Please Print)	ADDRESS (Please Print)
ANNETTE GRIFFI	2200 SE 134TH AVE, VANC. WA
JOHN & WANDA Woody	2014 SE 51ST Port Or
JAN & LORRAINE O'CONNOR	590 S/E 7 PL
Allen Manuel	1612 N. Redwood, Canby
Tom O'Halloran	15919 S. Country Air Ct. O.C.
ARLIE LONHARDT	15950 NE BEECE Rd AURORA
Halvor Gregersen	400 S. Holly, Canby
Lillian Gregersen	400 S. Holly, Canby
RONALD BERG	203 S.W. Third Ave., Canby
MIKE ~~FAHA~~	800 N.W. 6th Ave NO. 327
MIKE GILLILAND	PORTLAND, OR 9720
John Buck	17155 Fir Canby