

AGENDA

CANBY PLANNING COMMISSION

REGULAR MEETING
City Council Chambers

Monday, June 22, 1992
7:30 p.m.

I. ROLL CALL

II. MINUTES

June 8, 1992

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMISSION DISCUSSION OF PLANNING ISSUES

V. COMMUNICATIONS

VI. FINDINGS

ZC 92-01 - Mimi Chitty
CPA 92-01 - Mimi Chitty
DR 92-05 - McDonalds Corporation

VII. PUBLIC HEARINGS

CUP 92-04 - an application by Dave Nelson for a Conditional Use approval of a proposed 5-unit manufactured home park at the end of S. Elm Street (Tax Lot 1300 of Tax Map 4-1E-4C).
Continued from May 11, 1992.

CUP 92-06, an application by Canby Elementary School District for a remodeling at Ackerman Junior High School, which will include sidewalk and street improvements to S.E. 13th Avenue. The school is located on the north side of S.E. 13th Avenue, east of Ivy Street (Tax Lot 1100 of Tax Map 4-1E-4A).

DR 92-06, an application by James A. Grady for Design Review approval of a one-story dental clinic, approximately 3,000 square feet, on the corner of N.W. 4th Avenue and Grant Street (Tax Lot 6400 of Tax Map 3-1E-33CB).

VIII. NEW BUSINESS

ANN 92-04, an application by Shirley and Electa Ritter to annex an approximate 1.75 acre parcel (1009 N.E. Territorial Road) located on the south side of N.E. Territorial Road, between N. Oak and N. Pine Streets, into the City of Canby (Tax Lot 1800 of Tax Map 3-1E-28DD).

ANN 92-05, an application by Ronald G. Tatone to annex a 2.42 acre parcel on the west side of N. Redwood Street (between N. Redwood and the Logging Road), north of N.E. 12th Way, into the City of Canby (Tax Lot 1001 of Tax Map 3-1E-34B) for a future single-family residential development. The applicant is requesting that the Planning Commission recommend approval of such annexation to City Council.

IX. DIRECTOR'S REPORT

X. 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
John Zieg
Tamara Maher

Wade Wiegand
Laurie Gustafson
Henry Fenske



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

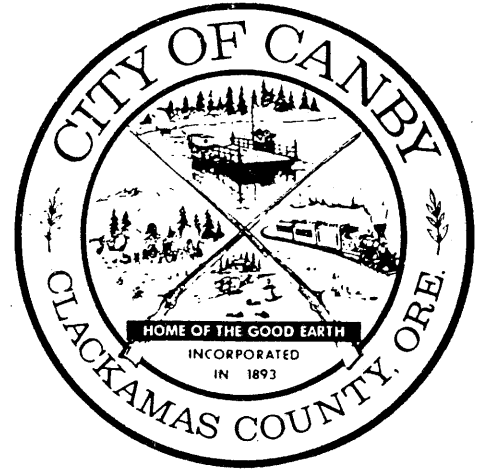
Rebuttal - not more than 10 minutes

- 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:

Canby Elementary School District No. 86

FILE NO.:

CUP 92-06

(Ackerman Renovation and Addition)

OWNER:

Canby Elementary School District No. 86

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lot 1100 of
Tax Map 4-1E-4A

DATE OF REPORT:

June 12, 1992

LOCATION:

S.E. 13th Avenue
east of S. Ivy Street

DATE OF HEARING:

June 22, 1992

COMP. PLAN DESIGNATION:

Public

ZONING DESIGNATION:

R-1 (Low Density
Residential)

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a Conditional Use application for remodeling and addition to a junior high school.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

16.10	Off-Street Parking and Loading
16.16	R-1 Low Density Residential Zone
16.50	Conditional Uses
16.88	General Standards

- **City of Canby Comprehensive Plan:**

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

III. MAJOR APPROVAL CRITERIA

16.50.010 Authorization to Grant or Deny Conditional Uses

In judging whether or not a conditional use permit shall be approved or denied, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the location proposed and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the City.
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.

- C. All required public facilities and services exist to adequately meet the needs of the proposed development.
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.

IV. FINDINGS:

A. Background and Relationships:

The applicant proposes renovating and building an addition to the existing 69,565 square foot Ackerman Jr. High School located on S.E. 13th Avenue. The school's staffing and programs will remain unchanged as a result of the project. The expansion and renovation are for expanding existing programs and spaces.

The 25,234 square foot addition will include: Fine Arts Room, Computer Lab Room, Living Skills Room, Technology Education Room, and Physical Education Instructional Room. The renovation will primarily be with the Administration areas and the Biology labs.

Additional improvements to the school will include:

1. New entrance and waiting canopies, new service area screening, and landscaping;
2. Expansion and relocation of parking and vehicular access areas, and creation of a new, separate bus access lane;
3. Handicapped access improvement;
4. A new landscaped courtyard (formed with the building of the addition); and,
5. Improvement of S.E. 13th Avenue.

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

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

ANALYSIS

The notification process and public hearing are a part of the compliance with adopted policies and process regarding citizen involvement.

ii. Urban Growth

■ **GOAL:** 1) TO PRESERVE AND MAINTAIN DESIGNATED AGRICULTURAL AND FOREST LANDS BY PROTECTING THEM FROM URBANIZATION.

2) TO PROVIDE ADEQUATE URBANIZABLE AREA FOR THE GROWTH OF THE CITY, WITH IN THE FRAMEWORK OF AN EFFICIENT SYSTEM FOR THE TRANSITION FROM RURAL TO URBAN LAND USE.

Policy #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 project is entirely within the City limits and within the Urban Growth Boundary. It fully meets the intent of Canby goals and policies regarding the Comprehensive Plan Urban Growth Chapter. The project will not significantly increase demand for public services.

iii. Land Use Element

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

Policy #1: Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses, while grouping compatible uses.

Policy #3: Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.

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

ANALYSIS

The proposal is for expansion and renovation of an existing junior high school. The Comprehensive Plan designates the site as "Public" land use, and the school is mentioned as a continuing use. It is the staff's opinion that the expansion and renovation to the school to provide better education facilities will not unduly burden public facilities or the neighborhood and is within the intent of the land use policies.

iv. ENVIRONMENTAL CONCERNS

- **GOAL: 1) TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.**
- 2) TO PREVENT AIR, WATER, LAND, AND NOISE POLLUTION. TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.**

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

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

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

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

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

ANALYSIS

Additional capacity for on-site disposal of storm water will be required with the addition of 25,234 square feet of impervious surfaces. State and Local Code requirements regarding air, water, and noise pollution will be required of the development and construction. State laws and local regulations will require development to meet standards to prevent air, water, land and noise pollution. The proposal will have minimal affect on the open space since the site is almost 17 acres and the changes will directly affect only a small portion of the site (3.4%).

With the widening of S.E. 13th Avenue and the provision of a sidewalk, approximately 18 evergreen trees of varying sizes will likely need to be removed from the southwestern portion of the school property. The removal of these trees will not create a 'barren' or treeless landscape as a similar number of large evergreen trees will remain in front of the new school structure on the west side and more trees will remain between the school and the Swim Center on the west side, behind the new structure.

v. TRANSPORTATION

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

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

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

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

ANALYSIS

As part of the project, the Canby Elementary School District has entered into an agreement with the City to participate in sidewalk and street improvements to S.E. 13th Avenue for the full length of the school property and the neighboring Canby Adult Center.

While the addition and renovation will not require additional parking spaces, five additional parking spaces will be provided with the new parking configuration on the south and east side of the school. The total number of parking spaces will be 112.

The new parking lot configuration on the south and east side will provide a service lane separated from the main parking area and the bus lane. One additional ingress/ egress point will be provided on S.E. 13th Avenue, for a total of three in front of the school. A fire lane will be provided along the east side of the school.

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

ANALYSIS

The changes proposed do not affect any utilities. The project will improve the efficiency of the use of public school facilities. One ball field will be lost to the expansion of the school. This will leave one small ball field and the track on the junior high property. Three additional ball fields are present on the adjoining Philander Lee Elementary school property. An additional 6 acres of park land will be dedicated along the east side of the school property. The additional park land is from the adjacent Township Village development.

The widening of S.E. 13th Avenue and the provision of a sidewalk from S. Ivy east to the east side of the school's property line is desired by the City. With the recreation facilities located in this area, and the residential development in progress or being planned, the provision of street widening and sidewalk along S.E. 13th Avenue is also a primary safety concern for pedestrians. Cooperation between the City and the School District will provide the sidewalk and street widening for both the school property and the Canby Adult Center.

vii. ECONOMIC

- **GOAL: TO DIVERSITY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.**
(Not applicable.)

viii. HOUSING

- **GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF CANBY.**
(Not applicable.)

ix. **ENERGY CONSERVATION**

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

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

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

The City has adopted an ordinance that requires the review of solar access for both properties to the north of the project and for the subject property. The project will not impede the solar access of the properties to the north and will continue to have full solar access. The State has rules which encourage energy conservation through design and construction methods.

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

Based upon the above described analysis, the proposal is consistent with or can, with conditions, be made consistent with the policies of the Comprehensive Plan.

C. Evaluation Regarding Conditional Use Approval Criteria

1. Comprehensive Plan Consistency

The previous discussion determined the proposal's relation to Comprehensive Plan consistency. The school's addition and renovation is found to be consistent with the policies of the Comprehensive Plan.

2. Site Suitability

The proposed expansion and renovation is considered by staff to be a major change to the existing school building and site development. The proposed Physical Education Instructional Room to be built on the west side of the existing school structure, will involve the removal of one evergreen tree. The location of this new structure is in a small clearing of trees, care should be taken during construction to properly protect these surrounding trees from damage. Immediately to the northwest of the new building site is the school's "environmental area".

The addition to be built on the east side of the existing school structure, housing the Fine Arts Room, Computer Lab Room, Living Skills Room, and the Technology Education Room, will cover an area currently being used as a ball field. Another ball field immediately adjacent will be left intact. With the new construction on the east side, a separate service access will be provided along with a fire lane and new fire hydrant. The parking spaces that are currently oriented in a north-south direction at the southeastern corner of the existing school structure will be replaced by two smaller parking areas, oriented east-west, along the main access drive and bus lane, and the service lane. Overall, the number of parking spaces will be increased by five. One additional point of ingress/egress will be provided with the expansion.

With the east side addition, a new landscaped courtyard will be installed between the new addition and the existing school structure. The courtyard will be surrounded entirely by the new and existing school structure. Additional shade trees will also be placed between the east side addition and the fire lane, and at the main entrance.

There will be sufficient room between the south parking area (in front of the school on S.E. 13th Avenue) and S.E. 13th Avenue to allow for the widening of 13th Avenue and the provision of a sidewalk, with a landscaped strip.

3. Availability of Public Services and Facilities for the Site

Utility and public safety facilities and services are available and currently serve the facility. Extensions of a water line will be necessary. The application has shown a 10' easement for the Canby Utility Board for a water line to the proposed fire hydrant. A fire lane is proposed with a properly sized turnaround for emergency vehicles.

4. Compatibility with Surrounding Uses

The expansion and renovation will not result in an impact on surrounding uses. The west side expansion (Physical Education Instructional Room) will be toward the Canby Adult Center and Swim Center, with an existing parking lot and trees in between. The east side expansion is toward an undeveloped portion of a residential development with an existing ball field and a future park in between.

IV. CONCLUSION

Based on the above analysis, and without benefit of a public hearing, staff concludes that:

1. The proposed use of the site is consistent with the applicable requirements and policies of the Comprehensive Plan and the development ordinance;
2. The characteristics of the site are suitable for the proposed use;
3. That all required public facilities and services exist to adequately meet the needs of the existing school, and that no significant increase in demand for public facilities and service will result; and,
4. The proposed use will not alter the character of the surrounding areas in such a way as to substantially limit or preclude the uses allowed.

V. RECOMMENDATION:

Based upon the application and drawings submitted, facts, findings and conclusions of this report, and without benefit of a public hearing, staff recommends that the Planning Commission approve CUP 92-06, with conditions, for expansion and renovation of a junior high school. Furthermore, staff recommends approval of CUP 92-06 with the following conditions:

1. Twenty (20) feet of land for street widening purposes along S.E. 13th Avenue shall be dedicated. A sidewalk, curb, and widened street shall be provided along S.E. 13th Avenue for the full length of the subject property, to match the curb line of S.E. 13th Avenue west of S. Ivy Street.

2. The applicant shall provide a waiver of remonstrance against establishment of an L.I.D. for any needed infrastructure improvements in S.E. 13th Avenue.

Exhibits:

1. Application for Conditional Use
2. Project Description
3. Memo of 4/16/92
4. Memo of 4/27/92
5. Memo of 4/6/92
6. Vicinity Map
7. Site Plan
8. Landscape Plan
9. Reference Plan
10. Request of Comments Responses

CONDITIONAL USE APPLICATION

Fee: \$300.00

OWNER

APPLICANT

Name Canby Elementary School Dist. Name Canby Elementary School Dist.
 Address 117 NE Third Avenue Address 117 NE Third Avenue
 City Canby State OR Zip 97013 City Canby State OR Zip 97013
 SIGNATURE [Signature] Phone: (503) 266-5871

DESCRIPTION OF PROPERTY: Ackerman Jr. High School

Tax Map 4 IE 4A Tax Lot(s) 1100 Lot Size _____
 (Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name _____ Lot _____ Block _____

PROPERTY OWNERSHIP LIST

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

USE

Existing Public School Proposed Public School

Existing Structures _____

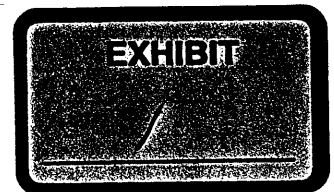
PROJECT DESCRIPTION

See attached.

ZONING _____ COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) /

File No. _____
 Receipt No. _____
 Received by _____
 Date Received _____
 Completeness Date _____
 Pre-App Meeting _____
 Hearing Date _____



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

May 12, 1992

ACKERMAN JUNIOR HIGH SCHOOL
CONDITIONAL USE PERMIT
PROJECT DESCRIPTION

- o The project is an addition and renovation of the existing 69,565 square foot junior high school.
- o The school's staffing and program remains unchanged. All expansion and renovation of spaces are for expanded existing programs and spaces. No new staff are being added to the school. See attached letter.
- o The project includes a 25,234 square foot addition of expanded programs and specialty use rooms including:
 - 1. Fine Arts Room
 - 2. Computer Lab Room
 - 3. Living Skills Room
 - 4. Technology Education Room
 - 5. Physical Education Instructional Room
- o The renovation is primarily in the Administration areas and Biology labs.
- o Also being added are new entrance and waiting canopies, new service area screening, and landscaping.
- o The parking and vehicular access areas are being expanded to create a new, separate bus access lane. Existing parking will be relocated as shown.
- o A new courtyard will be formed by the addition, which will be generously landscaped.
- o Handicapped access will be improved as shown.
- o Lot coverage will be 13.4 percent after completion--well below the maximum allowable coverage.
- o Thirteenth Avenue will be improved as required. See attached letter.

The proposed use, arrangement, and character of the remodeling will be an asset to the community and neighborhood. The overall program will improve school support services for instructional use, and the paving and landscaping of the parking area will improve the function and appearance of the site in the neighborhood. This remodeling meets the criteria allowing expansion of a nonconforming use:

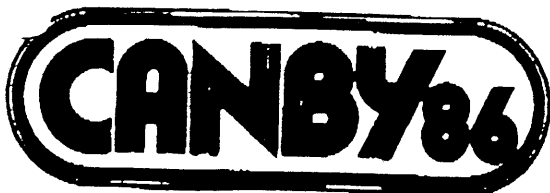
1. The remodeling is consistent with the comprehensive plan and requirements of the planning ordinances. The remodeling and addition are required to improve the function of the school and allow it to better

EXHIBIT

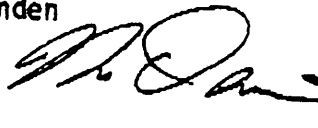
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serve the neighborhood. The work planned is intended to improve the school's support services and is not intended as an intensification of the educational use at the site.

2. The characteristics of the site are suitable for the proposed use. The addition fits well on the site and will greatly enhance the appearance of the building. The overall effect of the proposed site work will be to improve the appearance of the school in the neighborhood.
3. All public services exist to adequately meet the needs of the addition. The Thirteenth Street improvements will be made in a joint effort between the School District and the City. No additional parking requirements will result from the addition.
4. The addition and remodeling will not alter the character of the surrounding area in a manner which substantially limits or precludes the use of surrounding properties for the uses permitted. As noted, the addition is designed to fit and enhance the existing school building. The addition is intended to improve the support services for the school and is not intended to increase the number of students or intensity of use at the site.
5. The change does not constitute an intensification of the nonconforming use. The remodeling and addition:
 - a. will not result in an increase in volume or type of traffic to the school (the redesign of the existing parking lot, with one-way circulation, will improve traffic flow and provide a safer parking lot for the school and neighborhood),
 - b. will not result in any increase in noise at the school,
 - c. will not change the days and hours of operation at the school,
 - d. will not improve the physical appearance of the school and improve the school's contribution to the neighborhood,
 - e. will not generate other environmental impacts in the neighborhood such as dust, vibration, glare, etc. (the new paving and landscaping will reduce dust from the existing gravel parking lot and will enhance the appearance of the parking area in the neighborhood), and
 - f. will not include equipment that will impact the neighborhood.

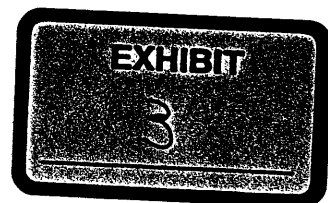


ELEMENTARY SCHOOL DISTRICT 86
Canby, Oregon 97013

DATE: April 16, 1992
TO: Mark VanderZanden
FROM: Milt Dennison 
SUBJECT: ACKERMAN JR. HIGH STAFFING LEVELS

The planned renovations at Ackerman Jr. High will not necessarily add additional staff to the school. If at some point in the future additional staff members were added, it would be a function of increased student enrollment and not the renovation project. There is also a distinct possibility that over the next few years staff levels will be reduced due to the adverse effects of Measure 5 on school budgets.

I hope this information adequately responds to your question. Give me a call if I can be of further assistance.



Milton H. Dennison, Superintendent-Clerk
Douglas E. Gingrich, Principal
Norman D. Trotter, Principal
Dennis E. Cone, Principal
Michael A. Zagyns, Principal
Robert L. Christiansen, Director

Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871
Philander Lee School, 1110 South Ivy Street / (503) 266-5870
Howard Eccles School, 582 NW Fifth Avenue / (503) 266-2744
William Knight School, 501 North Grant Street / (503) 266-2741
Paul Ackerman Jr. High School, 350 SE 13th Avenue / (503) 266-2751
Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871



ELEMENTARY SCHOOL DISTRICT 86
Canby, Oregon 97013

DATE: April 27, 1992

TO: Bob Hoffman, City Planner
City of Canby

FROM: Milt Dennison, Superintendent
Canby Elementary School District

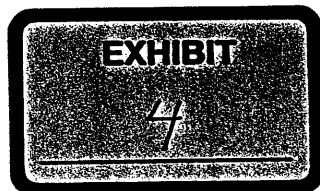
SUBJECT: 13TH STREET IMPROVEMENTS - ACKERMAN CONDITIONAL USE

I am aware that the Canby Elementary School District will need to participate in sidewalk and street improvements as part of the remodel project at Ackerman Jr. High. It would be my hope that the street improvements could also extend past the Adult Center to Ivy Street.

With this goal in mind, I have had two discussions with City staff regarding the feasibility of the School District and City working jointly on completing the improvements. A similar project along Ivy in front of the Lee Elementary School was completed successfully a few years ago.

I have been assured by City staff that they are interested in a joint project. At this point, it is the intent of the Canby Elementary School District to enter into such an agreement with the City. Please give me a call if you need further documentation during the conditional use process.

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Milton H. Dennison, Superintendent-Clerk
Douglas E. Gingerich, Principal
Norman D. Trolter, Principal
Dennis E. Cona, Principal
Michael A. Zagya, Principal
Robert L. Christensen, Director

Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871
Philander Lee School, 1110 South Ivy Street / (503) 266-5878
Howard Eccles School, 562 NW Fifth Avenue / (503) 266-2744
William Knight School, 501 North Grant Street / (503) 266-2741
Paul Ackerman Jr. High School, 350 SE 13th Avenue / (503) 266-2751
Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871



ELEMENTARY SCHOOL DISTRICT 86
Canby, Oregon 97013

JAM
HKR
LK
DTH
BCJ
LPDS

DATE: April 6, 1992
TO: Heinz Rudolf
FROM: Milt Dennison 
SUBJECT: GYM USAGE/ACKERMAN REMODEL

In the proposed remodel at Ackerman Jr. High, a second physical education instructional space is planned. This new facility is designed as an instructional area and not as the facility for sports competition, music programs, and student assemblies.

At the present time, I do not see the addition of this new facility having a significant impact on the number of visitors to the school. I don't envision a time when both facilities would be used simultaneously to host large groups of people outside the normal school day.



☆ REC'D ☆
APR 08 1992
DOOR

Milton H. Dennison, Superintendent-Clerk
Douglas E. Gingench, Principal
Norman D. Trotter, Principal
Dennis E. Cone, Principal
Michael A. Zagya, Principal
Robert L. Christiansen, Director

Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871
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Paul Ackerman Jr. High School, 350 SE 13th Avenue / (503) 266-2751
Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871
Fax (503) 263-6647

BROOME
ORINGDULPH
O'TOOLE
RUDOLF
BOLES &
ASSOCIATES

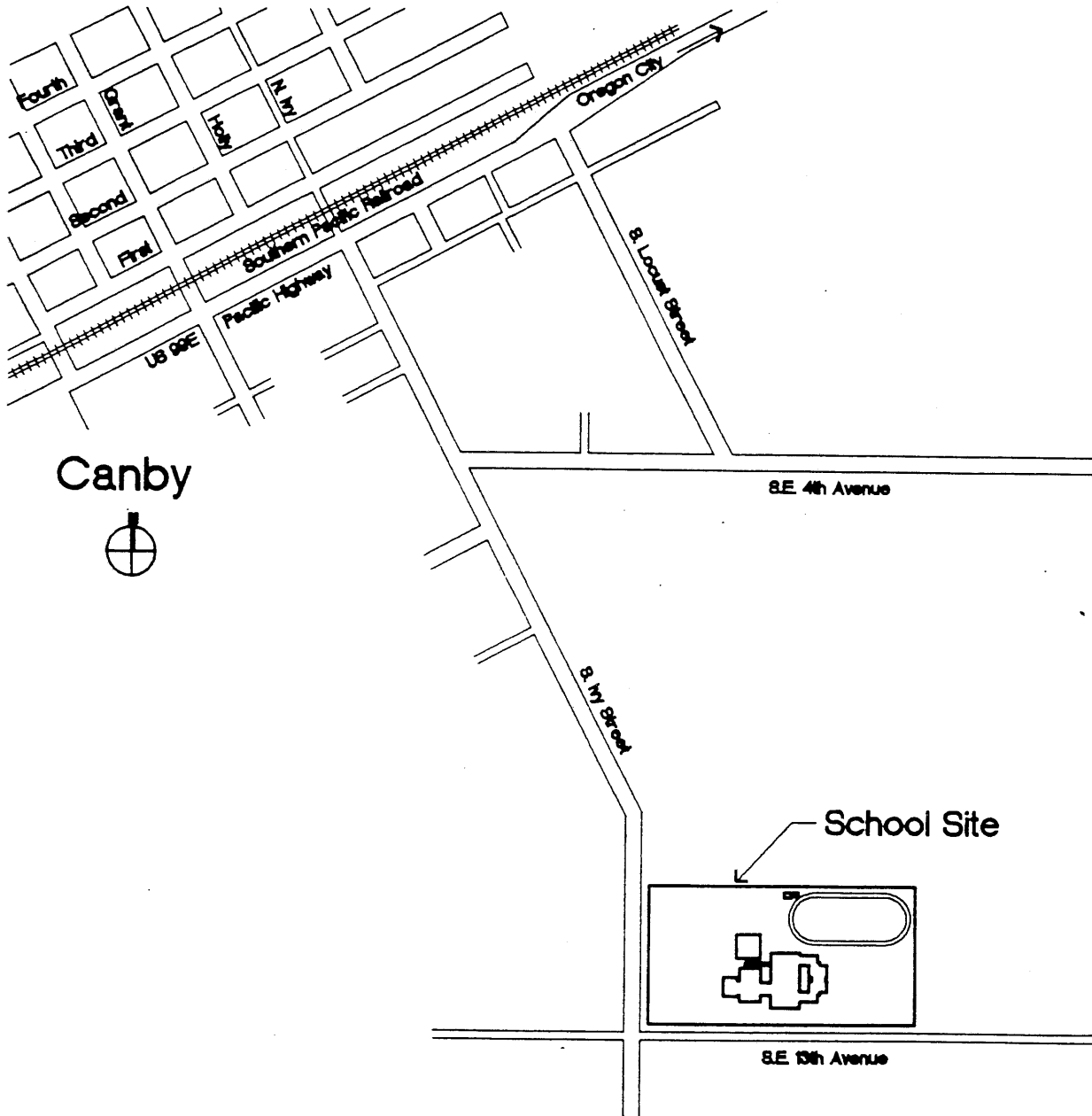
BOORA

ARCHITECTURE
PLANNING
INTERIOR DESIGN

720 SW Washington
Portland OR 97205
(503)226-1575

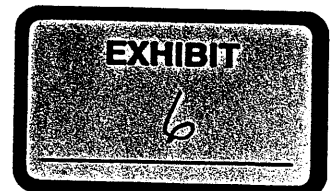
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**ACKERMAN
JUNIOR
HIGH**



1

**VICINITY
MAP**



20 April 1992

BROOME
ORINGDULPH
O'TOOLE
RUDOLF
BOLES &
ASSOCIATES

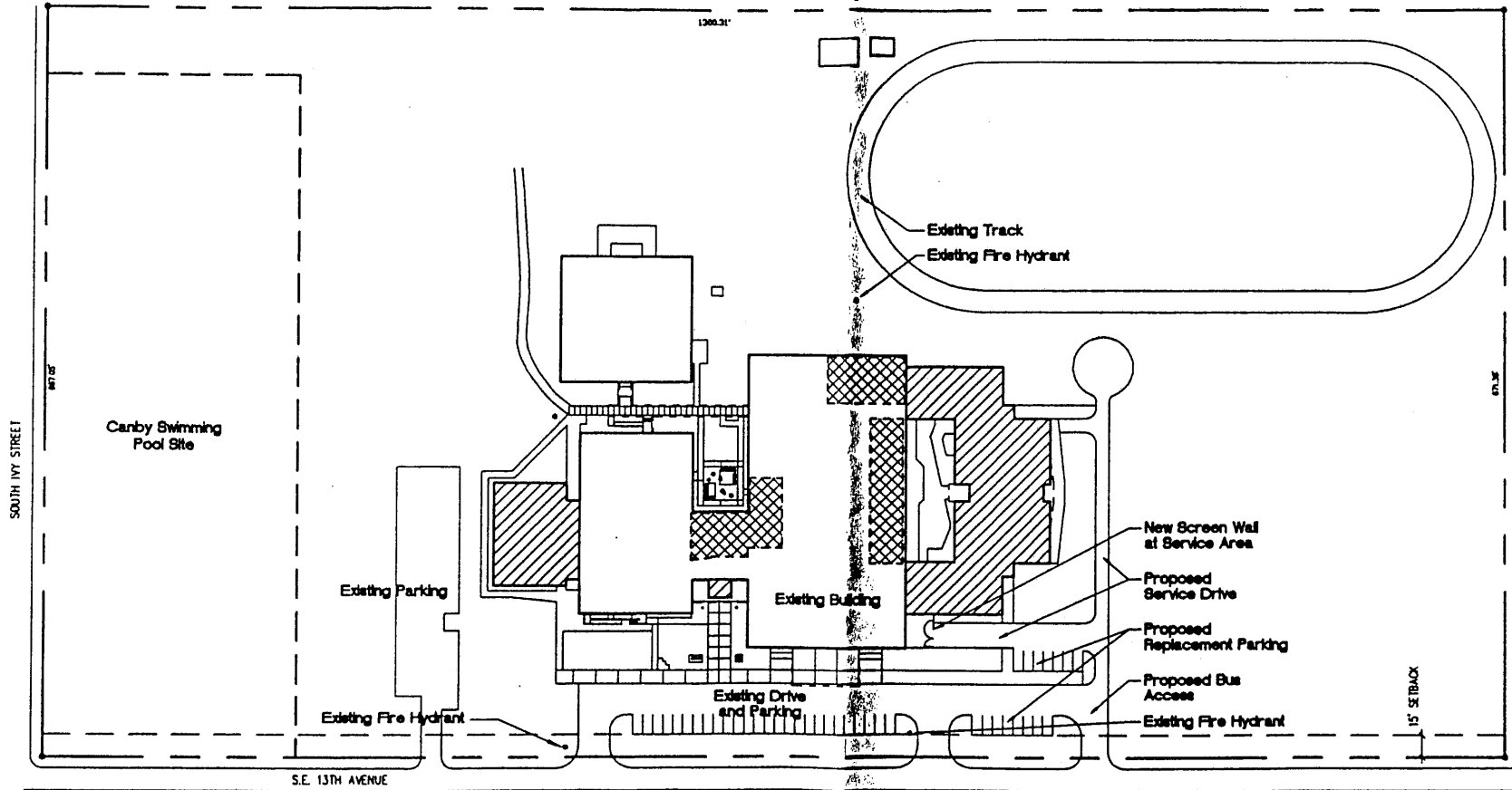
BOORA

ARCHITECTURE
PLANNING
INTERIOR DESIGN

720 SW Washington
Portland OR 97205
(503)226-1575

91010.02-1

**ACKERMAN
JUNIOR
HIGH**



2

**SITE
PLAN**

 **NEW
CONSTRUCTION**

 **REMODELED
AREAS**



1"=100'-0"

20 April 1992

DATE: 08/15/05
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

PLANNING PLAN
DATE: 08/15/05
DRAWN BY: [unintelligible]



m9p



PROJECT NUMBER: 00000-1
ACKERMAN
JUNIOR
HIGH
CANBY
School District
No. 86

BOORNA
ARCHITECTURE
PLANNING
INTERIOR DESIGN
720 SE WASHINGTON
PORTLAND, OR 97205-3510
(503) 226-1575
FAX (503) 241-7429

BOORNA
ASSOCIATES
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

SE. 13TH AVENUE

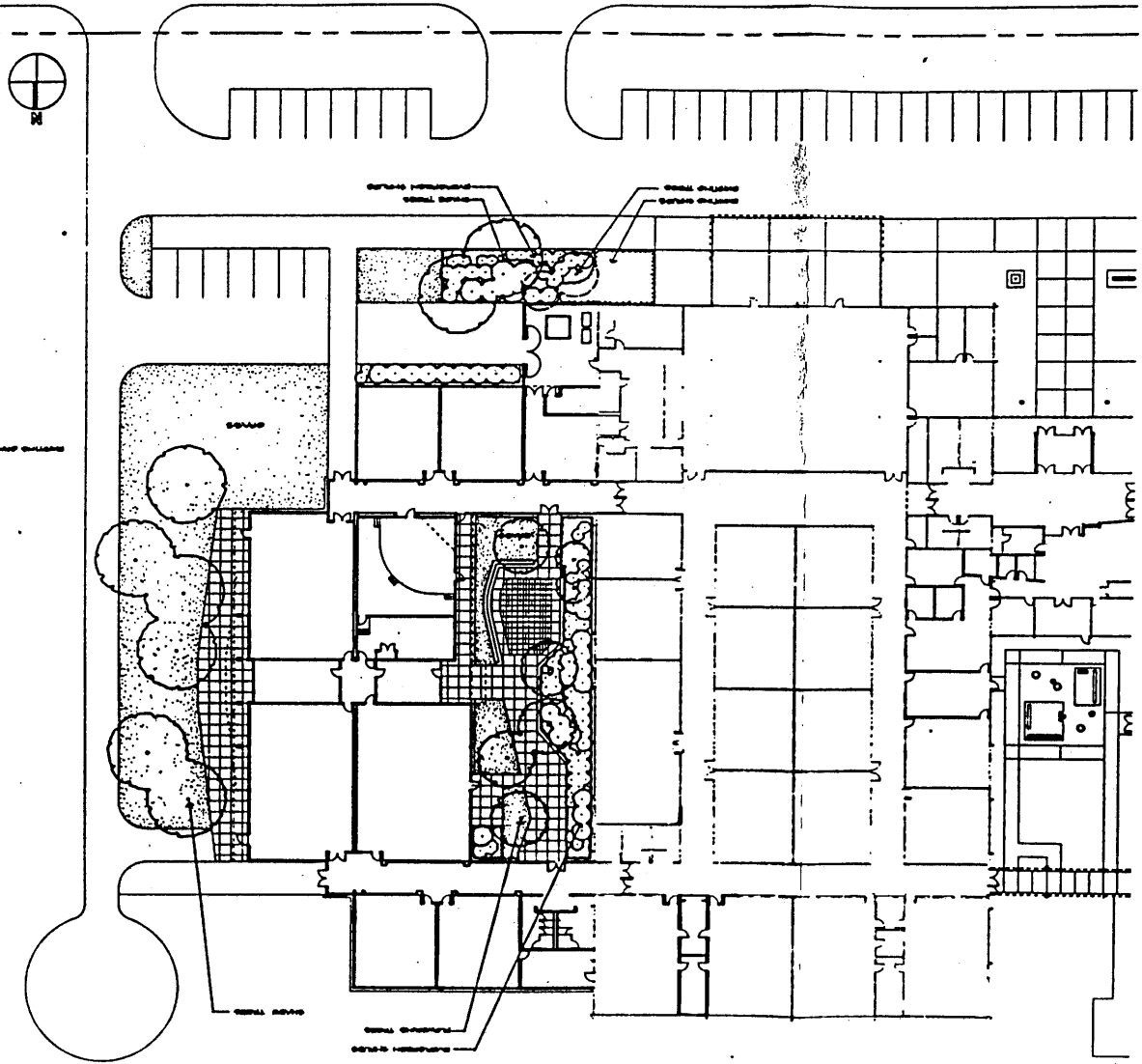


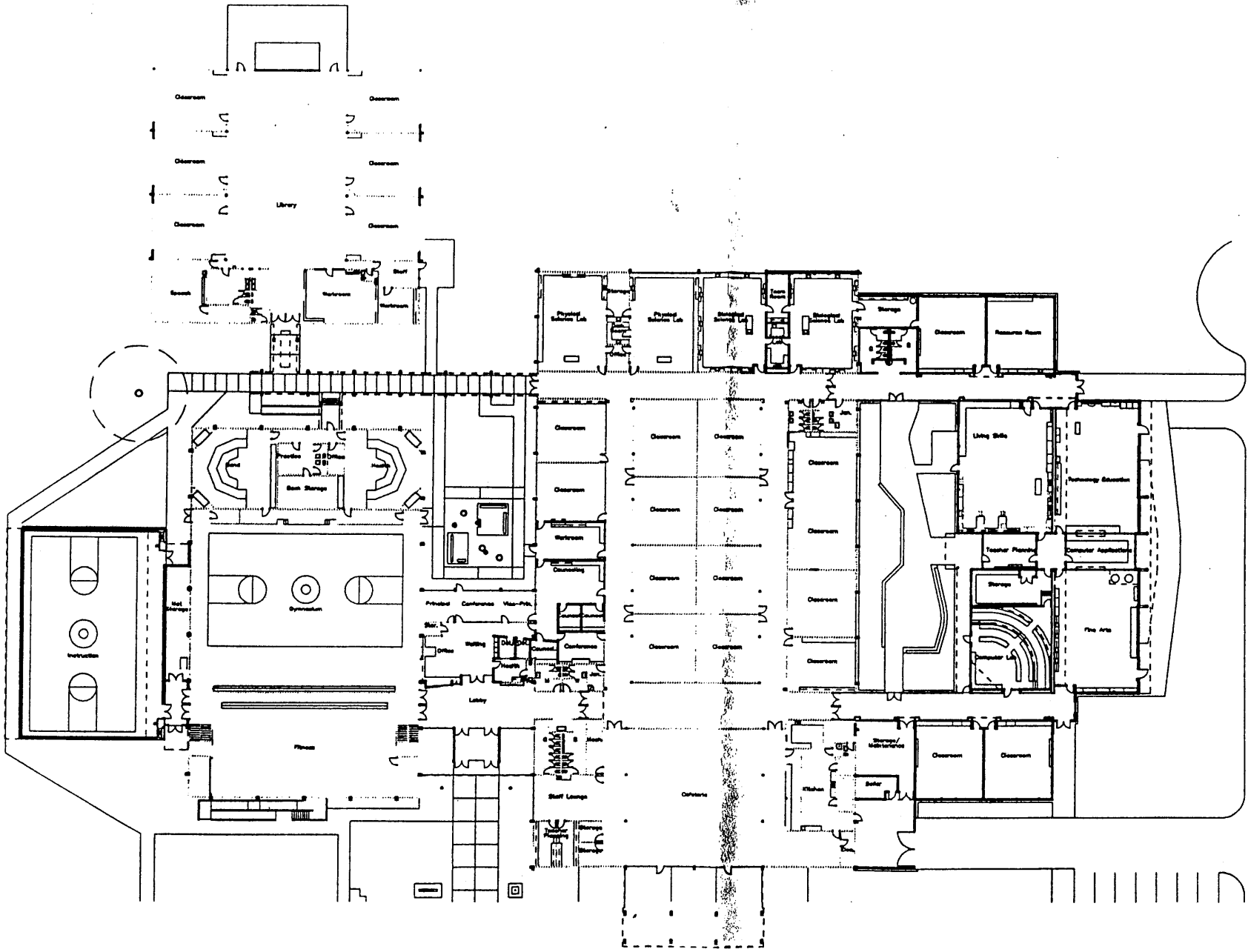
PLANNING PLAN

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BROOME
 ORINGDULPH
 O'TOOLE
 RUDOLF
 BOLES &
 ASSOCIATES
BOORA

ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

720 SW Washington
 Portland OR 97205
 (503)226-1575

91010.02-1

**ACKERMAN
 JUNIOR
 HIGH**

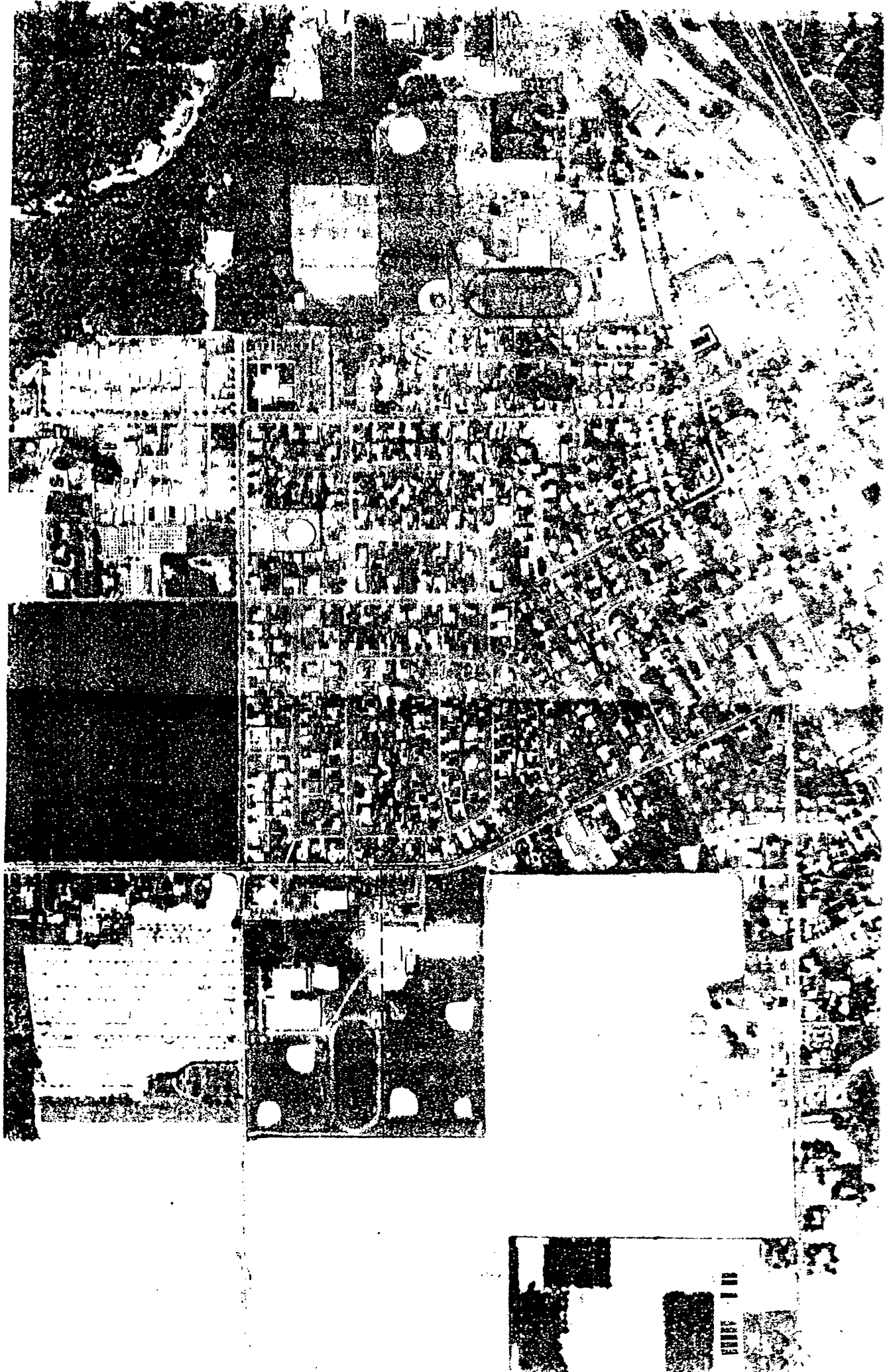


3

**REFERENCE
 PLAN**



1"=40'-0"
 20 April 1992



NE 1/4 SEC. 4 T.4S. R.1E. W.M.
CLACKAMAS COUNTY

4 IE 4A
CANBY

CANCELLED T.L.'S
800
900
1000
300E1

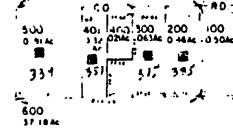
SEE MAP 3 IE 330C

SEE MAP 3 IE 330D

CEMETERY ROAD

NO. 47

33
34
SEE MAP 3 IE 34CC



LOT 4078

SEE MAP 4 IE 4AB

SEE MAP

4 IE 4AC

86-02

SEE MAP 4 IE 4B

OR BACK ROAD CO RD NO 1288

Canby
Sawmilling
Site

Canby
Mills
School

SEE MAP 4 IE 3

CEN SEC

SEE MAP 4 IE 4C

CO RD NO 582

4 IE 4A
CANBY

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

5/27/92
JW

DATE: May 11, 1992

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

The City has received CUP 92-06, an applications by Canby Elementary School for a remodel at Ackerman Jr. High School. The site is located on the north side of S.E. 13th Avenue, east of Ivy Street (Tax Lot 1100 of Tax Map 4-1E-4A).

We would appreciate your reviewing the enclosed applications and submitting comments by May 18, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

- Widening is necessary (see Jim's Staff report)
- Street improvements, curb improvements and sidewalk improvement should be required. Mr Dennison expects just such a condition but The arrangements for making it happen jointly should not be part of the condition.
- 13th is a County Road so coordinate the driveways with them.
- We should have a waiver of remonstrance for infrastructure improvements in 13th

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: Wayne J. Klein

Date: 5/27/92



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 11, 1992

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

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We would appreciate your reviewing the enclosed applications and submitting comments by May 18, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

Northwest Natural Gas currently has an existing
gas service at this building. Please take
this into consideration before final design

- 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: Gary F. Hyatt Date: 5/20/92

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

JSW
5/20/92

DATE: May 11, 1992

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

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We would appreciate your reviewing the enclosed applications and submitting comments by May 18, 1992 **PLEASE**. The Planning Commission will consider this application on **June 8, 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:

*Proposed sidewalks along the frontages
of SE 13th.*

*⇒ Widen 13th St to urban
road standards.*

- 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: *Paul Peterson* Date: *5/14/92*

PLEASE RETURN ATTACHMENTS!!!

and
stick

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 11, 1992

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

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We would appreciate your reviewing the enclosed applications and submitting comments by May 18, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

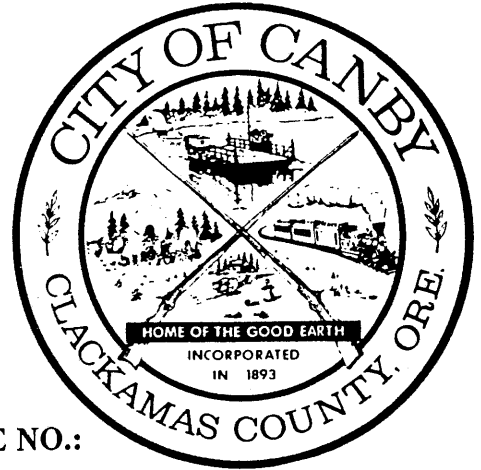
Approx. 13 Trees will need to be removed
for curb and side walk const.

If any sanitary service is needed in new
const. The present sanitary is shallow. Engineering
on elevation for sewer should be accomplished
before const. commence's.

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

Signature: Roy L. Hester Date: May 14, 1992

- STAFF REPORT -



APPLICANT:

James A. Grady
5331 SW Macadam #244
Portland, OR 97201

FILE NO.:

DR 92-06

OWNER:

City of Canby
182 N. Holly St.
Canby, OR 97013

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lots 6400 and 6401
of Tax Map 3-1E-33CB

DATE OF REPORT:

June 12, 1992

LOCATION:

N.W. 4th Avenue, west of
N. Grant Street

DATE OF HEARING:

June 22, 1992

COMP. PLAN DESIGNATION:

Downtown Commercial

ZONING DESIGNATION:

C-1 Downtown Commercial

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a Design Review Application to construct a one story dental clinic, approximately 3000 square feet in size. The total site is 11,500 square feet, or approximately .26 acres.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

16.10	Off-Street Parking and Loading
16.22	C-1 - Downtown Commercial Zone
16.49	Site and Design Review
16.88	General Standards

III. MAJOR APPROVAL CRITERIA

Site and Design Review

The Planning Commission, sitting as the Design Review Board, shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:

- A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
- B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
- C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

IV. FINDINGS:

A. Background and Relationships:

The subject property is currently owned by the City of Canby. Dr. Danchock has a purchase contract with the city. Dr. Ittershage and Dr. Severeide have entered a purchase contract with Dr. Danchock. It is Dr. Severeide and Dr. Ittershage that are proposing the dental office. The City Administration and Dr. Danchock are aware of the application.

The surrounding land uses include professional offices, single family homes, and an elementary school.

B. Comprehensive Plan Consistency Analysis

i. CITIZEN INVOLVEMENT

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

ANALYSIS

The notification process and public hearing are a part of the compliance with adopted policies regarding citizen involvement.

ii. URBAN GROWTH

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

Policy #3: Canby shall discourage the urban development of properties until they have been annexed to the city and provided with all necessary urban services.

ANALYSIS

The project is entirely within the City limits and within the Urban Growth Boundary. It fully meets the intent of Canby goals and policies regarding the Comprehensive Plan Urban Growth Chapter. All necessary urban services are provided for the site.

iii. **LAND USE ELEMENT**

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

Policy #1: Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses while grouping compatible uses.

Policy #2: Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

Policy #3: Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.

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

ANALYSIS

The proposal is a dental office. It is to be located on a flat site. The Comprehensive Plan identifies this area as Downtown Commercial. The zoning classification for the subject parcel is also Downtown Commercial (C-1). The surrounding land use is a mixture of single family homes and professional offices. A dental office will be compatible with the surrounding land use.

The subject parcel is toward the rear yard of the surrounding single family residential structures on the west and south sides. The professional offices (medical) are on the east side of the subject parcel, and the elementary school is to the north across N.W. 4th Avenue.

iv. **ENVIRONMENTAL CONCERNS**

GOALS: TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.

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

TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

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

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

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

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

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

ANALYSIS

On-site disposal of storm water will be necessary. State and Local Code regulations will require the development to meet standards to prevent air, water, and noise pollution. The proposal will have minimal affect on the open space since the site is less than one acre in size.

v. **TRANSPORTATION CONCERNS**

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 sidewalk and pedestrian pathway system to serve all residents.

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

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

ANALYSIS

Access for the dental office is proposed to be from both the alley behind the subject parcel and from a new driveway on N.W. 4th Street. The new driveway will be along the east property line and will be shared with the dental office located on the lot immediately to the east of the subject parcel. The new driveway will be an "entrance-only"

driveway. Egress for the subject parcel will be by way of the alley to the rear. Off-street parking will be provided for on-site, at the rear of the subject parcel. A sidewalk will be needed for the property frontage along N.W. 4th Avenue.

The alley behind the subject parcel is proposed to be paved. A sidewalk and curbing will be needed, and is proposed along N.W. 4th Avenue.

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

ANALYSIS

All public facilities are available for the proposal with adequate capacity. Police, Fire, Water, Electric, and Natural Gas services have adequate capacity to service this project. As stated under the Transportation Element, a sidewalk and curbing will be needed along N.W. 4th Avenue. A telephone pedestal and two electric transformers located on the adjoining property to the east will need to be, and is proposed to be, relocated with the paving of the new access driveway.

vii. ECONOMIC

GOAL: TO DIVERSITY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.
(Not Applicable)

viii. HOUSING

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

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

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

ANALYSIS

Not Applicable

ix. ENERGY CONSERVATION

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

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

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

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

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

ANALYSIS

Not Applicable

C. Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan:

Based upon the above described analysis, the proposal is hereby found to be consistent with the policies of the Comprehensive Plan.

D. Evaluation Regarding Site and Design Review Approval Criteria

1. Part IV - Section 2, No. 2

"Minimum area for landscaping is 15% of the total area to be developed."

Developments in the Downtown Commercial zone are exempt from the landscaping requirement of Site and Design Review, except if it adjoins a residential district. The area to the north of the subject parcel, across N.W. 4th Avenue, is Medium Density Residential (R-2). Therefore, this development is subject to the landscaping requirements of Site and Design Review.

The total site is 11,580 square feet. Based on this figure, 1,725 square feet of landscaping is required. The applicant is proposing approximately 2,745 square feet of landscaping (24%), with approximately 2000 square feet of the landscaping consisting of bark (30%). The maximum percentage of bark landscaping allowed for credit is 30%.

2. **Part IV - Section No. 11**

All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise, so that:

C. It will not hinder solar access considerations.

The trees proposed to be planted on the south side of the building, are considered "solar friendly".

3. **Parking**

The parking requirement is 5 spaces per 1000 square feet of floor area. Thus, 15 parking spaces are required. A total of 15 parking spaces are indicated on the plan. To meet the parking standards for the size of the individual parking stalls, one compact parking space will need to be designated for the two rows without the handicapped parking space. The row of parking spaces with the handicapped parking space will require two parking spaces to be designated for compact cars only. The total of four compact parking spaces (8'0" wide, instead of the normal 8'6" wide) will meet the parking standard of no more than 30% of parking spaces to be for compact cars only.

4. **Access**

Access for passenger vehicles to the dental office is from both N.W. 4th Avenue and the alley behind the subject parcel. The driveway access from N.W. 4th will be "entrance only". The alley will provide both ingress and egress.

5. **Architecture**

Lap siding will be used with cedar trim and fiberglass shingled roofing. The building exterior will be beige with blue trim, and the roofing will be a dark neutral grey color.

The exterior sign for the building will be unilluminated, flush to the building, and made of routed wood. The exterior sign will be approximately 8 square feet (2 feet high by 4 feet wide). An interior sign facing the alley and parking area, will be flat on the glass (window), with no special illumination.

6. Other Aspects

a. Utilities

Utilities are available in the vicinity. The sewer lines are located in both S.E. Third Avenue and S. Knott Street. The service providers have not indicated that there would be any problem in servicing this proposal.

b. Landscaping

The landscaping includes:

- three flame ash trees along 4th Avenue;
- four flowering crabapple trees in the parking area;
- two weeping cherry trees on the south side of the building; and,
- rhododendron, azaleas, Japanese andromeda, salol, Oregon grape, magnolias, and other small plants and bushes along the periphery of the building.

An apple tree and fir tree located on the neighboring property to the east will be removed with the paving of the new driveway. The applicant is proposing to replace these trees with others on the neighboring property. There are also 5-6 small trees on the subject parcel that will be removed with the development.

The staff finds that the landscape plan, dated April 20, 1992, is in compliance with the standards, and the intent of the landscaping provision of the Site and Design Review.

c. Density and yards and height

C-2 zoning permits professional offices with no minimum lot size or yard requirements. The height of the building will be approximately 20 feet, well within the maximum height requirement of 35 feet.

V. CONCLUSION

The staff hereby determines that the dental office and related site development described in the application and accompanying materials is in conformance with the standards of this and other applicable ordinances; the design is compatible with the design of other developments in the vicinity; and, the location, design, size, and materials of the exterior of the structure will be compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

Further, staff concludes that, with approval conditions:

1. the proposed use of the site is consistent with the applicable requirements and policies of the Comprehensive Plan and the development ordinance;
2. the characteristics of the site are suitable for the proposed use;
3. that all required public facilities and services exist (or can be made to exist at the time of development) to adequately meet the needs of the proposed office; and
4. the proposed use will not alter the character of the surrounding areas in such a way as to substantially limit or preclude the uses allowed.
5. the conditions listed are the minimum necessary to achieve the purposes of the Site and Design Review Ordinance, and do not unduly increase the cost of housing.

V. RECOMMENDATION:

Based upon the application, site plan (dated March 16, 1992) and landscaping plan (dated April 20, 1992), the facts, findings and conclusions of this report, and without the benefit of a public hearing, staff recommends that the Planning Commission approve, with conditions, DR 92-06 for a dental office. Furthermore, staff recommends approval of DR 92-06 with the following conditions:

1. The parking lot include four "compact-only" spaces in a configuration that will comply with the standards of 16.10.070 Parking Lots and Access.

Exhibits:

1. Application for Design Review
2. Project Narrative
3. Explanatory Notes
4. Vicinity Map
5. Site Plan (dated March 16, 1992)
6. Floor Plan
7. Elevations
8. Landscape Plan (dated April 20, 1992)
9. Department Responses to "Request for Comments"

SITE AND DESIGN REVIEW APPLICATION

Fee: \$250

OWNER	APPLICANT
Name <u>Dr. Steven Severeide</u>	Name <u>James A. Grady</u>
Address <u>181 N. Grant</u>	Address <u>5331 SW Macadam #244</u>
City <u>Canby</u> State <u>OR</u> Zip <u>97013</u>	City <u>Portland</u> State <u>OR</u> Zip <u>97201</u>
SIGNATURE <u>[Signature]</u>	Phone: <u>242-0123</u>

DESCRIPTION OF PROPERTY:

Tax Map ATTACHED Tax Lot(s) 6400 & 6401 Lot Size 100' x 115' = 11,500 sq. ft.
3-1E-33CR (Acres/Sq. Ft.)

Legal Description, Metes and Bounds (Attach Copy)
 Plat Name TAX LOT 6400 Lot 86-02 Lot 9410 Block 15
CANBY, CLACKAMAS CTY OR

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 Bare land Proposed Dental Clinic for 2 Doctors
 Existing Structures Dental Clinic (Dr Danchock)
 Surrounding Uses Commercial (Dental Clinic) with School North of 4th Street.

PROJECT DESCRIPTION

Construct a one story dental clinic, approximately 3000 square feet, fronting on Fourth Street. Ingress/egress to the site will be via the alley and a new driveway onto Fourth Street.

ZONING C-1 COMPREHENSIVE PLAN DESIGNATION _____
 PREVIOUS ACTION (if any) _____

File No. DR 92-06
 Receipt No. 1855
 Received by _____
 Date Received _____
 Completeness Date _____
 Pre-App Meeting _____
 Hearing Date _____



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

PROJECT NARRATIVE:

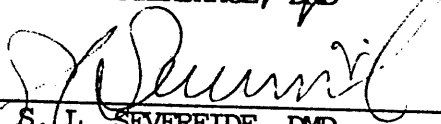
The owners propose to build and be the sole occupants of a dental clinic at the site; Lots 9 and 10, Tax Lot 6400, Block 15, Canby.

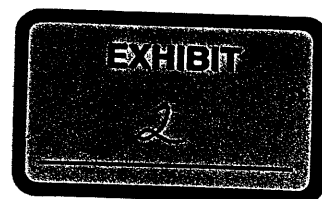
The clinic will be approximately 3000 square feet on one level, facing Fourth Street, with off-street parking. Entrance to parking from fourth street by way of a driveway astride the property line shared with Dr. S. Danchok. The entrance drive will be for our mutual use. Vehicles can exit the parking lot by way of the alley at the interior border of the site.

We want to develop and occupy this site because growth in our practices has made our current locations (second floor Graham Bldg.) unsuitable and we are unable to modify our current offices. We would like to own our own clinic, as opposed to continuing to pay rent.

Our near neighbors are Dr. Danchok (Orthodontist) and Dr. Davies (Physician) and we believe that this building and our activities are excellent utilizations of this site; that we will enhance our opportunities to meet our goals and provide benefit to the city of Canby through development of vacant commercial land at the border of the zone, add to the value of the property and enhance the beauty of the area.

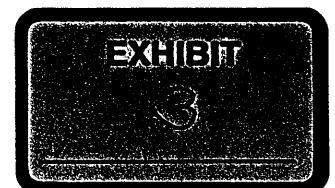

DR. DREW ITTERSHAGE, DMD

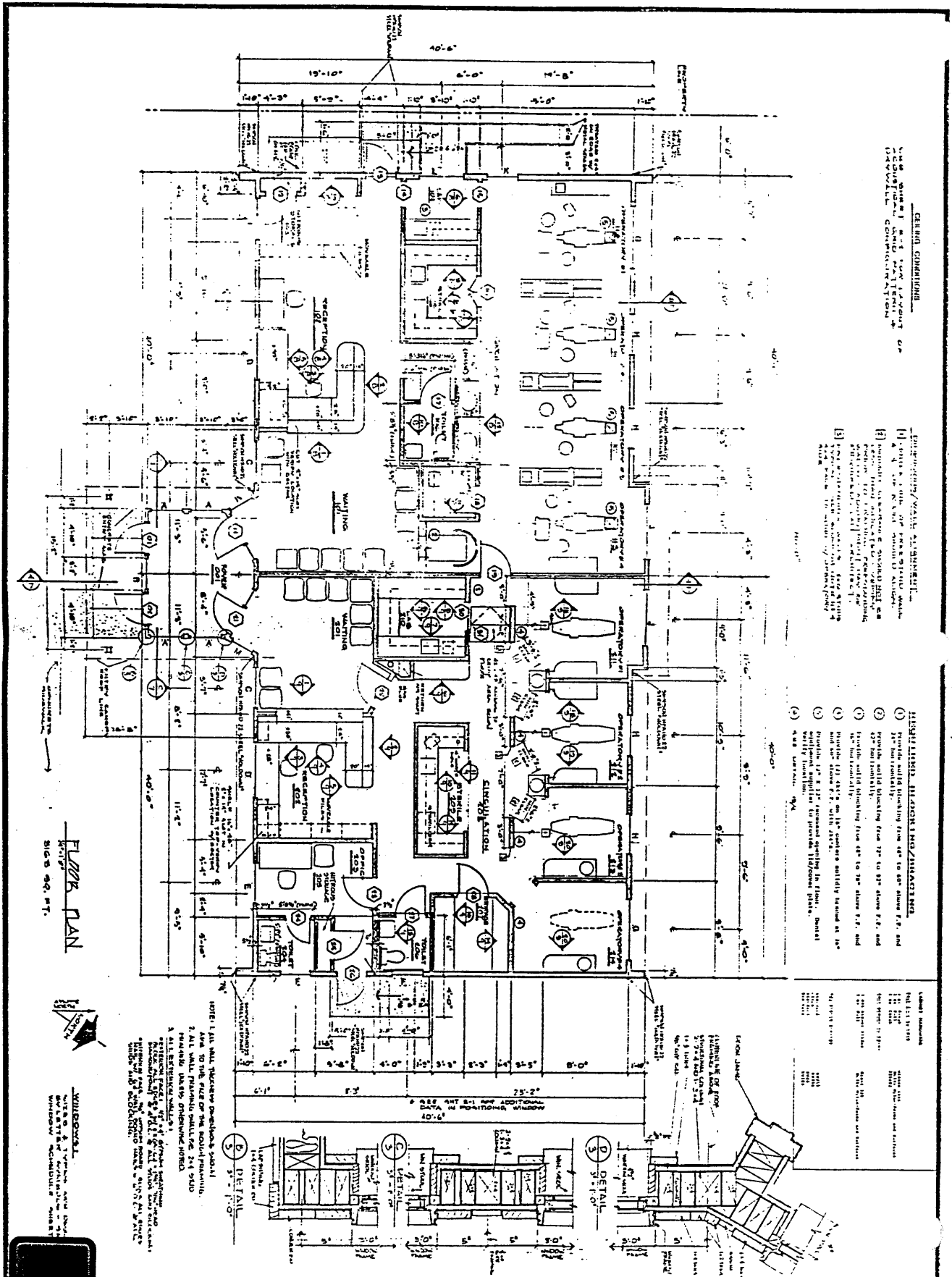

DR. S. L. SEVEREIDE, DMD



EXPLANATORY NOTES:

1. Building exterior will be beige with blue trim; fiberglass shingled roofing in a dark neutral grey color.
2. Signing will be unilluminated, flush-to-building routed wood, approximately 2 feet high by 4 ft. wide, facing Fourth Street. Interior (adjacent to parking) signing will be flat-on-glass with no special illumination.
3. Public utility facilities are shown on site plan.
4. In order to provide vehicular access to off-street parking, an apple tree and a fir tree need to be removed from Dr. Danchok's lot (the fir tree is in the easement and the apple tree is located where the electrical service needs to go to accommodate the driveway. We have planned to account for the loss of these trees by introducing others into the landscape and to compensate Dr. Danchok for the loss with new trees elsewhere on his property.
5. Street trees were selected from the approved list and are shown on landscape plan.





CLINIC CONDITIONS

1. ALL WALLS SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

2. ALL FLOORS SHALL BE 4" CONCRETE ON 6" GRAVEL.

3. ALL CEILING SHALL BE 15' HIGH WITH 1/2" GYPSUM BOARD ON ALL SIDES.

4. ALL EXTERIOR WALLS SHALL BE 16" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

5. ALL EXTERIOR ROOFS SHALL BE 4" CONCRETE ON 6" GRAVEL WITH 2" POLYSTYRENE INSULATION.

6. ALL EXTERIOR DOORS SHALL BE 1 1/2" SOLID CORE WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

7. ALL EXTERIOR WINDOWS SHALL BE 1/2" GYPSUM BOARD ON BOTH SIDES WITH 1/2" GYPSUM BOARD ON EXTERIOR SIDE.

8. ALL INTERIOR DOORS SHALL BE 1 1/2" SOLID CORE WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

9. ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM BOARD ON BOTH SIDES.

10. ALL INTERIOR FLOORS SHALL BE 1/2" GYPSUM BOARD ON 4" CONCRETE ON 6" GRAVEL.

11. ALL INTERIOR CEILING SHALL BE 1/2" GYPSUM BOARD ON 15' HIGH.

12. ALL INTERIOR ROOFS SHALL BE 4" CONCRETE ON 6" GRAVEL WITH 2" POLYSTYRENE INSULATION.

- CIRCULATING/WALKING SURFACES—**
1. POLISHED BLENDED GRANITE
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- FLOORING/WORKING SURFACES—**
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 20. POLISHED BLENDED GRANITE

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. POLISHED BLENDED GRANITE	100	SQ. FT.	1.00	100.00
2. POLISHED BLENDED GRANITE	200	SQ. FT.	1.00	200.00
3. POLISHED BLENDED GRANITE	300	SQ. FT.	1.00	300.00
4. POLISHED BLENDED GRANITE	400	SQ. FT.	1.00	400.00
5. POLISHED BLENDED GRANITE	500	SQ. FT.	1.00	500.00
6. POLISHED BLENDED GRANITE	600	SQ. FT.	1.00	600.00
7. POLISHED BLENDED GRANITE	700	SQ. FT.	1.00	700.00
8. POLISHED BLENDED GRANITE	800	SQ. FT.	1.00	800.00
9. POLISHED BLENDED GRANITE	900	SQ. FT.	1.00	900.00
10. POLISHED BLENDED GRANITE	1000	SQ. FT.	1.00	1000.00

FLOOR PLAN
SHEET NO. 001



GENERAL NOTES

1. ALL WALLS SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

2. ALL FLOORS SHALL BE 4" CONCRETE ON 6" GRAVEL.

3. ALL CEILING SHALL BE 15' HIGH WITH 1/2" GYPSUM BOARD ON ALL SIDES.

4. ALL EXTERIOR WALLS SHALL BE 16" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

5. ALL EXTERIOR ROOFS SHALL BE 4" CONCRETE ON 6" GRAVEL WITH 2" POLYSTYRENE INSULATION.

6. ALL EXTERIOR DOORS SHALL BE 1 1/2" SOLID CORE WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

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SEVEREIDE/ITTSERHAGEN DENTAL CLINIC

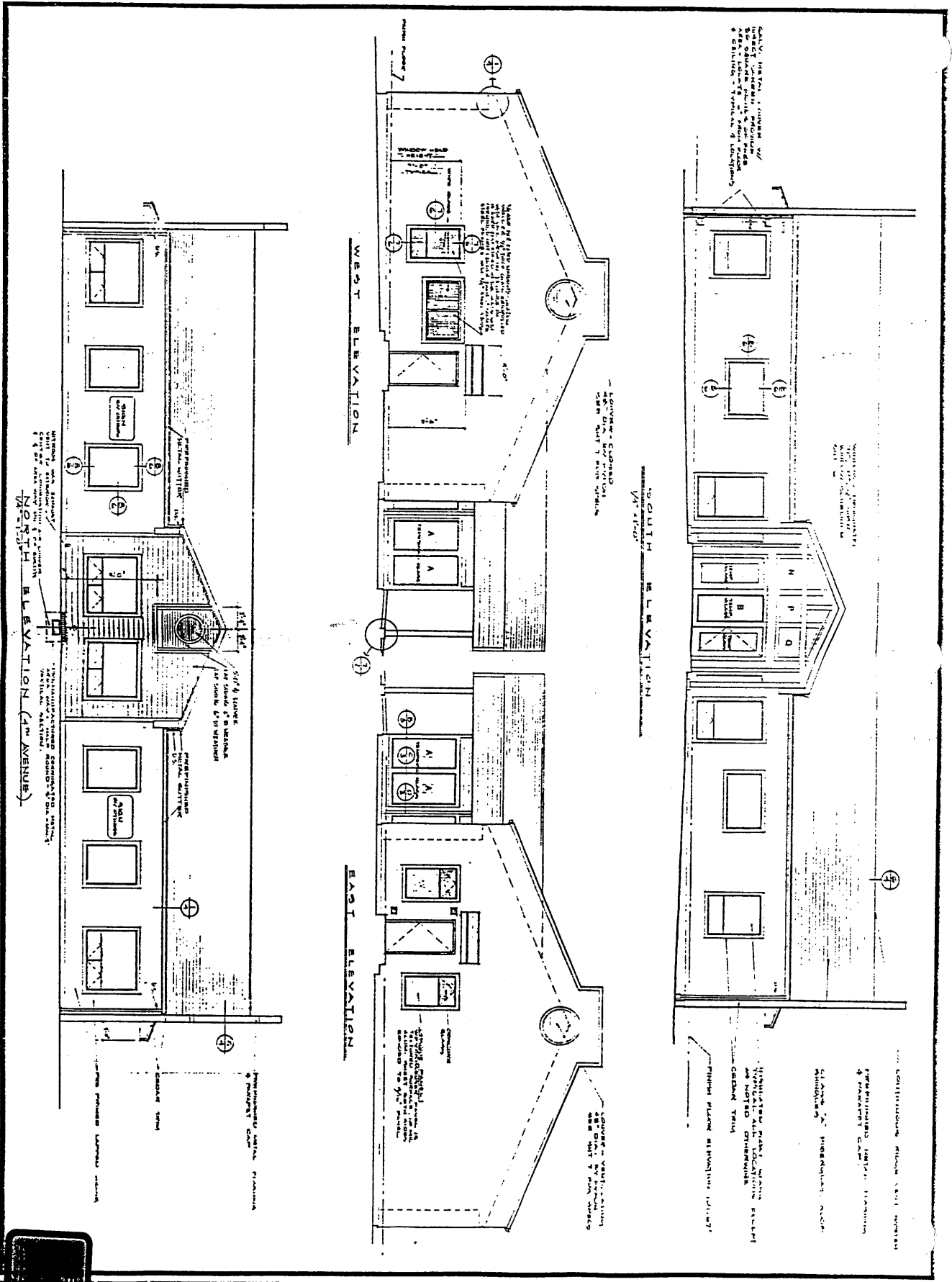
4th & Grant Streets
Canby, Oregon

GRADY & ASSOCIATES
architects/planners

5331 Southwest Macadam • Suite 264
Portland, Oregon 97201 • 503/742-0123



REGISTERED ARCHITECT
James Grady
STATE OF OREGON



**SEVEREIDE/ITTERSCHAGEN
DENTAL CLINIC**
 4th & Grant Streets
 Canby, Oregon

GRADY & ASSOCIATES
 architects/planners
 5331 Southwest Macadam • Suite 244
 Portland, Oregon 97201 • 503/242-0223



REGISTERED ARCHITECT
James Grady
 STATE OF OREGON

PLEASE RETURN ATTACHMENTS!!!

5/28/92
Jsw

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

DATE: May 13, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT

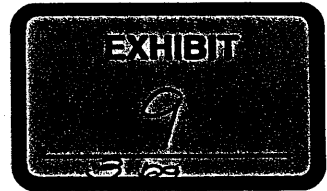
The City has received DR 92-06, an applications by James A. Grady for design review approval to construct a one-story dental clinic, approximately 3,000 square feet, on the corner of N.W. 4th Avenue and N. Grant (Tax Lot 6400 of Tax Map 3-1E-33CB).

We would appreciate your reviewing the enclosed applications and submitting comments by May 18, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

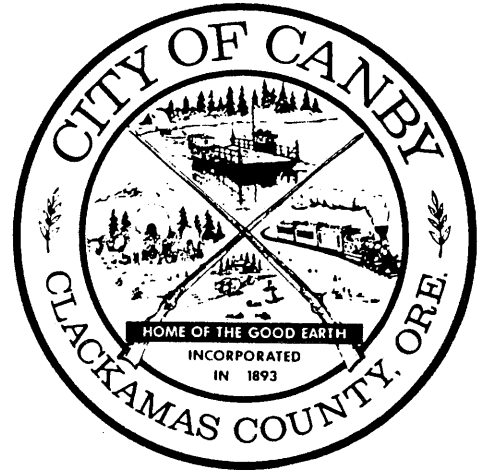
- All necessary improvements having to do with curbs, sidewalks and paved alleys, etc is indicated on site plan.

- 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: Wayne J. Klem Date: 5/28/92

- STAFF REPORT -



APPLICANT:

Shirley and Electa Ritter
1009 N.E. Territorial
Canby, OR 97013

FILE NO.:

ANN 92-04

OWNER:

Same

STAFF:

Bob Hoffman
Planning Director

LEGAL DESCRIPTION:

Tax Lot 1800
Tax Map 3-1E-28DD

DATE OF REPORT:

June 12, 1992

LOCATION:

South side of Territorial,

DATE OF HEARING:

July 1, 1992 (City Council)

COMP. PLAN DESIGNATION:

High Density Residential

ZONING DESIGNATION:

County Zoning RRFF-5, Farm Forest
5-acres minimum (will come into City
after Annexation as High Density
Residential R-2)

I. APPLICANT'S REQUEST:

The applicant is requesting approval to annex a 1.65 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.

III. FINDINGS:

A. **Background and Relationships:**

There is some action currently on various proposals for this part of the City/County. A new school was proposed and approved on a 15 acre parcel on N. Redwood Street and Territorial Road located to the northeast of the subject parcel. A judge recently ruled that the City must permit development of a 54-unit residential development, Willamette Green #2, located to the northeast of

the subject site. Willow Creek, Phase I, is under construction to the east. The Logging Road has recently been annexed.

The Comprehensive Plan Land Use designation of the subject parcel is for High Density Residential. City zoning for the subject parcel would be R-2, Medium Density Residential. Territorial Road is an arterial street. The subject parcel is currently zoned RRFF-5 (Farm Forest, minimum lot 5 acres) and is surrounded by City R-2 zoning to the east and west and south, and City zoning of R-1 (Low Density Residential) to the north. Willamette Valley Country Club and subdivision are located to the north.

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

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

ANALYSIS

The notification process and public hearing are a part of the compliance with adopted policies regarding citizen involvement.

ii. Urban Growth

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

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

Policy #2: Canby shall provide the opportunity for amendments to the urban growth boundary (subject to the requirements of statewide planning goal 14) where warranted by unforeseen changes in circumstances.

Policy #3: Canby shall discourage the urban development of properties until they have been annexed to the city and provided with all necessary urban services.

ANALYSIS

The property is entirely within the Urban Growth Boundary. A 'request for comments' form was sent to Clackamas County. They did not express any concerns in their reply. Policy #2 is not applicable as this application does not involve a change in the Urban Growth Boundary.

The subject parcel is in the Priority "A" area for annexation, which is, in general, the area to be annexed first into the City.

The City's sewer capacity is considered to be adequate to service the development of the subject parcel. Accounting for recent sewer connections, the City has capacity to adequately service an additional 220 to 270 residential units. Over the past few years, the new construction rate has been approximately 100 residential units a year. At this rate, the current capacity for adequate service will suffice for 2.0 to 2.5 years. The sewer plant's treatment capacity is in process of being upgraded, with completion planned for the end of the summer of 1994 (2.2 years). While the City has more residential lots platted than the City's current sewer treatment plant has capacity to service, the annexation and subsequent development of the subject parcel will not alter the current market conditions that affect the number of residential units being added to the sewer system annually. A stipulated final order has been submitted to DEQ which, if approved, could substantially increase the plant capacity.

iii. **Land Use Element**

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

Policy #1 Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses, while grouping compatible uses.

Policy #2 Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

Policy #3 Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.

ANALYSIS

The zoning classification of the subject parcel, if annexed to the City, will be High Density Residential (R-2) in conformance with the Land Use Map and text of the Land Use Element of the Comprehensive Plan. Specific concerns of compatibility between the subject parcel as High Density Residential and the surrounding residential land will be addressed at the time of development of the subject parcel.

With the City's population growing at an annual rate of approximately 4%, there will be a need of approximately 1100 residential units in the next seven years. The Land Use Element of the Comprehensive Plan states a goal of 929 multiple residential units needed for future growth to be furnished by multiple-family residential structures.

Currently, there is High Density Residential zoned land available for approximately 460 multiple-family residential units, including scattered individual lots throughout the City. The proposed annexation could provide land for approximately 25 multiple-family residential units or 5 to 8 single family parcels (maximum). This would represent an increase of about 5% of the R-2 supply. The applicant has stated their intent to allow their daughter an opportunity to build a home adjacent to the present home on the parcel.

Policy #3 will be met by Canby's current service system and concurrent extension of service systems for the proposed development. (See also discussion under "Public Services and Facilities.")

The Special Area Policy #6 states the following for Area N, which includes the subject parcel:

"Area 'N' consists of a wide strip of property bordering N.E. Territorial Road. It includes properties which are planned for medium density residential use and properties planned for high density

residential use. Present development in the area includes apartments, condominiums, single family dwellings, and vacant lots. Present zoning includes some R-2 areas and a predominance of R-1 areas. Street dedications and, in some cases, street improvements, are needed to make some of the properties suitable for higher density development. New developments, other than one single family dwelling per lot, will require prior upzoning to either R-1.5 or R-2, as appropriate."

Thus, it appears that annexation of the subject property would be consistent with the land use policies. Since some of the City's current R-2 zoned land is not immediately available for development, the parcel would provide some additional opportunity for development at this time.

iv. **Environmental Concerns**

GOALS: TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.

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

TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

- Policy #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 #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 #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 subject parcel is currently used as a home and small farm and barn. The objectives of Policy #1 are met through the review procedures for specific developments. The subject parcel is in the Urban Growth Management area marked as the first priority for annexation.

The soils on the subject parcel are Canderly Sandy Loam, with a slope between 0% and 3%. The soil is well-drained providing limitations to shallow excavations and use of on-site septic systems due to high seepage potential. There are no natural hazards on the subject parcel. Canby's storm and sanitary sewer procedure will provide protection for ground water and surface water. 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.

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 #4:** Canby shall work to provide an adequate sidewalks and pedestrian pathway system to serve all residents.
- Policy #6:** Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.
- Policy #7:** Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.

ANALYSIS

N.E. Territorial Road is proposed in the Canby Comprehensive Plan as an arterial street. N. Oak Street, to the immediate west of the subject parcel, is proposed to be widened. With the development of the subject parcel, widening of N. Oak Street would be possible, allowing for better traffic circulation. At time of partition or subdivision, dedications will be required for the roadway system, probably including both N.E. Territorial and N. Oak Street. Sidewalks will be required as part of site development.

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.

ANALYSIS

Sewer, water, gas, and electric service are currently available on Territorial for the subject parcel. Water and sewer constructions will be necessary for any development of the property. We are not aware of any unique problems in servicing this area, at this time. The development will need to participate in the costs of service facility extensions onto the site. Storm water will need to be handled on-site. The Parks System Development Charge and Sewer System Development Charge paid at time of building permits will aid in paying to acquire and develop these facilities. School capacity is in process of being expanded to serve existing and near future population.

vii. Economic

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

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

ANALYSIS

The subject parcel is currently partially vacant. The potential development of the subject parcel was taken into consideration at the time the Urban Growth Boundary was developed. The prioritization of property to be annexed into the City identified this area as part of the first stage for annexation. Development of this site with single-family or multiple residences, as proposed, will provide dwellings for Canby business owners and employees, and also provide a few employment opportunities through development, management and maintenance jobs, and also will expand the market for Canby businesses.

viii. Housing

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

- Policy #2:** Canby shall encourage a gradual increase in housing density as a response to the increase in housing costs and the need for more rental housing.
- Policy #3:** Canby shall coordinate the location of higher density housing with the ability of the City to provide utilities, public facilities and a functional transportation network.
- Policy #4:** Canby shall encourage the development of housing for low income persons and the integration of that housing into a variety of residential areas within the City.
- Policy #5:** Canby shall provide opportunities form mobile home developments in all residential zones, subject to appropriate design standards.

ANALYSIS

The annexation of the subject parcel under the zoning of High Density Residential is appropriate and in conformance with this element in light of the overall goal stated in the Comprehensive Plan for the amount and type of housing to be developed in the City. As discussed under the Land Use Element analysis, a certain portion of City land is needed for High Density Residential development. The Comprehensive Plan Land Use Map shows the subject parcel proposed as High Density Residential.

ix. Energy Conservation

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

ANALYSIS

Recently constructed housing will have increased standards for energy efficiency. The subdivision will also be reviewed under the new Solar Ordinance.

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

Review of the above analysis shows 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 High Density Residential development (R-2), which permits multiple and single-family houses. The partition or subdivision plan must be reviewed and approved under the appropriate ordinance. The City and County have an agreed-upon procedure for handling annexations. The County has reviewed the proposal and has not raised any concerns.

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. All Public Facilities and Services are available, or can be made available concurrent with development of this site.

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 Boundary Commission, which has final authority. This property is contiguous with the City limits, the owners and occupants have applied and the property can be served with an urban level of services. Thus, the staff believes the application complies with the requirements of ORS 222.

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. Thus, it is appropriate to consider it for annexation at this time.

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.

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 partition or 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 employees, 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 92-04 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. All City and service provider regulations are to be adhered to at the time of development.
3. Any development of the property for additional dwelling units, must be preceded by a partition or subdivision review or special review.
4. Additional land for widening of Oak Street and Territorial Road will be required at time of development. A "fair share" allocation of costs for construction of road, curb and sidewalks will be required at that time.
5. A waiver of the rights to remonstrate against establishment of an L.I.D. for roadway or other improvements will be required at time of development.
6. The existing home will be required to connect to the sewer and water service.

Exhibits:

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

ANNEXATION APPLICATION

Fee: \$500.00

OWNER

APPLICANT

Name Shirley + Electa Ritter

Name Shirley + Electa Ritter

Address 1009 NE Territorial Rd

Address 1009 NE Territorial Rd

City CANBY State OR Zip 97013

City CANBY State OR Zip 97013

SIGNATURE Shirley W. Ritter
Electa J. Ritter

Phone: 266-9926

DESCRIPTION OF PROPERTY.

31 E 28 DD 1800

A parcel of land situated in the Southeast quarter of Section 28, T. 3 S., R. 1 E., of the W.M., and being part of Tract 60 in the townplat of CANBY GARDENS, as the same is recorded in Book 8, page 7, Records of Townplats for Clackamas County, Oregon, and more particularly described as follows:

Beginning at the Southwest corner of said Tract 60; thence East along the South boundary of said Tract 60 a distance of 149.6 feet to the true point of beginning; thence continuing East along the South boundary of said Tract 60 a distance of 200.00 feet to a point which is also the Southeast corner of that certain parcel of land conveyed to Francis M. Garmire and Charlotte H. Garmire, his wife, by deed recorded September 11, 1956 in Book 516, page 250, Record of Deeds, Clackamas County, Oregon; thence North at right angles to said South boundary a distance of 398.34 feet to the Northwesterly boundary of said Tract 60, which boundary is also the southerly boundary of Territorial Road; thence South 69°03' West a distance of 214.13 feet along the North boundary of said Tract 60 to a point; thence South 321.83 feet to the South boundary of said Tract 60, to a point being the true point of beginning.

USE

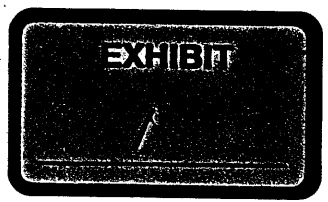
Existing Home Proposed Give Daug. Front Lot to Build on
Existing Structures Home - BARN

PROJECT DESCRIPTION

ZONING _____ COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) _____

File No. ANN 92-04
Receipt No. _____
Received by _____
Date Received _____
Completeness Date _____
Pre-Ap Meeting _____
Hearing Date _____



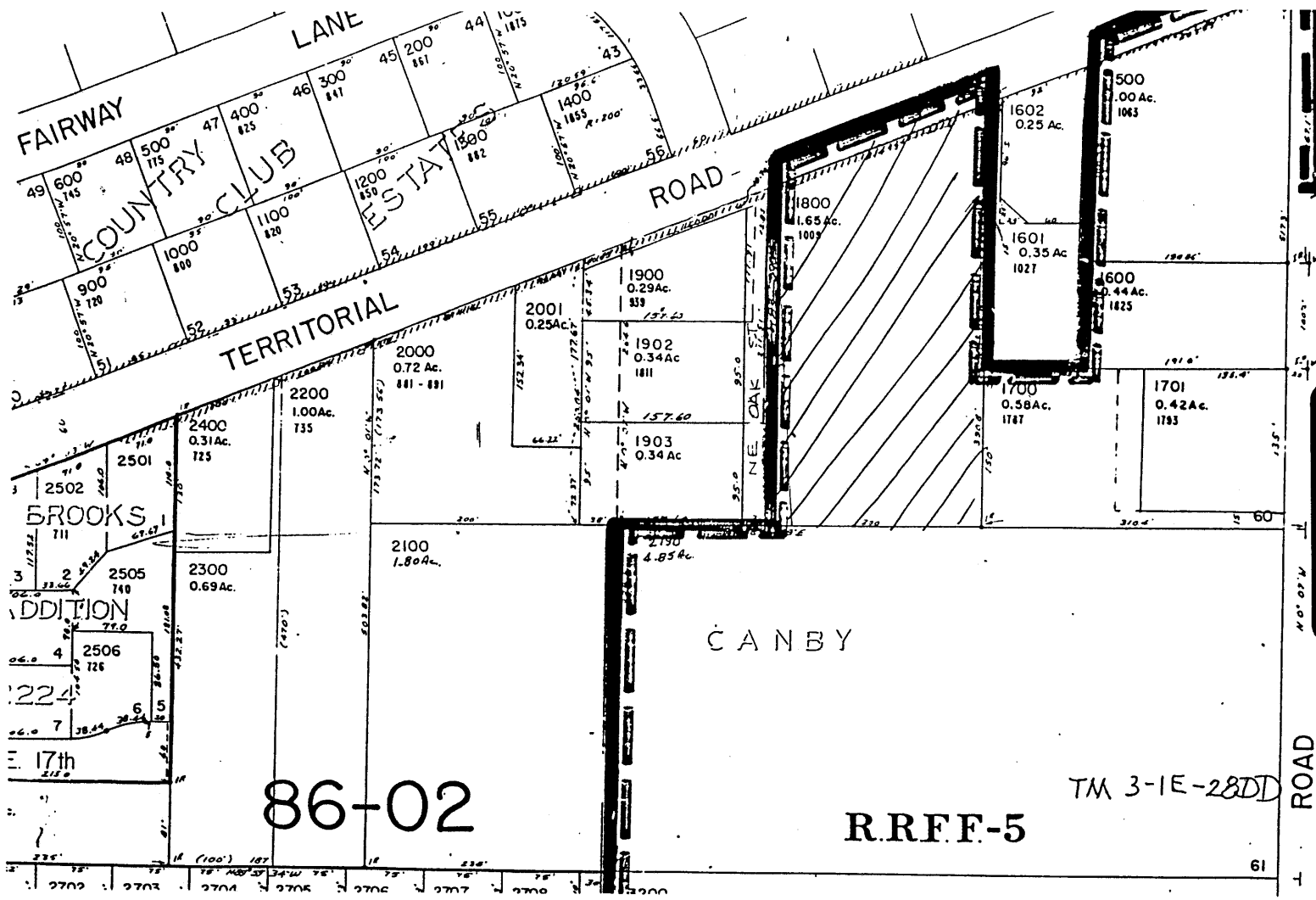
* If the applicant is not the property owner, he must attach documentary evidence of his authority to act as agent in making application.

21/22
20/27

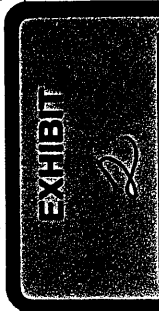


SITE

VICINITY MAP



CANCELLED T.L.S
 2500
 2700
 1990
 1901
 1904
 1905
 1906



86-02

R.R.F.F.-5

TM 3-1E-28DD

ROAD

3 1E 27

61

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 4, 1992

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

The City has received ANN 92-04, an applications by Shirley and Electa Ritter to annex an approximate 1.75 acre parcel (1009 N.E. Territorial Road) located on the south side of N.E. Territorial Road, between N. Oak and N. Pine Streets, into the City of Canby (Tax Lot 1800 of Tax Map 3-1E-28DD).

We would appreciate your reviewing the enclosed applications and submitting comments by May 15, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

- A half street improvement along Oak is necessary. It includes street, curb and sidewalk.
- Improvements along Territorial are also necessary and they are the same as above.
- The best point to make a sewer connection will be determined when we have a specific proposal.
- I am particularly interested in what happens next. Get it in now but hold into future considerations

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: Waynes Klem

Date: 5/28/92



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 4, 1992

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

The City has received ANN 92-04, an applications by Shirley and Electa Ritter to annex an approximate 1.75 acre parcel (1009 N.E. Territorial Road) located on the south side of N.E. Territorial Road, between N. Oak and N. Pine Streets, into the City of Canby (Tax Lot 1800 of Tax Map 3-1E-28DD).

We would appreciate your reviewing the enclosed applications and submitting comments by May 15, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

IF this is approved, when construction starts.
N. OAK should be improved on EAST side of
EXISTING street. Sidewalk should be installed
ON ~~E~~ west boundary and north boundary of
SAID ANNEX. Sewer is AVAILABLE on N. OAK.
When property is sub-divided, Ingress and Egress
would be suggested TO use N. OAK TO
sub-~~divided~~ divided Lots.

The ANNEX is acceptable.

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

Signature: Roy L. Welter

Date: May 6, 1992

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 4, 1992

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

The City has received ANN 92-04, an applications by Shirley and Electa Ritter to annex an approximate 1.75 acre parcel (1009 N.E. Territorial Road) located on the south side of N.E. Territorial Road, between N. Oak and N. Pine Streets, into the City of Canby (Tax Lot 1800 of Tax Map 3-1E-28DD).

We would appreciate your reviewing the enclosed applications and submitting comments by May 15, 1992 PLEASE. The Planning Commission will consider this application on June 8, 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:

No problems or concerns w/request

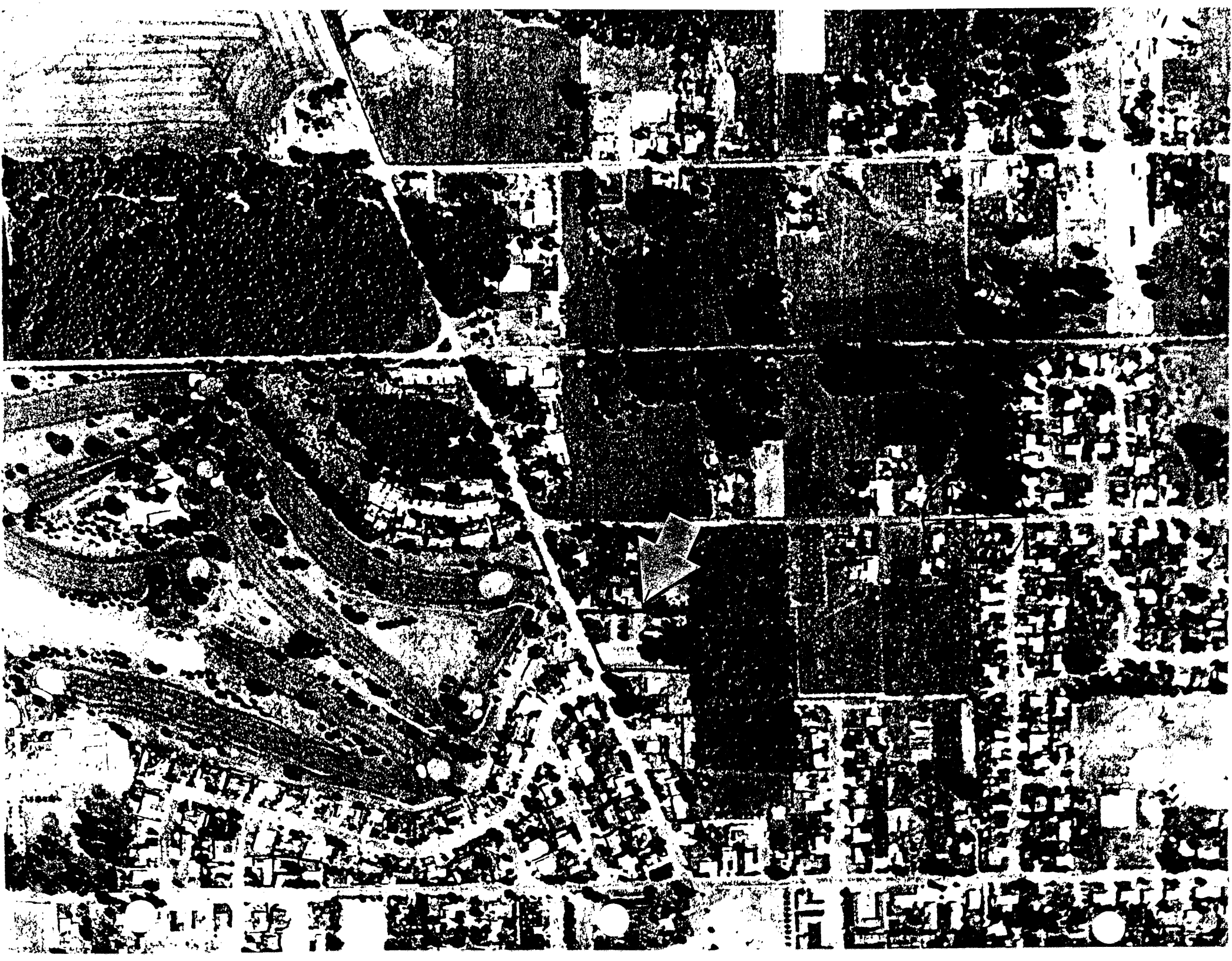
- Adequate Public Services (of your agency) are available
- Adequate Public Services will become available through the development
- Conditions are needed, as indicated
- Adequate public services are not available and will not become available

Signature: _____

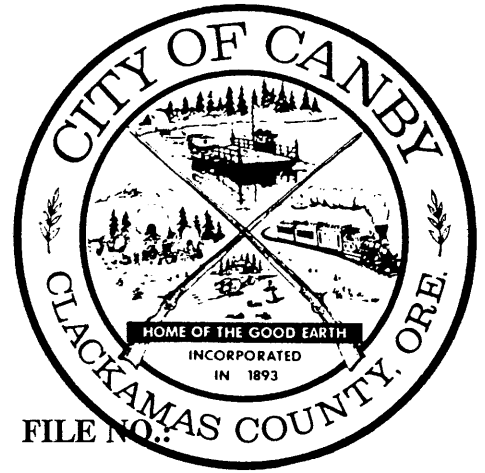
J. Fisher

Date: _____

5-7-92



- STAFF REPORT -



APPLICANT:

Ronald Tatone
3737 S.E. 8th Ave.
Portland, OR

FILE NO.:

ANN 92-05

OWNER:

Duane A. & Bonnie Zacher
130 S.W. 6th Place
Canby, OR 97013

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lot 1001
Tax Map 3-1E-34B

DATE OF REPORT:

June 12, 1992

LOCATION:

West side of N. Redwood St.

DATE OF HEARING:

July 1, 1992 (City Council)

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

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

I. APPLICANT'S REQUEST:

The applicant is requesting approval to annex a 2.42 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)

III. FINDINGS:

A. Background and Relationships:

This is the first application for annexation for the area bounded by the Logging Rd., N. Redwood St., Territorial Rd., and Highway 99E. Annexations and development has recently occurred nearby to the west, in between the Logging Road and N. Pine St. The City Limits now officially extend to include the Logging Road.

The Comprehensive Plan Land Use designation of the subject parcel is for Low Density Residential. City zoning for the subject parcel, upon annexation, will be R-1, Low Density Residential. The subject parcel is currently zoned RRF-5 (Rural Residential Farm/Forest, 5 acre minimum) and is surrounded by the same zoning to the north, east, and south. To the west, the City zoning is R-1 (Low Density Residential).

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

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

ANALYSIS

The notification process and public hearing are a part of the compliance with adopted policies regarding citizen involvement.

ii. Urban Growth

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

- Policy #1:** Canby shall coordinate its growth and development plans with Clackamas County.
- Policy #2:** Canby shall provide the opportunity for amendments to the urban growth boundary (subject to the requirements of statewide planning goal 14) where warranted by unforeseen changes in circumstances.
- Policy #3:** Canby shall discourage the urban development of properties until they have been annexed to the city and provided with all necessary urban services.

ANALYSIS

The property is entirely within the Urban Growth Boundary. The County has been informed of the application and does not have any problems or comments regarding the application. Policy #2 is not applicable as this application does not involve a change in the Urban Growth Boundary.

The subject parcel is in the Priority "A" area for annexation, which is, in general, the area to be annexed into the City first.

The City's sewer capacity is considered to be adequate to service the development of the subject parcel. Currently, the City has capacity to adequately service an additional 230 to 280 residential units. Over the past few years, the new construction rate has been approximately 100 residential units a year. At this rate, the current capacity for adequate service will suffice for 2 to 2.5 years. The sewer plant's treatment capacity is in process of being upgraded, with completion planned for the end of the summer of 1994 (2.2 years). While the City has more residential lots platted than the City's sewer treatment plant has capacity to service, the annexation and subsequent development of the subject parcel will not alter the current market conditions that affect the number of residential units being added to the sewer system annually.

iii. Land Use Element

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

Policy #1 Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses, while grouping compatible uses.

Policy #2 Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

Policy #3 Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.

ANALYSIS

The zoning classification of the subject parcel, if annexed to the City, will be Low Density Residential (R-1) in conformance with the Land Use Map and text of the Land Use Element of the Comprehensive Plan. The property immediately adjacent to the west of the subject parcel is currently zoned Low Density Residential (R-1) and has been developed as single family residential. The properties to the north, south, and east are zoned (RRFF-5, Rural Residential Farm/Forest). If any of these properties are annexed into the City, they would be given the zoning classification of Low Density Residential (R-1) in conformance with the Comprehensive Plan.

With the City's population growing at an annual rate of approximately 4%, there will be a need of 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 550 single-family residential structures, including scattered individual lots throughout the City. The proposed annexation will provide land for approximately 8 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 questionable. Land for an additional eight residential units will not significantly impact the amount of available land for residential development. However, there have been numerous inquiries regarding annexation by owners of properties in between N. Redwood, the Logging Road, N. Pine, and Territorial Road. There is reason to believe that additional annexation requests will be forthcoming in the near future.

Policy #3 will be met by Canby's current service system and concurrent extension of service systems for the proposed development. There is concern regarding storm water drainage (See also discussions under "Environmental Concerns" and "Public Services and Facilities.")

iv. **Environmental Concerns**

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

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

TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

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

Policy #3-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 soils on the subject parcel are Canderly Sandy Loam, with a slope between 0% and 3%, and Amity Silt Loam, also with a slope between 0% and 3%. The Canderly soil is well-drained providing limitations to

shallow excavations and use of on-site septic systems due to high seepage potential. The Amity soil is deep, somewhat poorly drained providing limitations to on-site septic systems and storm water drainage. There are no natural hazards on the subject parcel. Canby's standard storm and sanitary sewer procedure will not properly service the subject parcel, as the use of dry wells will be ineffective with the water table at a depth of 19 feet. No steep slopes or flood prone land is present.

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

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

ANALYSIS

N. Redwood Street is proposed in the Canby Comprehensive Plan as a collector street. With the development of the subject parcel, N. Redwood Street would be widened with curb and sidewalk improvements for the portion of the street that the subject parcel fronts. At the time of development, dedications would be required for the N. Redwood Street improvements.

The annexation and development of the subject parcel will not dramatically increase the traffic load of both N. Redwood Street and the intersections of Highway 99E at N. Redwood, and Highway 99E at Territorial Rd. There is a concern with City staff that the development of the area between N. Redwood, the Logging Rd., Highway 99E, and Territorial Rd. will present or dramatically increase traffic hazards at the two intersections with Highway 99E - N. Redwood St. and Territorial Road. Because the subject parcel is the first annexation proposal for this area, the concerns of the development of the whole area are focused on this one parcel.

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.

ANALYSIS

Sewer service, from an interceptor in N. Redwood St., is currently available for the subject parcel. Major service extensions will be required for water. Canby Utility Board has stated that the proper water and electric service extensions for the property would be from Territorial Rd., approximately 1/2 mile away. Without extension of the water service from Territorial Rd., there is some question regarding the capability of providing "urban level" fire protection service.

As mentioned previously in this report, storm water drainage is a concern. The water table is approximately 19 feet deep. At that depth, dry wells do not operate effectively. A storm water management plan will need to be developed prior to the development of the subject parcel. The City's Budget Committee has recommended funding a

Storm Water Management Study for the 1992-3 fiscal year. The study will cover developing a plan for storm water management in this area.

The development will need to participate in the costs of service facility extensions. The Parks System Development Charge and Sewer System Development Charge paid at time of building permits will aid in paying to acquire and develop these and other facilities.

vii. Economic

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

ANALYSIS

Development of this site with single-family residences, as proposed, will provide dwellings for Canby business owners and also provide a few employment opportunities through development, management and maintenance jobs, and also will expand the market for Canby businesses.

viii. Housing

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

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

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

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

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

ANALYSIS

The annexation of the subject parcel under the zoning of Low Density Residential is appropriate and in conformance with this element in light of the overall goal stated in the Comprehensive Plan for the amount and type of housing to be developed in the City. The Comprehensive Plan Land Use Map shows the subject parcel proposed as Low Density Residential.

ix. Energy Conservation

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

ANALYSIS

Recently constructed housing will have increased standards for energy efficiency. The subdivision will also be reviewed under the new Solar Ordinance.

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

There are concerns regarding the ability to service this area with urban level services. A major extension of the water main is needed to service this parcel and there are concerns regarding increased traffic hazards at the intersections of Highway 99E at N. Redwood and at Territorial. A major concern is the disposal of storm water runoff. A storm water management plan is needed for this area because existing methods for storm water drainage are ineffective. A plan is expected to be developed in the coming year. Development of the parcel would need to be postponed until this concern is addressed.

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. The site will be zoned for Low Density Residential development (R-1), which permits single-family houses. The City and County have an agreed-upon procedure for handling annexations.

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

This has been discussed under the Public Facilities and Services Element of the Comprehensive Plan. In summary, at this time, there are unique problems to providing services to this site. The ability to service this area, and specifically, the subject parcel with storm water drainage is questionable until a storm water management plan is completed. A plan for servicing this area should be forthcoming in the next year. We believe all other Public Facilities and Services are available, or can be made available concurrent with development of this site. However, with the exception of sewer, considerable expense can be expected in extending other services to the site. It is likely that "advance financing" will be needed to fund the construction of the water and storm water systems prior to any development of the site.

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 Boundary Commission, which has final authority. This property is contiguous with the City limits, the owners have authorized the applicant to apply. Thus, the staff believes the application complies with the requirements of ORS 222.

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. Although the subject parcel is "priority A", because of the difficulties in extending services and the problem of storm water drainage, it may not be appropriate to annex to the City at this time.

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. There is difficulty with storm water drainage.

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

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 or design 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

It is the policy of the City to require applicants to provide extensions and improvements of services at the time of development of the land. It is unlikely that either the owners or a developer for the subject parcel would be able to finance the required extensions and improvements independently. However, if the subject parcel is annexed, the development of the parcel could be postponed until enough properties have also been annexed and are ready to be developed, to make the necessary improvements financially feasible. This has been a standard annexation practice for the city. Development of the subject parcel should be postponed until a storm water management plan is developed for the area. It is likely that such a plan will be developed by the City within the next year.

Provided that urban level of utility and other services are extended to service the site and a storm water management plan is effected for this area prior to development of the subject parcel, 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 92-02 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 postponed until a storm water management plan is effected for the area.
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 for the widening of N. Redwood Street will be required at the time of development.
6. A waiver of the rights to remonstrance against the establishment of an L.I.D. for roadway or other improvements in N. Redwood Street will be required at time of development.

Exhibits:

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

ANNEXATION APPLICATION

Fee: \$500.00

OWNER

APPLICANT

Name Duane A. & Bonnie Zacher

Name Ronald G. Tatone

Address 130 S. W. 6th Place

Address 3737 S. E. 8th Ave.

City Canby State OR Zip 97013

City Portland State OR Zip 97013

SIGNATURE* Duane A. Zacher

Phone: 235-8795

DESCRIPTION OF PROPERTY:

Tax Map 31E 34B Tax Lot(s) 1001 Lot Size 2.42 Ac.
(Acres/Sq. Ft.)

or The South one-half of Lot 87, CANBY GARDENS, as cut off by a line drawn parallel with the South line of said Lot 87.

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 _____ Proposed Single Family Dwelling Units

Existing Structures _____

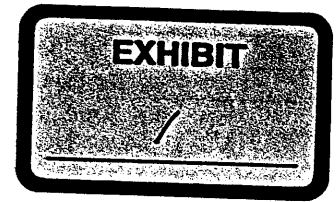
PROJECT DESCRIPTION

Annexation for future single family residential development.

ZONING _____ COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) _____

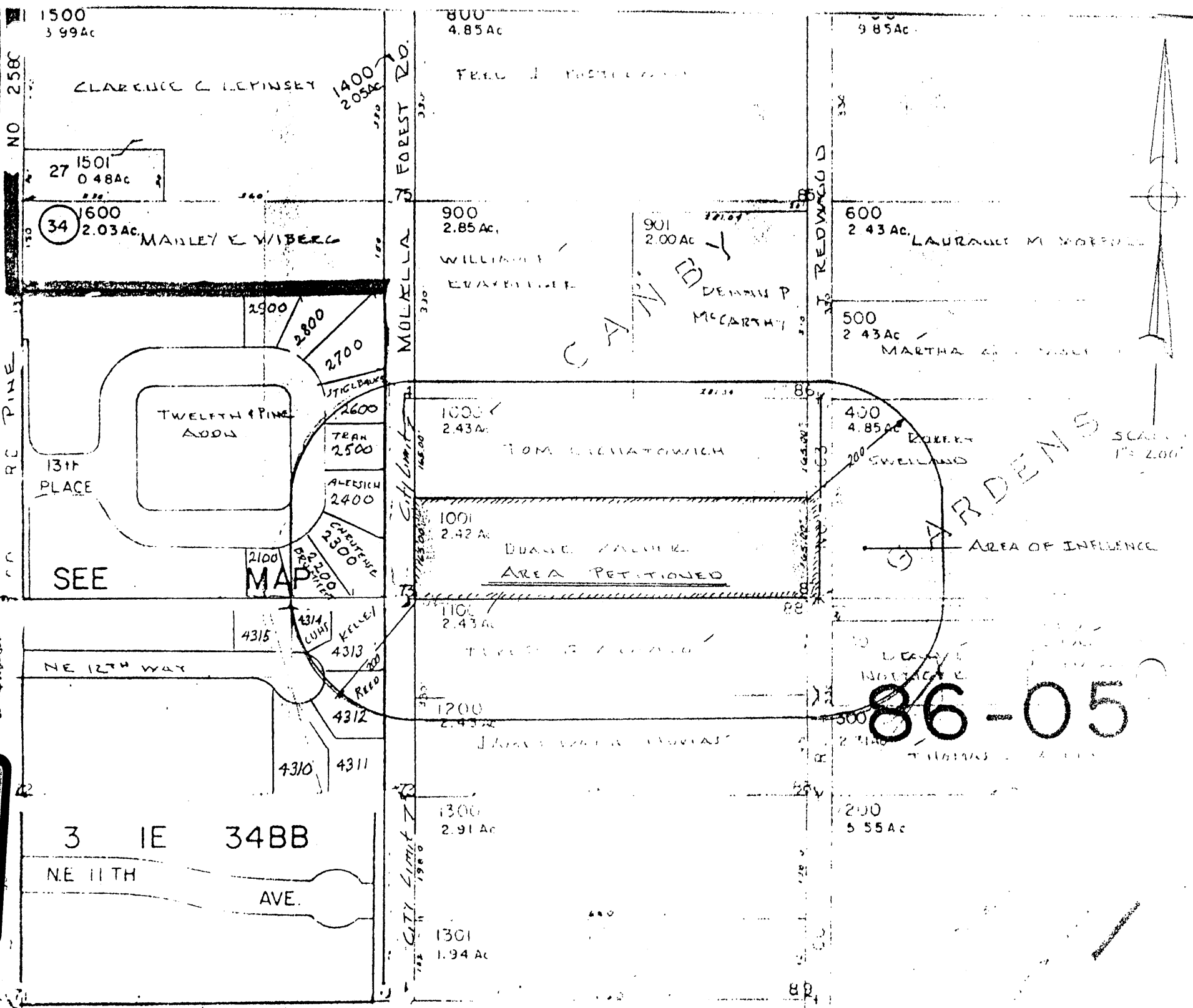
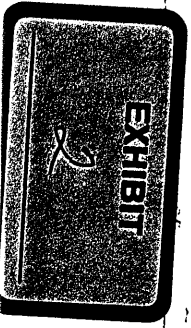
File No. ANN 92-05
Receipt No. _____
Received by _____
Date Received _____
Completeness Date _____
Pre-Ap Meeting _____
Hearing Date 6-22-90



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

SEE MAP 3 IE 28

2



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 27, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT, CANBY TELEPHONE (Tom Pierson), N. WILLAMETTE TELECOM (Todd Schmit), CANBY HIGH SCHOOL AND CANBY ELEMENTARY SCHOOL DISTRICTS
CLACKAMAS COUNTY PLANNING DEPARTMENT

The City has received ANN 92-05, an applications by Ron Tatone for to annex an approximate 2.42 acre parcel located between the Logging Road and N. Redwood, north of N.E. 12th Way, into the City of Canby (Tax Lot 1001 of Tax Map 3-1E-34B).

We would appreciate your reviewing the enclosed applications and submitting comments by June 5, 1992 PLEASE. The Planning Commission will consider this application on June 22, 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:

at this time there are three phases of electric primary voltage cable running east and west along N.E. Territorial Road. These are underground facilities. There is also a twelve inch water main running east and west in N.E. Territorial Road. For CUB to provide quality urban service to the subject property, we recommend the electric and water facilities be extended through the benefited property from N.E. Territorial Road. CUB extends electric primary lines at no cost to the developer. The developer provides, at his/her cost, the water main extensions. All costs of secondary

Adequate Public Services (of your agency) are available

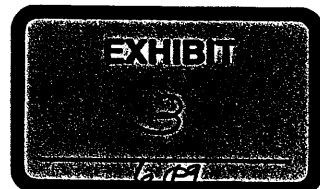
Adequate Public Services will become available through the development

Conditions are needed, as indicated

Adequate public services are not available and will not become available

Signature: Robert E. Ray

Date: 6-5-92



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 27, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT, CANBY TELEPHONE (Tom Pierson), N. WILLAMETTE TELECOM (Todd Schmit), CANBY HIGH SCHOOL AND CANBY ELEMENTARY SCHOOL DISTRICTS
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Comments or Proposed Conditions:

(2)

electric service are born by the developer, builder or property owner, not the utility. Secondary service costs include the transformers. At this time, both water and electric systems have enough capacity to serve the subject property after line extensions are completed.

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: Let E Ryan

Date: 6-5-92

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 27, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT, CANBY TELEPHONE (Tom Pierson), N. WILLAMETTE TELECOM (Todd Schmit), CANBY HIGH SCHOOL AND CANBY ELEMENTARY SCHOOL DISTRICTS
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Comments or Proposed Conditions:

No to this Annexation For the following
Reason's. Drywell's will not function in this area
For storm drainage. Without a storm drainage system
I don't see any way to Annex any of this Area.
Redwood not being an improved street, the street
needs a better ingress and egress onto and into
heavy traffic highways. IF this property is
Annexed I'm sure more will follow.
Yes, sewer is available and quite adequate for
development.

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

Signature: Roy L. Hester

Date: June 2, 1992

PLEASE RETURN ATTACHMENTS!!!

5/28/92
gsw

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: May 27, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, GARY HYATT, CANBY TELEPHONE (Tom Pierson), N. WILLAMETTE TELECOM (Todd Schmit), CANBY HIGH SCHOOL AND CANBY ELEMENTARY SCHOOL DISTRICTS
CLACKAMAS COUNTY PLANNING DEPARTMENT

The City has received ANN 92-05, an applications by Ron Tatone for to annex an approximate 2.42 acre parcel located between the Logging Road and N. Redwood, north of N.E. 12th Way, into the City of Canby (Tax Lot 1001 of Tax Map 3-1E-34B).

We would appreciate your reviewing the enclosed applications and submitting comments by June 5, 1992 PLEASE. The Planning Commission will consider this application on June 22, 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:

- My comment is, and has been: We need a development strategy with technical input and policy maker input concerning future status of the logging road, street patterns, water lines, electric system, street widths, stormwater handling, possible lot layouts or combined parcels, adequacy of existing streets and intersections, etc.
- I propose we turn this down or have it withdrawn and develop a strategy prior to annexations between Redwood and the logging road

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 without a strategy.

Signature: Wayne S. Klem

Date: 5/28/92

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

5/28/92
ASW

DATE: May 27, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE POLICE, SEWER, MIKE JORDAN, GARY HYATT, CANBY TELEPHONE (Tom Pierson), N. WILLAMETTE TELECOM (Todd Schmit), CANBY HIGH SCHOOL AND CANBY ELEMENTARY SCHOOL DISTRICTS
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Comments or Proposed Conditions:

Water main for fire protection needs to be installed to proposed area, since at present time the nearest main is in the area of NE 13th circle or at N.E. Territorial and Redwood.

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

Signature: Jack Stark Date: 5-28-92

