

**AGENDA
CANBY PLANNING COMMISSION**

**REGULAR MEETING
City Council Chambers
January 28, 1991 - 7:30 p.m.**

I. ROLL CALL

II. MINUTES

December 3, 1990
January 14, 1991

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. UNFINISHED BUSINESS

VI. FINDINGS

CUP 90-09 - Canby Union High School

VII. PUBLIC HEARINGS

ZC 90-02, a request by Wayne Scott for approval of a Zone Change for the southerly 7.8 acres on Tax Lot 100 of Tax Map 3-1E-27C from M-1 to R-1, contingent upon City Council approval of the Comprehensive Plan Amendment (CPA 90-02). **Postponed from January 14, 1991.**

SUB 90-06, a request by Wayne Scott for approval of a single family residential subdivision with a PUD overlay for Teakwood Terrace, Phases I and II (Tax Lot 500 of Tax Map 3-1E-27DB and Tax Lots [easterly portions] 700 and 900 of Tax Map 3-1E-27C and Tax Lots 100 and 700 of Tax Map 3-1E-27C), contingent upon City Council approval of ZC 90-02. Eighty-three single family units and 60 condominium units are proposed with 5.6 acres of greenway. A portion of the site lies in the Hazard Overlay Zone. The site (approximately 32 acres) is located northwest of 99E, south of N.E. Territorial and east of Redwood. **Postponed from January 14, 1991.**

IX. ADJOURNMENT

- M E M O -

TO: Canby Planning Commission

FROM: Robert G. Hoffman, Planning Director

RE: Supplemental Information - ZC 90-02/SUB 90-06
(Wayne Scott Applicant)

DATE: January 9, 1991

Rusty Klem and I met with Wayne Scott and George Wilhelm on January 8, 1991 to discuss their proposed project for property along Territorial Road. The January 4, 1991 staff report and recommendations were discussed. The applicant presented the following information:

1. He understands that the proposed condominium lots, Lots 84-87, are to undergo full Site and Design Review at a later time, lot-by-lot. He is willing to leave the number of units to be allowed on each lot to be determined during the design review process and **not** now.
2. He plans to have prepared, by an expert, a final wetlands determination and a wildlife habitat study. These cannot be done at the present time, due to inclement weather. He agrees to fully follow the expert's recommendations.
3. He will prepare detailed construction designs for roads and utilities in the vicinity of Lots 54-56, and will fully respect wetlands, flood plain, utility, and off-site access needs.
4. His design was intended to provide access to the parcels southwest of the site, when they are developed.
5. He is willing to accept conditions which deal with all the above, but needs positive

approval of the entire site to meet his option agreement, which must be closed by March 15, 1991.

Recommendations:

After further study and based on information supplied by the applicant, staff is now recommending approval of Phase I and Phase II, with the following conditions:

1. The preliminary wetlands report, as submitted with the application, is accepted as a preliminary wetlands determination, provided that a final report is prepared by a recognized wetlands/wildlife habitat expert(s). Such report(s) shall include a final wetlands determination and delineation. Wildlife habitat preservation and enhancement recommendations shall be included and any needed mitigation procedures shall be described and shall include recommended buffer zones or open space development around streams, ponds and wetlands, and shall provide restrictive covenants that prevent mowing and removal of desirable wildlife plants. The applicant shall submit his wetlands report and wetlands determination to the Division of State Lands for acceptance of such determination. The action of the Division of State Lands shall be provided to the Canby Planning Director for review and approval for consistency with this Planned Unit Development approval and all conditions and approval criteria. Utility corridors shall be provided, as required by the respective utilities across wetlands. Any needed mitigation requirements for such corridors shall be met.
2. Any proposed fill and grading beyond that indicated on the "Master Plan - Tentative Plat" submitted with the application shall be submitted for review and approval of the Director of Public Works.
3. The use of Lots 84, 85, 86 and 87 for condominium multiple unit residential development is approved, provided that the final approval of the number of units and site and building design is determined as a part of the Site and Design Review process for each lot. Applications shall be made for Site and Design Review. Approval of such applications shall include, but not be limited to, consideration of "Flood Plain Fringe" elevations, other FEMA guidelines, wetland and wildlife habitat preservation, tree preservation, adequate parking, adequate landscaping, and architectural design.
4. A tree survey shall be submitted, which identifies all trees larger than 12 inches in diameter. Except in the footprint and immediately adjacent areas of probable building sites and in roadway areas, all such trees shall be saved, wherever practical.

The tree survey and any proposed cutting of trees larger than 12 inches in diameter outside of such probable building footprint and immediately adjacent area and roadway areas shall be justified to the satisfaction of the Planning Director. Hazardous trees may be removed. The Planning Director will encourage retention of all large trees practical for saving.

5. In the vicinity of Lots 45, 54, 55, 56 and 74, preliminary design of roadway and utility layout is approved, as shown on the "Master Plan - Tentative Plan" submitted with the application. Such roadway and utility design shall be finalized in such a fashion that the following objectives are met:
 - a. a one foot reserve strip be provided at the subdivision property line adjacent to the new roadway at the end of Teakwood Drive and along the south side of 18th Avenue in order to provide for an ultimate extension to service tax lots to the southeast.
 - b. wetlands, stream corridors, flood plain fringe, and wildlife habitat are to be preserved to the maximum practical.
 - c. necessary sewer, water, storm drainage, and other utility services be provided (and waterproofed for flood conditions, if needed).
 - d. roadway access to Lots 54-80 be provided.
 - e. construction details provide for adequately meeting the soil conditions encountered in order to minimize maintenance costs.
 - f. driveway access to Lots 54-56 and 74 be provided.
 - g. a wetlands and water course crossing permit application for any affect on streams and wetlands shall be made to the relevant agencies.

Such final proposed roadway and utility plans to be reviewed and approved by the Canby Planning Director and Director of Public Works with input from the City Engineer and CUB.

6. During construction, erosion control shall follow the Erosion Control Plans Technical Guidance Handbook published by Portland, dated November 1989 (as amended).
7. The applicant shall provide a waiver of remonstrance for any traffic improvements needed for N.W. Territorial Road.
8. All vehicular bridges and stream crossings to be used by fire equipment shall be engineered to sustain 41,800 pounds vehicle minimum. The 12 inch water main on Territorial shall be extended to the east end of this development and connected to the main from the development, to complete the looped system. A minimum of an 8 inch main shall be installed to supply all hydrants. An additional hydrant shall be installed at Teakwood & 18th. All hydrants shall be three port type hydrants.
9. To assure public awareness of flood potential, past and potential flood heights shall be prominently displayed in the designated flood plain areas on the site.
10. All conditions included in the January 4, 1991 staff report shall apply to both Phase I and II, and are amended as follows:
 - a. Condition #6 - replace the word "turnaround" with "ending for Phase I."
 - b. Condition #9 shall read:
 9. Utility easements shall be provided and shall be twelve (12) feet along all streets and exterior boundaries of the subdivision. Utility easements along all interior lot lines shall be six (6) feet wide off each lot, for a total of twelve (12) feet.
 - c. Condition #1 is deleted.

Attachment: Letter from Fire Marshal

- M E M O -

TO: Canby City Council

FROM: Robert G. Hoffman, AICP
Planning Director

RE: CPA 90-02 (Wayne Scott)

DATE: January 10, 1991

At its meeting of December 10, 1990, the Planning Commission approved Wayne Scott's request to amend the Canby Comprehensive Plan to show the land use for his parcel near 99E (Tax Lot 100 of Tax Map 3-1E-27C) as Low Density Residential.

The attached 'draft' Final Order is scheduled to be signed at the Planning Commission meeting of January 14, 1991. Based on the oral decision to recommend City Council approval of CPA 90-02, I am also attaching my 'draft' staff report for your review.

I plan to be in attendance at your meeting of January 16, 1991 to orally present the Commission's action of January 14th.

