

**The Planning Commission
Meeting Scheduled for
Monday April 9, 1990
(TONIGHT)**

HAS BEEN

CANCELLED

AGENDA

CANBY PLANNING COMMISSION
REGULAR SESSION
APRIL 9, 1990

- 1) ROLL CALL
- 2) MINUTES: 2/26/90 AND 3/12/90
- 3) COMMUNICATIONS
- 4) UNFINISHED BUSINESS
- 5) BUSINESS FROM THE AUDIENCE
- 6) PUBLIC HEARINGS

A. Minor Partition Application--MLP-90-05 (Greg Anderson). The applicant has requested to adjust several lot lines, to create one additional lot for a total of seven, and to dedicate a portion of street. All lots are zoned R-1, Low Density Residential, and are 7025 square feet or more in size. The existing parcels are Tax Lots 400, 401, 402, 404, 500, 501 on Tax Map 3-1E-32A.

B. Minor Partition Application--MLP-90-04 (Miriam Larson). The applicant has requested approval to divide a 6.41 acre parcel into two lots containing 3.00 acres and 3.41 acres on property identified as Tax Lot 1200 on Tax Map 3-1E-34C.

C. Conditional Use Permit--CUP-90-01 (Cedar Creek Development). The applicants have requested a revised layout of a 14.27 acre parcel that is zoned R-1.5 Medium Density Residential with a Planned Unit Development overlay. Approval of a PUD with no individual lot sales, requires consideration as a conditional use permit. The property involves Tax Lots 800, 900, 1000, 1001 on Tax Map 4-1E-4C. Also Tax Lot 1000 on Tax Map 4-1E-4B.

7) REPORTS

- A. Transfer Station Update
- B. Design Review Workshop on April 19
- C. Solar Citings Delayed

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning Commission of the City of Canby, Monday, April 9, 1990, at the City Council Chambers located at N.W. Second Avenue, Canby, Clackamas County, State of Oregon, beginning after 7:30 p.m. The meeting will be for considering the following items:

1. Minor Partition Application--MLP-90-05 (Greg Anderson). The applicant has requested to adjust several lot lines, to create one additional lot for a total of seven, and to dedicate a portion of street. All lots are zoned R-1, Low Density Residential, and are 7025 square feet or more in size. The existing parcels are Tax Lots 400, 401, 402, 404, 500, 501 on Tax Map 3-1E-32A.
2. Minor Partition Application--MLP-90-04 (Miriam Larson). The applicant has requested approval to divide a 6.41 acre parcel into two lots containing 3.00 acres and 3.41 acres on property identified as Tax Lot 1200 on Tax Map 3-1E-34C.
3. Conditional Use Permit--CUP-90-01 (Cedar Creek Development). The applicants have requested a revised layout of a 14.27 acre parcel that is zoned R-1.5 Medium Density Residential with a Planned Unit Development overlay. Approval of a PUD with no individual lot sales, requires consideration as a conditional use permit. The property involves Tax Lots 800, 900, 1000, 1001 on Tax Map 4-1E-4C. Also Tax Lot 1000 on Tax Map 4-1E-4B.

In considering whether a Minor Partition should be approved or denied, the Planning Commission must consider the following standards:

- A. Conformance with the text and applicable maps of the comprehensive plan;

B. Conformance with all other applicable requirements of the land development and planning ordinance;

C. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of adjacent properties;

D. No minor partition shall be allowed where the sole means of access is by private road, unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to city standards is not necessary to insure safe and efficient access to the parcels;

E. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division.

In considering whether to permit, alter or deny a Conditional Use, the Planning Commission must consider the following criteria:

A. The proposal will be consistent with the policies of the comprehensive plan and the requirements of the Land Development and Planning Ordinance 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 area in a manner which substantially limits, or precludes the

use of surrounding properties for the uses listed as permitted in the zone.

Anyone wishing to comment on the proposals may do so by submitting written or verbal testimony at the hearing.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the Planning Commission an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals.

A copy of the application and record are available for inspection at no cost in the office of the Canby Public Works Department, 182 N. Holly, Canby, Oregon, during normal working hours (8:00 a.m. to 5:00 p.m.).

A copy of the staff report will be available for inspection at no cost at least seven (7) days prior to the hearing and will be provided at reasonable cost.

Notice of this hearing is as provided in Section 16.88.130 of the Land Development and Planning Ordinance (#740) as adopted February 1, 1984.

DATED this 26th day of March, 1990.

Marilyn K. Perkett
City Recorder

By: Wayne S. Klem, Public Works Director
Canby Planning Commission

DATE OF PUBLICATION: April 3, 1990