

AGENDA

CANBY PLANNING COMMISSION  
REGULAR MEETING

JUNE 11, 1990 - 7:30 p.m.

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I. ROLL CALL

II. MINUTES

May 31, 1990

III. COMMUNICATIONS

Memo Re: MIP 90-04 - Larson  
VAR 90-02 - Poole

IV. UNFINISHED BUSINESS

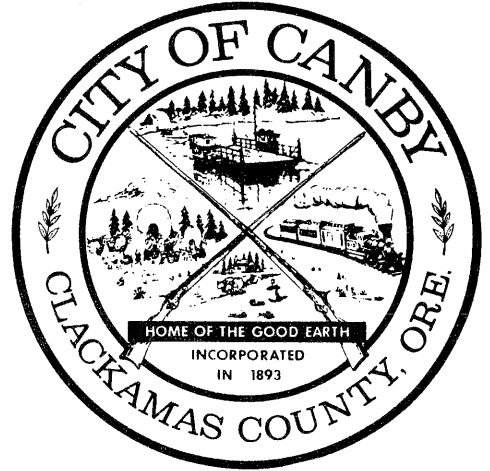
V. BUSINESS FROM THE AUDIENCE

VI. PUBLIC HEARING

ANN 90-02, a request by Joseph & Shirley Regan, John & Ruth Regan and Amato Bros. Enterprises, Inc. for approval to annex approximately 30.32 acres of territory into the incorporated City limits of Canby. The property is located between S.E. Township Road and S.E. 13th Avenue, immediately east and adjacent to the existing Township Village Subdivision. (Tax Map T4s-R1e, Section 3; Tax Lot 1800)

VII. OTHER REPORTS

VIII. ADJOURNMENT

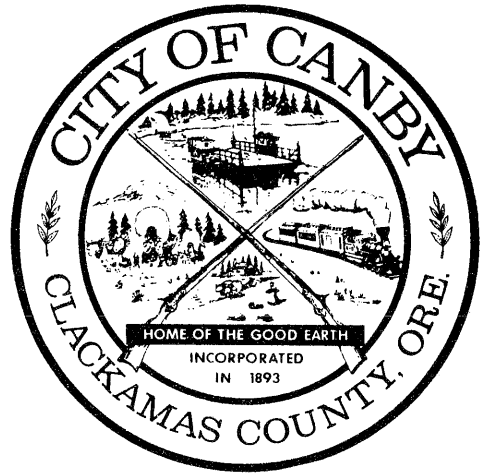


- M E M O -

TO: Canby Planning Commission  
FROM: <sup>HS</sup> Hank Skinner, City Planner  
RE: Minor Partition Application  
MIP 90-04 - Miriam Larson  
DATE: June 6, 1990

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At the applicant's request, the continued public hearing regarding the above application, has been postponed until the June 25, 1990 regular meeting.



- M E M O -

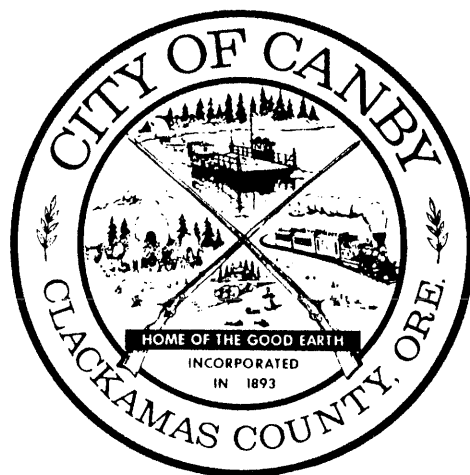
TO: Canby Planning Commission  
FROM: <sup>AS</sup> Hank Skinner, City Planner  
RE: VAR 90-02 - Philip A. Poole  
DATE: June 6, 1990

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After carefully reviewing the applications and supporting documents submitted by Philip A. Poole for VAR 90-02, staff has determined that insufficient information was submitted. Therefore, the application is considered incomplete.

On May 23, 1990, Mr. Poole was advised that the application was incomplete and that, in order for the variance to be scheduled for the June 11, 1990 Planning Commission meeting, additional information had to be submitted no later than Monday, June 4, 1990. Subsequently, he was advised that since the additional information was not submitted, the application would not be heard on June 11, 1990. He was further advised that his application would be kept on file and, when the additional information was received, a new hearing date would be scheduled.

Copies of the correspondence are included for your review.



June 6, 1990

Mr. Philip A. Poole  
27295 S. Primrose Path  
Canby, OR 97013

RE: Variance Application VAR 90-02  
Tax Map: T3s-R1e, Section 33DC  
Tax Lot 2500

Dear Mr. Poole:

On May 22, 1990, I informed you that your application for a variance to the minimum lot size and minimum street frontage for the above-referenced property, located at 211 S. Locust Street, was incomplete. At that time, I also informed you that this application could only be scheduled for the June 11, 1990 hearing date if you submitted the **complete** application by June 4, 1990.

As we have not received the necessary documentation, we are unable to schedule your variance request for the June 11, 1990 Planning Commission meeting.

I will be happy to keep your file active until you have obtained the necessary documentation. At that time, a new hearing date will be scheduled.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,

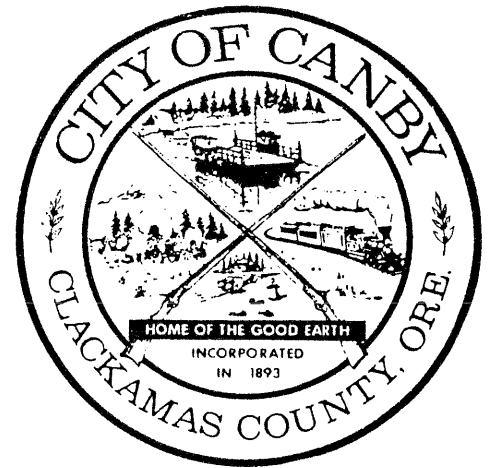
Henry C. Skinner  
City Planner

HCS:jaf

cc: Michael Jordan  
Rusty Klem  
File

May 23, 1990

Mr. Phillip Poole  
27295 S. Primrose Path  
Canby, OR 97013



RE: Variance Application VAR-90-02

Dear Mr. Poole:

The Planning Division has received and reviewed your application for a variance to the minimum lot size and the minimum street frontage on property identified as Tax Lot 2500, Tax Map T3S-R1E, Section 33 DC, located at 211 S. Locust Street, Canby, Oregon.

It has been determined that your application is incomplete in the following areas:

1. Signature, address and phone number of the title holder of the property and the date said information was acquired.
2. A copy of the legal judgment which resulted in the property dimensions being reduced along the north property line.

Additionally, Mr. Poole, the legal description contained on your contract of sale appears ambiguous. I strongly recommend that you hire a surveyor to review the meets and bounds description and set monuments at all corner points.

If the variance is approved, it will be a requirement that corner pins be set by a registered engineer or surveyor prior to the issuance of a building permit.

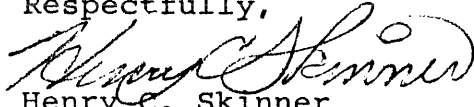
Your application has been scheduled for hearing on June 11, 1990. The signature and court documents must be in this office and available for public review no later than Monday, June 4, 1990.

Please let me know if this is not possible, and I will be happy to reschedule your hearing date. I may be reached between 8 a.m. and 5 p.m. at 266-4021.

page 2  
5-23-90  
Poole

Thank you in advance for your assistance.

Respectfully,

  
Henry C. Skinner  
City Planner

HCS/mp

Enclosure

cc: File  
Rusty Klem, Public Works Director

**STAFF REPORT**

**ANNEXATION APPLICATION ANN 90-02**

**TO:** Canby Planning Commission

**FROM:** Hank Skinner, City Planner

**SUBJECT:** ANN 90-02 - Annexation Application

**APPLICANT:** Joseph & Shirley Regan and  
John & Ruth Regan  
3520 Decota Road  
Freemont, CA 94536

Amato Bros. Enterprises, Inc.  
2517 SE 14th  
Portland, OR 97202

**REQUEST:**

The applicants have requested approval to annex approximately 30.32 acres of territory into the incorporated City limits of Canby. The Boundary Commission application form is included with the staff report as Attachment "A".

**LOCATION:**

The site of the proposed annexation is located between S.E. Township Road and S.E. 13th Avenue, immediately east and adjacent to the existing Township Village Subdivision. The property is contiguous to the City limits along its entire west border. The property is identified on the Clackamas County Assessor's Map at Tax Map T4s-R1e Section 3, Tax Lot 1800. A map of the area is included as part of this staff report and is marked as Attachment B".

**PROPOSAL:**

The applicants are proposing to begin development on the third phase of the Township Village Subdivision. The proposal calls for the development of approximately 137 lots, approximately 6,000 square feet in area, along with all necessary public infrastructure. The actual subdivision design will be considered through a separate application at a later date.

## STANDARDS AND CRITERIA:

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 test 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 which might reasonably be expected to be annexed to the City.
6. Risk of natural hazards which 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 .

The annexation process is a quasi-judicial process. The Planning Commission forms a recommendation that the City Council may consider while conducting a public hearing. The City Council then forwards their recommendation for action to the Portland Metropolitan Area Local Government Boundary Commission where a final decision will be made.

## FINDINGS AND CONCLUSIONS:

1. **Property Identification:** The subject property is identified on the Clackamas County Assessor's Map as Tax Map T4s-R1e-Sec. 3, Tax Lot 1800. The property measures approximately 495 feet by 2,640 feet, and consists of approximately 30.32 acres. The property is bordered on the north by S.E. Township Road, on the south by S.E. 13th Avenue, on the east by farm land, and on the west by single family subdivision, an elementary school, a junior high school, an adult center and a municipal swim center.



**Conclusion:** Staff concludes that the subject property is a legally established tax lot within Clackamas County and within the Canby Urban Growth Boundary.

2. **Site Characteristics:** The slope characteristics of the subject property are generally flat. The applicants have indicated that there is approximately nine feet of elevation change over the parcel, with the north end being low. The USDA Soil Survey for Clackamas County identifies the predominant soil on the property as a Latourell Loam, a deep, well-drained soil with a Class 1 capability rating. The entire parcel is currently in Christmas tree production.

**Conclusion:** Staff concludes that the subject property is well suited to either agriculture or development.

3. **Land Use Designation:** The City Comprehensive Plan Map identifies the following three land use designations for the property.

1. High Density Residential over the northern 220 feet of the property.
2. Medium Density Residential over the middle 1,210 feet of the property.
3. Low Density Residential over the southern 1,210 feet of the property.

- a. The land use designations described above are from the City of Canby Comprehensive Plan Map. This land use map has been adopted by the City of Canby and Clackamas County and is subject to the City-County Urban Growth Management Agreement.

Section 5(A) (City Annexations) of the City-County Urban Growth Management Agreement states as follows:

CITY may undertake annexations in the manner provided for by law within the UGMB. COUNTY shall not oppose such annexations, nor shall COUNTY take any action which impedes, prevents, jeopardizes or discourages annexations to CITY within the UGMB. At the time of, or following annexations of unincorporated land within the UGMB, CITY may rezone such land consistent with the designation on CITY'S Comprehensive Plan Map.

**Conclusion:** Staff concludes this request is consistent with the City-County Growth Management Agreement.

- b. **Areas of Special Concern:** Page 71 of the Canby Comprehensive Plan shows a map which identifies areas of special concern in and around the City of Canby. The northern half of the subject property lies within one of these areas. (See Attachment "C".)

Policy No. 6 of the Land Use Element (page 63) of the Comprehensive Plan states the following:

CANBY SHALL RECOGNIZE THE UNIQUE CHARACTER OF CERTAIN AREAS AND WILL UTILIZE THE FOLLOWING SPECIAL REQUIREMENTS, IN CONJUNCTION WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT AND PLANNING ORDINANCE, IN GUIDING THE USE AND DEVELOPMENT OF THESE UNIQUE AREAS.

**IMPLEMENTATION MEASURE:** (B) (9) - Area "I" is a large area of a single ownership which includes property inside and outside the City limits. It is presently in agricultural use with only one single family dwelling. Planned eventual development of the property includes both medium and high density designations. Immediate development of the site is prevented because of the lack of public sewer service to the property and the need for significant improvements to S.E. Township Road between this property and S. Ivy Street. The zoning of area "I" should be changed to R-1.5 and R-2 when sewer service is available and road improvements made. No additional residential development, beyond the one single family dwelling per lot will be allowed to occur without upzoning of the property. Annexation of the easterly portion of this area will be subject to the same requirements and will result in automatic upzoning. It should be noted that area "I" was originally designated for primarily low density residential development. The proposed density was increased partly to assist the developer in providing affordable housing in spite of the costs of physical improvements which will be needed.

- c. Policy No. 1 (page 93) of the Transportation Element of the Comprehensive Plan states the following:

CANBY WILL PROVIDE THE NECESSARY IMPROVEMENTS 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.

**IMPLEMENTATION MEASURE:**

**IMPLEMENTATION MEASURE:**

- (a) Adopt and prioritize as part of the City's overall Capital Improvement Program, the following list of City streets and County roads for major upgrading and improvements:

- 3) S.E. Township Road (County)
- 10) S.E. 13th Avenue (County)

The City Street Circulation Map (page 103 - Comprehensive Plan -- See Attachment "D") identifies S.E. Township Road as an existing collector, and S.E. 13th Avenue as an existing arterial. The street map also identifies a proposed north/south collector between these two roads at a location near the subject property. The City's Public Works Director is currently working on a proposal to realign portions of Pine Street, north of the subject property. This realignment would make it possible to locate the north/south link through the subject property.

- d. Policy No. 4 (page 96) of the Transportation Element states the following:

CANBY SHALL WORK TO PROVIDE AN ADEQUATE SIDEWALK PEDESTRIAN PATHWAY SYSTEM TO SERVE ALL RESIDENTS.

This subject property is contiguous to land which contains an elementary school, a junior high school, an adult center and a municipal swim center.

- e. Policy No. 7 (page 98) of the Transportation Element states the following:

CANBY SHALL PROVIDE APPROPRIATE FACILITIES FOR BICYCLES AND IF FOUND TO BE NEEDED, FOR OTHER SLOW MOVING, ENERGY EFFICIENT VEHICLES.

**IMPLEMENTATION MEASURE:**

- A) Require developers to provide sufficient right-of-way and physical improvements to allow for bike paths along roadways, as needed for proposed developments.

**Conclusion:** Staff concludes that because this is an undeveloped tract of land, the opportunity to provide adequate street width to comply with this policy and implementation measure exists.

#### 4. OTHER CITY ORDINANCES AND POLICIES

- a. **Zoning:** The County has the property zoned EFU-20 GAD until such time as it is annexed to the City. When it is annexed, it will be zoned R-2 throughout the City. When it is annexed, it will be zoned R-2 throughout the northern 220 feet, R-1.5 through the middle 1,210 feet and R-2 through the southern 1,210 feet. Properties adjacent to the subject property on the north, south and east are all outside of the City limits. The property along the west boundary is zoned R-1.5 throughout the northerly 550 feet and R-1 south to S.E. 13th Avenue.

#### 5. APPROPRIATENESS FOR URBANIZATION

The "Growth Priorities" map contained in the Canby Comprehensive Plan shows the subject property located within a "Priority A" district for urbanization. Priority "A" lands are considered committed to urbanization. See Attachment "C".

#### 6. PUBLIC FACILITIES/SERVICES

- a. **Gravity Flow Sewer** - Gravity flow sewer is available to serve the northern end of the subject property. However, a pressured system may be necessary to the south.
- b. **Water** - Water is available through a 12 inch main which runs north/south along the west property line of the subject property.
- c. **Electricity** - Electricity is provided by Portland General Electric (PGE) at this time. A changeover to the Canby Utility Board (CUB) would take place after annexation and that is possible through agreements between CUB and PGE. It should be noted that CUB is nearing its design limit in this area. Mr. Bob Rapp, Operations Manager for CUB, has indicated that upsizing of lines in the area may be necessary before full buildout of this property, and other recently annexed properties, can occur. He assured the Planning staff, however, that service would be available for all development in the area.
- d. **Fire** - The property is within the Fire District #62, and services would be provided by the District.
- e. **Police** - The property would be protected by the Canby Police Department following annexation.

Recreation Committee is beginning a process to develop a Parks and Recreation Master Plan.

h. **Telephone** - The Canby Telephone Association has provided staff with a list of requirements which they would like to have added to the list of recommended conditions for approval on new development requests. If the annexation request is approved, this list will become part of the specific conditions for subdivision approval.

7. **RISK FROM NATURAL HAZARDS** - No natural hazards have been identified on the subject property.

**Conclusion:** Staff concludes that the issue of risk from natural hazards does not apply.

8. **COMPLIANCE WITH ORS 222** - The Oregon Revised Statutes 222 outlines the legal processes by which lands may be annexed. Section 222.111 - 222.180 describes the process for Annexation of contiguous territory.

The City of Canby is in full compliance with the requirements and process for annexation of contiguous properties.

**Conclusion:** Staff concludes that the City has authority to review and recommend to the PMALGBC specific annexations of contiguous territory into the City.

9. **ECONOMIC IMPACTS:** The proposed annexation and subsequent residential development on this property will increase land values in the area, and provides opportunity for the City to continue to improve its transportation system and other public facilities. Additionally, this request, if approved, will provide more area for needed housing.

**Conclusion:** Staff concludes that the annexation request, if approved, will have a beneficial economic impact on the immediate area and the City as a whole.

**RECOMMENDATION:**

Based on the Findings and Conclusions contained in this staff report, the application, and other information contained within the file, staff recommends that the Planning Commission recommend the City Council approve Annexation Application #90-02, subject to the following condition:

1. If the annexation is approved, the applicants shall submit a complete subdivision application and submit it to the Planning Commission for review and approval.

PMALGBC FORM #1

PETITION FOR

Annexation to the City of Canby\_\_\_\_\_.

OR

Withdrawal from the City of \_\_\_\_\_.

To: PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

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

We desire to be (annexed to the) ~~OR (withdrawn from the)~~ Canby\_\_\_\_\_.

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

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

PETITION SIGNERS

SIGNATURE OF LEGAL OWNER(S))	ADDRESS	Tax Lot Numbers		
		Lot#	a1/4-1/4	1/4 Sec Twp R
<i>Joseph &amp; Barbara</i>	<u>3520 Decota Road</u>			
<i>Joseph &amp; Barbara</i>	<u>Fremont, CA 94536</u>	1800	Sec 3;	T4S; R1E; W.M.
<i>Joseph &amp; Barbara</i>	<u>3520 Decota Road</u>			
<i>Joseph &amp; Barbara</i>	<u>Fremont, CA 94536</u>	1800	Sec 3;	T4S; R1E; W.M.
<i>Ronald S Amato</i>	<u>Ronald S Amato</u>			
<i>Ronald S Amato - Pres.</i>	<u>Amato Bros. Enterprises</u>			
	<u>2517 SE 14th</u>			
	<u>Portland, Or 97202</u>	1800	Sec 3;	T4S; R1E; W.M.

PMALGBC FORM #5

(This form is NOT the petition)

ALL THE OWNERS OF PROPERTY INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA

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

NAME OF OWNER	ADDRESS	PROPERTY DESIGNATION (Indicate tax lot, section number, and Township, Range)
(1) <u>Joseph E. &amp; Shirley J. Regan</u>	<u>3520 Decota Road Fremont, CA 94536</u>	<u>1800 Sec 3; T4S; R1E; W.M.</u>
(2) <u>Anato Bros. Enterprises, Inc.</u>	<u>Ronald S Amato, Pres. Anato Bros. Enterprises 2517 SE 14th Portland, OR 97202</u>	<u>1800 Sec. 3; T4S; R1E; W.M.</u>
(3) <u>John F &amp; Ruth Regan</u>	<u>3520 Decota Road Fremont, CA 94536</u>	<u>1800 Sec. 3; T4S; R1E; W.M.</u>
(4)		
(5)		
(6)		
(7)		
(8)		

PMALGBC FORM #6

BOUNDARY CHANGE DATA SHEET

1. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

A. Land Area: Acres 30.32 or Square Miles \_\_\_\_\_

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

This parcel has 9'+ or more of relief with the low side on the North.  
Christmas trees are currently planted on the site. The parcel is  
approximately 500 feet by 2600 feet oriented North to South.

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

North: Medium density residential, City of Canby

East: 1701, Sec 3, T4S; R1E, W.M. Nursery. 1900, Sec.3, T4S;  
R1E, W.M.-Row Crops

South: 2200, Sec 3, T4S; R1E; W.M.-Row Crops

West: 700, 701, and 1100 Sec.4; T4S; R1E; W.M.-Elementary and  
Junior High schools-District 86

D. Existing Land Use:

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

Number commercial structures 0 Number industrial structures 0

Public facilities or other uses \_\_\_\_\_

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

Christmas tree farm.



E. Total current year Assessed Valuation \$ 110,870.00

F. Total existing population 0

## II. REASON FOR BOUNDARY CHANGE

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

This property should be annexed in order to provide orderly,  
reasonable and economic development of this area. Plans call  
for residential collector streets to deliver traffic to Town-  
ship Road and 13th Ave. This parcel is an integral part of  
the water system and sewer system development in this area.

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

The property is planned for medium density residential development.

## III. LAND USE AND PLANNING

- A. Is the subject territory to be developed at this time? Yes
- B. Generally describe the anticipated development (building types, facilities, number of units).

Single family residential with 6000 sq. ft. minimum lot size.  
Approximately 137 single family residential units are planned.

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

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

~~The city's comprehensive plan recommends that this area come into the city as medium density residential. This annexation request is in accordance with the approved Comp. plan.~~

E. What is the zoning on the territory to be served? R 1.5,  
Medium density residential.

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

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

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

G. Can the proposed development be accomplished under current county zoning? \_\_\_\_\_ Yes \_\_\_\_\_ X No.

If No,---has a zone change been sought from the county either formally or informally. \_\_\_\_\_ Yes \_\_\_\_\_ X No.

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

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

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

City Planning commission Yes City Planning Staff Yes

City Council Yes City Manager Yes

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

All comment has been positive as far as the nature and density of development.

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

\_\_\_\_\_  
\_\_\_\_\_

IV. SERVICES AND UTILITIES

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

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

Both water and sanitary sewer are available at the west property line. The facilities have been designed to provide service to this parcel.

2. The time at which services can be reasonably provided by the city or district. as soon as needed.
3. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

The services are at the west property line and will be extended by the developer at his expense. Financing, if required, has not been determined.

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

Services are not available from any other government.

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

City Canby UGB Rural Fire Dist. \_\_\_\_\_  
County Service Dist. \_\_\_\_\_ Sanitary District \_\_\_\_\_  
Hwy. Lighting Dist. \_\_\_\_\_ Water District \_\_\_\_\_  
Grade School Dist. 86 Drainage District \_\_\_\_\_  
High School Dist. 1 Diking District \_\_\_\_\_  
Park & Rec. Dist. \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT'S NAME Joseph E & Shirley J Regan

MAILING ADDRESS 3520 Decota Road

Fremont, CA 94536

TELEPHONE NUMBER 415-797-3222 (Work)

\_\_\_\_\_  
(Res.)

REPRESENTING \_\_\_\_\_

DATE: April 19, 1990

## PROPERTY DESCRIPTION

TAX LOT 1800, Sec. 3; T4S; R1E; W.M. - Part of the Northwest quarter of Section 3; T4S; R1E; of the W.M.; in Clackamas County, State of Oregon; described as follows:

Beginning at the Northwest corner of Section 3; T4S; R1E; of the W.M.; thence East along the North line of said Section 3, 30 rods to the Northwest corner of that certain tract conveyed to Mathias Olson and wife by deed recorded in Clackamas County Deed Book 121, page 605; thence South along the West line of said Olson Tract 160 rods to a point in the quarter section line; thence West along said quarter section line 30 rods to the quarter section corner on the West line of said Section 3; thence North along the West line of said Section 3, 160 rods to the point of beginning.

SECTION 3 T.4S. R.1E. W.M.  
CLACKAMAS COUNTY

1" = 400'

9000

9500

SEE MAP 3 IE 34C

33

34

CO. RD. NO. 47

CO. RD.

1/16 Cot.

NO. 434

Township

Rd.

4

1800  
30.32 Ac.

1701  
15.75 Ac.  
1285

1600  
1.72 Ac.  
1429

1500  
0.64 Ac.  
1477

1200  
2.94 Ac.  
1655

1100  
49.94 Ac.  
1535

LOT

40.76

1301  
3.09 Ac.

1300  
2.26 Ac.

LOT

40.87

1900  
23.62 Ac.

AREA TO BE ANNEXED

2000  
39.40 Ac.  
1866

E.F.U.-20

2200  
38.11 Ac.  
1849

2100  
0.69 Ac.

2500  
68.39 Ac.  
1854

2300  
36.46 Ac.

P 5 3159

86-

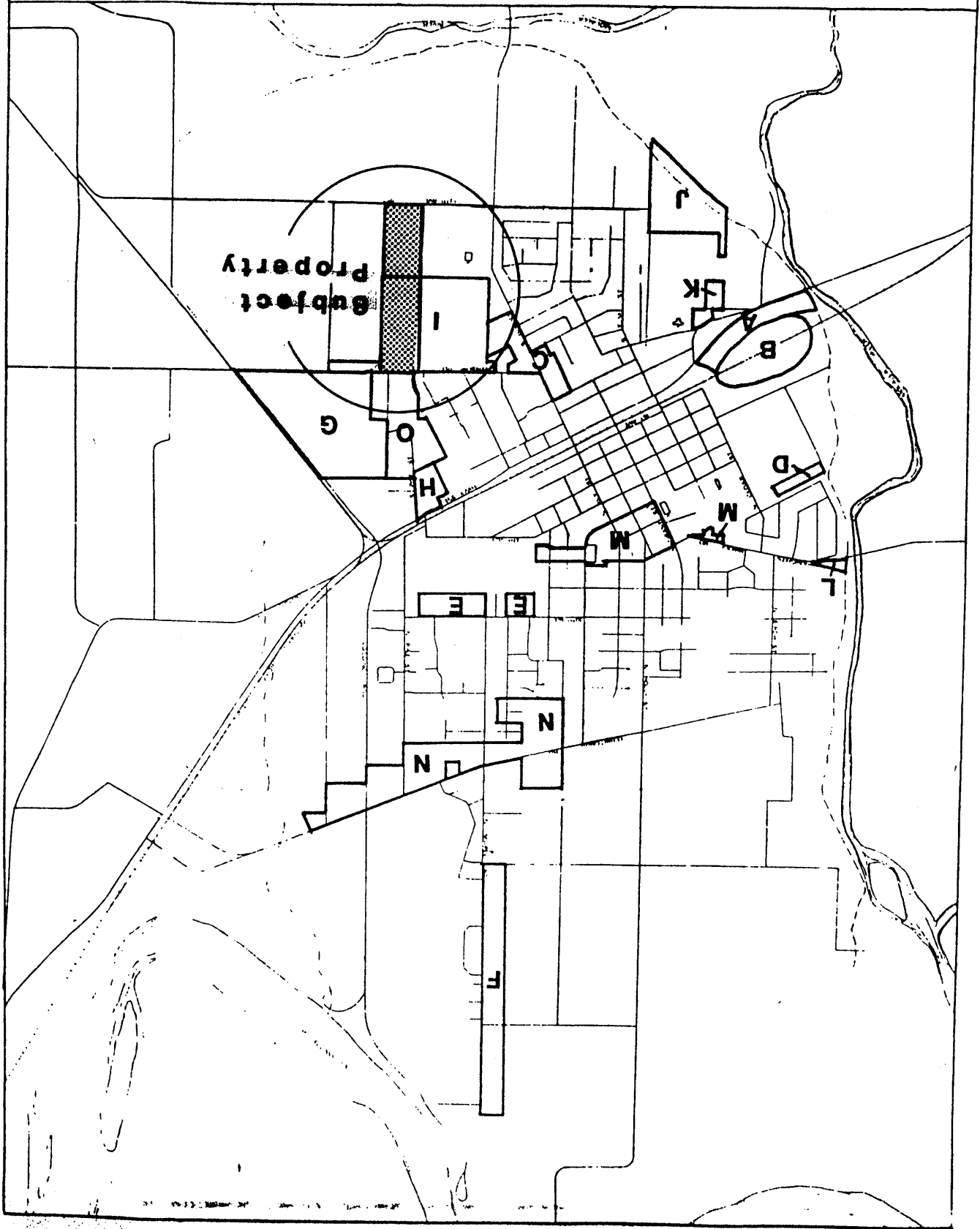
SEE MAP 4 IE 4A

SEE MAP 4 IE 4D

ATTACHMENT  
"B"

ATT. "C"

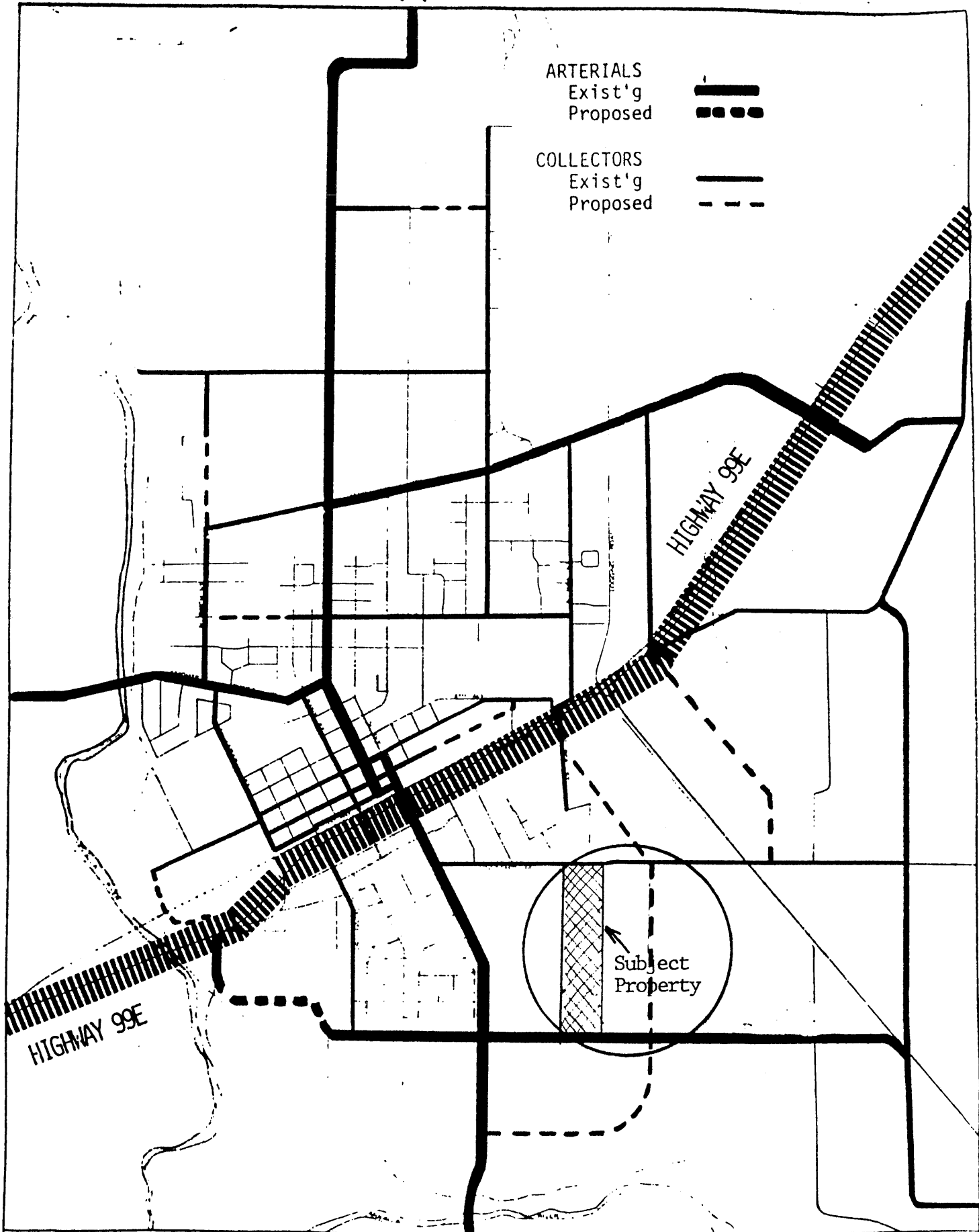
CITY OF GANBY AREAS OF SPECIAL CONCERN



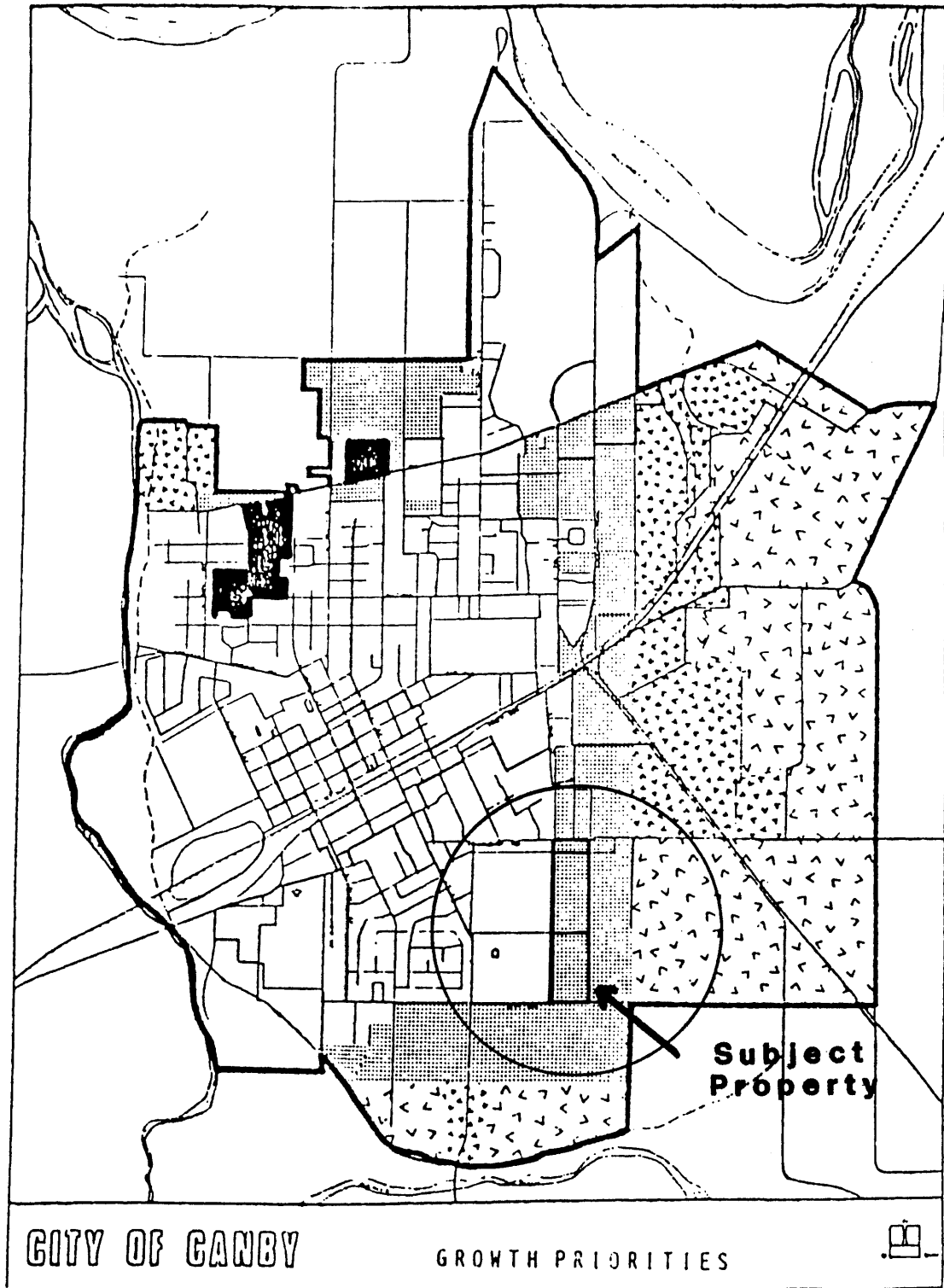
Annexation Application #90-02






# Annexation Application #90-02



# Annexation Application #90-02



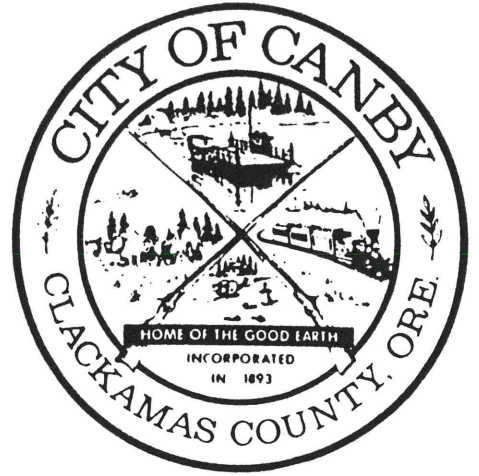
- PRIORITY "A" 
- PRIORITY "B" 
- PRIORITY "C" 

**NOTE:** The locations shown on this map are generalized. More specific information can be gained from the official land use map on file in City Hall.

PLANNING COMMISSION

TESTIMONY SIGN-IN SHEET

DATE: June 11, 1990



NAME (Please Print)

ADDRESS

George Wilhelms  
Darryl E. Burns  
Steve Adams

546 SE Township Rd.  
360 SE Town Ship Rd.  
City of Canby

PLANNING COMMISSION

SIGN-IN SHEET

DATE: JUNE 11, 1990



NAME (Please Print)

ADDRESS

Steve Arnson

Dave Anderson

Joseph Regan  
Shirley Regan

George Wilhelm

3520 DEKOTO RD FREMONT CA  
94555

546 SE Township Rd. Canby

PLANNING COMMISSION  
M O T I O N S

DATE: 6-11-90  
FILE # ANN 90-02

M = Made Motion  
2 = Seconded

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
SCHRADER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NICHOLSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LINDSAY <i>M</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MIHATA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BEAR <i>2nd</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZIEG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WIEGAND	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION: Approve  *✓ 3 conditions*  
Deny

*Req. app to CC based on find of  
Staff, ✓ cond listed in S.R.  
add Cond 2 - Verify zoning for lots described  
in SR -*

*Cond #3  
Prev. cond in  
Mater. Plan  
still*

*3 zones*

*3. Any public app shd T.V. master  
Be*