

AGENDA

CANBY PLANNING COMMISSION

REGULAR MEETING  
City Council Chambers

JULY 23, 1990 - 7:30 p.m.

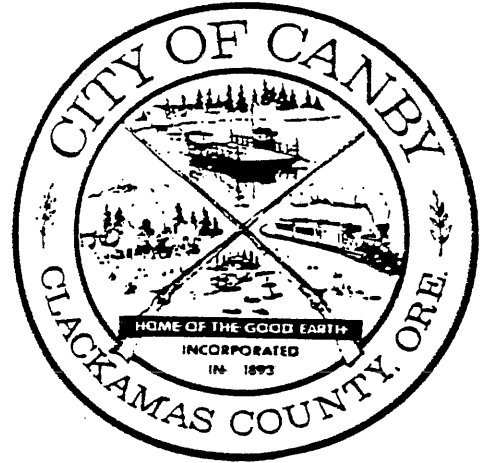
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- I. ROLL CALL
- II. MINUTES  
July 9, 1990
- III. COMMUNICATIONS
- IV. UNFINISHED BUSINESS
- V. BUSINESS FROM THE AUDIENCE
- VI. PUBLIC HEARING

CUP 90-05, a request by Gerald Mootz for approval to construct a new storage building on the east side of S. Ivy Street (Tax Lot 1400 of Tax Map 4-1E-4AB [WILCO]).

CUP 90-02, a request by DeAnza Development (William Stevens) for approval to construct 22 additional manufactured home spaces on a site adjacent to the existing Elmwood Mobile Home Park, on property identified as Tax Lots 700 and 1100 of Tax Map 4-1E-4C.

- VII. FINDINGS
- MLP 90-07 - Dean Bayless  
ANN 90-03 - Ron Tatone  
CUP 90-03 - Ronald Wright  
CUP 87-04(Mod.6-90) - St. Patrick's Church  
VAR 90-02 - Philip Poole
- VIII. ADJOURNMENT

# -STAFF REPORT-



APPLICANT:

Gerald Mootz

FILE NO.:

CUP 90-05

OWNER:

Wilco Farm Store

STAFF:

Hank Skinner, City Planner

LEGAL DESCRIPTION:

Tax Lot 1400  
Tax Map 4-1E-4AB

DATE OF REPORT:

July 13, 1990

LOCATION:

806 S. Ivy Street

DATE OF HEARING:

July 23, 1990

COMP. PLAN DESIGNATION:

Residential/Commercial

ZONING DESIGNATION:

C-R (Commercial/Residential)

I. APPLICANT'S REQUEST:

The applicant is requesting approval to construct a 75' x 100' steel Truss warehouse on the subject property.

## II. APPLICABLE CRITERIA:

This is a quasi-judicial land use application. In judging whether or not a conditional use permit shall be approved, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the proposed location and, to approve such use, shall find that the following criteria are either met, can be met by the application 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.

## III. FINDINGS:

### A. Background:

- 1. The subject property is identified on the Clackamas County Assessor's Map as Tax Lot 1400 of Tax Map 4-1E-4AB.
- 2. The subject property is located at 806 S. Ivy Street, Canby.
- 3. The property is zoned C-R (Commercial/Residential).
- 4. In June, 1986, the subject property was rezoned from R-1 (Low Density Residential) to C-R (Commercial/Residential) (see Ordinance No. 794). The property was then sold to the Wilco Farmers Co-op to expand their holdings. The remainder of the Wilco property was already in a C-2 zone, which permitted warehousing outright. Mr. Gerald Mootz indicated to staff that he thought that the zoning for the newly acquired property was adequate to permit warehousing.

5. Site Characteristics:

- a. The subject property is generally flat. It appears to have been a flag lot which was divided away from an existing residence which fronts on S. Ivy Street. A 12' wide gravel driveway extends approximately 150 feet east from S. Ivy Street into the main portion of the property. The driveway appears to be well used.
- b. Due to the growth of the business, an existing warehouse on property to the south, is no longer large enough. The applicant is proposing to build the new building and tear down the old warehouse. All areas in front and behind the new building will be blacktopped (Exhibit "A").
- c. North of the subject property is a mini-warehouse complex and electrical supply store.
- d. South of the property is the Wilco Farmers warehouse and office complex.
- e. To the east of the subject property lies vacant land.
- f. There is a single family residence west of the subject property.
- g. There are no significant natural features or hazards identified on the property.

B. Compliance with Criteria for Approval:

1. Canby Comprehensive Plan

- a. On the Residential Designations Map (page 70), the subject property is located in a non-residential area (Exhibit "B").
- b. The subject property lies within a DESIGNATED Area of Special Concern "C" (Exhibit "C"). Buildable Lands Policy No. 6 (page 63) states the following:

Policy No. 6: 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.

Area "C" includes all of the property shown on the Land Use Map within the "Residential-Commercial" category and having frontage on S. Ivy Street. Ever-increasing traffic on S. Ivy Street necessitates special treatment for access, especially where commercial or multi-family residential development occurs. The site plan review process shall be used to assure that strict adherence to parking and access requirements are maintained.

Conclusion: Staff concludes that the proposal is in general compliance with the goals and policies of the Comprehensive Plan. The issue of whether warehousing is clearly a conditional use in a C/R zone appears to be established through precedents. Staff concludes that through past actions of the Planning Commission, it has been determined that warehouses are conditional in a C/R zone.

2. Canby Municipal Code

- a. Section 16.10.070(A-J) of the Canby Municipal Code outlines the general requirements for surfaces intended for the parking, loading and/or maneuvering of vehicles. Any parking lot, loading area and/or maneuvering area must comply with these standards.

Conclusion: Staff concludes that the site characteristics are suitable for the proposed use and that the applicant can bring the driveway, loading and maneuvering areas into compliance with the minimum standards.

- b. Section 16.16.020(M) of the Canby Municipal Code (Conditional Uses in an R-1 zone) authorizes a Planning Commission review for other developments customarily found within a residential zone, as determined by the Planning Commission.
- c. Section 16.24.010 of the Canby Municipal Code (CMC) does not identify storage warehouses in a C/R zone as a permitted use.

d. Section 16.24.020(A) of the Canby Municipal Code refers to conditional uses in the R-1 and R-1.5 zones as conditional in the C/R zone.

3. Public Facilities

All necessary public facilities exist to fully service the property.

4. Alteration to Character of the Neighborhood

The property north, west and south of the subject property is already developed in a variety of land uses, from single family residences to offices and warehouses. This addition to the Wilco Farm warehouse complex will neither alter the character, nor interfere with the substantial property rights of adjacent property owners.

IV. CONCLUSION

Based upon the materials submitted by the applicant, staff concludes that the conditional use application, CUP 90-05, complies with or can be made to comply with all applicable criteria.

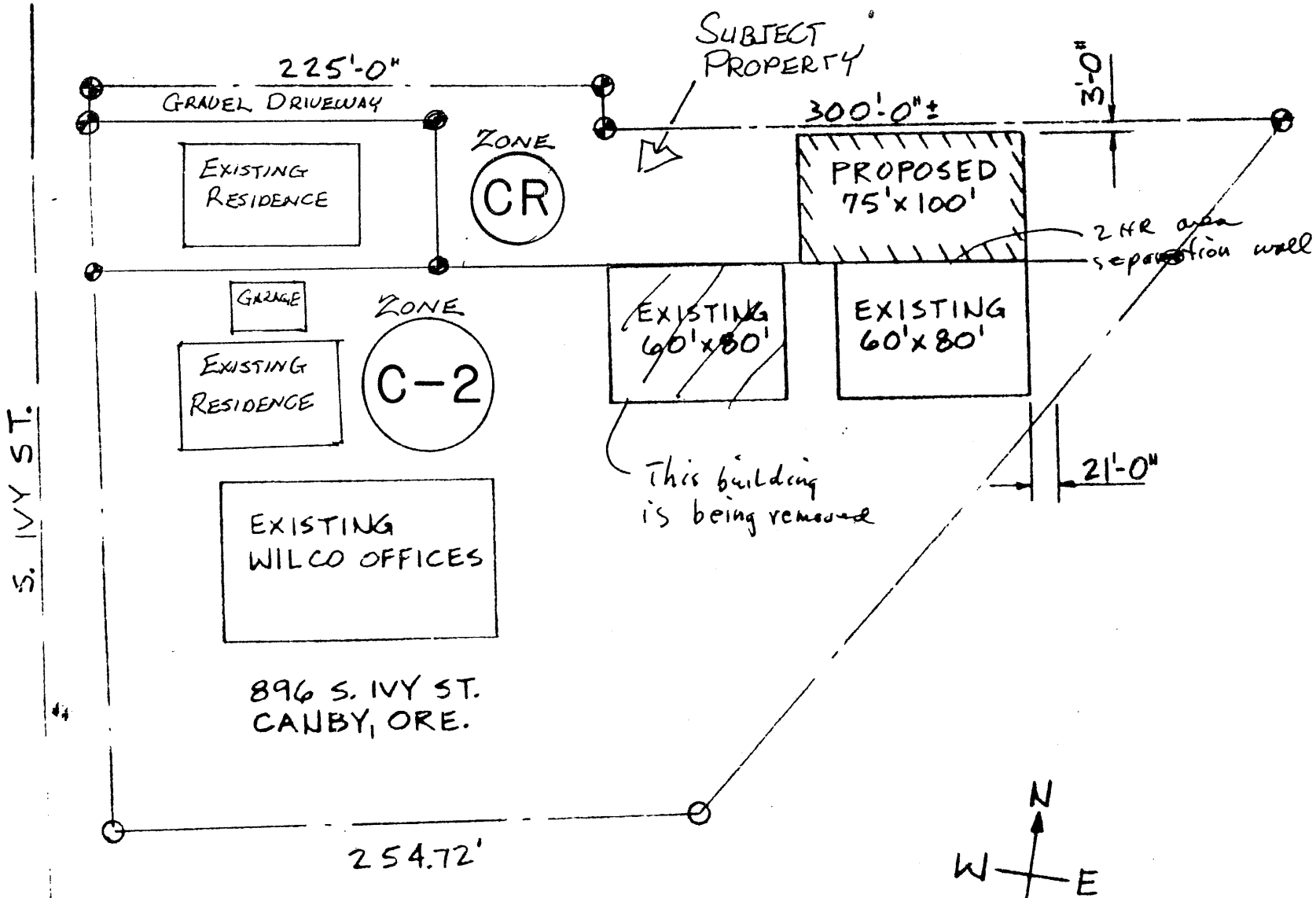
V. RECOMMENDATION:

Based upon the findings and conclusions in this report and the additional information in the file, staff recommends approval of CUP 90-05, subject to the following conditions:

1. The applicant shall obtain all necessary building permits as required by the Building Official.
2. All areas intended for the parking, loading and/or maneuvering of vehicles shall be paved, including the driveway and connection to S. Ivy Street.

EXHIBITS

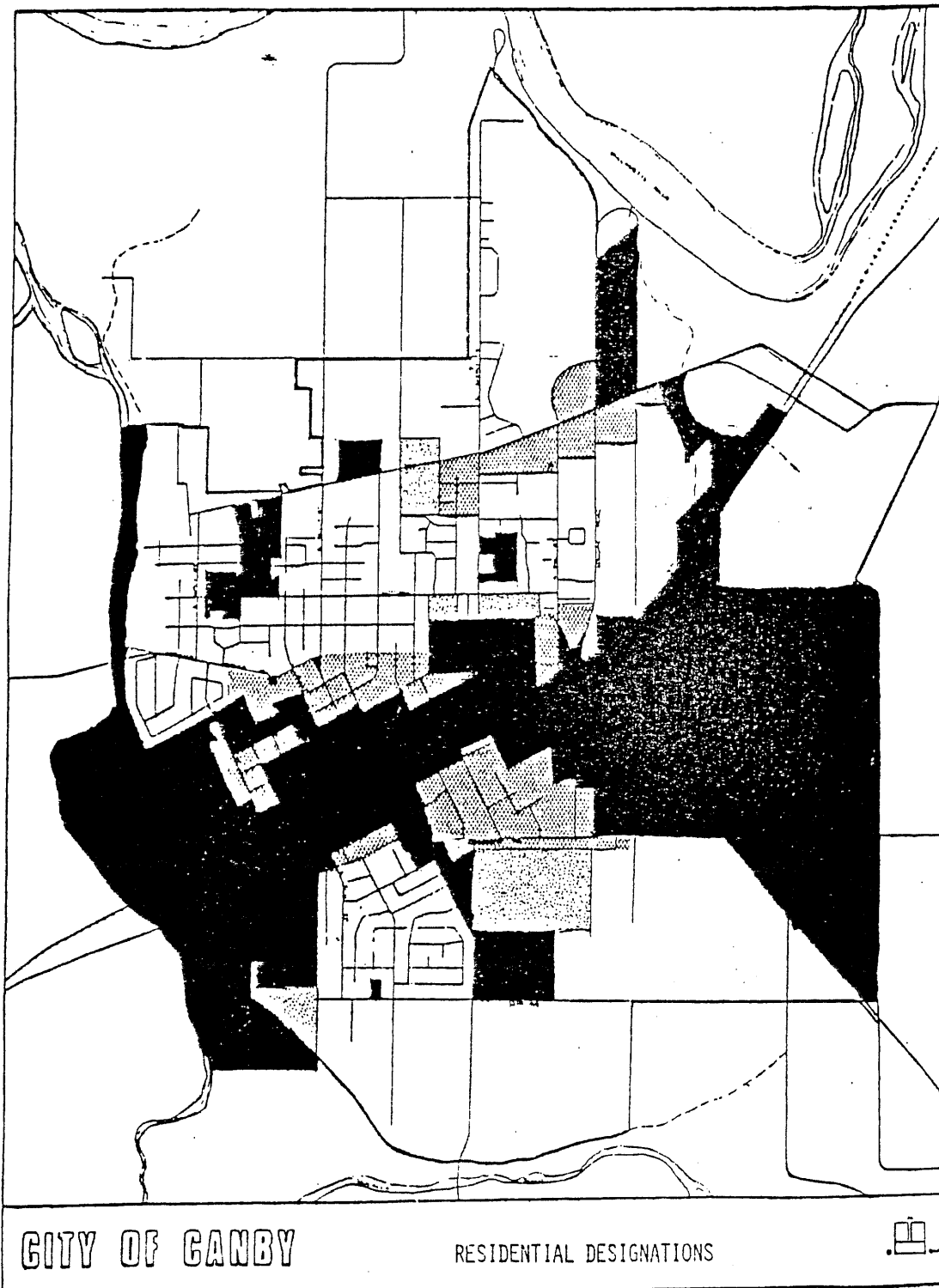
1. Site Plan
2. Residential Designations
3. Areas of Special Concern



# SITE PLAN



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.



LOW DENSITY  
MEDIUM DENSITY  
HIGH DENSITY  
NON-RESIDENTIAL

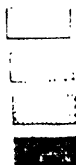
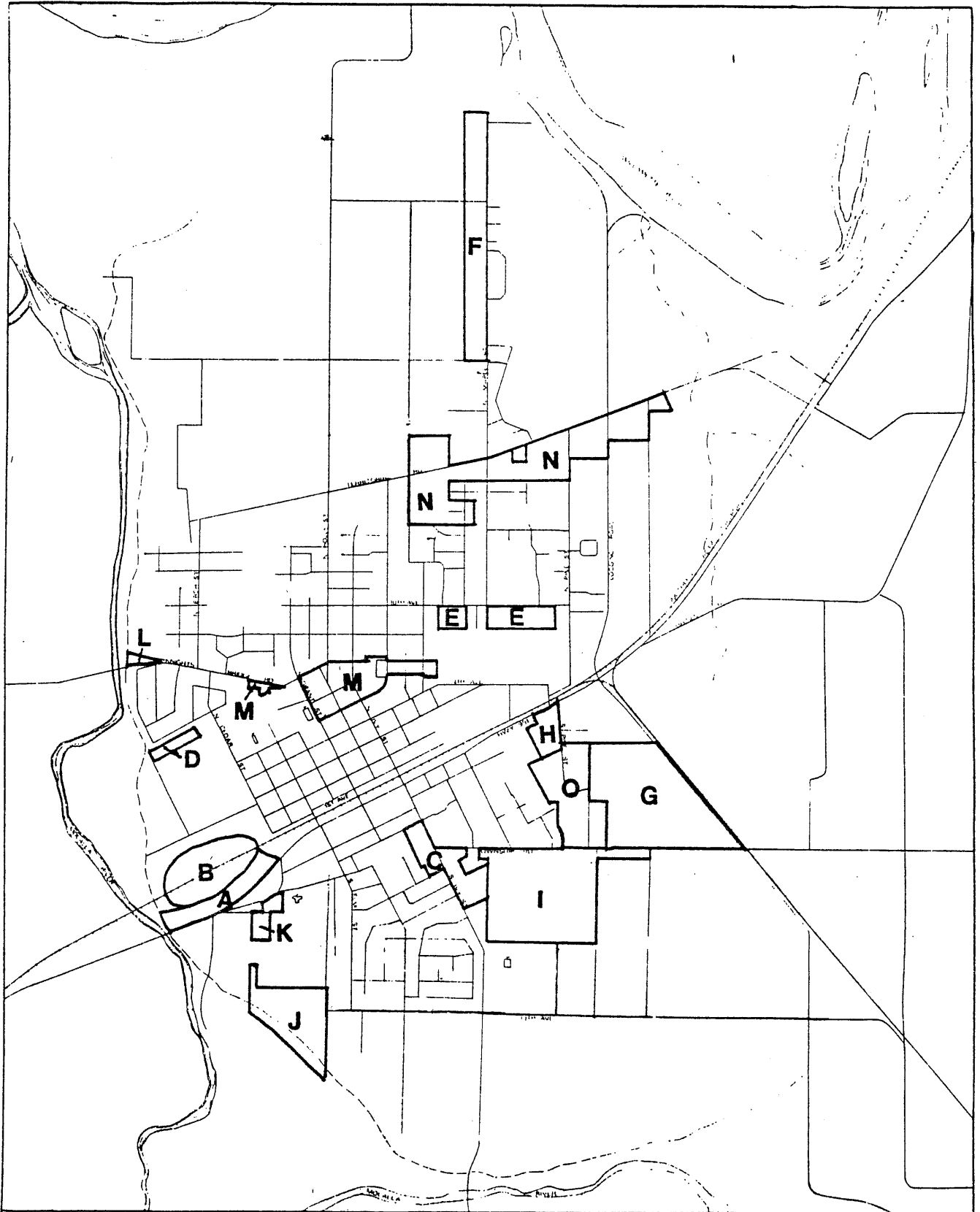


EXHIBIT  
"B"  
Blumberg No. 519  
CUP 90-05



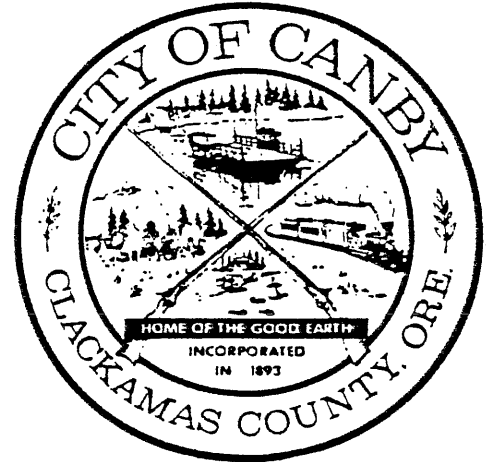


CITY OF GANBY AREAS OF SPECIAL CONCERN



EXHIBIT  
 11C11  
 CUP 90-05  
 Blumberg No. 5119

# -STAFF REPORT-



APPLICANT:

Deanza Development  
(Elmwood Mobile Home  
Park - Phase II)

FILE NO.:

CUP 90-02

STAFF:

Hank Skinner, City Planner

LEGAL DESCRIPTION:

Tax Lots 700 & 1000  
Tax Map 4-1E-4C

DATE OF REPORT:

July 13, 1990

LOCATION:

South side of S.W. 13th Ave.

DATE OF HEARING:

July 23, 1990

COMP. PLAN DESIGNATION:

Med. Density Residential

ZONING DESIGNATION:

North: R-1 (Low Den. Res.)  
South: R-1/H (Low Density  
Res. with Hazard Overlay  
Zone)

I. APPLICANT'S REQUEST:

The applicant is requesting approval to construct 22 additional mobile home spaces adjacent to the existing Elmwood Mobile Home Park on property identified on the Clackamas County Assessor's Map as Tax Lots 700 and 1100 of Tax Map 4-1E-4C (see Exhibits 1 and 2).

II. LOCATION AND LAND USE:

The subject property is located on the south side of S.W. 13th Avenue, on the west side of the existing Elmwood Mobile Home Park. The total area involved is approximately 4.10 acres and presently has one single-family residence, located near the south end of the lot. The area to the east is presently zoned

R-1 (Low Density Residential) and has the existing 90-unit mobile home park on it; to the west is a 15 acre parcel with a single family residence on it; to the north is a new Assisted Living Facility, single family subdivision development, the LDS Church and the high school; and, to the south of the subject property lies a vacant 23 acre parcel which has been impacted by a gravel extraction operation, and the Molalla River.

### III. APPLICABLE CRITERIA:

This is a quasi-judicial land use application. In judging whether a Conditional Use should be approved, the Planning Commission 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:
  1. On February 13 and 27, 1989, the Canby Planning Commission reviewed and approved Conditional Use application CUP 89-02, Deanza Development, to construct 22 mobile home spaces on this same subject property as Phase II of the Elmwood Mobile Home Park. The approval was granted subject to 23 conditions.
  2. On May 8, 1989, Mr. William Stevens and Mr. Marvin Dack submitted a request for a lot line adjustment. Rusty Klem, Public Works Director for the City of Canby, approved the adjustment, and a letter to that effect was mailed to the applicants on May 16, 1989.
  3. On May 30, 1989, the City received a letter of appeal from Mr. John Torgeson, in which he declared that the

adjustment would infringe on an easement he had to his property.

4. The actual transfer of deeds affecting the lot line adjustment never occurred.
5. On February 22, 1990, the Planning Department received a letter from Mr. William Stevens requesting extension of the 1989 approval (see Exhibit 3).
6. Planning Staff replied to Mr. Stevens on March 1, 1990, citing Section 16.88.090(A) (CMC), as the overriding rule (see Exhibit 4).

It is staff's understanding that the matter of the easement referred to in Mr. Torgeson's letter of May 30, 1989, and Mr. Stevens' letter of February 22, 1990, has not been resolved to date.

B. Compliance with Criteria for Approval:

1. The subject properties are identified on the Clackamas County Assessor's Map as Tax Lots 700 & 1100 of Tax Map 4-1E-4C.
2. Compliance with the Comprehensive Plan:

2a. Housing Policy No. 5 in the Canby Comprehensive Plan (page 144) states:

POLICY NO. 5: CANBY SHALL PROVIDE OPPORTUNITIES FOR MOBILE HOME DEVELOPMENT IN ALL RESIDENTIAL ZONES, SUBJECT TO APPROPRIATE DESIGN STANDARDS.

- 5-A. Continue to allow mobile home park developments as a permitted use in medium density areas. In low density residential areas, mobile home parks are allowed as conditional uses.
- 5-D. Continue to utilize the design standards which are directed at providing living amenities within mobile home parks and subdivisions and providing adequate buffering to surrounding uses. These design standards cover individual lot sizes, setbacks, buffering requirements, minimum acreage for park development, and allow for innovative ideas in subdivision layouts. They are not intended, and will not be interpreted to prevent the appropriate development of mobile home projects.

The subject property contains a large grove of fully matured evergreen trees, including Cedars and Firs. The applicant's plan does not appear to provide other park or recreation amenities as a part of this phase. A clubhouse and park area do exist in the first phase of the Elmwood Mobile Home Park. The area designated as open space on the proposed plan consists of a steep bluff which descends to a wetland area. The bluff and wetland are inaccessible and will be fenced off from this new phase of development.

2b. Section 16.44 of the Canby Municipal Code sets out the standards for new Mobile Home Park developments. The applicant's proposal must comply with all the Standards and Criteria as listed.

Conclusion: Staff concludes that the proposed expansion is consistent with the intent of the Canby Comprehensive Plan and can meet the standards for new mobile home parks, as outlined in the Canby Municipal Code.

3. Characteristics of the Site:

The subject property consists of approximately 4.10 acres. The terrain is generally flat over the northern 3.00 acres. The remaining acre consists of steep bluff and wetland. The only area intended for development is the northern 3.00 acres.

The subject property lies immediately west of the existing mobile home park. The applicant has proposed to extend a private drive west from the northwest corner of Elmwood Circle.

Conclusion: Staff concludes that the characteristics of the site are suitable for the proposed development based on size, location, topography and access.

4. Required Public Facilities:

All utilities are available for extension into the project from the existing mobile home park. The location of fire hydrants, dry wells and other necessary infrastructure will be as required by the Fire Marshal and the Public Works Director.

The applicant will be required to attend a preconstruction meeting prior to development of the project.

Conclusion: Staff concludes that the necessary infrastructure is available for the proposed project.

5. No Alteration of Character of Area:

The proposed project is bordered on the east by an existing mobile home park; on the north by a 25 unit Assisted Living Facility; on the south by a steep bluff and flood plain; and, on the west, by vacant land which is currently being reviewed for a proposed residential planned development.

Conclusion: Staff concludes that the area contains, and is planned to contain, a variety of housing types. The addition of this project into the area will not adversely affect the character of the area.

V. CONCLUSION

Based on the findings presented in this report, the applicant can meet the applicable criteria for approval by the application of certain conditions.

VI. RECOMMENDATION:

Staff recommends approval of CUP 90-02, subject to the following conditions:

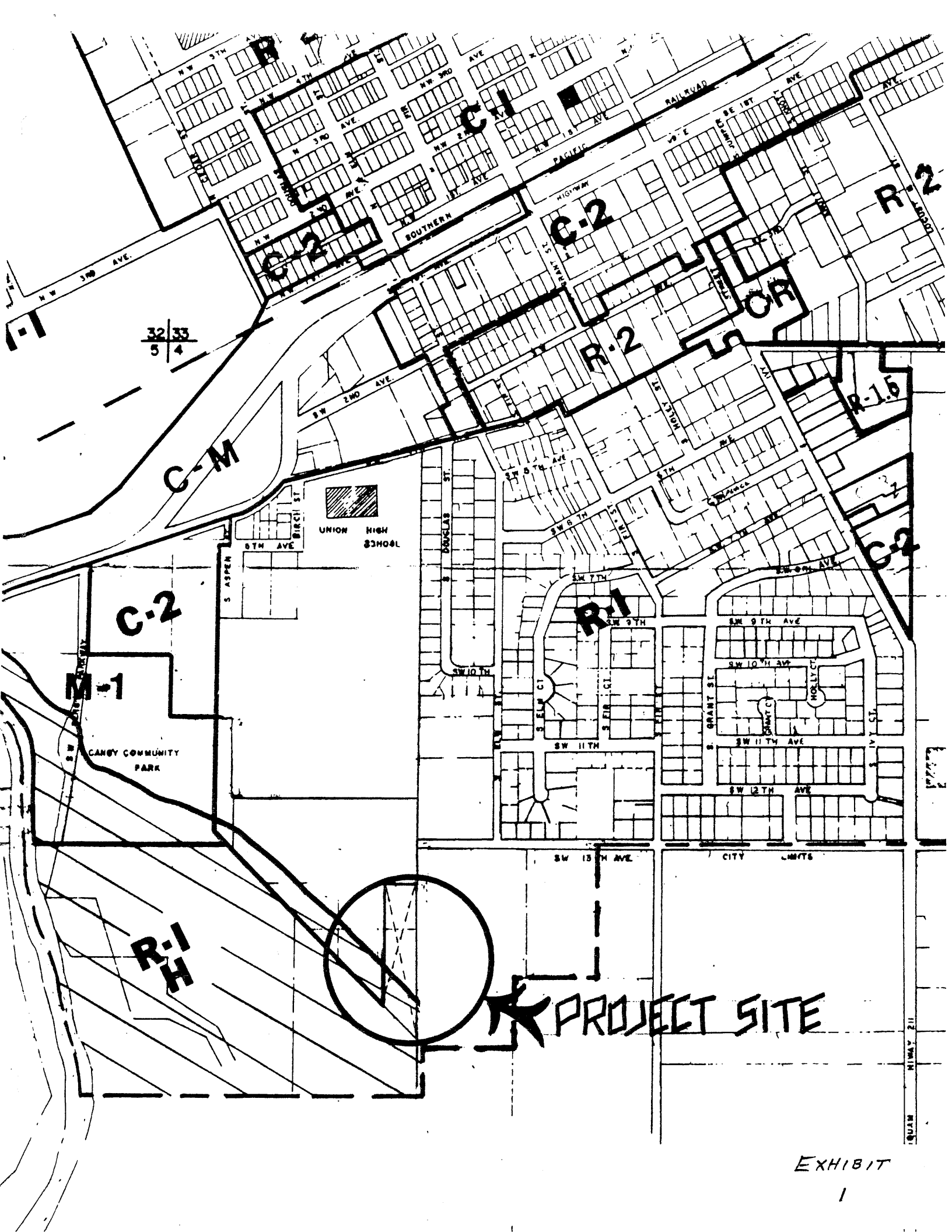
1. Any recommendations and requirements from other land use decisions which pertain to this property shall be made conditions of approval of this project.
2. Tree cutting shall be limited to those necessary to provide clear siting for mobile homes.
3. A site drainage plan shall be submitted for the approval of the Public Works Director.
4. Street and traffic signs shall be installed at intersections in accordance with City standards, or a deposit made to the City of an amount equal to the cost of such installation.
5. Private Park restrictions shall be the same for the addition as for the existing park. A copy of such restrictions shall be forwarded to the City Planner prior to occupancy.
6. A six (6) foot site-obscuring fence shall be installed to match the existing fence, and placed around the perimeter of the mobile home park addition. The south fence shall include a gate to allow for the use of the slope as an open area.

7. The developer shall contact the United States Post Office in Canby in order to establish placement of Neighborhood Delivery Collection boxes.
8. Trash receptacles shall be placed so they are protected from the vision of passer-bys and from animal vandalism.
9. Prior to the issuance of Certificates of Occupancy, the mobile home park addition shall be completed.
10. All units shall have skirting attached at the time of installation.
11. All mobile home park requirements listed in the Canby Municipal Code, Section 16.44, shall be requirements of this conditional use.
12. Each mobile home shall be allowed one (1) storage building, containing no more than 168 square feet.
13. No units shall be metal nor have metal exterior sides and roof.
14. All single-wide models shall be a minimum of 800 square feet; all double-wide models shall be a minimum of 1,000 square feet.
15. Developer must post a performance bond for the mobile home park, using the format described in the Canby Municipal Code.
16. All units must meet all HUD and OSSSC requirements.
17. Guard rails shall be placed at the bluff line at the south end of the newly-created street.
18. Rollover curbs and three (3) foot sidewalks shall be required along private street frontage for each mobile home site.
19. All utility installation plans shall be approved by the service providers and installed to meet specifications.
21. Staff review of all plans at a pre-construction conference, is required

EXHIBITS

1. Vicinity Map
2. Preliminary Plan
3. Letter from William Stevens, dated February 22, 1990,  
requesting extension of approval period for the conditional use,  
CUP 89-02.
4. Response letter from Hank Skinner, City Planner, dated March 1,  
1990.





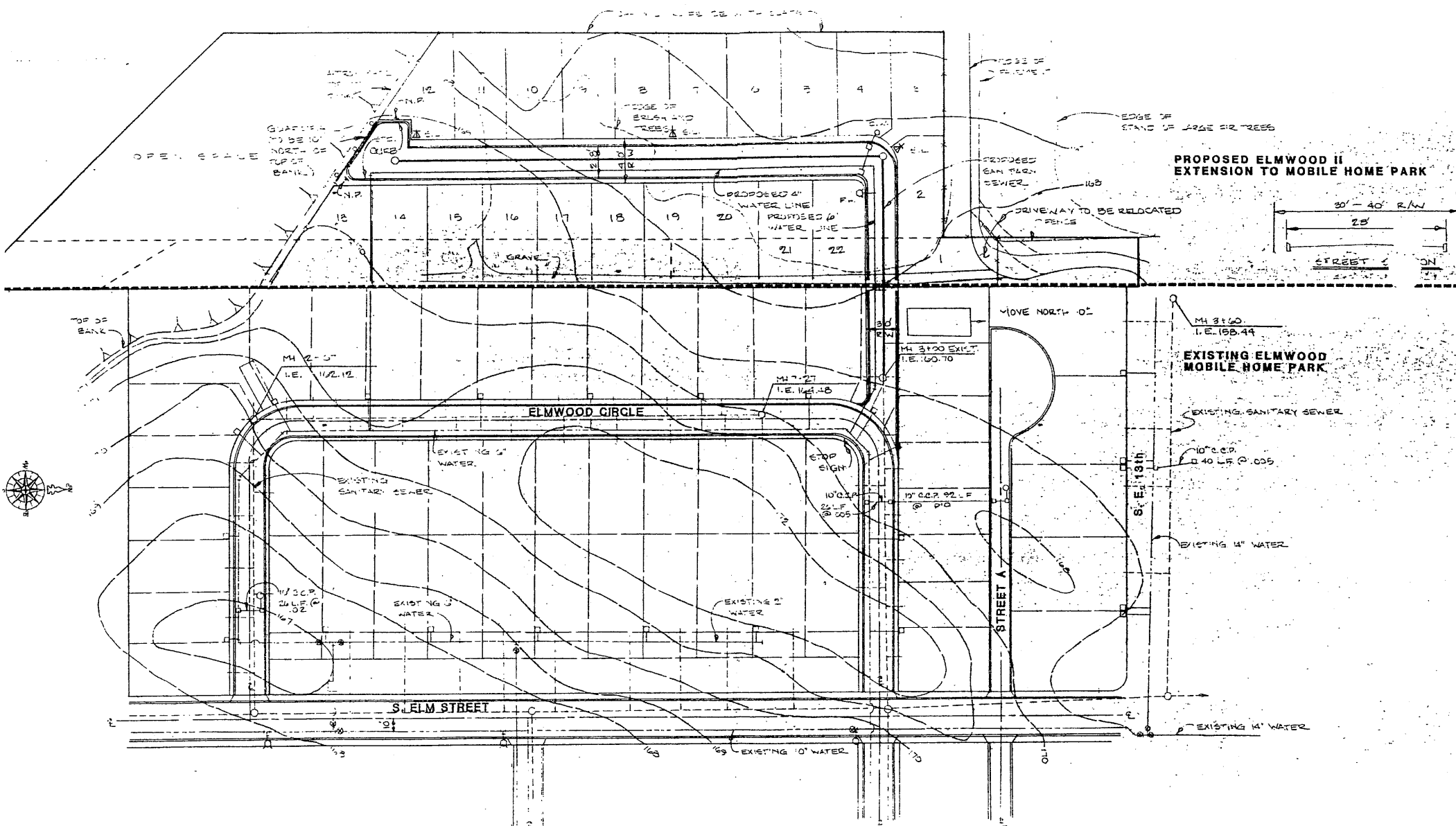
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UNION HIGH SCHOOL

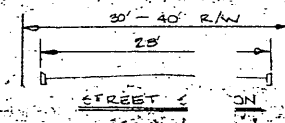
CANBY COMMUNITY PARK

PROJECT SITE

EXHIBIT



**PROPOSED ELMWOOD II  
EXTENSION TO MOBILE HOME PARK**



**EXISTING ELMWOOD  
MOBILE HOME PARK**

DRAWN	DESIGNED	TLT	CHECKED
TLM	TLT		
1" = 50'		JAN. 1989	
SCALE		DATE	
91-1729-1192			



**COMPASS CORPORATION**

ENGINEERING SURVEYING PLANNING  
6884 S. LAKE ROAD 9037 322-4852

DEANZA DEVELOPMENT  
9171 WILSHIRE BOULEVARD, SUITE 627  
BEVERLY HILLS, CALIFORNIA 90210

(213) 550-1111

PRELIMINARY PLAN

EXHIBIT  
2



RECEIVED  
FEB 20 1990

February 22, 1990

Mr. Hank Skinner  
182 N. Holly  
Canby, Oregon 97013

Dear Hank,

I would like to request to extend the approval period for conditional use, case #CUP-8902 Elmwood Mobile Home Park on tax lots 700,1100 T45-R1E-4C for the following reason. At the time of closing Mr. John Torgeson declared he had an easement across the property. Of course this had to be resolved and is in the process at this time. A hearing is scheduled for March 5, 1990 for a summary judgement and if this is successful, closing will be within fifteen(15) days and construction will start right away.

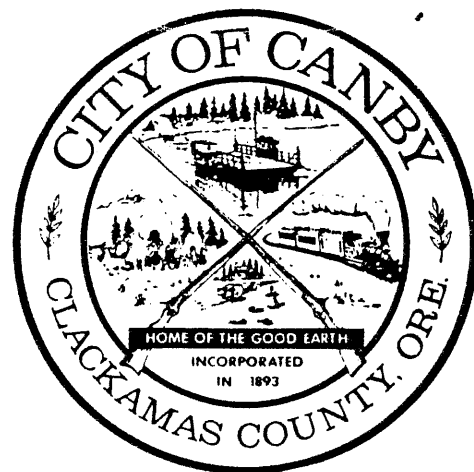
Thank you for your consideration.

Sincerely,

William Stevens  
9801 S Heinz Rd.  
Canby, Oregon 97013

March 1, 1990

Mr. William Stevens  
9801 S. Heinz Road  
Canby, OR 97013



Re: Request to Extend Conditional Use  
Permit #CUP-89-02

Dear Mr. Stevens:

The Canby Planning Commission received and reviewed your letter of request to extend Conditional Use Application #CUP-89-02, at their February 26, 1990 special meeting.

The Commission was unable to approve the extension citing Section 16.88.090(A) of the Canby Municipal Code as the overriding rule. It states the following:

"Section 16.88.090 (A) - Revocation of Conditional Use Permits and Variances.

A. Automatic Revocation. All conditional use permits and variances shall be automatically revoked if not exercised within one year from the date of approval, or such additional time as is specified by the granting body at the time of approval. Conditional use permits and variances shall not be deemed exercised until the use of the property permitted by the conditional use permit or variance has actually commenced, or in the event that such use involves the construction of a building, that all required permits for said building have been obtained."

The Commission informed me that they would be willing to consider the request again, however a new application will have to be processed. If you would like to pursue a new

Mr. William Stevens  
March 1, 1990

Page Two

conditional use application, please feel free to call me  
at 266-4021, or drop by the Public Works Department at City  
Hall, and I will be happy to help you in any way I can.

Respectfully,

/s/

Hank Skinner,  
City Planner

HS;nb

cc: corres.  
file CUP-89-02

DATE: July 3, 1990

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Canby Planning Commission on Monday, July 23, 1990 at 7:30 p.m., in the City Council Chambers, N.W. Second Avenue, Canby, to consider CUP 90-04, an application by Daniel Larson. The applicant is requesting approval to construct a 60-bed assisted living unit, on a ten acre parcel located in the southwest corner of N. Redwood and Territorial Road (Tax Lots 700 and 900 of Tax Map 3-1E-27C).

In judging whether a Conditional Use should be approved, the Planning Commission shall find that the application complies with all applicable criteria, or can be made to comply by the application of certain conditions.

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title (Land Development Ordinance) and other applicable policies of the City;
- B. The characteristics of the site are suitable for the proposed use when 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.

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

Failure of an issue to be raised at 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 an 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 regular 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. Staff coordinator is Hank Skinner, 266-4021.

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.

Publish: Canby Herald

Tuesday, July 10, 1990  
Tuesday, July 17, 1990

DATE: July 17, 1990

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Canby Planning Commission has been POSTPONED until August 27, 1990 at 7:30 p.m., in the City Council Chambers, N.W. Second Avenue, Canby, to consider CUP 90-04, an application by Daniel Larson. The applicant is requesting approval to construct a 60-bed assisted living unit, on a ten acre parcel located in the southwest corner of N. Redwood and Territorial Road (Tax Lots 700 and 900 of Tax Map 3-1E-27C).

In judging whether a Conditional Use should be approved, the Planning Commission shall find that the application complies with all applicable criteria, or can be made to comply by the application of certain conditions.

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title (Land Development Ordinance) and other applicable policies of the City;
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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.

Publish: Canby Herald

Tuesday, August 7, 1990

DATE: July 2, 1990

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Canby Planning Commission on Monday, July 23, 1990 at 7:30 p.m., in the City Council Chambers, N.W. Second Avenue, Canby, to consider CUP 90-05, an application by Gerald Mootz. The applicant is requesting approval to construct a new storage building on the east side of S. Ivy Street (Tax Lot 1400 of Tax Map 4-1E-4AB).

In judging whether a Conditional Use should be approved, the Planning Commission shall find that the application complies with all applicable criteria, or can be made to comply by the application of certain conditions.

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title (Land Development Ordinance) and other applicable policies of the City;
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Publish: Canby Herald

Tuesday, July 10, 1990  
Tuesday, July 17, 1990



DATE: June 29, 1990

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Council of the City of Canby on Wednesday, July 18, 1990 at 7:30 p.m., in the City Council Chambers, N.W. Second Avenue, Canby, Clackamas County, State of Oregon, to consider the following item:

ANN 90-02, an application by Joseph Regan for approval to annex approximately 30.32 acres of territory into the incorporated City limits of Canby. A Boundary Commission application has been filed with the application for annexation. The site of the proposed annexation is 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 as Tax Lot 1800 of Tax Map 4-1E-3.

In reviewing an Annexation application, the City Council shall consider the following criteria:

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 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.

Anyone wishing to comment on the proposed annexation 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 City Council 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 least seven (7) days prior to the hearing and will be provided at reasonable cost.

Notice of this hearing is as provided in Section 16.080.130 of the Land Development and Planning Ordinance (#740) as adopted February 1, 1984.

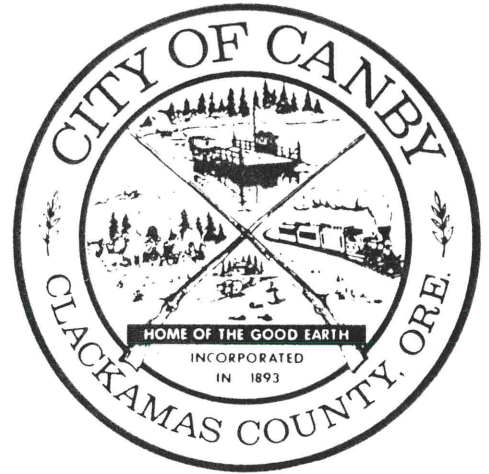
Marilyn K. Perkett  
City Recorder

Publish: Canby Herald - July 11, 1990

PLANNING COMMISSION

SIGN-IN SHEET

DATE: July 23, 1990



NAME (Please Print)

ADDRESS

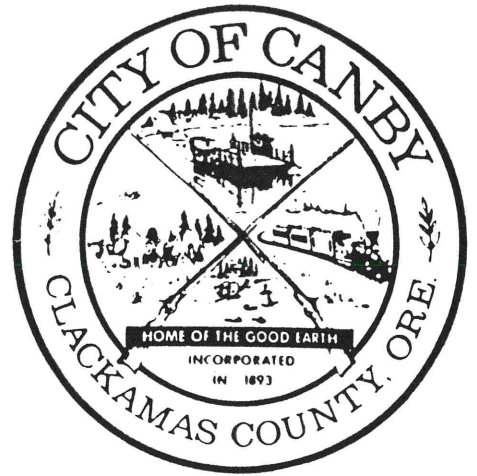
Mary Jack  
Art Erickson

715 S.W. 13<sup>th</sup> Canby  
1625 S. Elm St.

PLANNING COMMISSION

TESTIMONY SIGN-IN SHEET

DATE: 7-23-90



NAME (Please Print)

ADDRESS

Tom Tye

6564 SE Lake Rd Milwaukie 97222