

Canby City Council

Regular Meeting

April 4, 1979

Mayor Robert E. Rapp presiding. Present: Councilmembers Beryl Brown, Beauford Knight, Richard Nichols, Robert Swayze, Leonard Taylor and Robert Westcott.

Others present: Administrator H.A. Wyman, Attorney Roger Reif, Planner Stephan Lashbrook, Public Works Director Ken Ferguson, Treasurer Myra Weston, Secretary Marilyn Perkett. Also, Editor Paul Bosarge of the Canby Herald, Dianna Schmid Oregonian reporter, Attorney Jon Henricksen, Attorney Tim Ramis, Globe Union representatives Charles L. Wood and Stan H. Weber, Southern Pacific representative Dick Jacobsen, Mrs. Jacobsen, Maynard Nofziger, Don Smith, John R. Stewart, David Bury, Rufus Kraxberger, C.R. Driggers, Fred Stefani and Gary Sowles.

After call to order at 7:30 p.m., flag salute and roll call, minutes of the Regular Meeting of March 22 and Special Meeting of March 26 were approved on motion of Taylor and seconded by Brown, and voted unanimously.

On non-agenda items, David Bury invited everyone to attend the Citizens' Advisory Committee Open House on Saturday, April 7, 10:00 a.m. to 4:00 p.m. and Monday, April 9, 7:30 p.m. to 9:30 p.m., in the Council Chambers.

Mr. Wyman read a letter from John Stewart, owner of Bo's Wash and Dry, asking for approval for easements and improvements on present business site. This will be on the April 18, agenda.

Councilman Swayze moved to approve on second reading of Ordinance # 653 Contract with James W. Montgomery and to become a permanent ordinance for the City of Canby, seconded by Nichols. Roll call vote, unanimous 6-0 for approval.

A letter from Frances Rodman regarding the fact their business was not connected to the city sewer and requesting redress of fees paid over the past seventeen years. A receipt was presented for sewer assessment fees, dated August 1, 1957. Westcott moved to send a letter to Mrs. Rodman asking for a receipt for sewer hook-up fee. If she could provide this there would be no charge for sewer hook-up, if not the prevailing commercial rate will be charged. Seconded by Knight, approved 6-0.

A letter was read from David Bury on concern of the MSD interferring outside of boundary limits. Mayor Rapp noted as of now we have had no harassment from the MSD. Mr. Lashbrook does deal with MSD on several grants. Following discussion, Westcott moved to file Mr. Bury's letter for future reference or use if necessary with the MSD. Swayze seconded, approved unanimously.

Mr. Wyman read Mrs. Perkett's letter of resignation to the Planning Commission. Taylor moved to accept the letter of resignation, Swayze seconded the motion providing a letter of thanks was sent. Approved unanimously.

Recess was called at 7:56 p.m. in preparation for Public Hearing. Public Hearing was opened at 8:04 p.m. for annexation, applicants, Rufus and Francys Kraxberger and Charles and May Driggers, subject property, approximately 7.13 acres, is located at the northeast corner of Territorial Road and N. Locust Street. This area is also under consideration for future LID. A summary of the application was presented by City Planner, Stephan Lashbrook, with the following recommendations: 1) Accept the recommendation of the Planning Commission and recommend that the Portland Metropolitan Area Local Government Boundary Commission approve this annexation of territory

April 4, 1979

to the City of Canby. 2) Adopt the Planning Commission's findings of fact, noting the exception to Goal #3. 3) Instruct the City Attorney to prepare the appropriate resolution and schedule same for consideration by the City Council. Attorney for the petitioners, Jon Henrickson, presented testimony of the positive finding of the facts. Public Hearing was adjourned at 8:23 p.m. with the regular meeting immediately reconvened by Mayor Rapp.

Planner Lashbrook recommended including, as a part of the annexation, all of N. Locust Street and half of N. Territorial road adjacent to subject property.

Jon Henricksen, Attorney for applicants, will assist in drafting a proper motion for the annexation to be presented later in the meeting.

Councilman Westcott moved to pay accounts payable in the amount of \$14,461.92 and \$2,934.95 paid against water bond invoice, totaling \$17,396.87. Seconded by Swayze with a roll call vote approving 6-0.

Public Works Director, Ken Ferguson, summarized sewage treatment plant capacity and problems. Following discussion, Councilman Swayze moved to obtain a bid from Gelco Co. in Salem, Nichols seconded the motion. Approved 5-0, Councilman Westcott had been excused from the room. Swayze moved to solicit from three qualified engineering firms and present to council fact findings on status of sewage plant. Seconded by Brown and approved 5-0, Councilman Westcott excused from room.

Mr. Lashbrook read and reviewed his letter to LCDC, Mr. Kvarsten, discussing the inefficient boundary line adopted by CRAG. Councilman Nichols moved to approve the letter, Councilwoman Brown seconded, approved 6-0.

Councilman Westcott made the following motion on the Kraxberger-Driggers Annexation:

I move that the Kraxberger/Driggers Annexation be approved and that we accept the findings of the Planning Commission and that those findings become a part of the minutes of the Council Meeting of April 4, 1979, the following evidence was presented in justification for an exception to State Planning Goal #3 (Agricultural lands) and all other applicable City and State Goals.

(1) Why these other uses, i.e. housing, should be provided.

- a) The staff report from the Public Works Department, dated May, 1978, was presented stating that the City has a pressing need for acquiring developable land.
- b) A report from the Planning Department was presented, stating that support services for this area are readily available, i.e. sewer, water and perhaps electrical, in that the other side of Territorial Road is presently being developed.
- c) This piece of property is a logical extension of the City's boundaries, taking into consideration that it is contiguous to the present city boundary.

(2) Alternative locations within the area which could be used for the proposed uses.

- a) Although there is land within the present boundaries and in the interim minimum growth area, the testimony reveals that none of these areas is a more logical extension of the urban boundaries in terms of availability of services or areas of natural expansion in terms of the present shape of the City.

April 4, 1979

(3) Long term impact to the Community.

- a) Testimony at the hearing revealed that there would be no severe environmental impact to the Community through development of this property as compared to the development of other areas now within the urban boundaries.
- b) The social and economic impact to this locality would be benefitted by this annexation in that the surrounding areas would be tied to this property by a common use thus utilizing the existing and proposed utility services to their greatest extent.

4. Public need for this use.

- a) The staff report of May, 1978, established that there was a pressing need for additional housing in the Canby area, outside of the existing city limits.
- b) The property in question fulfills this need and does so in an unobtrusive and socially and economically feasible manner.

5. All applicable LCDC goals were testified to and established especially #3 in that, historically the property has not been used for agricultural purposes, with exception of (1) attempt to raise carrots for one year; which was unsuccessful. Current use is not for agricultural purposes. Taxes are high making it impractical for anything other than city residential use. The size of the property makes it not practical for agriculture production; current or in the future. The highest and best use of the property is inside the City of Canby for residential use.

6. Include all of N. Locust and half of N. Territorial Road adjacent to property. Councilman Swayze seconded the motion, roll call vote approved the annexation, 6-0.

Councilman Nichols moved to accept the Public Works recommendation and employ Valley Fence to install the backstop for Phase 1 of the Maple Street Park. Councilwoman Brown second the motion, approved 6-0. Council requested staff to obtain a bid on additional three sections of fence needed.

Motion was made for Public Works to seek bids on Phases 6, 7 and 8 (cusion turf - parking lot, play area and basketball court - landscaping) and bring to council, Swayze moving with Taylor seconding, unanimously approved.

Councilman Westcott asked for permission from Council to be excused, due to conflict of interest, on both LID proposals. Councilman Swayze moved to approve permission, Councilman Taylor second the motion, approved 5-0.

Dick Jacobsen, Southern Pacific representative and Stan H. Weber, Globe Union representative spoke out in remonstrate for the proposed LID on N.W. 3rd Ave. and N.W. Baker Drive. Councilman Swayze moved to table the 3rd Ave-Baker Drive LID due to lack of information for Council. Nichols second, approved 5-0. Swyaze moved to table LID petition on Territorial Road, no information was presented. Taylor seconded, approved 5-0.

City Administrator, Mr. Wyman, set policy that all agenda items for Council Meetings be in the office on the Thursday prior to date of Council Meeting and all materials be presented.

April 4, 1979

Under unfinished business, Mayor Rapp asked Council to consider waiving building permit for the Baseball Commission on the snack building at Maple Street Park, this not to set a precedent but because of the service and recreation provided to the community it would be of valid reasoning. Councilman Taylor moved to waive the building permit, Councilman Knight seconding. Approved 6-0.

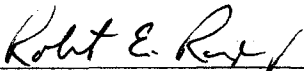
Mayor Rapp asked for a volunteer from the Council to represent the City at the ground breaking ceremonies at the L.D.S. Church on April 7, 1979, at 4:00 p.m. Councilman Nichols volunteered to represent the City.

Mayor Rapp read a letter from the American Cancer Society and proclaimed the month of April as Cancer Control Month, asking for support of the program.

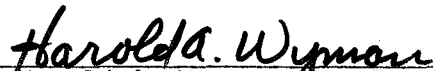
Councilman Taylor moved to approve \$150.00 to support the city slow-pitch ball team this year. Brown seconded, approved 6-0.

Councilman Westcott moved to amend the Book of Policy to read, all public hearings will be held after 7:30 p.m. Motion seconded by Swayze, approved 6-0.

Meeting adjourned at 9:48 p.m.



Robert E Rapp, Mayor



Harold A. Wyman, City Recorder

April 4, 1979

DATE: March 29, 1979

TO: Honorable Mayor and City Council

FROM: Stephan A. Lashbrook, City Planner

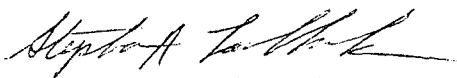
SUBJECT: Annexation

APPLICANTS: Rufus and Francys Kraxberger and Charles and May Driggers
(Agent, Jon Henriksen)

Attached for your review are copies of the record of the Planning Commission on this application. Of special significance is the fact that the Planning Commission has recommended approval of the annexation and has recommended that an "exception" be taken to Statewide Planning Goal #3 (Agriculture Lands). The exception process is something which should be handled very cautiously because of the potential for appeal of the City's decision. The staff will review the requirements for an exception when presenting the formal staff report at the public hearing of April 4, 1979.

The subject property, approximately 7.13 acres, is located at the northeast corner of Territorial Road and N. Locust Street. It is directly across Territorial Road from the Morse property which the City has recently recommended for annexation. This area is also under consideration for the formation of a local improvement district.

RECOMMENDATION: 1) Accept the recommendation of the Planning Commission and recommend that the Portland Metropolitan Area Local Government Boundary Commission approve this annexation of territory to the City of Canby. 2) Adopt the Planning Commission's findings of fact, noting the exception to Goal #3. 3) Instruct the City Attorney to prepare the appropriate resolution and schedule same for consideration by the City Council.



Stephan A. Lashbrook

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RECEIVED
MAR 13 1979

JON S. HENRICKSEN
DAVID T. VIUHKOLA
MARTIN R. COHEN

March 12, 1979

Roger Reif
Deputy City Attorney
160 N. W. 3rd.
Canby, Oregon 97013

City of Canby Planning Commission

Re: Kraxburger Request for Annexation

Dear Mr. Reif and members of the Canby City Planning Commission:

Pursuant to your request, and suggestion at the end of the City Planning Commission hearing of February 28, 1979, I submit the following for your consideration for an appropriate draft of the motion passed on the above date.

By my recollection, the following findings of fact should be included in the motion passed on February 28, 1979.

1) Testimony by attorney Jon S. Henricksen, attorney for the applicant, covered the following positive findings of fact:

- a) Physical characteristics
- b) Drainage
- c) Vegetation
- d) Existing conditions in the area
- e) Sanitary sewers
- f) Domestic water
- g) Streets and roads
- h) Schools
- j) Comprehensive plan considerations of the interim plan of Canby
- k) Land use goals of MSD, LCDC 1 through 14
- l) Public need and benefit
- m) Other available property
- n) Timing

Sufficient need for the annexation was established.

Roger Reif
City of Canby Planning Commission
March 12, 1979
Page - 2

2) All LCDC goals were testified to, including an exceptions process for LCDC goal #3, agricultural lands. In that the property is contiguous to the City of Canby, it could not currently or in the foreseeable future be used economically for farming, it has not historically within the last ten years been used for farming activity except for one attempt at a carrot crop.

There was no negative response at the public hearing.

There was a finding from all the facts presented that the proposed annexation will be compatible with other adjacent uses. That there are other alternative locations outside the City limits of the City of Canby that could be used for agricultural purposes far better and economically than the current location.

The need for housing has been shown in the City of Canby, as well as an economic benefit to the City, to extend its existing services by developer cost. The need for this annexation and development within the City of Canby is best met by this property at this time.

I hope the above is in recollection with the actual testimony as I remember it at the Planning Commission hearing of February 28, 1979 and is an aid to formation of the proper motion as passed.

Very truly yours,


Jon S. Henriksen

JSH:sa

Canby Planning Commission
Regular Meeting
February 28, 1979

MEMBERS PRESENT: Chairman Ross, Commissioners Cutsforth, Hart, Kahut and Edgerton

MEMBERS ABSENT: Commissioners Schwartz and Perkett

OTHERS PRESENT: City Attorney Roger Reif, City Planner Stephan Lashbrook, Public Works Director Ken Ferguson, Charles Driggers, Rufus Kraxberger, Jon Henricksen, Mr. Van Dorn, Martin Clark, Tom Tye, Curt McLeod, Ron Tatone, Dave Bury and Dianna Schmid, Marvin Dack

The minutes of the Planning Commission meeting of February 14, 1979, were approved as presented.

Chairman Ross read correspondence from Marvin Dack regarding the intent of the minutes of the February 14, 1979, Planning Commission meeting. Mr Dack did not feel that the diagram of the "Proposed extension of S.W. 13th Avenue" reflected what was said at the meeting and planned to appeal the Planning Commission decision on the L.D.S. Church Conditional Use Permit regarding placement of the extension of S.W. 13th Avenue if the drawing was not changed. Chairman Ross read condition #5 of the L.D.S. Church Conditional Use Permit as follows: 5) Agree to sell to the City of Canby for a sum of \$10 a parcel in the shape of an isosceles triangle with 100 foot legs in the southwest corner of Tax Lot 7500 for purposes of constructing a road from S.W. Berg Parkway through to S.W. 13th Avenue. Mr. Dack stated the current diagram on the street extension would take approximately 27,600 square feet of his property and 5,000 square feet off the church property. Mr. Dack felt it was unequal in the division of property and would take out nine trees on his property. He further stated the radius turns discussed at the previous meeting did not seem to be what showed up on the diagram. Chairman Ross explained to Mr. Dack that the talk on the radius turns was part of the discussion only and were not made a part of the motion on the church application. Mr. Dack stated in 1976 he brought drawings in to the Planning Commission on a proposed extension of S.W. 13th Avenue and felt he had been given approval on his drawings. Chairman Ross pointed out that on a Zone Change, there is no platting of the property and no approvals given on street design. City Attorney Reif stated the minutes of the Planning Commission meeting of February 14, 1979 regarding the Latter Day Saints Church property was a formal action with regards to the church only and not on Mr. Dack's property. Attorney Reif also suggested a clarification from Mr. Dack as to whether he will be appealing the Planning Commission decision on the L.D.S. property to the City Council. After a short conference with his attorney, Mr. Dack stated there would be no appeal. Chairman Ross restated there were no changes needed in the minutes of the previous meeting and the minutes would stand approved.

Item #1: CONTINUED consideration of a proposed annexation of 7.13 acres to the City of Canby. This property is located east of N. Locust Street and north of N.E. Territorial Road and described as Tax Lot 900, Section 28DC, T3S, R1E.

The applicants are Rufus and Francys Kraxberger and Charles R. and May Driggers. City Planner Lashbrook made his presentation and determined that the applicant needed to submit information on the following items: 1) The "need best met" requirement of "Fasano"; and 2) Justification for an exception to Statewide Planning Goal #3 (Agricultural Lands). Mr. Lashbrook stated with Mr. Henricksen's testimony this evening, the Commission could possibly better evaluate the specific requirements for a goal exception and come to a decision on whether there is an exception to Planning Goal #3. If that finding is made, the city planner would recommend approval of this annexation request. Jon Henricksen (Attorney for applicants) stated since Canby has an adopted Interim General Plan, Land Use Goal #1 (to guide and influence the location and nature of land development so that different activities are harmonious with each other and their environment as it progresses) and Land Use Goal #2 (to arrange the uses of land so they are orderly, convenient, and suitably related to each other, fulfill the needs of residences and property owners, and are adequately provided with necessary improvements and facilities) must be addressed. Since this property is within the urban growth boundary of the City of Canby and is surrounded by prior annexed properties zoned R-1, the annexation of this property would be harmonious with the surrounding property. Annexation of this property would also permit orderly and convenient development from the outward urban center. Therefore, it is apparent that this annexation request is in conformance with the intent of the city's plan. The property is sewerable and will be used for residential development and is compatible with the surrounding area. L.C.D.C. Goals 1 and 2 are the same as those just stated. Goal #3 deals with Agricultural Lands. Historically, during the past ten years, the land was used by a crop tenant farmer and as recently as 5 years ago, the land was used for raising carrots. It has not been used since for economic farm use. It is currently not used for agricultural purposes nor can it economically be used for agricultural purposes. Future use is planned for residential development. An adjoining property owner is using his land for raising trees for a tax advantage only and not for any economic benefit. This land does not lend itself to being preserved for agricultural purposes. Mr. Henricksen recommended to the Planning Commission that they consider the Exceptions Process has been presented to the Commission for its consideration to make a decision on Goal #3. Goal #4 does not apply to this property. Goal #5 - Open Spaces, Scenic and Historic Areas and Natural Resources - the trees along Territorial Road will be preserved by the developer for historic value. Goals 6, 7 and 8 do not apply. Goal #9 - Economy of the State - approximately 22 homesites would be created on the property. This would create an economic benefit on increased tax base. Goal #10 - Housing - this annexation would not violate the percentage of industrial, commercial, single family residential, multi-family residential units. Considering the availability of this proposed lot size, it is apparent there is a need in that portion of the City of Canby and elsewhere for available lots. Goals 11 and 12 do not apply. Goal #13 - Energy Conservation - Any time people who work in the area can live in the area, you are conserving energy. People are also spending their money locally. Goal #14 - Urbanization - This is to prevent leapfrogging of property. This property is adjacent to the city limits on the east and land south across Territorial is

now in the process of being annexed. This property is also within the urbanization plan of the city. Goals 15, 16, 17, 18 and 19 do not apply. Mr. Henricksen then addressed the four considerations for a Goal exception concerning Goal #3 (Agricultural Lands): 1) "Why these other uses should be provided for"- Mr. Henricksen felt it was more in tune with counties than cities to preserve agricultural land. He didn't know of other cities providing for agricultural ground within the city. 2) What alternative locations within the area could be used for the proposed uses - Mr. Henricksen did not know what other areas around Canby might want to be kept for agricultural use. Mr. Henricksen felt there probably were other areas around Canby that would be suitable for residential development but this property is contiguous with the city limits. 3) What are the long term environmental, economic, social and energy consequences to the locality or the state from not applying the goal or permitting the alternative use - Mr. Henricksen did not know what the long range economic impact might be. He felt it would be more economically beneficial for this property to become a residential area than to remain agricultural land. 4) A finding that the proposed uses will be compatible with other adjacent uses - since this property is now surrounded by residential use, it would be compatible with the surrounding properties. Mr. Lashbrook stated it was up to the Commission to establish whether there was a need not to preserve this property for agricultural use. Commissioner Kahut felt this property should be viewed for what it has done in the past, what it is being used for today and what are the needs of Canby. His only concern was that approving this annexation might set a precedent. *Commissioner Edgerton moved to approve the annexation request subject to Mr. Henricksen's findings of facts presented to the Planning Commission regarding the four considerations to a goal exception be presented in writing to the City Council. Also to include the May 1978 Staff Report signed by H. A. Wyman and labeled "Exhibit A" regarding availability of land in Canby as a finding of fact. The motion was seconded by Commissioner Kahut. The question was called for and passed unanimously. Mr. Henricksen is to present the Commission with written facts to accompany the annexation application.

Item #2: Request for approval of a final plat of Replat of Crestview Sub-
division. The property is located east of N. Juniper Street and south of
N.E. Territorial Road and described as Tax Lots 100 through 1300 inclusive,
Section 28CD, T3S, R1E. The applicant is Martin Clark. City Planner Lashbrook
explained that the annexation fee had not been paid at this time but this situation was being worked out with the City Council. Mr. Lashbrook stated there were two choices on approving the final plat. Either postpone any action on it until the next Planning Commission meeting or have the Chairman sign the plat at a later date if the commission members approve the plat. *Commissioner Kahut moved that the final plat of Replat of Crestview Subdivision be approved subject to payment of the annexation fee and final direction from the City Council. The motion was seconded by Commissioner Cutsforth. The question was called for and passed unanimously.

HENRICKSEN & VIUHKOLA

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JON S. HENRICKSEN
DAVID T. VIUHKOLA
MARTIN R. COHEN

February 23, 1979

Clarence VanDoron
2195 Country Club Drive
Canby, Oregon 97013

Re: Consent to Annexation

Dear Mr. VanDoron:

Please sign the bottom of this letter where indicated.
By your signature, you will give consent to the contract
purchasers of 7.13 acres, Rufus Kraxburger and Charles
Driggers, et ux, to be annexed into the City of Canby.

Please hand deliver your signed copy of this letter
to Mr. Rufus Kraxburger by February 28, 1979.

Thank you for your cooperation.

Very truly yours,

Jon S. Henricksen
Jon S. Henricksen
sa

JSH:sa

Clarence Van Doron
Clarence VanDoron
Claudine Van Doron

DATE: February 23, 1979
TO: Canby Planning Commission
FROM: Stephan A. Lashbrook, City Planner
SUBJECT: Annexation request continued from meeting of February 14, 1979
APPLICANTS: Kraxberger and Driggers (Jon Henricksen, Agent)

Attached are copies of the original report filed by Mr. Fred Stefani and the additional report filed by Mr. Jon Henricksen on this application.

Based upon the discussion held by the Planning Commission at the meeting of February 14, 1979, it was determined that the applicant must submit information on the following items:

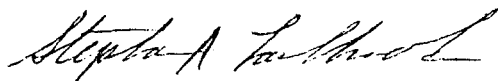
- 1) The "need best met" requirement of "Fasano"; and
- 2) Justification for an exception to Statewide Planning Goal #3 (Agricultural Lands).

Mr. Henricksen's submittal adds more general information to the record but does not attempt to address the specific requirements for a Goal exception. Additional information is to be supplied at the Planning Commission meeting of February 28, 1979.

The staff reminds the Commission of the following required considerations for a Goal exception:

- 1) "Why these other uses should be provided for;
- 2) What alternative locations within the area could be used for the proposed uses;
- 3) What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;
- 4) A finding that the proposed uses will be compatible with other adjacent uses."

A decision of the Planning Commission to recommend approval of this annexation request should include findings of fact which address each of the items listed above as well as the other items mentioned in the earlier staff report (i.e., public need, need best met, conformance with the adopted plan, compliance with applicable Planning Goals, other than #3, to which an exception is taken based upon the following . . .)



Stephan A. Lashbrook

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FEB 22 1979

JON S. HENRICKSEN
DAVID T. VIUHKOLA
MARTIN R. COHEN

February 21, 1979

To: City of Canby
Planning Commission

From: Jon S. Henricksen
Attorney for Applicant
Rufus Kraxburger and Charles Driggers

Re: Kraxburger Annexation
7.13 acres: Tax Lot 900, 28DC, T3S, R1E

The Kraxburgers and the Driggers are applying for annexation of 7.13 acres, consisting of Tax Lot 900, 28DC, T3S, R1E with the southerly boundary being Territorial Road. The property is bounded on the west by North Locust Street, on the north by vacant land and on the east by the present Canby City limits.

The purpose of this brief report is to satisfy the statutory and case law requirements on applying for annexation into a city. It should be noted that this report is segregated into topical categories for the ease of the commission in reviewing the report, and to ensure that all necessary matters are included within.

Physical Characteristics

The surface of the 7.13 acres is generally flat with good drainage. There is little vegetation with few trees, common snowberry, rose and annual grasses. The slop of the soil on the subject property is approximately zero to three percent. The soils will compact well and thus would lend to good buildability of foundations and improvement of roads.

The Existing Conditions in the Area:

In consideration of this application, it is necessary to analyze the existing conditions and facilities to the property. The service or proposed service of several public facilities to this property is herein discussed.

Sanitary Sewers:

Annexation of the land would allow for development with public sewer, rather than private septic tank systems. This would require an extension from the nearest sewer main and that extension of the existing system to the subject property will present no problems.

Domestic Water:

Annexation of the land would allow for development with public water. An extension of the main would be required and an extension of the existing water system to the subject property would present no problems.

Streets and Roads:

Territorial Road is a primary county road and is designated as an F.A.S. (Federal Aid Secondary Highway) project by Clackamas County. By developing land on both sides of Territorial Road at the same time, it is reasonable to assume that the cost of extending public facilities and services will be greatly reduced to the city. North Locust Street, on the west would have to be improved along the border of the subject property.

Schools:

The proposed subdivision would be served by the Canby Elementary School District and the Canby Union High School District.

The first through the fourth grade students would attend Eccles Elementary School located at 562 N.W. Fifth Street. Intermediate grades, fifth and sixth, would be served by Knight Elementary School at 501 North Grant Street. Both elementary schools are on a twelve month schedule.

Junior high school students would attend Ackerman Junior High School located south of downtown at 350 S.W. Thirteenth Street.

Currently the enrollment at Canby Union High School is growing at an annual rate of about 15 percent, and capacity is expected by 1981. Canby Union High School is located at 721 S.W. Fourth Street. A new high school is proposed for construction at the intersection of Mulino Road and Township Road.

Busing service is provided for all levels of school and would serve the proposed annexation site.

Comprehensive Plan Considerations:

There are three governmental agencies with comprehensive planning authority which affect the manner in which this property can be used after annexation. These three are: 1) City of Canby; 2) Columbia Region Association of Governments, now M.S.D.?; and 3) Oregon State Land Conservation and Development Commission, L.C.D.C.

City of Canby
Planning Commission
February 21, 1979
Page - 3

Comprehensive Plan Considerations Continued:

Each of these agencies comprehensive plans will be discussed and illustrated on how this application is in conformance with the intent of these plans and should, therefore, be approved.

City of Canby:

The City of Canby has an adopted interum general plan. This general plan consists of some very general statements of goals, objectives and implementing procedures as well as a very generalized comprehensive plan map.

The generalized land use plan map illustrates this property should be single family, low residential and further that it is within the urban growth boundary of the City of Canby. The following illustrates that annexing this property will not violate the intent of the plan.

• Land Use Goal 1) To guide and influence the location and nature of land development so that different activities are harmonious with each other and their environment.

As previously noted, this property is within the urban growth boundary of the City of Canby and is surrounded by prior annexed properties that are designated now in the Canby low residential RAL zone. This makes the annexation of the property into Canby for residential uses harmonious with the surrounding property.

Land Use Goal 2) To arrange the uses of land so they are orderly, convenient, and suitably related to each other, fulfill the needs of residences and property owners, and are adequately provided with necessary improvements and facilities.

The potential fiscal benefit in the availability of services indicate that approval of this annexation request would permit orderly and convenient development from the outward urban center. As stated above, the use of this land for single family residential inclusion will be harmonious with the surrounding residential uses.

Therefore, considering the above two goals, which are the primary land use goals of the city's plan, it becomes apparent that the requested annexation to include this parcel for residential purposes is in conformance with the intent of the overall city's plan.

CRAG, MSD:

In 1976, this property was included within Canby's urban area. This agency is now blended with the MSD agency pursuant to the last election. In any event, it is within a presently defined urban expansion area of the city and the use requested for annexation will not violate any future plan of the city's, and/or designation by CRAG or MSD.

L.C.D.C.:

This agency has developed 14 applicable guidelines for development within the state which are applicable to every jurisdiction.

Goal 1 and 2 are identical with the city's comprehensive plan as stated above.

Goal 3 - agricultural lands; to preserve and maintain agricultural lands. The governing body proposing to convert designated rural agricultural land to urbanized land shall follow the procedures and requirements set forth in the goal's exceptions process. Since this property borders the corporate limits of the city, and is so designated as urban in nature, and is, therefore, developable for urban uses under the L.C.D.C. goals. However, since there is still some question as to whether the exceptions process must still be used when a city does not have a final approved plan, the applicant will specifically address the exceptions process at the public hearing.

Goal 4 - wood lot lands. This does not apply since this property has not so been designated nor has it had any first or second growth timber.

Goal 5 - open spaces, scenic and historic areas and natural resources. To conserve open space and protect natural scenic resources.

The applicant proposes by this annexation and any future development to leave any existing trees which will enhance both natural and scenic resources. Historically, this property has not any historical significance to the City of Canby or Clackamas County.

Goal 6, 7, 8, and 9 - Do Not Apply.

Goal 10 - Housing. To provide for the housing needs of citizens of the State. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of housing units at price ranges which are commensurate with the financial capability of Oregon households and allow for flexibility of housing location, type and density.

The City of Canby has issued approximately 600 permits for residential uses in the last two and one-half years. The number of permits for single family dwellings is almost the same as for multiple family units. Utilization and development of this property for single family dwellings is consistent with the L.C.D.C. goals, and that it will make available an adequate number of single family sites at price ranges commensurate with the financial capabilities of our citizens and allows for a better choice of price, location, type and density of dwellings.

As of June 6, 1978, the total vacant land in the City of Canby to be developed for single family residency equals 138 acres.

Of the available land, we have seven subdivisions with a total of 133 lots comprising approximately 40 acres of land. All the lots of these subdivisions have been sold to builders as of this date. Of the remaining 98 acres, 5 1/2 acres are land locked.

Of the remaining 92 1/2 acres, 15 acres do not have available sewer services.

Of the remaining 77 1/2 acres, 66.45 is under the ownership of three individuals or corporations. One parcel of 41.9 acres is owned by a corporation, a second parcel of 12.85 acres is owned by an individual, and a third parcel of 11.70 acres is owned by an individual. This leaves 11.05 acres in scattered large lots that could be divided. Not included in this inventory is property owned by the Canby Utility Board, Canby School District, City of Canby, or churches within the city limits.

Considering the availability of this proposed lot size and this requested annexation in the immediate area is apparent that there is a need in that portion of the City of Canby as well as elsewhere for available lots in and around the Willamette Valley Country Club.

Goal 11 and 12 - Do Not Apply.

Goal 13 - Energy Conservation. To conserve energy. Land and uses developed on the land shall be managed and controlled as to maximize the conservation of all forms of energy based upon sound economic principals.

The city is experiencing a tremendous growth and a subsequent increase in its primary and secondary industrial employment base. As a result, there is an increasing need to supply all forms of housing types within the city. Therefore, all forms of housing should be

provided within Canby, close to employment centers, recreation centers, thereby reducing the home to work travel distance. By reducing this travel distance, energy, particularly petroleum products, will be conserved.

Goal 14 - Urbanization. To provide for an orderly and efficient transition from rural to urban land use. As stated previously, this parcel of property is within the urbanization plan of the city and is therefore, a defined urban area. As a result of the annexing of this parcel, this goal will be met.

Other available property. There is possibly other property within the city which may be developed at this time or at some future date. However, in the area of the Willamette Valley Country Club on the scale as proposed for annexation, there is no evidence that such property at the requested density is now available. This property is amongst the best available, if not the only property available for this proposal.

Timing:

Considering the growth rate within Canby as well as the ever increasing costs of labor, materials and interest rates, it has been determined by the applicant that this project after annexation should be started at the earliest possible date. Unless this can be done, the cost of any development project will escalate, thereby increasing costs which will ultimately be born by the consumer. This is, of course, not in the current public's interest.

Goal 15, 16, 17, 18 and 19 - These are not applicable as the subject property is not within the Willamette Greenway nor near the ocean.

Goal 9 - has not been mentioned above, but in this event for annexation purposes, it shall be noted. Approximately 22 home sites would be created and assuming a dwelling unit price of \$60,000.00 per dwelling unit, the valuation of the total project would exceed 1.3 Million Dollars. This would result in an increase in city tax revenue of more than \$6,000.00 per year at the present tax rate.

Generation's spendable family income would result in the addition of approximately \$165,000.00 to the economy of the general Canby area.

Respectfully submitted,


Jon S. Henricksen

JSH:lk

RUFUS KRAKBERGER ANNEXATION

The property subject to annexation consists of 7.13 acres and is generally flat. The southern boundary is Territorial Road, which is a primary county road and is designated as a F.A.S. (Federal Aid Secondary Highway) project by Clackamas County. The property is bounded on the west by North Locust Street, on the north by agricultural land and on the east by the present Canby city limits.

The need has been demonstrated in a report by the city staff, dated June 6, 1978. (Copy attached, Exhibit A) showing the lack of available building sites within the city. This annexation will make more land available which will insure better choices in the market place.

The subject property is situated within the CRAG Urban Growth Boundary and has basically the same characteristics as adjacent land which is within the Interim Immediate Urban Growth Boundary and is pending annexation. By developing land on both sides of Territorial Road at the same time, it is reasonable to assume that the costs of extending public facilities and services will be greatly reduced.

The General Plan and Map designates this property as low-density residential. Annexation would allow for low-density residential development. This level of development is compatible with adjacent land uses as well as the General Plan and current zoning for the immediate area within the City. Annexation of the land would allow for development with public sewer and public water; rather than private water and private septic tank systems. Such normal public facilities as electric, police and fire protection are available to the site. The development would be in a manner compatible with other residential development in the area and provide community residential needs consistent with the General Plan and residential zoning in the immediate area within the City.

STATEWIDE PLANNING GOALS

An exception to the LCDC Goal No. 3 (Agricultural Land) was taken when this property was included within the City's Urban Growth Boundary by CRAG.

Because of the availability of public facilities and services and the proximity to the present city limits and compatibility with surrounding development there are no better alternative locations.

The development of this property as low-density residential with public sewer and water will not create long-term environmental or energy consequences. The subject property is not subject to natural disasters and hazards, nor will the single-family dwellings have any adverse effect on the air, water and land resource quality of the City of Canby.

The subject property developed as low-density single family residential will be compatible with surrounding developments and would not be detrimental to the light type of agricultural use to the north.

LCDC Housing Goal No. 10:

The City of Canby has issued approximately 600 permits for residential units in the last 2-1/2 years. The number of permits for single-family dwellings is almost the same as for multiple-family units. Utilization and development of this property for single-family dwellings is consistent with LCDC Goal No. 10 in that it will make available an adequate number of single-family sites at price ranges commensurate with the financial capabilities of our citizens and allow for a better choice of price, location, type and density of dwellings.

LCDC Public Facilities & Services Goal No. 11:

Public Water is available from a 8" main, on N. Locust St., approximately 750' south of subject property and there also exists a 6" and a 10" water main at the intersection of Territorial Road and Maple Street, approximately 650' east of subject property. Public sewer is available from a 10" sanitary sewer main located on Territorial Road approximately 650' east of this property.

The proposed annexation of property directly across Territorial Road to the south would facilitate and reduce the cost of the extension of these services.

LCDC Transportation Goal No. 12:

The subject property has 549 foot frontage on N. Locust St. and 660 foot frontage on Territorial Road.

Territorial Road is a primary county road with a 60' R/W and is designated by Clackamas County as a F.A.S. route (Federal Aid Secondary Highway) to be improved into an arterial. Territorial Road presently serves as a Tri-Met route through Canby. In compliance with LCDC Goal No. 12, these improvements to the street system will be part of a safe, convenient and economical transportation system.

LCDC Urbanization Goal No. 14:

The proposed annexation is consistent with Goal No. 14 in that the property is located within the Urban Growth Boundary as established by CRA3. Public utilities are available to this site through extension of the existing system on N. Locust Street and Territorial Road. This land is not "rural land" nor part of an urban growth boundary established prior to January 1, 1975.

The Clackamas County Comprehensive Plan Map and zoning ordinance allow the subject property to be developed as low-density residential (single-family). There is no indication that this property has ever been considered "forest lands" nor open space, natural resource, scenic or historic area.

LCDC Economy Goal No. 9:

Approximately 22 home sites would be created and assuming a dwelling unit value of \$60,000 per dwelling unit, the valuation of the total project would exceed \$1.3 Million. This would result in an increase in City tax revenue of more than \$6000.00 per year at the present tax rate. Generation of spendable family income would result in the addition of approximately \$165,000.00 to the economy of the general area.

LCDC Goals 15-19 would not be applicable as the subject property is not within the Willamette Greenway nor near the ocean.

EXHIBIT 'A'

Total vacant land in City of Canby to be developed SFR = 138 acres

Of the available land, we have 7 subdivisions with a total of 133 lots comprising approximately 40 acres of land. All of the lots in these subdivisions have been sold to builders.

Of the remaining 98 acres, 5½ acres are landlocked.

Of the remaining 92½ acres, 15 acres does not have available sewer services.

Of the remaining 77½ acres, 66.45 is under the ownership of three individuals or corporations. One parcel of 41.90 acres is owned by a corporation, a second parcel of 12.85 acres is owned by an individual and a third parcel of 11.70 acres is owned by an individual. This leaves 11.05 acres in scattered large lots that could be divided.

Not included in this inventory is property owned by the Canby Utility Board, Canby School District, City of Canby, or churches within the city limits.

Total vacant land in City of Canby to be developed MF = 35.22 acres

Of the available land, 9.62 acres is presently be developed through a subdivision of 21 lots, a minor land partition of 3 lots and a Planned Unit Development.

Of the remaining 25.60 acres, 1.09 acres is landlocked.

Of the remaining 24.51 acres, 17.31 is in the process of a zone change to conform to the Interim General Plan. This property to be developed as soon as decisions on zone change are made.

Other available property in small parcels = 7.20 acres.

Not included in this inventory is property owned by the Canby Utility Board, Canby School District, City of Canby, or churches within the city limits.

Harold A. Wyman

need to justify approval of this application; and (d) that approval of the application is the best means of meeting the public need. The motion was seconded by Commissioner Perkett. Question was called for and the motion passed with Commissioners Hart, Schwartz and Perkett voting for the motion and Commissioner Edgerton voting against. The motion passed with a vote of three to one.

Item #2: Consideration of a proposed annexation of 7.13 acres to the City of Canby. This property is located east of N. Locust Street and north of N.E. Territorial Road and described as Tax Lot 900, Section 28DC, T3S, R1E. The applicants are Rufus and Francys Kraxberger and Charles R. and May Driggers. City Planner Lashbrook made his presentation. He also read Mr. Kraxberger's letter addressing Statewide Planning Goals regarding Agriculture, Economy, Housing, Public Facilities, Transportation and Urbanization (a copy of this letter has been made a part of the file). Mr. Lashbrook felt there were two main issues to be resolved in this application: (a) an exception to Statewide Planning Goal #3 (Agricultural Land); and (b) a finding that this annexation is the best means of meeting the public need. Chairman Ross stated he had received a telephone call from Sadie A. and Helen J. Stricklin (Tax Lot 800) giving a negative response to the annexation proposal. Rufus Kraxberger (applicant) stated that approximately 5 years ago the Metropolitan Boundary Review Commission turned down this annexation proposal. The applicant feels the property is ready for annexation as sewer, water and utilities are being extended down Territorial Road to other parcels in the same vicinity being recently annexed or in the process of being annexed to the city. Commissioner Hart asked Mr. Kraxberger how soon he would be developing this parcel. Mr. Kraxberger stated there was no development planned prior to 1980. Commissioner Edgerton asked whether the developer would be putting in septic tanks on this parcel if sewer were not available. Mr. Lashbrook explained that by annexing land to the city, the city is committed to extend sewer services to that land at the developer's expense. Discussion followed on whether the applicant had addressed Goal #3 (agriculture) of the Statewide Planning Goals sufficiently for the Planning Commission to make a complete recommendation. *Commissioner Edgerton moved to continue the annexation request to the Planning Commission meeting of February 28, 1979, to enable the applicant to fully address all applicable Statewide Planning Goals in order that the Planning Commission could make a recommendation with findings of fact to the Canby City Council. The motion was seconded by Commissioner Schwartz. Commissioner Perkett excused herself from the vote due to a conflict of interest. Question was called for and the motion passed with Commissioner Perkett abstaining.

The Chairman called for a 5 minute recess and the meeting reconvened at 10:15 p.m.

At this time, Chairman Ross explained to the Commission there was a gentleman in the audience needing a letter of clarification regarding zoning from the Planning Commission. Mr. Doug Neilson of Glenn Matteson Company explained the company needed a letter from the Planning Commission regarding the manufacturing

DATE: February 7, 1979

TO: Canby Planning Commission

FROM: Stephan A. Lashbrook
City Planner

SUBJECT: Annexation Proposal

APPLICANTS: Rufus and Francys Kraxberger
Charles and May Driggers

PROJECT DESCRIPTION: The applicants propose to annex a lot of approximately seven (7) acres to the City of Canby. The subject property is described as Tax Lot 900, Section 28DC, T3S, R1E, W.M.

PROCEDURAL INFORMATION: In the absence of an adopted City ordinance to govern annexation requests, the staff recommends that such applications be viewed as quasi-judicial land use actions requiring public hearings, and specific findings of fact for approval including compliance with Statewide Planning Goals, conformance with the adopted City plan, and "Fasano" findings.

The Portland Metropolitan Area Local Government Boundary Commission has the final decision-making authority on annexations. The Planning Commission makes a recommendation to the City Council which in turn makes a recommendation to the Boundary Commission.

LOCATION, PRESENT ZONING AND LAND USE: The subject property consists of a single vacant lot and is located at the northeast corner of N. Locust Street and Territorial Road.

The present zoning of the site is unknown, being in the jurisdiction of Clackamas County. It is assumed that the applicants will pursue a change in zoning upon annexation to the City.

Surrounding properties remain vacant, some in agricultural use. A subdivision has been tentatively approved for the area southwest of the site. The owners of property to the south have also request annexation, presumably for residential development.

ACCESS: The site appears to have no access constraints as it is situated at the intersection of two of the major streets in the area.

PUBLIC FACILITIES AND SERVICES: Public sewer, water and other necessary urban services are capable of being extended to serve the subject property. Annexation and development of this site should actually aid in the process of providing sewer service to the area. A sewer line is to be extended down Territorial Road from the east to serve this area and other properties to the west.

A public park is located within about 1/2 mile of the site. Public schools are somewhat further away.

CONFORMANCE WITH THE ADOPTED CITY PLAN: The land use map of the adopted City plan designates the subject property for low density residential use. Territorial Road is designated as an "arterial" and N. Locust is shown as a "local" street.

Plan elements dealing with growth, land-use, and parks, open space, and agriculture relate to the proposed annexation. In order to find that the proposal conforms with the adopted City Plan, it must be found that the proposal will not expose farmers to "undue pressures and other adverse effects of urban expansion" (City Growth Plan, Goal 4, Ordinance #608). 10,000 @ K

It should also be noted that the large coniferous trees growing along Territorial Road are identified in the plan as being of historical significance and worthy of preservation.

COMPLIANCE WITH STATEWIDE PLANNING GOALS: The applicant has submitted information relative to the compliance of this proposal with several of the Statewide Planning Goals. The subject property is located within the Canby Urban Growth Boundary as adopted by C.R.A.G. in December, 1978. This indicates that Goal 3 (Agricultural Lands) and Goal 14 (Urbanization) have been addressed from, at least, a regional perspective. The property is not within the City's Interim Immediate Growth Area, however, and therefore still requires an exception to Goal 3 if annexation is to occur. In order to take an exception the following things must be considered;

- (a) Why these other uses should be provided for;
- (b) What alternative locations within the area could be used for the proposed uses;
- (c) What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;
- (d) A finding that the proposed uses will be compatible with other adjacent uses.

Goal 5 (. . . Scenic and Historic Areas . . .) has not been addressed by the applicant. As noted above, the trees along Territorial Road are considered to be of historical significance. The annexation has no direct bearing upon their preservation, but future development proposals will be screened to assure their survival.

Information submitted by the applicants appears to adequately address Goals 9, 10, 11, 12, and 14.

OTHER REQUIRED FINDINGS: The applicants have submitted a copy of a report prepared by the staff of the City of Canby in June 1978 (Exhibit A) in support of thier contention that a sufficient public need exists to justify this annexation.

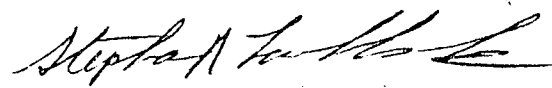
A more important consideration in this case is the issue of "need best met." The staff regards the Interim Immediate Growth Area as that portion of the total urbanizable area which should generally be annexed first. For that reason, the applicants should be responsible for proving that this site warrants annexation prior to other properties which are within the Interim Immediate Growth Area. Given that there is a need for more developable land to be annexed into the City, there remains the necessity of proving that the annexation of this particular site is the best means of meeting that need. While the staff doesn't question the applicants' contention that the site has "basically the same characteristics as adjacent land which is within the Interim Immediate Urban Growth Boundary and is pending annexation," the staff feels that the applicant has not adequately addressed the "need best met" criteria. The Planning Commission, City Council, and Boundary Commission may find that the record is adequate to support a "need best met" finding, especially in view of the infrastructural benefits of incorporating land adjacent to planned sewer and water lines.

DISCUSSION AND RECOMMENDATION: Two main issues remain to be resolved in this application: *need best met?*

- (a) An exception to Statewide Planning Goal #3 (Agricultural Land); and
- (b) A finding that this annexation is the best means of meeting the public need.

The staff notes that the Planning Commission and City Council may find, through the course of public hearings on the application, that adequate information has been provided concerning each of these items. If so, the staff recommends approval of the request for annexation, subject to the following findings:

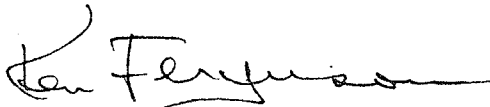
1. There is an adequate public need to justify the annexation.
2. The annexation is the best method of meeting the public need.
3. The proposed change conforms to the adopted City plan for land use, and with the general welfare standards of the community and the neighborhood.
4. The proposal complies with all applicable Statewide Planning Goals except Goal 3, to which an exception has been taken based upon consideration of those items required in Goal 2.


Stephan A. Lashbrook

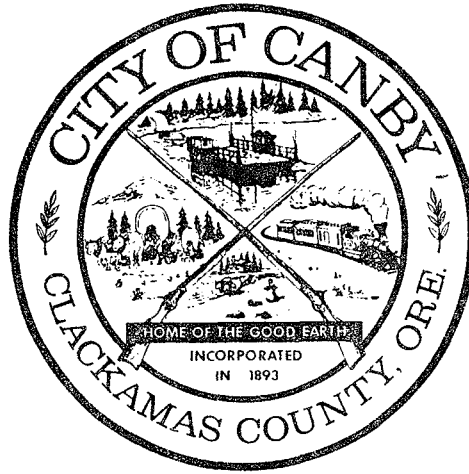
DATE: February 8, 1979
TO: Canby Planning Commission
FROM: Ken Ferguson, P.E.
Public Works Director
SUBJECT: Rufus Kraxberger - Annexation

The Public Works Department has the following comments regarding the above annexation:

1. Sewer service is not presently available to the area. Nearest service available is at the intersection of N. Maple Street and Territorial Road. This line might be extended in the near future to service the recently annexed replatted Crestview Subdivision.
2. Annexation of the area should pose no significant traffic problems.
3. Annexation should include all of N. Locust Street so it may be fully improved at the time of development of the area.



Ken Ferguson



February 7, 1979

To: Canby Planning Commission

From: Police Department

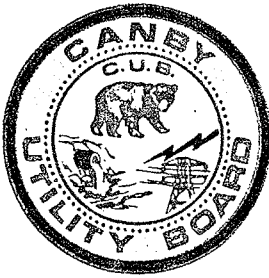
Subject: Annexation--Kraxberger & Driggers

Dear Sir:

The Police Department has no objections to the above annexation requested. Should it be granted please advise so it will be recognized as within the city.

Sincerely,

Jerry Giger
Jerry Giger, Lt.
Canby Police Department



CANBY UTILITY BOARD

154 N. W. FIRST AVENUE — P. O. BOX 470

CANBY, OREGON 97013

PHONE 266-1156

BOARD MEMBERS

DENNIS NOLDER
HOWARD BARLOW
HOWARD GIGER

CHAIRMAN
MEMBER
MEMBER

FRED W. EGGER
JOAN E. THOMPSON

MANAGER
SECRETARY

February 6, 1979

Mr. Gordon L. Ross, Chairman
Canby Planning Commission
P.O. Box 930
Canby, OR 97013

FILE CPC56

SUBJECT: Annexation of 7.13 Acres (Kraxberger/Driggers)
East of N. Locust St. and North of N.E. Territorial Rd.

Gentlemen:

Reference is made to your letter of January 25, 1979, which forwarded a copy of the preliminary plat - vicinity map for the proposed annexation as noted above and as described as Tax Lot 900, Section 28DC, T3S, R1E. The referenced letter requested our review and comments on the electrical and water service for that area.

Our recommendations and comments are as follows:

The Canby Utility Board has no objections to annexation of said property, with the noted exception that water services to this area are not available at this time.

Sincerely,

CANBY UTILITY BOARD

Pat Maynard
Pat Maynard,
Project Coordinator

PM/jet

cc: Rufus Kraxberger
11320 S. Macksburg Rd.
Canby, OR 97013

Charles Driggers
980 N.E. 12th Place
Canby, OR 97013

CANBY TELEPHONE ASSOCIATION

184 N. GRANT STREET - P.O. BOX 780 - CANBY, OREGON 97013

TELEPHONE 503-266-8111

January 30, 1979

EUGENE COLE, MANAGER

RECEIVED
JAN 31 1979

Mr. Gordon Ross, Chairman
Canby Planning Commission
City of Canby
P.O. Box D
Canby, OR 97013

Dear Mr. Ross:

The Canby Telephone Association has no objection to the proposed annexation into the City of Canby, 7.13 acres located east of North Locust Street and north of Northeast Territorial Road and described as tax lot 900, Section 28DC, T3S, R1E by Rufus and Francys Kraxberger and Charles and May Driggers.

Sincerely,

CANBY TELEPHONE ASSOCIATION

Eugene L. Cole

Eugene L. Cole
General Manager

ELC:tds

Canby Fire Protection District No. 62

230 S. GRANT ST.

CANBY, OREGON 97013

PHONE (503) 266-5851

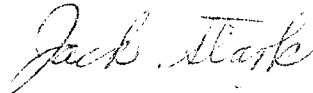
RECEIVED
JAN 26 1979

January 26, 1979

TO: Canby Planning Commission
FROM: Canby Fire Marshal
SUBJECT: Annexation of 7.13 Acres

At this time our Department has no recommendations or objections to the proposed annexation east of N. Locust and North of N.E. Territorial.

Respectfully,



Jack Stark
CANBY FIRE MARSHAL

JS:np

900
7.13Ac

N. LOCUST STREET

500
1.17Ac

29

N. E. TERRITORIAL

1300
1.40Ac

1001
2.71Ac

86-05

1000
6.00Ac

STREET

45

GARDENS

2300

220

N.E

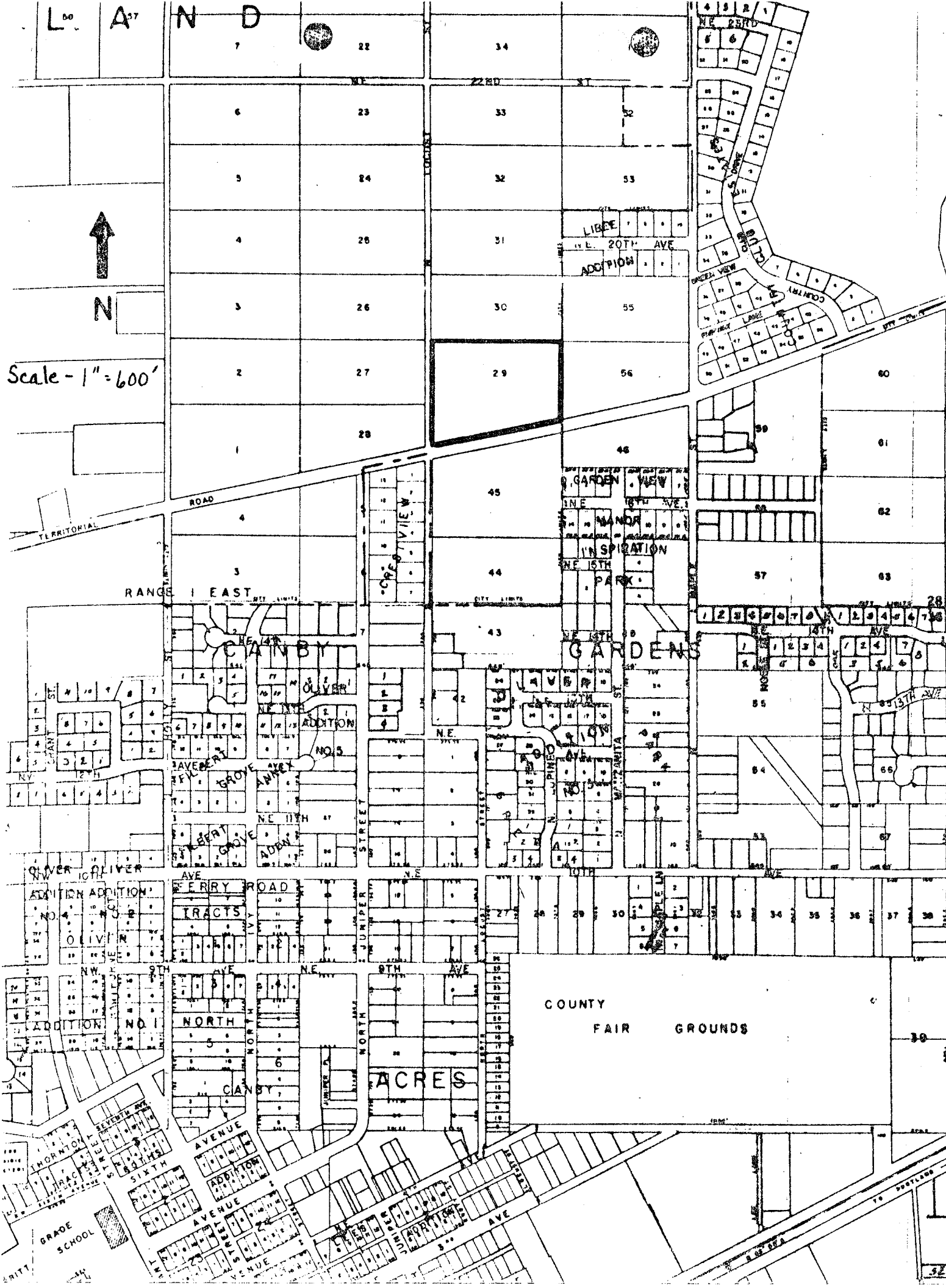
4

2400

13

2

3501



L⁰⁰ A¹⁷ N D



Scale - 1" = 600'

TERRITORIAL ROAD

RANGE 1 EAST

CLAYBY

GARDENS

COUNTY FAIR GROUNDS

ACRES

SCHOOL