

Minutes of Public Hearing  
April 19, 1963.

The meeting was called to order at 8:02 p.m. by Mayor Stefani who announced the purpose as a public hearing on the proposed zoning ordinance as advertised in the Canby Herald.

Present were: Mayor Stefani, Councilmen Giger, Graham, Harper, Housen, Read and Stevens; Planning Commission members Hulbert, Burgess, Cutsforth and Parsons; Attorney Bettis, Sup't Cox, Consultant Ehlers, Recorder Richardson and approx. 40 interested citizens.

The Mayor spoke briefly on the necessity of zoning regulations and invited remarks from the floor.

Requests for clarification, suggestions, objections and remonstrances were presented as follows:

Frank Galey requested explanation of restrictions in zone R-1 adjacent to M-1. Roberta Bowe Re: existing duplex and single family dwelling in R-1 and question of continuance under conditional use permit.

Charles Sandsness requested explanation of entire map and its effect on areas.

Mrs. Tom Gerber objected to boundary of M-1 area in N.E. Canby.

Mrs. Charles Sandsness objected to M-1 on S.W. 4th Avenue across from hi-school.

Mrs. Steve Jenkins and Ernest Klohe requested that north line of zone M-1 be moved back off N.E. 3rd Avenue to allow for residential building.

Werner G. Pearson announced that his poultry business on property south of 99-E and east of Berg Avenue had been discontinued and the intended use of the property would be hampered by M-1 zoning.

Dr. Arthur Guild requested information of procedure necessary for zone change after enactment of the ordinance.

Albert Berg indicated an interest in the Pearson property and said a Portland man had an option on the land adjacent to 99-E for a motel and residence which would not be permitted in the M-1 zone.

Richard Morse suggested some type of graduated buffer between residential and industrial zones and also that area including Canby Builder's Supply property be changed from C-1 to C-2 to allow out door lumber storage.

Frank Kendall questioned advisability of R-1 zone in area of Chestnut apartments as deeds for property allow multiple dwellings.

Tom Gerber submitted a petition containing approx. 20 signatures of property owners in the N.E. 3rd Avenue area of Canby, requesting the proposed M-1 zone in that area be changed to residential.

Mayor Stefani read regular and conditional use restrictions in each of the proposed zones and answered questions as they arose or referred them to Consultant Ehlers. In each, where a complaint was submitted, the Mayor asked for an alternative suggestion.

Chairman Hulbert of the City Planning Commission and other members present explained the study and deliberation given the proposed ordinance and the reason for establishing the various zone areas and boundaries as shown on the map.

Ernest Klohe and others recommended that due to the general type of present land use in Canby, zoning should be designed principally for residential and less for industrial. The majority seemed to agree that the zoning should favor residential building and that variance applications would be required of commercial and industrial builders.

Consultant Ehlers explained that deed restrictions held precedent over zoning and that conditional use would simplify such conditions.

Mayor Stefani announced that no changes in the map would be determined during the meeting but that the Council would give due consideration to each and every recommendation at a later time.

Earl Oliver stated that zoning presents a degree of gamble to property owners, injecting that his home will be in the proposed C-1 zone but that he had no objections. Oliver suggested that N.W. 3rd Avenue zone be changed from R-2 to R-1 down to Ivy Street.

Ehlers mentioned that homes built in zones other than R-1 or R-2 ultimately be effected by fire zone regulations. He said that fire zone #1 usually corresponds to zone C-1 with minor differences in some localities.

Engineer Ron Tatone made a statement as favoring zoning regulations.

Berg suggested that residential building be allowed in zone M-1 as it is allowed in all other zones.

Gerber suggested that zone C-2 be extended on down highway to include frontage of Pearson Property. Ehlers answered that zone C-2 should not be spread out too far as it tends to increase traffic congestion more than M-1.

Councilman Harper stated that very little adequate area was being provided for industry which would necessitate considerable study by the Planning Commission and Council.

Gerber and others indicated reluctance to freezing land for industrial purposes

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Mrs. Jenkins said the potential sales for industrial use of the Lee Estate property was very unlikely and that the family had intentions of building several retirementshomes on the property in the next few years.

Councilman Housen stated that zoning regulations was of great importance to the City and that zone boundaries would be definate.

Councilman Giger said he would like to see Canby continue to grow and that growth could be hampered by improper zoning. He recommended that consideration be given to moving the north line of the M-1 zone, in N.E. Canby, 150 feet to the south. Hulbert advised that residential building along the south side of N.E. 3rd Avenue would block entrance potential to the M-1 zone.

Councilman Read said that being the newest city resident on the Council, he hesitated to make any definate statement but that suggestions were appreciated in the interest of adequate zoning which he thought was necessary.

Mrs. Sandsness asked, "why be concerned about industry at all?" and stated that "consideration should favor residential and control commercial and industrial".

Mayor Stefani summarized the recommendations as: to eliminate one M-1 zone, bush back one M-1 zone, No Zoning, variances, why boundaries, too many restrictions, and that carefull study would be given to each suggestion and in the revision of the ordinance draft for the best advantage of the most people. He stated that both the Planning Commission and the Council were working for the people and would continue to do so.

The meeting was adjourned at 9:43 p.m.

  
J. R. Richardson  
City Recorder