

REGULAR MONTHLY MEETING OF  
City Planning Commission.

May 15, 1963.

The meeting was called to order at 8:17 p.m. by Chairman Hulbert.

Members present included Cutsforth, Gipe, Hulbert, Parsons, Woods and Consultant Ehlers. Commission member Rasmussen arrived at 9:27 p.m. Council members present were Housen, Read and Stevens. Mayor Stefani arrived at 9 p.m. and Councilman Harper at 9:27 p.m.

Minutes of the April 5th meeting was read and approved.

Chairman Hulbert stated that the Council members were meeting with the Commission to study the zoning map and review the objections to the map as presented at the public hearing.

After considerable discussion regarding the advisability of leaving or changing the boundaries of the M-1 zone in north east Canby, and considering the value of the property involved either as residential or industrial and weighing the objections and remonstrances pertaining to that area, a motion was made by Commissioner Gipe, to recommend to the City Council to form a buffer strip 115 feet wide, more or less, (to north line of alley) on south side of N.E. 3rd Ave, extending easterly to the west line of the George Cattley property; and to change from R-1 to M-1, that area between the fairgrounds and the Southern Pacific right-of-way and extending easterly to the fairgrounds entrance drive. The motion was seconded by Rasmussen and carried unanimously. It was later agreed that the term "buffer strip" was intended to mean zone R-2.

Objections to the M-1 zone across the street north from the highschool was reviewed and discussed but no change was recommended.

Discussion to the objections to the Pearson property being in the M-1 zone, with reference to the proposed construction of a motel, resulted in agreement that the zone boundaries not be changed, and that an application for variance for motel construction should be favorably considered.

It was agreed that Fred Saxton could request a zone change later if he so desired.

Fire zoning was discussed in relationship to property zoning and Ehlers explained that Fire Zone No.1 usually extended approximately 1 block outside the C-1 and C-2 zones.

Regarding the request from Richard Morse that the area comprising the Canby Builders Supply Co. property be changed from C-1 to C-2, The Commission agreed that the change should be delayed until such time as reconstruction of the building and widening of Ivy street is contemplated.

The information from Frank Kendall that deeds to his property on South Douglas and Elm Streets provide for multiple dwelling construction and that the present designation of the area is R-1, was discussed at length, but no action was taken to recommend alteration. Consultant Ehlers stated that zone restrictions would hold preference over deed restrictions in this and similar cases.

The Bowes multiple dwelling on S.W. 4th Avenue and the church construction on South Ivy were discussed but no recommendations were made.

Members of the City Council present, voiced approval of the Commission's action in reviewing the results of the public hearing.

Consultant Ehlers displayed a new land use and utility development map of the city and surrounding area, which depicted the projected program of future streets, parks, schools, residence districts etc. and the utility potential pertaining thereto.

The question was raised to what extent the City and County could cooperate

the question was raised as to what extent the City and County could cooperate in the sub-dividing and building restrictions outside the City limits in potential annexation areas. Mayor Stefani explained the County status at the present time and said it had very little actual control. He said the County was preparing an area planning map which could be displayed and studied at some future Commission meeting.

The meeting adjourned at 10:40 p.m.

Chairman

Secretary

5-15-63.