

REGULAR MEETING OF  
City Planning Commission, September 18, 1963.

The meeting was called to order by the Chairman at 8:25 p.m.

Present were: Commission members Cutsforth, Hulbert, Parsons, Rasmussen, and Woods, Consultant Ehlers, Sup't Cox and Engr. Tatone.

Minutes of the meeting of August 21 was read and approved.

Consultant Ehlers introduced Mr. Cy Nims, a newly employed consultant with the Bureau of Municipal Research.

The question of providing for a permit to construct a miniature golf course in the C-1 zone was again discussed after having been referred back by the Council. Ehlers advised against granting the permit through variance as recommended by the Council and cited restrictions in the zoning ordinance. A motion was made by Commissioner Rasmussen, seconded by Parsons and carried unanimously recommending that the zoning Ordinance be amended to allow for miniature golf courses as conditional use in zone C-1. Ehlers said if the Council agreed to this procedure, then the Commission would advertise and call for a public hearing, which would be followed by a formal recommendation to the Council who in turn would also advertise and call for a public hearing on the matter.

Engineer Tatone exhibited the revised platt of Country Club Estates which included some revision of lot arrangements, street locations of the area from Territorial Road to and including 1 row of lots north of the center line extension of Bouncy Blvd.

Commissioner Woods moved to accept the revised preliminary platt of the Country Club Estates dated September 18, 1963, the sub-division including lots 1 thru 56 and that the platt thereof become a part of the minute file. The motion was seconded by Parsons and carried unanimously.

The request of the Canby Grade School District, as referred by the Council, to vacate a portion of North Elm Street was discussed by the Commission. Sup't Cox presented the official platt of the Demerritt Sub-division, 1946 print, showing the existing street rights-of-way. After considerable discussion, a motion was made by Commissioner Cutsforth, seconded by Rasmussen and carried unanimously to recommend to the Council that the City vacate a portion of North Elm Street if the School Board will dedicate sufficient property to allow full width of 60 feet for N.W. 6th Avenue and North Cedar Street across the school property.

The Commission discussed the referral of the drafting of a Planning Control Ordinance from the Council to the Commission. Consultant Ehlers explained the process of developing a Planning Control Ordinance and referred to the provisions in Section 23, page 10 of the Sub-division Ordinance and described the development of a map to accompany the Ordinance. Ehlers said the State laws on the subject were self explanatory providing sufficient information for the Attorney to draw the Ordinance from. The Commission agreed it was not necessary for them to submit the draft.

It was announced that Rev. Trigstadt had requested permission to raise chickens in the R-1 zone. The Commission agreed that it was not restricted by the zoning ordinance.

Consultant Ehlers presented a map of the City comprehensive development plan as prepared as a phase of the Urban Planning Project. He explained the map and the forthcoming report which will predict the City's needs for expansion until 1975. Ehlers said this was the last meeting he would be attending under the present Urban Project but that 2/3 government matching funds were available for further projects if the City were interested in continuing the program. Upon the Chairman's question regarding the admin-

istration of the plan, the Consultant said he would furnish several copies of a procedural manual.

It was suggested that Committee heads be appointed to specialize in various phases of the plan, and Chairman Hulbert said he was anxious for the Commission to begin initiating issues rather than receiving all issues by reference from other bodies.

Ehlers clarified other questions by advising that all preliminary and final plats are customarily adopted by the Planning Commission and that referral to the Council is not required, and that applications for variances and conditional uses receive final decision in the Commission and not in the Council; only by appeal. He also told the Commission members that sub-division plans are normally forwarded to the Council for its information only.

The meeting was adjourned at 10:51 p.m.

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Secretary