

REGULAR MEETING OF
City Planning Commission, December 18 1963.

The meeting was called to order by Acting Chairman Rasmussen at 8:20 p.m. Present were members Cutsforth, Newton, Parsons, Rasmussen and Woods, Mayor Stefani and Sup't Cox.

Minutes of the meeting of November 13th was read and approved.

Warner G. Pearson appeared before the Commission in the interest of rezoning a parcel of property south of Highway 99-E and S.W. 5th Avenue and east of Berg Avenue, to permit the construction of a trailer court and other commercial building. In the absence of prospective builder Kenneth A. Smith, Sup't Cox presented the plans and assured the Commission that the architect had checked all State and City requirements, and that sewer, water and electricity were available to the area. A motion was made by Commissioner Parsons, seconded by Cutsforth and carried unanimously by polled vote that the Planning Commission go on record to consider that the said property be rezoned to C-2. The Commission authorized the Secretary to publish a date for a public hearing on the proposed zone change for January 15, 1964 provided the formal application and filing fee was received in time for the scheduled publication.

An excerpt from the Council minutes of December 2, 1963, recording the Council's reaction to establishing a city-wide planning control area, was read to the Commission. Mayor Stefani explained the Council's decision that the property owners would be adverse to too much detailed control. The Commission members voiced opinions that the Council were obviously not aware of the importance of control areas and decided to invite the Council members to a joint meeting on January 15 and to ask Consultant Edward Ehlers to be present to explain the provisions at that time.

A letter from the Attorney for John Meek, objecting to the closure of North Elm Street, was read. After considerable discussion, it was proposed that the City Engineering Dept. make several drawings of possible street access to the property adjacent to No. Elm Street, for future study. The Commission directed the Secretary to advise Meek's Attorney that all phases of the problem would be considered before any official recommendations were made.

An application from Edward Pfau for rezoning of a portion of the Garmire tract in Canby Gardens, to permit the construction of apartments, was presented to the Commission. A motion was made by Commissioner Newton, seconded by Cutsforth and carried unanimously that the Commission conduct a hearing on said application on January 15 with publication dates on ~~December 31~~ and January 9.

~~JANUARY 2~~
Mayor Stefani reported that Ordinance No. 454, providing for miniature golf courses as a conditional use in zone C-2, had been passed on first reading and would come up for final Council action on January 6.

The Commission members reviewed the new State law regulating subdividers, and agreed that the Sup't should advise all proponents of future subdivisions of their obligation to the State, under the new law. The question arose as to the law's application to existing subdividers who still were offering property for sale. The chairman stated that clarification of the law would be sought prior to the next meeting.

The meeting was adjourned at 10:19 p.m.


Secretary.