

CANBY PLANNING COMMISSION

Special Hearing  
November 27, 1968

DAVE BEESON HEARING --- 8:00 P.M.  
S.R. SMITH CO. HEARING - 9:00 P.M.

Present: Chairman Ralph Hulbert, Commissioners Roy Bentz, Elsie Cutsforth, Jeanne Parsons, Curtis Johnson, Andy DiTommaso, and Al Godfrey. Mayor Larry Housen, Council member Bud Dresen and Council representative John Tatone. Also present was Jim Webb, County Planning Commission.

The hearing was called to order at 8:00 P.M. to consider Dave Beeson's application for zone change from R-1 to R-2 for Lot #1, Inspiration Park, located at N. Aneta St. and N.E. Faith Avenue.

The proponent was called to state his position. Mr. Beeson explained that if the zone change was approved he proposes to build a 12 unit, two-story apartment complex. There would be four 1-bedroom apts. and eight 2-bedroom apts. with two parking spaces in the rear for each apartment. The zone change would be an extension of property previously zoned as R-2 and adjoining many other multiple dwellings.

The Chairman called for the opponents to the proposed change. Those present were:

Mr. Vern Baker  
Mr. Wayne Gooding  
Mr. Harold Wodtli  
Mr. Dave Taghon

The opposition felt the addition of a new apartment building to the area would increase traffic and parking problems and bring more children into an already congested area with little playground space. The opponents also felt this change would devalue their property.

The hearing was declared closed at 8:36 P.M.

A motion was made by Godfrey, seconded by Johnson and unanimously carried that the Dave Beeson application for zone change be approved.

Mr. Ron Tatone brought a revised preliminary plat for the Knight addition before the Planning Commission. A motion was made by DiTommaso, seconded by Bentz and unanimously carried to accept the preliminary plat of Knight addition with the recommendation that the one foot reserve planning strip dedicated to the City be released only after Mr. Knight or his heirs or assigns have been reimbursed for 50% of the improvement cost of the adjoining street.

The hearing was called to order at 9:02 P.M. to consider the S.R. Smith Company application for zone change from C-2 to M-1 for building located on 99E at the Ivy St. intersection.

Proponents were called and asked to state their position. Mr. Giddings and Mr. Renee Dupont from S. R. Smith Co. asked approval of the zone change to allow manufacturing. They propose to manufacture fiberglass swimming pool slides.

The Chairman called for the opponents to the proposed change. Mr. Bill Stevens objected to spot zoning for this one particular area as it would be impossible to refuse other applicants under the same circumstances. Mr. Al Rydmark questioned the amount of air pollution (smoke, fumes, dust) that would result from manufacturing in a congested area.

The hearing was declared closed at 9:50 P.M.

The Planning Commission discussed the following points before making their decision. Consideration was given to whether all railroad frontage property should be manufacturing area and whether the main highway thoroughfare through Canby should be kept commercial. Also, the Commission considered how spot zoning could be limited to one particular area, and if the City should rezone "to favor" a particular person or property in deference to the established zoning plan.

A motion was made by Godfrey and seconded by Johnson that the application by S. R. Smith Company for zone change from C-2 to M-1 be approved. Roll call vote was taken and there were four (4) nays and two (2) yeas. The application was, therefore, disapproved. The secretary was instructed to send a letter to S. R. Smith Co. informing them of the Planning Commission's decision and their right to appeal this decision to the City Council.

There being no further business, the meeting was adjourned at 10:25 P.M.

Respectfully submitted,

*Roma K. Borgen*

Roma K. Borgen, Secretary