

CANBY PLANNING COMMISSION
Special Hearings
October 29, 1969

HEARINGS

Joe Stokes zone change - Neff Rd.
Joe Stokes zone change - Wait Ave.

Present: Chairman Ralph Hulbert, Commissioners Gordon Ross, Elsie Cutsforth, Jeanne Parsons, Andy DiTommaso and Al Godfrey. Also present were Council representative Carl Raines, Councilman John Tatone, Co. Planning Commission member Jim Webb and Public Works Dept. Assistant John Whiteside.

The first hearing was called to order by the Chairman at 8:31 P.M. to consider Mr. Joe Stokes application for zone change from R-1 to R-2 on property on Neff Rd. described as parcel #2 of Tract 39, Canby Gardens.

The proponent was called to state his position. Mr. Stokes explained he would build multiple family dwellings and would have nice landscaping. Mr. Jim Webb, County Planning Commission, voiced his approval of the zone change.

There was no definite opposition to the proposed zone change, but several people did ask questions, discussion was held, and the Commission tried to answer the questions to their satisfaction. The main concern was with utilities and property devaluation.

The hearing was declared closed and the Chairman stated the Planning Commission's decision would be made after the second hearing.

The second hearing was called to order by the Chairman to consider the application of Mr. Joe Stokes for zone change from R-1 to R-2 on property with entrances on Amrine Rd. and Wait Avenue.

The proponent was called to state his position. Mr. Stokes explained he would build multiple family dwellings on the property and would have a play area for children, adequate parking facilities and nice landscaping.

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

Mr. Stegmiller	Mrs. Charles Driggers
Mr. Al Tate	Mr. Cullison
Mrs. Henry Zweigart	Mrs. Owen Amundson
Mr. Gary Sowles	Mr. Ayers

The opposition felt the addition of that many more dwellings in this area would add to the already over-burdened utilities. There is a severe water and electric shortage, and the question was raised as to the sewer capabilities. The opponents also asked about the streets in and out of the property. They also felt this would be "spot zoning" and would not be desirable. These homeowners wished the protection of an R-1 zone because of its low density population and restriction to single family dwellings.

Mr. Hulbert declared a recess at this time, and the Planning Commission convened in the basement to make their decisions.

APPLICATION #1 of Mr. Joe Stokes for zone change from R-1 to R-2 on Jackson property on Neff Rd. was approved. Roll call vote was four yeas and one nay.

APPLICATION #2 of Mr. Joe Stokes for zone change from R-1 to R-2 on the property on N. Wait, east of Amrine Rd. was unanimously disapproved. The secretary was instructed to draft a letter to Mr. Stokes informing him of the Planning Commission's decision and his right to appeal to the City Council.

Respectfully submitted,

Roma K. Borgen

Roma K. Borgen, Secretary