

CANBY PLANNING COMMISSION
Regular Meeting
January 8, 1969

Present: Chairman Ralph Hulbert, Commissioners Roy Bentz, Elsie Cutsforth, Jeanne Parsons, Curt Johnson, Andy DiTommaso and Al Godfrey. Also present was the newly appointed representative from the City Council, Carl Raines, Mayor Larry Housen, Council members John Tatone and Rudy Reinertson and the County Planning Commission staff member, Jim Webb.

The meeting was called to order by the Chairman at 8:07 p.m. Minutes of the December 11th meeting were approved as read.

The Chairman reported that the Ernest Bedwell application for zone change from R-1 to R-2 on the property between N. Neff St. and Molalla Forest Rd. had been given final approval by the City Council. An amending ordinance to Ordinance #452 has been approved by the Council at its final reading.

Dave Anderson, representing Beeson-Ritter Realty, came before the Commission on behalf of two clients who have applied for a zone change on the Delforge, Hellhake property on the south side of 99E. The Commission suggested they change the application to read "R-1 to C-2 instead of R-1 to R-2" as filed previously. Hearing date was set for ~~December~~^{January} 22nd at 8:00 P.M. The City Recorder was authorized to make necessary publications and notify adjoining property owners.

The hearing was called to order at 8:30 P.M. to consider the Canby Grade School District #86 application for conditional use in an R-1 zone. No opponents or proponents were present. Motion was made by Parsons, seconded by DiTommaso, and unanimously carried that Canby Grade School, District #86 application for conditional use in an R-1 zone, allowing building of a swimming pool and school building at S. Ivy Street and Mundorf Road be approved.

The hearing was declared closed at 8:45 P.M.

The hearing was called to order at 9:00 P.M. to consider Edward Lemon's application for zone change from R-1 to R-2 and variance (from standard width of access road) on property located between S. Holly and S. Ivy Streets.

The Chairman called for proponents, but Mr. and Mrs. Lemons were not present. Opponents who were present and voiced their objections were:

Mr. Jack Engleman
Mr. George Berg
Mr. Hozy Drew
Mrs. Albert Berg

Mr. Halvor Gregerson
Mrs. Halvor Gregerson
Mr. Lyle Haun
Miss Carolene Tallman

The opposition felt the 20 ft. access road to the property was insufficient to take the increased every day traffic and also emergencies such as fire trucks. They also felt that their property would decrease in value and their taxes increase if the zone was changed.

The hearing was declared closed at 9:53 P.M.

The Planning Commission discussed at length both sides of the proposed zone change before making a decision. Motion was made by Johnson, seconded by Bentz that Edward Lemons application for zone change from R-1 to R-2 be disapproved. Roll call vote was taken and there were six (6) yeas, which made the decision unanimous. Bentz made the motion, seconded by Cutsforth, and unanimously carried that the variance asked for in the same application be denied. The secretary was instructed to draft a letter to be signed by the City Recorder to inform Mr. Lemons of the Planning Commission's decision, and his right to appeal this decision to the City Council.

The Planning Commission was presented with a preliminary plat by Ron Tatone for Oliver addition #5 at Pendleton Dr. and Knights Bridge Road. Discussion was held by the Commission concerning correct procedure for the submission of preliminary plats. The subdivision ordinance was reviewed and the Planning Commission's opinion was that the procedure as outlined in the ordinance should be followed more closely. Mr. Tatone was advised that his copies of the preliminary plat should first go to the City Superintendent, Mr. Cox, before being submitted to the Planning Commission.

Jim Webb, from the County Planning Commission, presented the City with a revised land use map.

There being no further business, the meeting was adjourned at 11:00 P.M.

Respectfully submitted,

Roma K. Borgen

Roma K. Borgen, Secretary