

CANBY PLANNING COMMISSION
Special Hearing
January 22, 1969

Present: Chairman Ralph Hulbert, Commissioners Roy Bentz, Elsie Cutsforth, Curt Johnson, Andy DiTommaso, and Al Godfrey. Council representative Carl Raines, Councilman John Tatone, City Supt. Lee Cox, and Jim Webb from the County Planning Commission were also present.

The hearing was called to order at 8:00 P.M. to consider the proposed zone change from R-1 to C-2 on Delforge-Hellhake property located on the south side of Highway 99E.

The Chairman called for the proponents to state their position. Mr. Dale Morgan explained the proposed plans for a mobile home court if the zone change was approved. Also speaking in Mr. Morgan's behalf was Mr. Tom Dennis, a builder of mobile home courts, and Mr. Frank Cramphin from the County Health Department. Mr. Cramphin stated that Mr. Morgan has been managing other mobile home courts and has always cooperated with the Health Department to the utmost.

Opponents were asked to state their opposition or ask questions. Mrs. Dorothy Schmidt and Mr. Albert Seida asked about boundary lines and sewage disposal, but did not oppose the zone change.

The hearing was declared closed at 8:42 P.M.

Before discussion on the zone change, Mr. Godfrey requested that the minutes reflect his position regarding the property involved. He stated that he is employed by the Realty Company handling the transaction, but would not gain in any way, regardless of his vote. After discussion the Planning Commission favored approval of the zone change on grounds that this highway property should be zoned commercial, as it will be consistent with the surrounding area and will not likely develop as a residential area. Motion was made by Bentz, seconded by Cutsforth that the Delforge-Hellhake application for zone change from R-1 to C-2 be approved. Roll call vote registered six (6) yeas, making the decision unanimous.

Mr. Ron Tatone brought the Oliver Subdivision #5 preliminary plat before the Planning Commission for consideration. After noting several revisions had been made and finding the preliminary plat satisfactory, motion was made by Johnson, seconded by DiTommaso that the preliminary plat for the Oliver Subdivision #5 on Knights Bridge Road and Pendleton Drive be approved. Roll call vote registered six (6) yeas, making the decision unanimous.

There being no further business, the meeting was adjourned at 9:23 P.M.

Respectfully submitted,

Roma K. Borgen
Roma K. Borgen, Secretary