

CANBY PLANNING COMMISSION

Special Hearing

Delforge-Hellhake - CONDITIONAL USE IN A C-2 ZONE

April 23, 1969

Present: Chairman Ralph Hulbert, Commissioners Bentz, Johnson, DiTommaso, and Godfrey. Jim Webb from the County Planning Commission staff was also present.

The hearing was called to order at 8:10 P.M. to consider the application of Dave Anderson, as authorized agent, for a conditional use for a mobile home court in a C-2 zone. (Property located S. side of 99E and owned by W. Delforge and H. Hellhake)

After reviewing the City Zoning Ordinance and considering the conditional use application, the Chairman called for the proponents. Mr. Dale Morgan explained the mobile home court plans. Included is a recreational area, laundry facility, underground wiring and landscaping.

There were no opponents to the conditional use, therefore the hearing was declared closed at 8:30 P.M.

A motion was made by Johnson, seconded by DiTommaso and by roll call vote unanimously approved that the conditional use be permitted, with the following conditions:

- (1) All sections of Ordinance #408, Canby's Mobile Home Court Ordinance, be strictly adhered to.
- (2) No additional permanent structures be constructed on extensions of either Second Avenue or the alley between Second Avenue and U.S. 99E.
- (3) The alley running east and west through the property be deeded to the City of Canby by the property owners.
- (4) A sight obscuring hedge or fence between the area used for mobile homes and any area used for retail or service commercial.

Mr. Anderson presented the Planning Commission with the deeds of Willie Delforge and Herman Hellhake for the alley through their property.

The Secretary was instructed to draft a letter to Mr. Anderson informing him of the Planning Commission's decision to grant conditional use.

Respectfully submitted,

*Roma K. Borgen*

Roma K. Borgen, Secretary