

Canby Planning Commission  
Regular Meeting  
August 11, 1971

Present: Chairman Gordon Ross, Commissioners Al Godfrey, Andy DiTommaso, Curt Johnson, Elsie Cutsforth & Ralph Hulbert.  
Also Present: Clackamas County Representatives Dave Patterson and Jim Hall. Councilman Raines and Public Works Asst. Herbison.

The meeting was called to order at 8:00 PM.

The minutes of the previous meeting were read and approved.

At 8:05 PM a public hearing for the consideration of an Ordinance Amendment to include light manufacturing in a highway commercial (C-2) zone was held. After a brief discussion and there being no one present in opposition, Commissioner Godfrey moved to recommend to the City Council that Section 8, item D of C-2 Highway Commercial Zone of the Zoning Ordinance #452 be amended to read under uses permitted:

To include:

#2. A use permitted outright in an M-1 Light Industrial Zone.

Motion seconded by Johnson and passed unanimously.

Chairman Ross then explained to Mr. Hilton, who was present representing Toomec Industries, what the next steps would be.

Chairman Ross presented for preliminary study, a new subdivision plat by Smelser Homes for low-income housing, located off N. Ferry Road at Boe Ave. After a brief discussion the Chairman advised the Commissioners the plan would be discussed at the next meeting.

The Chairman then asked for review of minutes of April 8, 1970, regarding a public hearing on Marvin Dack property adjacent to City Park. The minutes revealed that the application had been denied. Chairman Ross then advised the Commission that Mr. Dack had applied again and it was identical to his previous application, however the new application was not complete.

The commission then considered the two proposals for consultants, Eldon Edwards and Clackamas County Planning Commission. Commissioner Godfrey moved that the Clackamas County contract be renewed for the fiscal year July 1971 to June 1972. Seconded by Cutsforth and passed unanimously.

Chairman Ross then presented his preliminary proposal for the creation of a new R-3 zone for consideration of the commission. A brief discussion followed. The Chairman will see that commissioners receive a copy of the proposal for their consideration and it will be discussed at the next meeting.

The public hearing for Amendments to change required square footage and setbacks in present R-1 and R-2 zones of the Zoning Ordinance #452, was called to order at 9:00 pm. A copy of the proposed amendments is attached and made a part of these minutes.

Item B. Amendments to Section 8, Uses Permitted.

1. Zone R-1 (Low density residential), page 6.

Amend item 8 of Conditional Uses to read:

8. "one two-family dwelling per lot"

Motion to Amend: Hulbert

Second DiTommaso

Passed unanimously

Item C. Amendments to Section 9. Developmental Regulations.

1. Zone R-1

Amend column 2, Minimum Area, to read:

"7,000 square feet per single family dwelling"

"10,000 square feet per two-family dwelling"

Motion to Amend: Johnson

Second: Hulbert

Passed unanimously

Amend column 6, minimum yard requirements (rear) to read  
"20 feet"

Motion to Amend: Johnson

Second: Cutsforth

Passed unanimously

Item C. Amendments to Section 9. Developmental Regulations (Cont'd)  
Amend column 2

Amend column 2, Minimum Area, to read:

- a) 5,000 square feet for the first dwelling unit plus 2,500 square feet for each additional unit."

Motion to Amend: Hulbert

Second: Cutsforth

Passed unanimously

Amend column 3, Minimum width, to read:  
"70' feet"

Motion to Amend: Johnson

Second: Cutsforth

Passed unanimously

Amend columns 4, 5, & 6, Minimum yard requirements, to read:

- front - "20 feet /2"  
side - "10 feet single story, 12 feet double story, except 20 feet along a street side for either single or double story /3"  
rear - "20 feet"

Motion to amend: Johnson

Second: Cutsforth

Motion passed, 4-1 with Godfrey voting no.

Amend column 7, Maximum Building Height, to read:

"75 feet" /4

Motion to amend: Hulbert

Second: Cutsforth

Passed unanimously

Amend column 9, Other Regulations, to include:

- "3. Off street parking as required in Section 10 & 12"  
"4. Setbacks to be measured from furthestmost projection of the building."

Motion to amend: Hulbert

Second: DiTomasso

Passed unanimously

Amend footnote No. 5, page 12 to read:

"Fences, not to exceed three and one-half feet in height in a front yard, except in a vision clearance area, and not to exceed six feet in height in any side or rear yard, shall be permitted."

Motion to amend: Johnson

Second: Cutsforth

Passed unanimously

Item #E.

Amendments to Section 10, Off-Street Parking.

Amend paragraph 1, Residential Uses, to delete "dwelling" and add the following:

single-family dwelling.....one space per dwelling unit  
two-family and multi-family dwellings.....two spaces per dwelling unit

Motion to amend: Godfrey

Second: Hulbert

Passed Unanimously

Item F. Amendment to Section 12, General Requirements for Parking Lots and Loading Areas.

Amend item (4) to read:

"(4) Access aisles shall be of sufficient width for all vehicular turning and maneuvering but in no case shall two-way and one-way driveways be less than twenty (20) feet and twelve (12) feet respectively."

Motion to Amend: Johnson  
Second: Godfrey  
Passed unanimously

Add item (7) to read:

"(7) All parking area and parking spaces except those required in conjunction with a single lot shall be designed and laid out to the minimum standards as set forth in Figure 1, Parking Table."

Motion to Amend: Godfrey  
Second: Cutsforth  
Passed unanimously

Commissioner DiTomaso asked for an explanation of the law dealing with subdivision in regards to four parcels of land on Cedar St. behind the Eccles School. One parcel of one acre was recently purchased by City for their Water Storage Reservoir. State law says any parcel of land when sold off in four or more pieces at one time constitutes a subdivision, therefore, the party or parties having sold this property are in violation of state law. Chairman Ross directed the Secretary to write the sellers and advise them of their violation and ask that they present to the Commission the required subdivision plat for approval.

Public Works Asst. Herbison then asked the Commissioners to give some thought and consideration to a sign code for which there is no Ordinance at this time.

The next meeting was scheduled for Sept. 8th at 8:00 pm.

Meeting was adjourned at 10:10 pm.

Respectfully submitted,

  
Kay Lewelling,  
Secretary