

Canby Planning Commission  
Regular Meeting  
March 8, 1972

Present: Chairman Gordon Ross, Commissioners Edgerton, Cutsforth, DiTommaso  
Hulbert and Johnson.

Also present: Asst. Supt. Whiteside, Clackamas County Representative Dave  
Patterson and Councilman Raines.

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

Upon the recommendation of the Chairman, Commissioner Johnson moved that the  
corrected minutes of Jan., Feb., and Mar., 1971 be approved as mailed. Second by  
Cutsforth and passed unanimously. The Secretary was directed to file the corrected  
minutes with the recorder.

At 8:15 pm. the Public Hearing for consideration of a zone variance by Dave Zweigart  
to construct an eight unit, multi-family structure on property located at 276 S. Knott  
Street also described as tax lot 3,000 on county map 31E 33 DC.

The Chairman advised those present of the procedures to be followed at the hearing  
and then asked Mr. Zweigart to advise the commissioners of his reasons for requesting  
the zone variance. Mr. Zweigart stated his lot has an area of 12,500 sq. ft.  
According to the City Zoning Ordinance, minimum area for building 8 units in an R-2  
zone is 19,000 sq. ft., therefore the variance request. He also stated that in Jan.  
1965, the Planning Commission had approved his plan submitted to them at that time  
and since then he had not been notified of any problems with the 1965 approval. He  
had sold the property in question on the basis of being able to build 8 units.

Appearing in opposition to the variance application was Mr. A.D. Nelson, owner of  
adjacent property. He felt the property could not accommodate 8 additional units  
and the necessary park facilities, and since other property owners in the area were  
governed by the same zoning ordinance regulations as Mr. Zweigart, the requirements  
should be met.

The hearing was recessed at 8:32 pm for consideration of the commission. After  
considerable discussion, Commissioner Johnson moved the Zone Variance to allow  
construction of an eight unit, multi-family structure on property located at 276  
S. Knott Street be granted subject to the condition, the buildings to be built were  
as submitted on the plot plan. A copy of this plan is attached and made a part  
of these minutes. Second by DiTommaso, A roll call vote was asked and the motion  
passed by majority vote.

The Chairman directed Mr. Zweigart to prepare a plot plan, drawn to scale, for  
presentation to the City Engineer for signature and approval.

The hearing was adjourned at 9:10 pm.

First item was the presentation of the final plat on Oliver #6 by Earl Oliver for  
approval of the Commission. Commissioner DiTommaso moved the final Plat of Oliver  
#6 be accepted. Second by Hulbert and passed unanimously. Upon receipt of the check  
the plat will be signed.

Next on agenda was a preliminary review of a proposed sub-division by Dave Anderson  
located as lots 56-64 of Canby Gardens to be known as Amrine Addition. The Chairman  
directed that a hearing would be held on March 29, 1972 at 7:30 pm, for the approval  
of the preliminary sub-division plat.

Canby Planning Commission  
Regular Meeting  
March 8, 1972

-2-

Next was a preliminary review of a proposed sub-division by Hood View Builders located as lot 71 of Canby Gardens to be known as Judco Tracts #1. It was then directed that a hearing would be held March 29, 1972 at 8:30 pm for the approval of the preliminary subdivision plat.

John Whiteside then asked that the commission take action on his request for an ordinance to cover minor land partitioning. Mr. Patterson will research and prepare for next meeting.

A study session then followed on further proposed amendments to the zoning ordinance. It was the feeling of the commissioners that consideration be given to duplex and triplexes within an R-1 zone as a conditional use but subject to lot area restrictions as follows:

7,000 sq. ft.	= S.F.R.	in an R-1 zone
10,000 sq. ft.	= 2 F.R.	in an R-1 zone as conditional use
12,500 sq. ft.	= 3 F.R.	in an R-1 zone as conditional use

The meeting was adjourned at 10:45 pm.

Respectfully submitted,

  
Kay Lewelling  
Secretary