

Canby Planning Commission
Regular Meeting
August 8, 1972

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

Also Present: Asst. Supt. Whiteside and Clackamas County Representative Dave Patterson.

The meeting was called to order at 7:45 p.m.

The minutes were read and corrected as follows:

1. Page 1 last paragraph, item #1 clarify to read:
"the old house on corner of alley to be torn down."

The secretary then read communications recieved from Willamette Valley Country Club regarding a request to allow a golf course as a permitted use in an R-1 zone. Also read was a letter from Wade Bettis regarding the release of street plugs on Debbie Acres. Discussion followed and the Secretary was directed to write a letter to the City Council recommending release, by them, of the street plugs.

The commission then reviewed the agenda for the August 22nd meeting.

At 8:05 pm the public hearing for consideration of an application for a zone change from R-1 to R-2 on a parcel of land located on the West side of North Neff Road approximately 325 feet South of Wait Ave., by Allan Hahn, was called to order. The Chairman explained the application. Mr. Hahn presented his proposed plan for construction of a four unit townhouse apartment. Chairman Ross called for opponents and proponents. The hearing was recessed at 8:15 pm to allow the commission to review the request. At 8:25 pm the hearing was reconvened and Commissioner Hulbert moved the Planning Commission recommend to the City Council approval of the zone change application of Allan Hahn for a parcel of land described as tax lot 1500 on County Plat Map 31E-33AD from R-1 to R-2 subject to the following condition:

1. That proposed construction ^{meet} all requirements of the Zoning Ordinance #558 which becomes effective Sept. 1, 1972.

Second by Cutsforth and passed unanimously.

Supt. Herbison then appeared before the commission requesting that they give serious consideration to the final plat submitted by Earl Oliver for a subdivision known as Oliver #7. Discussion followed and the Secretary was directed to write a letter to Mr. Oliver and Mr. Ron Tatone, advising them that before final approval could be given to his subdivision, he must meet all requirements of the staff reports as approved on the preliminary plat.

At 9:00 pm a public hearing was called to order for the consideration of a conditional use permit to allow an extension of the Almax Mobile Home Court in an R-2 zone by Ray Condray. The Chairman asked Mr. Tatone, representing the developer, to present his proposal and discussion followed. The Chairman called

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For opponents to the application. Those opposing were:

1. Dave Morgan, owner of Canby Manor Mobile Park. He had no objections but felt the applicants should be made to conform with Ordinance #408 by bringing the existing Mobile Home Park up to City Standards.
2. Arthur Schmidt: Had no objections to the application but would like to see the row of trees bordering his property and the east property line of the development remain.

The hearing was recessed at 9:15 pm for consideration of the commission. At 9:40 pm the hearing was reconvened and Commissioner Johnson moved the application for conditional use in an R-2 zone be approved as presented and revised, subject to the following:

1. The existing mobile park is brought up to standard as provided for in City Ordinance #408 and according to the Oregon statutes pertaining thereto.
2. Said conformance of the existing mobile court shall be done prior to development of the annex or construction of the conditional use.
3. The City of Canby shall be deeded a forty foot (40') right-of-way to continue S. E. 2nd Ave. to and abutting the Canby Manor Mobile Park.
4. The development shall meet and conform to all staff reports.

Second by Hulbert and passed unanimously.

Mr. Condray then addressed the commission stating that restriction #2 just passed by the commission would keep his developer from updating his existing mobile park since he would have no place to move trailers while doing so. Discussion followed and Commissioner Johnson moved that item #2 of the previous motion be deleted and insert the following:

- #2. A construction plan showing revisions and modifications of the existing Mobile Home Park and the number of units necessary to move to the new annex, be presented to the planning commission for their approval prior to any development or issuance of building permits.

Second by DiTommaso and passed unanimously.

Next on the agenda was the consideration of preliminary plat, approval for a subdivision known as Popp/Seida property. After reviewing the proposed plat, Commissioner DiTommaso moved the preliminary plat of Popp/Seida Property be approved, subject to the following:

1. Shall comply with all revisions as stated in the staff reports.
2. The street be named.

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3. The subdivision be named.
Second by Cutsforth and passed unanimously.

At 10:10 pm the public hearing was called to order for the consideration of a zone change application from R-2 to C-1 on a parcel of property located on the North side of 4th Ave. at Holly St. by Lyle Read and Lawrence Housen. The Chairman advised the commission the reason for the request was to allow construction of an office or professional building on the property. Mr. Housen presented a possible plan for the property, should the zone change be granted. The Chairman then called for opponents.

Mrs. Carol Mangus, Mr. Wilfred Roach and Louise Andrus appeared voicing concern over the C-1 zone being adjacent to single family residences and how their property would be affected.

The hearing was recessed at 10:40 for consideration of the commission and reconvened at 10:50 pm. Commissioner Hulbert moved the planning commission recommended to the city council approval of the zone change request from R-2 to C-1 by Lawrence Housen and Lyle Read. Second by Cutsforth and passed unanimously.

The Chairman advised those present that another public hearing would be held by the City Council before final approval and recommended those present should attend that hearing also.

The Chairman then advised the Commission that Section 10 of the Zoning Ordinance regarding off-street parking states that off-street parking in a C-1 zone is not required and voiced concern that this should be corrected. After some discussion Chairman Ross asked Dave Patterson to review section 10 and prepare a recommendation for an amendment, for the next meeting.

The meeting was adjourned at 11:00 pm.

Respectfully submitted,


Kay Lewelling
Secretary