

Planning Commission
Regular Meeting
October 24, 1972

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

Also present: Asst. Supt. Whiteside

The meeting was called to order at 8:05 pm.

The minutes of Sept. 12 were read and approved. The meeting of Sept. 26, was not convened due to lack of a quorum. A brief report was read, of items which were discussed.

The Secretary read a letter from Wade Bettis regarding the proposed resolution establishing procedures for Minor Land Partitioning. The Chairman directed that all commissioners be sent a copy of the letter and resolution.

At 8:20 pm a Public Hearing was called to order for the consideration of a zone change application by James Payton to rezone from R-2 to C-1, a parcel of property located on the corner of N. Ivy St. and N.E. 4th. The Commission reviewed the staff reports and called for proponents. Mr. Payton advised the Commission of the reasons for his request. He stated his intention is to build a one story building containing six (6) offices, if the zone change is granted. The applicant then answered questions of the commission. The Chairman then called for opponents to the request. Appearing in opposition to the zone change were:

Mr. Harold Henry. He questioned the type and size of buildings to be constructed and to the spot zoning this would create. The Chairman advised Mr. Henry that the type of construction could not be considered when considering an outright zone change application. After considerable discussion Mr. Henry stated he would have no objection to the application provided the entire area were incorporated into the zone change.

The public hearing was closed at 8:40 PM. The Commission reviewed the application and after a period of discussion it was moved by Commissioner DiTommaso that the zone change application of James Payton be tabled until the earliest possible date to allow the commission to work on a blanket zone change. Second by Johnson and passed unanimously.

At 8:55 PM the Public Hearing was called to order for the consideration of a zone change application by Canby Industrial Park to rezone from R-1 to R-2 a parcel of property located immediately South of the South boundary line of the Dahlia Park subdivision Annex #2 and Debbie Acres subdivision and approximately 100 feet South of the South boundary of the Knights Addition. The Commission reviewed the staff reports and the Chairman called for proponents for the application.

Mr. John Carlson, representing Canby Industrial Park stated their reasons for the zone change request was to allow the construction of multiple type housing between the M-1 and R-1 zones.

The Chairman then called for opponents to the request. Appearing in opposition were:

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Mr. & Mrs. Mitchell &
Mr. & Mrs. Yazzalino, whose residences border the proposed zone change. It was their feeling the city did not need any additional apartment units and the area in question should remain in the Industrial Park area. If any further consideration were given they would much prefer a P.U.D. rather than an outright zone change.

Mr. Carlson responded to the objections of those present. The hearing was closed at 9:15 PM. The Commission reviewed the application and after considerable discussion Commissioner Johnson moved the zone change request of Canby Industrial Park be denied. Second by Edgerton and passed unanimously. The Chairman then advised the applicants the decision of the Planning Commission could be appealed to the City Council within 15 days.

Mr. Carlson then requested that the Planning Commission respond to his letter of Sept. 26th.

Next on the agenda was a request by Payton/Anderson for approval of the Preliminary Plat of the proposed subdivision known as Country Club Estates Annex #2. Mr. Ron Tatone, representing the applicants, presented the proposal and he staff reports were reviewed by the Commission. After a discussion period Commissioner Johnson moved the preliminary plat of Country Club Estates Annex #2 be approved subject to the following conditions:

1. Compliance with all of the staff reports
2. Compliance to subdivision ordinance
3. Subject to approval of all serving utilities
4. Deletion of Parcel A and the Northerly proposed future R-2
5. Striking paragraph 6 of the Public Works staff report
6. A utility easement of 5' along all interior lot lines

Second by Edgerton and passed unanimously.

Next on the agenda was further study of the proposed trailer park extension of Popp/Seida. Ron Tatone, representing the applicants, requested acceptance of a letter from Al. Seida regarding his compliance to the conditions as set forth in approving his Mobile Home Park Annex on August 8, 1972. A copy is made a part of these minutes. After a period of discussion, Commissioner Hulbert moved the revisions to items #2 and 3 of the original conditions of approval of the Popp/Seida trailer park annex of August 8, 1972, be approved and a copy of said revisions made a part of these minutes. Second by Cutsforth and passed with Commissioner Edgerton voting no. The Secretary was directed to send a copy of the approved plans to Mr. Tatone.

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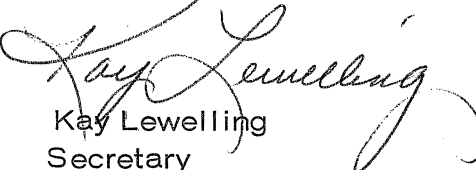
Next on the agenda was a discussion of the right-of-way of Territorial Road to complete the application for Minor Land partitioning by Terry Laxton. Mr. Whiteside advised the Commission of the work done by Zarosinski-Tatone Engineers in this matter. Discussion followed and Commissioner DiTommaso moved the Planning Commission go on record as establishing the control line of Territorial Road from Ferry Road to a point which lies S 78° 12' W, a distance of 178.05' from the intersection of Pendleton Drive with said control line as shown on survey plat dated 9-7-72 by Zarosinski-Tatone Inc. and filed with Clackamas County Surveyor. Second by Johnson and passed unanimously. The Secretary was directed to write letter to City Council recommending they accept the control line as established by Zarosinski-Tatone Engineers on behalf of the Planning Commission.

Commissioner Johnson then moved the application of Terry E. Laxton for Minor Land Partitioning be approved subject to the dedication to the City of Canby property for street purposes as per description attached and made a part of these minutes. Second by Edgerton and passed unanimously.

Commissioner Hulbert then moved the Planning Commission recommend to the City Council that the city share in the cost of establishing the control line of Territorial Road. Second by Cutsforth and passed unanimously. The Secretary was directed to write a letter of request to the City Council enclosing a copy of the bill from Zarosinski-Tatone Engineers. A copy of this bill is made a part of these minutes.

The meeting was adjourned at 11:45 pm.

Respectfully submitted,


Kay Lewelling
Secretary