

Canby Planning Commission
Regular Meeting
December 20, 1972

Present: Chairman Gordon Ross, Commissioners Edgerton, DiTommasco, Johnson and Cutsforth
Also present: Councilman Raines, C.C. Rep. Dave Patterson & Public Works Secretary Thelma Austin

The meeting was called to order at 8:10 PM.

The minutes of November 14th and 29th were read and approved.

The secretary then asked for a clarification of what was wanted by the Planning Commission in regards to their Conditions of Approval of Subdivision which asks for "Written Agreements with all serving Utilities". The Chairman advised that before final approval of a subdivision could be granted, letters from all serving utilities should be part of the file showing that the Developer had made acceptable arrangements with all utility departments.

John Whiteside advised the commission he had not obtained cost figures for a comprehensive plan.

At 8:30 PM the Public Hearing was called to order for the consideration of the following amendments to the Zoning Ordinance #558:

- (1) Section 8, item 6, of Conditional Use in an R-I Zone amend to read -
"Public Building or Land Use such as fire station, city hall, parks (playgrounds) library or museum.

There being no opponents present, Commissioner Johnson moved the amendment be approved. Second by DiTommasco. Passed unanimously.

- (2) Section 8, add item 10 to Conditional Uses in an R-I Zone to read -
10 - Golf courses, public or private.

Commissioner DiTommaso moved to accept. Second by Edgerton. Passed unanimously.

- (3) Amend Section 10 - Off Street Parking by striking from the text the words "other than a C-I zone".

Commissioner Edgerton moved to accept, second by DiTommaso and passed unanimously.

- (4) Amend Section 9 - Developmental Regulations item 3 of Footnotes by adding the words "or rear yard" so that item 3 reads "A side or rear yard" - etc.

Commissioner DiTommaso moved to accept, second by Cutsforth and passed unanimously.

Next on the agenda was a request for an interpretation of the zoning Ordinance regarding setbacks on corner lots. After considerable discussion the Chairman called a Public Hearing for January 10, 1973 at 8:30 PM for consideration of a Zone Variance for Ernest Bedwell to reduce setbacks on Lot 7 of Eastwood Estates.

The Chairman then directed that a letter be sent to the Salway Nursing Home advising them that to date item #5 of their Conditional Use Permit had not been met and they would be required to build a fence and/or a hedge be planted between the Nursing Home and the Canby Community Clinic.

Chairman Ross also directed that a letter be sent to Mr. Tom Kately, 804 N. Cedar St. advising him that he had built a carport without a building permit and that he was in violation of the zoning ordinance, since the carport had been built too close to the property line.

At 9:30 PM the Public Hearing was called to order for consideration of a zone variance application by Clyde Ritter to reduce the rear yard set back from 20 feet to 17 feet on lot 3 of Country Club Estates Annex #1. Discussion followed. There being no opponents present Commissioner Johnson moved that a zone variance be granted Clyde Ritter to reduce the rear yard setback on Lot 3 of Country Club Estates Annex #1 from 20 feet to 17 feet. Second by Ditommaso and passed unanimously.

Next on the agenda Mr. Eldon Edwards was asked to explain his proposal to act as Planning Consultant for the City of Canby. After discussion Commissioner Johnson moved that Mr. Eldon Edwards be hired as Planning Consultant for the City of Canby effective January 1, 1973 for 6 months ending June 30, 1973 at the rate of \$10.00 per hour with special projects being negotiated individually. Second by Cutsforth and passed unanimously.

John Whiteside then asked the Commission for their opinion of a balcony built on a house in regards to the setbacks. It was the opinion of the commission that since all setbacks are measured from the further most projection of a building a balcony was a projection and therefore all measurements would be from that point and Mr. Whiteside was directed to notify the builder that he would be required to reduce the size of the balcony to conform to the setbacks of the zone in which it is being built.

The meeting was adjourned at 10:30 PM.

Respectfully submitted,

Kay Lewelling
Secretary