

Canby Planning Commission  
Regular Meeting  
August 22, 1973

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

Also Present: Consultant Edwards and Acting Supt. Whiteside.

The meeting was called to order at 8:00 by the chairman. The minutes of July 25 were approved as read. Minutes of a special called meeting on August 13, 1973 were read. The meeting was held in consideration of an application for Minor Land Partition by Kenneth Knapp - Ray Pearson.

A motion made by Hulbert to amend the motion made on August 13 by striking out a 15' (feet) dedication to the City and inserting a 20' (feet) dedication to the City for street purposes. Motion seconded by DiTommaso, passed unanimously. The minutes of August 13 were approved as corrected and read.

The secretary was directed to write a letter to Mr. Knapp stating the insert of 20' (feet) instead of 15' (feet) and the full approval of his Minor Land Partition application.

A letter from Wade P. Bettis was read in regards to a Deed from Harold A. Salway et ux. The secretary was directed to write Mr. Salway a letter with the information provided for in Mr. Bettis's letter.

Discussion followed regarding the program of the Comprehensive Plan.

Discussion regarding an emergency excess on the upper portion of Country Club Estates #2 - (Dave Anderson). The secretary was directed to place the item on the Agenda for the meeting of September 12.

A Public Hearing was opened for a Zone Variance application by Mr. Norris Hart. Purpose of application is to reduce the rear yard set back from 20 feet to 15½ feet for a patio roof construction. Consultant Edwards showed slides of the front and sides of Mr. Hart's house. He read Ord. 558 sec. 29 pg. 22 and stated the four conditions required to grant the variance appears not to be met. Edwards suggested the applicant roof his patio for a distance of 8 feet from the house.

Proponents were called. Mr. and Mrs. Hart were present. Mr. Hart stated that behind his house was a large field and did not think his variance to 15½ feet would affect anyone.

Opponents were called. None being present the hearing was closed.

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Discussion followed. Motion was made by Edgerton to continue Public Hearing on variance application until Sept. 12 meeting so commissioners may make an on site inspection. Seconded by Hulbert, passes unanimously. The continuation of the Hearing will be placed on the agenda for Sept. 12, 1975 at 8:20 P.M.

A Public Hearing was opened for a Zone Change from R-2 to C-1. Application by School Bus Services, Inc. - E. G. Larson.

Chairman Ross read staff reports. Consultant Edwards showed slides of parcel of property concerned. Property is located 2200 ft. south of 99E, lower portion of Tax lot 500 T4S, R1E, Sec. 43, W.M.

To the south of said property is a nursing home, clinic and a church. Mr. Edwards stated the development of the area is in keeping with residential character. The proposed development would subtrack from that character. It would also set a precedent for future development for C-1 zone. His recommendation was to deny the application for zone change.

Proponents were called. Mr. Larson spoke in his behalf. The property fronts on Elm St. would be curbed and landscaped with low growing shrubs, also states there should be no traffic congestion or possibility of accidents.

Opponents were called. Citizens present opposing the zone change were:

Mr. Salway

Mr. Colton Denton

Mrs. Stinson

Mr. Paul Still

Nancy Kopelk

Mr. Harry Larson, who also presented the Commission with a petition opposing the zone change. Signers on the petition are property owners on So. Douglas and So. Elm Streets.

Mr. E. G. Larson spoke again and states he did not want to rebuff the people but he does need property for the school busses. He repeated the property would be landscaped, and stated there must be an allowance for industry and commercial property for future businesses.

The Public Hearing was closed. Discussion followed. Motion was made by Hulbert to deny the application. Seconded by DiTommaso, carried unanimously. Chairman Ross informed Mr. Larson he has the opportunity to appeal to the City Council, the decision of the Planning Commission. He must file within 15 days by written notice to the city recorder. Meeting adjourned at 10:10 P.M.

Respectfully submitted,

*Thelma Austin*  
Secretary