

Canby Planning Commission
Regular Meeting
April 11, 1973

Present: Chairman Gordon Ross, Commissioners Hulbert, Shaw, DiTommaso, Edgerton and Cutsforth. Curtis Johnson Arrived at 8:17 PM.

Also Present: Mayor Roth, Planning Consultant Eldon Edwards, Council Rep. Tony Gerber and Acting Supt. John Whiteside.

The meeting was called to order at 8:01 P.M.

Minutes of the March 28, meeting were read and approved with a correction to page 2, paragraph 3, line 8. Add the word "occurs" to make sentence read: Such deed to be conveyed to the City at such time as a change of use other than the existing Mobile Home Park occurs.

A letter from Wade Bettis was read in regards to an extension of S.E. 2nd Ave. thru Almax Mobile Home Park. Apparently there is a misunderstanding and Acting Supt. John Whiteside stated his intention to see Mr. Bettis to clear up any misunderstandings.

A Letter from David Anderson was read in regards to a 6 month extension on the preliminary approval of the northerly portion of Country Club Estates Annex #2. No action was taken pending further study.

First on the agenda, a Minor Land Partition by Dean F. Spence. A slide review of the property in question was presented by consultant Edwards. Staff reports were read. After discussion a motion was made by Edgerton to approve minor land partitioning subject to the conditions of the staff reports and city streets agreement. Seconded by Cutsforth, motion carried unanimously. The secretary was directed to write a letter to Mr. Spence relating the approval of the minor land partition and to enclose a copy of the staff reports.

Next on the agenda was an application for a Preliminary Plat Subdivision/Compass Corporation/Gordon Ross. Commissioner Ralph R. Hulbert acted as Chairman Pro-Tem. The property in question is located between So. Ivy St. and So. Knott St., between 2nd Ave. and 4th Ave. The proposal is to develop ten duplex lots in an R-2 zone. A slide review of said property was shown by Consultant Edwards. Mr. Tom Tye of Compass Corp. was present and answered questions for the commissioners. After much discussion a motion was made by Johnson to approve the application for ~~minor land partitioning~~ subject to the following conditions:

~~PRELIMINARY PLAT SUBDIVISION~~

1. Provision of an easement as required by the Utility Department.
2. Subject to staff reports.
3. Providing for the 47 foot right-of-way at the easterly 132 feet of S.E. 3rd avenue within the subdivision with said improvements to be placed in the northerly 40 feet thereof.

Seconded by Cutsforth, motion carried unanimously.

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Next the Planning Commission reviewed a preliminary subdivision plat as per request by the Clackamas County, one properties located North of Bouncy Blvd. and outside of the city. The planning commission directed consultant Edwards to reply showing concern with development in regards to land areas, set backs and future city street projections.

Meeting adjourned at 10:30 P.M.

Respectfully Submitted,

Thelma Austin

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Secretary