

Planning Commission  
Regular Meeting  
June 11, 1975

Present : Chairman Ross, Commissioners Cutsforth, Hulbert, Johnson and Merrill

Also Present: Planning Consultant Edwards and City Administrator Wyman and  
Several Guests

Absent: Commissioners Edgerton and Shaw and City Attorney Bettis

The meeting was called to order at 8:10 p.m.

The minutes of the previous meeting, held on May 28, 1975, were approved, with one correction: on page 1, under the Kraxberger Minor Land Partition summary, there was a sentence which read, "The subdivision, as it is now, is non-conforming, because of the large size of the lots, and has not been accepted by the City." This sentence was changed to read as follows: "North Oak Street, from N.E. 10th, has not been accepted by the City."

Hood View Builders, Inc., Zone Variance to build on substandard lot, S.W. 5th and S. Elm Street. Obtaining this zone variance is one of the conditions of approval of the minor land partition reviewed by the Planning Commission for Hood View Builders on May 28, 1975. The lot in question has adequate building room and is substandard in depth only. Planning Consultant Edwards presented the findings of the planning staff, with a recommendation for approval, subject to receipt of an application for the variance and the \$25.00 fee for same. Sanitary sewer service to the area was discussed, as it was at the previous hearing for minor land partition. Administrator Wyman advised that research is currently being done with regard to different possibilities of sewer development in that area. The sewer lines are an engineering problem to be handled by the developer and the Public Works Department. Once the Planning Commission gives its approval for the use of the land, it is up to the City to be sure that the sanitary sewer is developed in the best possible manner. During discussion of the staff reports, one of the conditions for approval of the minor land partition recommended by the planning staff was changed. The third condition had read: "Paving from curb to center line of South Elm Street." \*Commissioner Johnson moved to change it to read: "Oil mat from curb to existing oil mat." Commissioner Hulbert seconded the motion, which passed unanimously. \*Commissioner Johnson then moved to approve the zone variance as shown on the drawing submitted by Eldon Edwards and signed and dated by the Chairman of the Planning Commission, subject to the staff reports for the zone variance and minor land partition applications and to completion of the application for the zone variance and payment of the fee for same. The motion was seconded by Commissioner Hulbert and passed unanimously. The secretary was directed to write a letter to the applicant informing him of the decision of the Commission.

Dan Delano, Zone Variance, to add 19 spaces to Redwoods Mobile Villa, 620 S.E. 2nd Ave. The plat was brought in previously and was basically approved on June 12, 1974, subject to the following conditions: (1) There be two accesses to all parts of the site; (2) A playground area be developed within the site; (3) Patio and storage areas be constructed to City and/or State standards; (4) Existing court be brought up to these standards; (5) Fire Department approval. There is a provision for a playground area, within the proposed new section, which would be large enough to serve the entire court. The new spaces will comply with City and State standards; however, bringing the existing court up to those standards would involve massive rearrangement of mobile homes and destruction of concrete pads. This is the reason for the

variance request. It was recommended that the fourth condition from the June 12, 1974 decision be waived. As to Fire Department approval, they have no objection to the zone variance, but will require that the fire hydrant at lot 36 be moved in a northerly direction, 60 feet, to the intersection and that the hydrant in the recreation area be moved in a southeasterly direction to the corner of lot 14. They will also require all hydrants to be tripples and to be on a minimum of 4" line. The Telephone Association has requested the following easements be granted to them before any construction is started: (1) A five foot utility easement along each interior trailer space lot, provided at the developer's expense; (2) A ten foot utility easement along all exterior boundaries of the proposed addition provided at the developer's expense; and (3) A ten foot easement from the SW corner of existing trailer park approximately 500' to the NW corner of the existing trailer park. Mr. Edwards and Mr. Nyman asked the applicant if the City could get an easement for sewer trunk line to go through Redwood Mobile Home Villa property to serve that part of town (from a line on 99E). Mr. Delano stated that he has no objection to this but that he is purchasing the property on contract and did not know whether he has authority to grant the easement. Chairman Ross recommended that he get the signature of the property owner, Chester Faulk, giving his permission, also. \*Commissioner Hulbert moved to approve the zone variance application, with the following conditions: (1) that item 4 on the June 12, 1974 minutes regarding the conditional use application by Mr. Delano be waived; (2) that the staff reports be complied with; (3) that an easement be granted to allow the City to put a sewer main within the driveways in the mobile home park. The motion was seconded by Commissioner Cutsforth and passed unanimously. The secretary was directed to write a letter to the applicant informing him of the decision of the Commission, with a copy going to Mr. Chester Faulk.

Country Club Estates, Annex #2, Parcel A, establish lot lines. This was treated as a re-plat of Parcel A of Country Club Estates Annex #2. After a brief discussion, it was felt that everything was in order, and Eldon Edwards recommended approval. \*Commissioner Cutsforth moved that the re-plat, as submitted by the applicant and signed by the Chairman of the Planning Commission be approved. Commissioner Merrill seconded the motion, which passed unanimously.

Further Business: Administrator Nyman asked that anyone who plans to attend the joint workshop on the comprehensive plan at Bowman's at Memme June 21 (Saturday) contact either himself or the Planning Commission secretary so that he will know approximately how many people will be there. Chairman Ross urged all commissioners to attend, as the last session was quite productive. James Payton's zone change application has been removed from the agendas, since it no longer applies to the land. A plot plan of the new shopping center off of 99E was introduced and will be on the agenda for the June 25 meeting for discussion of ingress and egress routes.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Merrie Dinteman*

Merrie Dinteman, Secretary  
Canby Planning Commission