

Canby Planning Commission
Special Meeting
April 26, 1978

Members Present: Chairman Ross, Commissioners Hulbert, Cutsforth, Shaw, Cibula, Kahut and Edgerton

Others Present: City Attorney Roger Reif, Public Works Director Ken Ferguson, Planning Consultant Eldon Edwards arrived at 7:45 p.m., Mark O'Donnell, Dave Anderson, Martin Clark, Tom Tye and others

Item No. 1: This proposed annexation was tabled at the Planning Commission meeting April 12, 1978. Consideration of the proposed annexation to the City of Canby of property located on the west side of North Maple Street and south side of N. E. 22nd Avenue at the intersection, and described as Tax Lot 100, Section 28DB, T3S, R1E. The applicant is Gro-Enterprises, Inc.

ACTION: Commissioner Edgerton moved to recommend approval to the Canby City Council as the property is within the CRAG and Canby Urban Growth boundary, it is a small parcel of property and it won't tax the utilities too much. The motion was seconded by Commissioner Kahut and passed unanimously.

Item No. 2: Request for a Zone Change from R-1, Single Family Residential, to R-2, Multi-Family Residential, on a portion of Tax Lot 2100 (approximately 32,670 square feet), Section 33DD, T3S, R1E. The applicant is Anderson-Ritter Realty.

ACTION: Commissioner Shaw moved to recommend approval based on the following findings: 1) The present lack of R-2 land in the city; 2) This parcel is part of the proposed subdivision and a logical addition to the subdivision; 3) Staff reports show no serious results to utilities; and, 4) The applicant has met the L.C.D.C. Goals and Guidelines in his report. The motion was seconded by Commissioner Cutsforth and passed unanimously.

Item No. 3: Request for consideration of a Zone Change from R-1, Single Family Residential, to M-1, Light Industrial, of property located north of N. W. 3rd Avenue and west of the Globe Union Plant and described as Tax Lot 800 and part of Tax Lot 801 which does not lie within the flood plain. This request is for the rezoning of approximately 20 acres and the applicants are Alan M. Cibula and Martin L. Clark.

Commissioner Cibula declared a conflict of interest and left his chair on the Commission.

ACTION: Commissioner Edgerton moved to recommend approval of the industrial zone change with a provision of a Planned Unit Development (PUD) overlay to be presented and accepted by the Planning Commission within one year from this date. If this is not accomplished the property is to revert back to R-1 zoning. The applicant has met the L.C.D.C. Goals and Guidelines and Fasano requirements, and the added protection of a PUD promotes the public health, welfare and safety because of the two large problems of traffic and the Canby Utility Board's report regarding water. The motion was seconded by Commissioner Shaw. The motion carried with Commissioners Kahut and Hulbert voting nay.

Item No. 4: Request for approval of the final plat of Clark's First Addition. This plat is located on the west side of N. Juniper Street approximately 150 feet north of N. E. 13th Avenue and described as Tax Lot 400, Section 33BA, T3S, R1E. The applicant is Martin L. Clark.

ACTION: Commissioner Kahut moved to approve the final plat subject to conformance with the preliminary plan and staff reports, and subject to Chairman Ross's inspection of the plat. The motion was seconded by Commissioner Shaw and passed unanimously.

Item No. 5: Request for approval of the revised preliminary plat of Weber's Acres. The proposed plat is located on the west side of S. Ivy Street between S. W. Sixth Avenue and S. W. Seventh Avenue and described as Tax Lot 4400, 4500 and 5100, Section 4AB, T4S, R1E. The applicant is Canby Realty.

ACTION: Commissioner Edgerton moved to approve the preliminary plat of Weber's Acres subject to all staff reports. The motion was seconded by Commissioner Cutsforth and passed unanimously.

Item No. 6: Request for a Conditional Use Permit to move the Pin Shot Amusements from the Canby Shopping Center, zoned C-2, Highway Commercial, to the present site of Canby Green Market, zoned M-1, Light Industrial. The proposed site is located on the south side of Highway 99-E and east side of South Birch Street and described as Tax Lot 6100, Section 33CC, T3S, R1E. The applicant is Pin Shot Amusements represented by Gary J. Zentner, Vice President.

ACTION: Commissioner Edgerton moved to approve this request with a provision that in one year the Planning Commission review the application. The motion was seconded by Commissioner Kahut and passed unanimously.

Item No. 7: Request for a Conditional Use Permit for a retail tire outlet sales and service for truck and auto on property located on the south side of Highway 99-E and east of South Pine Street and described as a portion of Tax Lot 400, Section 34C, T3S, R1E. The applicant is David R. Anderson for James Millar of Highway Tire.

Commissioner Hulbert declared a conflict of interest and left his chair on the Commission.

ACTION: Commissioner Shaw move to approve as the use applied for is already a permitted outright use in a M-1 zone through a combination of items 14, 16 and 21. The motion was seconded by Commissioner Kahut and passed unanimously.

This meeting was recorded on tape.

Respectfully submitted,

Virginia J. Shirley, Secretary
Canby Planning Commission