

Canby Planning Commission
Regular Meeting
October 11, 1978

MEMBERS PRESENT: Chairman Ross, Commissioners Edgerton, Hart, Cibula, Kahut, Cutsforth & Hulbert (8:20 p.m.)

OTHERS PRESENT: City Attorney Roger Reif, Planning Consultant Eldon Edwards, Public Works Director Ken Ferguson, Margaret and Peter Sansone

The minutes of the Planning Commission meeting of September 13, 1978, were approved as presented.

Correspondence was presented regarding the League of Oregon Cities conference on November 12, 13 and 14 in Portland at the Hilton Hotel. All Commission members who are interested in attending are requested to fill out an application in advance.

Item #1: Request for a Conditional Use Permit to operate a Montessori Children's Development Center in the building located at 252 N.W. 4th Street and described as Tax Lot 10100, Section 33CA, T3S, R1E. The applicant is Margaret M. Sansone. Planning Consultant Eldon Edwards made his presentation and recommended approval. Discussion followed regarding the type of school and affirming that only preschool age children would be attending. *Commissioner Cibula moved that the Conditional Use Permit for Margaret Sansone be approved subject to all staff reports and specifically subject to state and local fire marshal approval of the facility for the number of children. The motion was seconded by Commissioner Kahut. Commissioner Edgerton asked whether the center was open to any child of preschool age. The applicant answered that it was. Commissioner Cibula read Fire Marshal Jack Stark's letter of September 26, 1978, stating the requirements that must be met before the building is occupied. Commissioner Edgerton asked whether a once-a-month fire drill was required in this type of school. Margaret Sansone felt this was a good idea. The question was called for and the motion passed unanimously. Commissioner Hulbert was not present for the vote.

Item #2: Zoning Ordinance Interpretation of proposed use, M-1 zone. Moak Chevrolet has requested a letter of assurance from the Planning Commission stating their business may be moved to the northwest corner of the subdivision known as Canby Park East. City Attorney Roger Reif explained that in an M-1 zone, an allowable outright permitted use would include an automobile body shop and a service station which are similar industrial uses to those of Moak Chevrolet. A C-2 zone allows outright permitted use of automobile, motorcycle or truck sales, service, repair, rental or storage. Discussion followed concerning the number of drive-ways that would be allowable and questioning whether there were any setbacks required in an M-1 zone. It was pointed out that the industrial subdivision already had setbacks placed on it. *Commissioner Cibula

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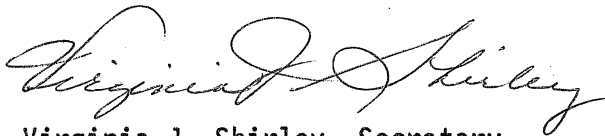
moved, pursuant to the letter from Canby Enterprizes, Inc. regarding the request by Moak Chevrolet, that a car dealership to be placed on M-1 property located in Canby Park East be approved as it falls within the M-1 classification of the zoning ordinance with specific regards to outright permitted uses 2, 10, 14 and 22. The motion was seconded by Commissioner Edgerton. The motion passed with Commissioners Edgerton, Hart, Cibula, Kahut and Cutsforth voting yes. Commissioner Hulbert abstained from the discussion and voting due to a conflict of interest.

There being no further business before the commission, Planning Commission Secretary Virginia Shirley notified Commissioner Hulbert of the League of Oregon Cities conference in November.

Public Works Director Ken Ferguson informed the Planning Commission the city hired as the first City Planner, Stephen Lashbrook, who will commence work for the City of Canby beginning November 13, 1978.

The meeting was adjourned at 8:45 p.m.

This meeting has been recorded on tape.



Virginia J. Shirley, Secretary
Canby Planning Commission