

Canby Planning Commission
Regular Meeting
January 10, 1983

MEMBERS PRESENT: Chairman Kahut, Commissioners Baller, MacKenzie, Davis,
Schrader and Cutsforth

MEMBER ABSENT: Commissioner Shinn

OTHERS PRESENT: City Planner Atwood, Deputy City Attorney James, Utility Board
Manager Stephan Lashbrook, Secretary Virginia Shirley, Maynard
Nofziger, Lynn Molander, Bob Kacalek, and Jim Amundson

The minutes of the December 13, 1982, meeting were approved as presented.

Item #1: Request for a Minor Land Partition from one lot to two lots of prop-
erty described as Tax Lot 1600, Section 32DC, T3S, R1E, and located on the north
side of N. W. Third Avenue approximately 345 feet west of N. W. Baker Drive. The
applicant is Maynard Nofziger. City Planner Bud Atwood gave his presentation and
made a recommendation of approval subject to two conditions. Bob Kacalek, re-
presenting the applicant, stated they were concerned regarding the easements re-
quired for utilities, as the applicant wishes to construct his building at the
property line. Jim Amundson, developer, stated he wished to build on the east
property line in order to utilize the property to the best advantage for the
boat building operation which he proposes to build on the property. Some dis-
cussion of the placement of easements followed. Mr. Lashbrook stated that the
Utility Board would be most willing to cooperate with Mr. Amundson in the place-
ment of easements, thus enabling him to build at his choice of sites on the
property.

Chairman Kahut opened the public hearing asking for proponents. When none came
forth, he asked for opponents. Since there were neither proponents or opponents,
the public hearing was closed.

Commissioner Davis asked for clarification of the proposed future lot line adjust-
ment, which would enable the developer to enlarge his parcel of property. The
City Planner explained that the parcel could be enlarged through the process of
lot line adjustment, as long as no new parcel was created. Mr. Amundson showed
the Commission some preliminary plans for the property building and grounds.
Although the plans are not final they indicate the approximate size of the build-
ing and the proposed location. Mr. Amundson was asked to explain what he planned
to manufacture at this location, and he replied that he would be building 40-foot
large sail and power boats. *Commission MacKenzie moved to approve the appli-
cation as it conforms with the applicable statewide planning goals, is in conform-
ance with the comprehensive plan, and meets the requirements of our local ordinances.
This approval to be subject to the following conditions: 1) All recommendations
of other department reports to be made conditions of approval; and, 2) All drain-
age, storm water or other to be directed away from the bluff area of the property,
to prevent any possible contamination of the city water shed. The motion was
seconded by Commissioner and passed unanimously, with Chairman Kahut voting.

There being no further business to come before the Commission, the meeting was
adjourned at 8:20 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

Virginia Shirley, Secretary