

Canby Planning Commission
Regular Meeting
March 14, 1983

MEMBERS PRESENT: Chairman Kahut, Commissioners Baller, MacKenzie, Davis, and Scharder

MEMBERS ABSENT: Commissioners Shinn and Cutsforth

OTHERS PRESENT: Mayor Michael Gabrion, City Planner Atwood, Deputy City Attorney Molander, Virginia Shirley Secretary, and David Anderson

The minutes of the meeting of February 14, 1983, were approved as presented.

Item No. 1: Request for a Minor Land Partition of three lots into four lots on the north side of S.E. 5th Avenue just east of S. Manzanita Court and described as Lots 1, 2, and 3, Block 1, Schmeiser Addition. The applicant is David R. Anderson. City Planner Atwood gave the staff presentation and made a recommendation of approval subject to four conditions. Although the applicant was present, he stated he felt the Planner had covered all pertinent points and he had nothing to add.

Chairman Kahut opened the public hearing and asked for further proponents of the application, when none came forth he called for opponents. There being no opponents, the public hearing was closed.

The Commission held a short discussion regarding the availability of facilities, and fire protection for this additional lot. Since there were no objections, *Commissioner MacKenzie moved to approve the Minor Land Partition of David R. Anderson from three lots to four lots of property located on the north side of S.E. 5th Avenue just east of S. Manzanita Court as the Planner has indicated all facilities are available. This approval to be contingent upon the following conditions: 1) Lot line easements to be furnished equal to those for other lots in the Schmeiser Addition; 2) All curbs, abutting the proposed lots, to be replaced where existing driveway cuts are not used; 3) Recordation of an accurate survey map, prepared by a registered engineer or licensed surveyor, complying with the conditions and requirements of the city, must be completed within one year of the approval of the tentative map. One copy of the recorded survey map shall be filed with the City Planner for appropriate record keeping; and, 4) The applicant shall bear full responsibility for compliance with applicable State and City regulations regarding the recordation of documents and subsequent transfer of ownership. The motion was seconded by Commissioner Davis and passed unanimously with the Chairman voting.

Mayor Michael Gabrion addressed the Commission. He stated that he was proposing a joint meeting of the City Council and Planning Commission with regards to the Comprehensive Plan. This meeting to be held on March 30, 1983, starting at 7:00 p.m. The Commission members all indicated they would be able to make a meeting at the proposed time. The Mayor stated that he would confirm the date after the City Council meeting which will be on March 16, 1983.

The Planning Commission studied the proposed House Bill 2625 which would allow home occupations in any zone which allows residential uses, as sent to the

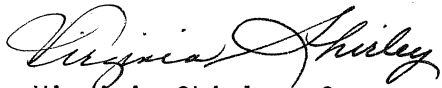
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City by Representative Bob Shiprack. After a thorough study of the merits of allowing home occupations as an outright permitted use, versus the use of a conditional use permit which screens and allows for protection of the neighborhood livability, it was the concensus of the Commission that home occupations should not be an outright permitted use in any zone which allows residential uses. The Commission further stated that although it could be beneficial in certain instances, Canby's zoning ordinance allows for those cases without a conditional use permit.

There being no further business to come before the Commission, the Chairman adjourned the meeting at 8:30 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

A handwritten signature in cursive script, reading "Virginia Shirley".

Virginia Shirley, Secretary
Canby Planning Commission