

Canby Planning Commission  
Regular Meeting  
May 9, 1983

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

MEMBER ABSENT: Commissioner MacKenzie

OTHERS PRESENT: City Planner Bud Atwood, Deputy City Attorney Lybb Molander,  
Secretary Virginia Shirley, Dan DeLano, and Archie Schmitt

The minutes of the meeting of April 11, 1983, were corrected to show that Commissioner Davis voted nay on the Conditional Use Permit request of Antonio Lardizabal and Beth Sheller. The minutes were approved as corrected.

Item No. 1: Request for a Conditional Use Permit to add an additional seven (7) spaces to the existing Redwood Mobile Villa. These spaces to be added on the south side of the existing mobile home court, directly east of S. E. 4th Avenue. The property is described as Tax Lot 1301, Section 33DD, T3S, R1E. The applicant is Dan DeLano. Planner Atwood gave the staff presentation with a recommendation for approval subject to five conditions. Commissioner Schrader asked if the addition of these additional spaces would have any effect on S. E. 4th Avenue. The City Planner explained that at this time there were no plans for the extension of S. E. 4th Avenue. However, if there ever were any reason to extend S. E. 4th to the east, it would be easier to convert mobile home pads than houses. Some discussion followed regarding the possibility of S. E. 4th ever being extended, since S. E. 5th is also projected in an easterly direction.

Dan DeLano, applicant, explained that he had been unable to reach the back property with sanitary sewer at the time of the last expansion, but that it was now possible by extending the line on S. E. 4th Avenue east. Mr. DeLano showed the Commission slides of the existing and proposed park area. He further stated that it was his intention to place a chain-link fence on the perimeter of the addition.

Chairman Kahut opened the public hearing and asked for any further proponents to the application. Archie Schmitt, owner of property immediately east of the proposed addition, stated he was in favor of the proposed addition as the spaces were needed and this mobile home court is an asset to Canby. There being no further proponents, the Chairman called for opponents. There being no opponents to the application, the Chairman closed the public hearing.

Commissioner Baller stated that he feels this is one of the nicest looking parks in the area and a definite asset to Canby. Additional spaces are needed, and the proposed arrangement for these mobile homes is good. Commissioner Davis also is in favor of the addition as it offers housing alternative for people. Commissioner Shinn stated that the addition is beneficial in terms of adding a needed type of housing for the community.

\*Commissioner Baller moved to approve the request for Dan DeLano for seven (7) additional mobile home spaces on Tax Lot 1301, Section 33DD, T3S, R1E, as he

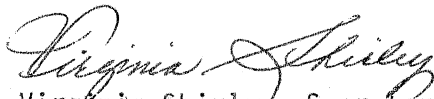
Canby Planning Commission  
May 9, 1983  
Page 2

has met the goals and objectives of the Comprehensive Plan and criteris of the Land Development and Planning Ordinance. This approval to be subject to the following conditions: 1) All recommendations submitted by other agencies are to become conditions of approval. 2) A site-obscuring fence the same height and compatible with the existing court fence, shall be provided along the perimeter of the development. 3) No mobile home or travel trailer will be allowed to remain in the court unless a previously approved space has been provided. 4) Motor homes or travel trailers parked in storage areas shall not be occupied. 5) Paved patio, parking areas, and sidewalks shall be provided to standards set forth in the Land Development and Planning Ordinance. 6) All requirements of Ordinance No. 690. The motion was seconded by Commissioner Davis and passed unanimously with the Chairman voting.

There being no more business to come before the Commission, the meeting was adjourned.

This meeting has been recorded on tape.

Respectfully submitted,

  
Virginia Shirley, Secretary  
Canby Planning Commission