

Canby Planning Commission
Regular Meeting
August 8, 1983

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

MEMBERS ABSENT: Commissioners MacKenzie, Cutsforth, and Schrader

OTHERS PRESENT: City Attorney Lynn Molander, Secretary Virginia Shirley, Kent Nichols, James A. Perkins and James A. Perkins, Jr., Dave Patterson, Beverly Welch, Mrs. Taylor, Bob Anderson, Margaret Anderson, Mel Johnson, Dave Anderson, and others.

The minutes of the July 25, 1983, meeting were approved as presented.

Item No. 1: Request for a zone change from R-1, Low Density Residential, to R-2, High Density Residential, of 2.81 acres located on the west side of N. Pine Street, approximately 400 feet south of N. E. Tenth Avenue, and described as Tax Lots 1600 and 1601, Section 33AD, T3S, R1E. The applicant is David Anderson, Inc. In the absence of the City Planner, the secretary read the staff report which made a recommendation for approval subject to three conditions. Dave Anderson addressed the Commission and explained that in the City of Canby this is the only large piece of property available to be rezoned R-2 according to the Comprehensive Plan. Developers plan to build 20 units of Farm Home Rural area subsidized low income housing. They will be built by the same builder who built the senior citizen development on the northwest side of town. Mr. Anderson stated that he had visited their development in McMinnville and was most impressed. Farm Home will recall loans if not properly maintained and managed. Farm Home runs a survey of the need for this type of housing in an area prior to making any loan. Mr. Anderson stated that he had run a survey and had 30 applicants for the 20 units that would be available. The need for this project is 150 percent of what this project could provide and they don't even have a zone change yet. The project located in this area would have less impact on the communities than if placed in another location as there is single family located only on one side of the proposed project.

Commissioner Shinn asked the applicant how "tight" management by FMHA would be. Mr. Anderson stated that the applications are in process at the present time and that there is no other project of this nature in the Canby area by which to judge.

The Chairman called for further proponents and when none came forth, he called for opponents.

Mr. Kent Nichols, 935 N. E. Tenth Avenue - Stated that social ills are caused by the over-crowding of people and that he is opposed to all high density - expressed desire for all people to have single dwelling units.

James A. Perkins, Jr., 640 N. Pine Street - stated that he had lived in the area for 23 years and felt that the apartments in the area caused an extreme amount of traffic, the people in the apartments allowed their children to play in the streets, and that N. Pine Street is very hazardous.

Dave Patterson, 955 N. E. Tenth Avenue - Stated that he had watched the apartments grow in the area and he is opposed to apartments. The area should all be in single family units.

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Beverly Welch, 900 N. E. Tenth Avenue - There are already two apartment complexes on N. Pine which have 32 and 36 units within them. Mrs. Welch expressed the feeling that Canby has enough high density and that in order to keep the small town quality of living should not build any more.

Mrs. Taylor, 925 N. Pine Street - High traffic already on N. Pine Street and apartments would cause even higher amounts of traffic. Mrs. Taylor also expressed the point that there are numerous vacancies in apartment complexes already.

Bob Anderson - 967 N. Pine Street - Character of lot and neighborhood reasons for buying this property along with the beauty of the area. An apartment complex would change the whole area. School children speeding by in autos are uncontrollable. N. Pine Street has a blind corner on the south end and parking on the street by people living in Canby Garden apartments makes it very dangerous.

Margaret Anderson spoke of the problems associated with the existing apartments on N. Pine and the frequency of the police at the apartments.

Mel Johnson, 705 N. Pine Street - felt the zoning was immaterial, he doesn't want to sit back and have apartments on three sides of him. Speeding traffic on N. Pine is not from people in the area but caused from people going golfing, and apartments located at the north end of Pine Street on Territorial Road. Mr. Johnson stated that he had already dedicated property to the city once, and questioned the reason for doing it a second time.

Chairman Kahut explained the need for dedication in order to achieve the proper width and alignment for arterial streets. Discussion followed regarding the proposed use of Pine Street in the Comprehensive Plan, and the amount of right-of-way needed. Also discussion on the resurfacing of the street.

Dave Anderson, applicant, rebutted the testimony by reading a portion of the Comprehensive Plan dealing with density.

Commissioner Baller asked about the rent structure on these apartments. Mr. Anderson stated that the answer to that question was unknown at the present time. Mr. Baller was also concerned regarding the traffic, and the bad curve at the south end of Pine Street.

Chairman Kahut expressed a concern as to the appearance of the proposed units. The Commission should have some pictures to see what the units look like.

City Attorney Molander stated that the Commission's concern should be directed to the ultimate number of units that could be placed on the property and whether additional land for R-2 was needed at this time. Just because the applicant has stated a proposed use and number of units did not mean this was the only project which could possibly be placed on the property.

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Mr. Kent Nichols asked the Chairman if he could make a short statement. Chairman Kahut answered that the public hearing was closed, but would allow the statement. Mr. Nichols stated that the applicant would not have to live with what he created, but the neighbors would. Chairman Kahut answered that the Commission was aware of this and that was the reason the Commission was having difficulty making a decision. He further informed Mr. Nichols that any decision that was made would be made in the best interest of all of the community.

The discussion turned to the vacancy factor in apartment in Canby. The applicant had stated that there was a five percent vacancy factor but there is no written information to substantiate this figure.

Commissioner Baller stated that the best use of this property was probably for R-2 but the question remained as to whether now was the appropriate time to rezone this property. Commissioner Shinn asked how to determine need. Discussion followed regarding a method for determining need

City Attorney Molander informed the Commission that the real question for them to consider was whether or not the property should be zoned R-2. Further, there are several different things besides the 20 units that could be placed on the property. The question is whether R-2 is needed or not - not whether 20 units should be placed on the property. Anything allowable in R-2 could be placed on the property at a later date if the zone change takes place. More discussion followed regarding the above items.

*Commissioner Shinn moved to continue this item for decision only until the meeting of August 22, 1983, to allow city staff to develop better apartment vacancy rate data. The Chairman called for a second to the motion. City Attorney Molander asked if the Commission had considered the remainder of the standard criteria regarding this issue and was ready to make any findings. Commissioner Shinn stated that his motion for continuance was for additional data. Commissioner Baller stated that he would like the motion to include a copy of the list of names taken by the applicant of people wishing to rent such an apartment. Mr. Anderson stated his willingness to provide the list. The maker of the motion stated that he would amend his motion to include providing this list of names. The motion was seconded by Commissioner Davis. Chairman Kahut called for a roll-call vote. Baller - nay; Davis - yes; Kahut - yes; and Shinn - yes. Motion carried. Decision to be rendered August 22, 1983.

There being no further 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