

Canby Planning Commission
Regular Meeting
February 13, 1984

MEMBERS PRESENT: Chairman Kahut, Commissioners Davis, Cutsforth, McKibbin, Seale, and Schrader

OTHERS PRESENT: Planning Consultant Stephan Lashbrook, City Planner Bud Atwood, Secretary Virginia Shirley, Myra Weston, Herman Bergman, and Marv Dack.

The meeting opened at 7:47 p.m.

The minutes of the Planning Commission meeting of December 19, 1983, were approved as presented.

Mr. Herman Bergman with the Canby Historical Society, presented a slide presentation of historical buildings in Canby which was narrated by Mrs. Myra Weston. They also presented a draft of the letter which they would like to send to the owners of the buildings asking their permission to include their property in the historical inventory in the Comprehensive Plan and the historical overlay zone. This zone was enacted by the Canby City Council in order to comply with the City's Comprehensive Plan and L.C.D.C.'s Goals and Guidelines. After the buildings' owners have replied, the City staff will put together a report for the Commission's action. The City is to include a note along with the Historical Society letter stating that staff is available to answer any questions which the property owners may have.

Stephan Lashbrook, Planning Consultant, presented the Commission with material showing property located within the proposed C-1 and C-2 zones within the Comprehensive Plan that is presently zoned R-2. This present zoning is not compatible with C-1 and C-2 future uses. Therefore, the Commission has the option to either change the zone or to amend the Comprehensive Plan. Mr. Lashbrook indicated there is approximately 7 acres in the proposed C-2 zoning and approximately 9 acres in the C-1, Downtown Commercial, zoning. Mr. Lashbrook suggested the Commission hold a public hearing to determine whether the property should be rezoned or whether the Comprehensive Plan should be amended. *Commissioner Schrader moved to initiate a zone change or a Plan amendment on the property presented, after a public hearing March 12, 1984. The motion was seconded by Commissioner Cutsforth and passed unanimously with the Chairman voting.

The third item on the agenda was a discussion of S. W. 13th Avenue extension. City Planner Atwood explained to the Commission that he and City Administrator Zenor had met with Mr. Boyce of Oregon Bag Company. After the meeting, methods had been researched which would cause the least possible hardship on Oregon Bag and still allow the proposed street to connect to Berg Parkway. The most reasonable solution seemed to be to narrow the portion between

Canby Planning Commission
February 13, 1984
Page 2

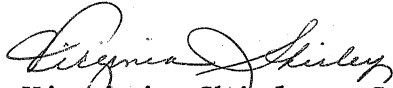
the commercial and industrial property at the approach to Berg Parkway. Marv Dack, area property owner, expressed his feelings that too much of his property was being used for street right-of-way under the proposed plan. He will be losing property which is flat and developable and the city did not request enough property from the L.D.S. Church so too large a corner would be coming from his property.

After a lengthy discussion it was the consensus of the Planning Commission that the right-of-way should be kept at sixty (60) foot for as far as possible and only narrowed through the industrial/commercial property prior to the connection with Berg Parkway.

This meeting has been recorded on tape.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,



Virginia Shirley, Secretary
Canby Planning Commission

HISTORIC BUILDINGS IN CITY OF CANBY

In Comprehensive Plan as of Feb. 1984:

1. W. H. Bair house, 375 N.W. 3rd Ave., owners Gerald and Maxine Tharp.
2. William O. Mack house, 139 S.W. 2nd Avenue.
3. 1884 Methodist church, now Christo Fellowship, 508 N.W. 3rd Ave.
4. Oregon & California (and S.P.) railroad station, 888 N.E. 4th Ave., Canby Historical Society.

Others:

5. Built 1875--William Knight house, 525 SW 4th Ave., in Knight family ownership until after death of daughter, Bertha Knight Lee, in 1953. Lumber from two-story house came from sawmill of Joseph Knight (William's brother), located in what is now Canby Community Park on Molalla River. Water color picture, circa 1880s, by itinerant painter, given to Canby Historical Society by granddaughter, Martha Bradtl Elliott. Owners: Stewart W. and Joyce A. Prue, 906 S. Ivy St.
6. Planted 1869 -- Oak tree now on SE edge of Package Containers Inc., property near Southern Pacific railroad. Planted by Philander Lee on his D.L.C. Package Containers Inc., 777 NE 4th Ave.
7. Built 1890s - Adam H. Knight house, 486 NW 2nd Ave. One of earliest owners and possibly its builder, H.B. Stogsdill, was one of 1911 incorporators of U.S. State Flower Map Co. of Canby. Home in 1906 of George W. Dixon, founder and publisher of Canby Herald. After 1910 was owned by Adam H. and Ida B. Knight, Adam a former mayor and county commissioner. At their deaths, it passed to their son, the late Councilman W. Beauford Knight. Owned by his widow, Dorothy Knight, 655 NW Baker Drive.
8. Built 1890s--451 NW 2nd Ave. Home of owners, Richard H. and Rena Reynolds, the latter a great-granddaughter of Philander and Anna Green Lee, and granddaughter of Canby's first mayor, Heman Lee. First was home of Mr. and Mrs. F. A. Rosenkrans, founding partner in Carlton & Rosenkrans store in 1891; from 1899 to 1912 was home of William H. and Laura Knight Bair before they built "the Bair house" at 375 NW 3rd Ave.
9. Built 1890 and its exterior changed with concrete block--William Knight building, 394 NW 1st Ave. Built of hand-planed lumber from the Joseph Knight sawmill. Long occupied after 1912 by Canby Plumbing & Heating; now by an auto parts store. Second floor held Knight's Hall, where Canby City Council held its Feb. 1893 organizational meeting and earliest Council meetings were held. Owners: Charles and Leona Sandsness, 805 NE 4th Ave.
10. Built 1894-5 - Canby Evangelical Church of North America, 339 SE Township Rd. Built by German Evangelical Church. Is second oldest church building still in use in Canby; longest in continuous use.
11. Built 1890s--School Dist. 86 administration offices. Salt-box house at 410 N. Grant St. Occupied in early years and possibly built by "Doc" White, father of Grant W. White, early and long-time auto dealer in Canby. Owner: Thorsten J. Anderson, 284-A NW 4th Ave.
12. Circa 1890s-- Wang's Store Building, 200 NW 1st Ave. Considerably altered on exterior. Was L.H. Wang's general store by 1902 or earlier. Later long known as J.R. Vinyard's store (he was longtime mayor of Canby). Store was closed after Mayor Vinyard's death in March 1948. Now houses Red's Canby Motor Parts. Owners; Marion R. and Wanda Frey, 21157 S. South End Rd., Oregon City.

13. Circa 1900--Mr. and Mrs. Albert Fenske's home, 409 NW 2nd Ave.(owners).
In 1903 was home of Canby's Southern Pacific railroad agent, Hoyt N. Brown, according to his daughter, Margaret Miller, who was born there in 1903 and now lives at Willamette View Manor, Milwaukie.
14. Circa 1900--House built for Ola Mack Ogle, daughter of William O. Mack, at NW corner of S. Ivy St. and SW 2nd Ave. (opposite the Mack house).
Frame structure, cobblestone trim. Owned by J.T. Vigus.
15. Early 1900s - Considerably altered on exterior. Two-story frame building of Canby Power Shop, 476 NW 1st Ave. There, White & Scheer established Canby's first automobile dealership in 1911. Mr. and Mrs. Grant W. White, who later built the "Ford Garage " building at SW 1st and Ivy, occupied the second floor apartment for some years. Owned by Duane A. Zacher, 130 SW 6th Place.
16. Built 1906 - Old Bank bldg., 302 NW 1st Ave., and continuing north along N. Grant St., to adjoin present Graham building. "Bank" corner and rental adjoining owned by Kelley Bros. Building of concrete block with vault constructed by Frank Dodge, an early Canby builder, for Canby Bank & Trust Co., Dr. H.A. Dedman president. Canby Post Office occupied space (now Ken's Barber shop as rental) from about 1910 until 1940. Two northerly spaces are independently owned: Mr. and Mrs. Harold Fish (of Hal's Shoe Shop); Mrs. Louis F. Polzin. 11340 SE Township Rd.(of Dutch Door space).
17. Built 1908-- W.H. Bair warehouse, SW 1st and Grant. Cost \$3,500 to build 50x100 building erected by Frank Dodge for Bair's commission house. Bair shipped large quantities of hay, grain, potatoes, etc., by rail long before highway was constructed at building's south edge. Was in Bair family ownership during operations later of Ellis Brown, Berg Bros., and Buchanan-Cellers Grain Co. Now owned by William T. Stevens. Owned by Southern Pacific, leased to Canby Farm Store.
18. Built 1908--Gambrel-roofed house built by Andrew Kleve for occupancy by Howard H. Eccles and his first wife, Jennie White, daughter of "Doc" White, who owned much of the block. Eccles was teaching the White school (built 1875 by William Knight on Baker's Prairie). House now owned by Dr. Richard J. Cook, orthodontist. Home for some years of former Mayor W.S. Maple.
19. Built 1908--Andrew Kocher building, N.E. 1st and Ivy St. Considerably altered. Built just west of 1870-built Ben Holladay house to face the railroad. Kocher had farm equipment and hardware business there many years; other occupancies in 1920s and later. Was G.G. Makin Lumber Co., store in 1940s, later Canby Builders Supply owned by the late W. E. Herman, and in 1960s was remodeled and exterior changed. Present owner: Richard K. and Clayton Morse (the latter is deceased).
20. Before 1909--J.W. Lieser house, 101 N. Elm St. Long the private home of the Lieser family and later for the Schmitt family (R.C. Schmitt was president of C&R Co., in its later years); converted to duplex some years ago. Owners: Duane A. and Bonnie M. Zacher, 19355 SE 65th, No. 143, Tualatin, Ore. 97062.

21. Before 1909--E.E. Brattl house, NE corner of NW 3rd Ave and N Fir St. (opposite the W.H. Bair house). Built for the Brattls and still owned by their daughter, Martha B. Elliott. Mrs. Brattl, of the Knight family, was Queen Mother of Canby's 1970 Centennial. Her parents were the William Knights. Owner: Martha Elliott, 20298 Hwy 99E, Aurora, Ore 97002.

22. About 1906--Charles N. Wait house, 661 N Holly St. (actually faces to west). House was long home of Charles N. Wait, son of Oregon's first supreme court justice, Aaron Wait, for whom Wait Park is named. Charles N. Wait was associated with Canby Post Office many years. Owners: Glenn and Elsie Cutsforth.

23. Built 1911-12 when Canby experienced a "construction boom":

MASONIC BLDG--owned by Champoeg Lodge No. 27, AF&AM. Lodge hall on upper level. Ground level rented to Mr. B's Music; long home of Mangus Variety earlier, and home of Canby's first theater.

IOOF BLDG., built 1912-13, 211 N. Grant St. Owned by Canby Lodge No. 156, IOOF, PO Box 152. Ground floor space rented to Gary's Rexall Drug; lodge hall on second floor.

CANBY TELEPHONE ASSN. office building, NW 2nd and Grant; built 1912 by Frank Dodge for Canby State Bank; after 1932 and until its present building was occupied, was home of Canby Union Bank. Considerably altered in 1960s. Owner: Canby Telephone Assn., Box 780)

CHURCH OF GOD--N.W. 2nd and Elm. Built in Moorish style as the second edifice of Canby Methodist Church. Owner: Church of God.

GRAHAM BLDG., 181 N. Grant St. Built for Carlton & Rosenkrans Co., which long was Clackamas County's largest department store. Concrete exterior walls withstood 1973 fire. Building was sold to Wallace D. and Norma Graham, who in 1976 restored exterior and rebuilt interior for mall-type business operations. Houses City Library. Owner: 460 SW 2nd, Lake Oswego, Ore.

24. More than 50 years old--R.W. Zimmerman house 311 S. Ivy St., built by John W. Koehler and long the Zimmerman family home. Now owned by Gerald and Judelle Rothi, 311 S. Ivy St.

No pictures--

25. Early 1900s - Known as the Chris Kraft Sr., house, 497 SE Township Rd., now owned by Amato Bros., 2517 SE 14th Ave., Portland 97202. Two-story square house surrounded by evergreen trees; renter occupied. William Lucke Sr., was owner of house prior to its 1909 purchase (with surrounding farm) by Chris Kraft Sr., and wife, Christina. Family of Krafts grew up there.

26. Possibly older than #25--Possibly built 1890s, 315 SE Township Rd., acquired by Chris and Christina Kraft about 1915. Now owned (and restored) by Henry E. Fairbrother and wife.

27. Built 1890s--House on SE corner of SE 2nd Ave. and Knott; home for many years of Mrs Henry Kraft and family. Owners: Earl and Vicki Allen, 4884 SW Borland Rd., Tualatin, Ore. 97062.

28. Built 1912--J.E. Gilchrist residence, 517 NE 10th Ave., east of N. Locust St. Built at same time as W.H. Bair house; same cabinet maker did interior work. Long home of former City Recorder H.B. Evans and wife. Owners: James E. and Josephine Gilchrist, 517 NE 10th Ave.

Built mid-1880s--Mrs. Gerald K. Bair's home, 399 SW 1st Ave., in Sequoia Court. In Bair family ownership since 1902. Bought by Col. Cornelius Bair, 1863 pioneer farmer at Needy; home for many years of Lawrence and Mabel Knight Bair, who added second floor level in 1913; original site faced north (present Pizza shop location), was moved in 1950 to present location by grandson of 1902-buyer, Gerald Knight Bair and wife, Olga.

More than 50 years old (1984): would include these:

Zoar Evangelical Lutheran Church--since expanded.

Canby Union High School Dist. 1 original two-wing structure, built 1928 by Birkemeier & Saremal, Milwaukie; dedicated Feb. 3, 1929.

DATE: February 7, 1984
TO: Chairman Fred Kahut and Members of the Planning
Commission
FROM: Stephan A. Lashbrook
Planning Consultant
SUBJECT: Follow-up Work to be completed on the Comprehensive
Plan

Revisions to the Comprehensive Plan and the Land Development Planning Ordinance have been approved by the City Council and submitted to L.C.D.C. As always, there are still some follow-up tasks to be taken care of.

The first of these is your consideration of the expanded list of historic/architecturally significant sites for inclusion within the Environmental Concerns Element of the Plan. Any sites you eventually elect to include in the Plan must subsequently be rezoned to include the "A" overlay designation. It is my understanding that Dr. Schrader has been involved in the research on these sites and Bud Atwood will be responsible for the staff report when you hold a public hearing on this subject.

Another area needing your review concerns several locations where the Land Use Map designations conflict with the present zoning. I managed to overlook these discrepancies in my haste to get things finalized for submittal to L.C.D.C. (In fact, I managed to overlook them for several years because some of these things have been on the books for quite a while.) The conflicts involve properties which are zoned R-2 (Medium Density Residential) but which are designated on the official Land Use Map of the

Comprehensive Plan for commercial development. Some residential uses are allowable in commercial areas, but new multi-family development in those locations would render them unavailable for future commercial use. The total amount of acreage involved does not significantly affect the calculations of the Comprehensive Plan, whether it is developed residentially or commercially.

We have two reasonable alternatives to deal with the situation:

1. Rezone the properties to conform with the Comprehensive Plan; or
2. Amend the Land Use Map to conform with present zoning.

Ordinarily, I would not consider the second alternative to be reasonable, but it may be appropriate for at least some of the parcels we are dealing with because they are on the borderline between commercial and residential areas. There are no clear guidelines to follow in a situation like this. Whichever alternative the Commission chooses to implement, the final decision will not come until a public hearing is conducted and you have the opportunity to weigh all of the testimony.

RECOMMENDATION:

By motion, initiate both a rezoning and a Plan amendment process for these properties. This will allow you the greatest flexibility in dealing with them at the hearing.

If you have any questions prior to the meeting, please feel free to call me.