

Canby Planning Commission  
Regular Meeting  
April 9, 1984

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

MEMBER ABSENT: Commissioner Davis

STAFF PRESENT: Planning Consultant Stephan Lashbrook and Secretary Virginia Shirley

The meeting opened at 7:30 p.m. and the Commission approved the minutes of the March 26, 1984, meeting as presented.

Item No. 1: Amendment to "Areas of Special Concern" section of the City's Comprehensive Plan. Consultant Lashbrook directed the Planning Commission's attention to the two memos of April 9, 1984, he had written to the Planning Commission. Mr. Lashbrook noted that two different kinds of items were before the Planning Commission for their recommendation to the City Council:

A) Amendments to the Land Use Element of the Comprehensive Plan (Areas of Special Concern); and

B) Amendments to the text of the Land Development/Planning Ordinance.

Mr. Lashbrook encouraged the Planning Commission to utilize the contents of his memo's as the basis of findings of fact for each of these matters.

Chairman Kahut opened the public hearing on the proposed Comprehensive Plan amendment and no one came forth to speak in favor of, or opposition to, the proposed changes. The public testimony portion of the public hearing was closed. Commissioner Cutsforth asked about area "M" and the affect of the change on property owners there. Mr. Lashbrook explained that in area "M" development would be limited to one single family dwelling per lot until such time as a zone change was approved to R-2. Commissioner Cutsforth indicated that that had been her understanding but she wanted to be reassured.

Mr. Lashbrook pointed out that area "J" is owned by Mr. Marv Dack who has a pending application for a development of the site. Mr. Lashbrook stressed that he did not want the Commission to take any action on the proposed Plan amendment which would prejudice the Planning Commission's later review of Mr. Dack's development proposal. Mr. Lashbrook recommended that area "J" be approved with the remainder of the areas but that the Planning Commission go on record agreeing to initiate a zone change from R-1 to R-1.5 for Mr. Dack's property if he comes foreward with his application within six months. Chairman Kahut clarified that the Commission

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was in no way guaranteeing a zone change at any future date, but merely offering to initiate the process to assure that Mr. Dack would not have to bear the added expense of a zone change along with his current application.

Commissioner Schrader moved and Commissioner Shinn seconded that the Planning Commission recommend that the City Council amend the Comprehensive Plan as proposed, based on the findings of fact recommended by Consultant Lashbrook in his memo of April 9, 1984. Also included within the motion was an agreement to initiate a zone change for Mr. Dack's property from R-1 to R-1.5 if Mr. Dack activated his use permit application within the next six months. The motion passed unanimously with the Chairman voting.

Item No. 2: Amendments to Ordinance No. 740 (Land Development and Planning Ordinance). Chairman Kahut then opened the public hearing on the proposed amendments to the text of the Land Development and Planning Ordinance. Neither opponents nor proponents came forward and the public testimony portion of the hearing was closed. After a brief discussion of possible changes to the wording, Commissioner Shinn moved, and Commissioner Cutsforth seconded, that the Planning Commission recommend that the City Council amend the Ordinance as proposed, and that the Planning Commission adopt the findings of fact proposed by Consultant Lashbrook in his memo of April 9, 1984. The motion passed unanimously with the Chairman voting.

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:15 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

  
Virginia Shirley, Secretary  
Canby Planning Commission