

Canby Planning Commission  
Special Meeting  
October 1, 1984

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

MEMBERS ABSENT: Commissioners Seale and Shinn

OTHERS PRESENT: City Planner Bud Atwood, Building Official Bob Godon, Secretary Virginia Shirley, Brad Taggart and Marv Dack

In the absence of Marv Dack, the Chairman moved to Item 2 on the agenda. Request from Emmert Industrial for approval of the name chosen for the subdivision and mobile home park along with private streets within the mobile home park.

City Planner Bud Atwood read a letter from Emmert Industrial with the request for name approval plus reconsideration of Condition No. 32. The City Planner made a recommendation to approve the name chosen and to change Condition No. 32 to conform with the Codes of the State of Oregon.

The Planning Commission was concerned over the use of the name "Sequoia" in naming the streets. Since the City had spent a great deal of time and effort in renaming all of the streets in alphabetical order a few years ago, this would tend to confuse people. A lengthy discussion followed with different names suggested that were more in keeping with the street naming system Canby was following. \*Commissioner Schrader moved to name both the subdivision and mobile home park "Elmwood Park" and to name the streets within the park "Elmwood Drive" and Elmwood Circle." The motion was seconded by Commissioner McKibbin and passed unanimously with the Chairman voting.

The Commission read Condition No. 32 from the conditional use approval given on September 12, 1983. City Planner Atwood explained to the Commission the condition as written was a HUD condition required when purchasing a mobile home. Building Official Bob Godon explained that only the requirements within the State Building Codes could be enforced by his office, only lending institutions could require more. While the requirements listed are only a minimum, a municipality can not require more as they are a maximum also. Commissioner Schrader questioned why more could not be required when they stated that the requirements were the minimum. Mr. Godon explained that they were tested and were the minimum requirements needed, but the City could not require more. If the owner wanted he could do more, but the City could not require that he do more. Commissioner Schrader explained that the mobile home park will be

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in an area of new homes and they should have a look of permanence to them. Mr. Godon suggested that this could be achieved by adding the word "coordinating" to condition No. 22 so that it read: "All units to have coordinating skirting attached at the time of installation." Commissioner Schrader moved to delete condition No. 32 as written and make it read "All units must be installed according to the State Building Codes and Oregon Administrative Rule No. 814 as adopted by the City of Canby and State of Oregon." Change condition No. 22 to read: "All units to have coordinated skirting attached at the time of installation." Correct condition No. 30 to read: ". . . not more than 5'6" . . ." instead of 3'6". The motion was seconded by Commissioner McKibbin and passed unanimously with the Chairman voting.

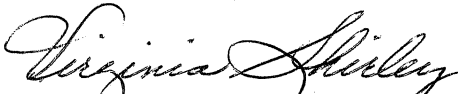
Mr. Marv Dack requested a time extension to submit material the Commission has requested in connection with his conditional use application for a mobile home park. Chairman Kahut addressed Mr. Dack and asked him to explain his need. Mr. Dack stated that he would like to have a 60-day extension of the application to allow time for a marketing survey of whether another mobile home park is needed in the area, and if so, then there are drawings to be done in the manner requested by the Commission. The Commission held a short discussion regarding the time that had elapsed since this application first came before them and whether or not an extension should be given. \*Commissioner Schrader moved to deny the request for a time extension of this application that is over a year old. Motion died for lack of a second. \*\*Commissioner McKibbin moved to grant a 60-day extension to enable Mr. Dack to bring in the requested detailed plans for a mobile home park under a conditional use if a marketing survey shows one is needed. The motion was seconded by Commissioner Davis and passed unanimously with the Chairman voting.

At this point in the meeting, Mr. Dack asked the Chairman if he would be taking part in a public hearing for his conditional use application. Chairman Kahut said that due to his expertise and the relative lack of experience on the Commission he would be taking an active part. Mr. Dack challenged his right to sit on the Commission since he was an adjacent landowner and they had experienced a confrontation. Mr. Kahut informed Mr. Dack that only he and Mrs. Cutsforth had been on the Commission when a number of subdivisions had come before the Commission and therefore he felt his guidance was needed. The Chairman further stated that unless the City Attorney stated that there was a conflict of interest, he would be sitting on the Commission to hear Mr. Dack's request.

This meeting has been recorded on tape.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

  
Virginia Shirley, Secretary