

Canby Planning Commission
Special Meeting
March 25, 1985

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

OTHERS PRESENT: City Administrator Bud Atwood, Secretary Virginia
Shirley, Miriam Larson, Dr. Davies and Lorenzo
Nelson

The minutes of the previous meeting were approved as presented.

Mr. Atwood brought the Commission up-to-date and requested an Offer-of-Dedication from S. E. Fifth, north along the property line then east along the property line.

Mrs. Larson stated that she had been to the County to see Dennis Everson and that he was agreeable to their using the present driveway as it was in the City and therefore under City jurisdiction. He further stated that the County would grant the access permit. Mrs. Larson stated that she was willing to give an offer-of-dedication.

Mr. Lorenzo Nelson showed slides of projects for seniors/handicapped that were either completed or under construction presently in the Metropolitan area.

Commissioner Shinn questioned the placement of the elevator if handicapped people were to be allowed on the second floor. Discussion regarding the number of units to be built. Mrs. Larson stated that she would like approval for one hundred sixty units, but that the project would be built in phases with the first phase having 50 units in it. Since these units are for the elderly and handicapped it was decided that an age limit of 55 or handicapped would be proper. Much discussion over whether they could approve as the applicant and architect were unsure of how many units exactly would be built. They have not received their marketing study as yet and don't know whether studio, one-bedroom or two-bedroom units will be the most in demand. At this point Chairman Kahut opened the public hearing. When no further proponents came forward, he called for opponents. When none came forth, he closed the public hearing. Mr. Atwood read the list of conditions which consisted of the following: Offer-of-dedication, handicapped persons to be housed on ground-floor only, phase one to consist of 50 units, age limit for entrance to be 55 or handicapped. After due consideration, the consensus of the Planning Commission was that this is a good project and that they would give concept approval, however they will reserve outright approval until they submit floor-plans of the units in each phase, along with landscaping plans for that phase and other pertinent material.

The Planning Commission set a date of April 4, 1985, to travel to McMinnville for a complimentary tour in order that they might view

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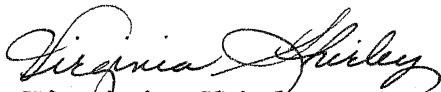
a senior residential development that has just been completed, and is having success in filling its vacancies.

Chairman Kahut asked Mr. Atwood what the City was building on N. E. Territorial. Mr. Atwood stated that it was the location for the recreational vehicular park which the City was considering. He further stated that at this time he was uncertain as to whether or not it was actually going to be built, but that it was an outright allowable use for the City by the zoning ordinance.

There being no further business to come before the Commission, the meeting was adjourned at 9:25 p.m.

This meeting has been recorded on tape.

Respectfully submitted,



Virginia Shirley, Secretary
Canby Planning Commission