

Canby Planning Commission
Regular Meeting
June 10, 1985

MEMBERS PRESENT: Commissioners McKibbin, Seale, Davis, Cutsforth
and Shinn

MEMBERS ABSENT: Kahut and Schrader

OTHERS PRESENT: City Administrator Bud Atwood, City Attorney John
Kelley, Secretary Virginia Shirley, D. Gibb, Steve
Kleffner, John DeGroat and John Kraxberger

The minutes of the meeting of May 13, 1985, were approved as pre-
sented.

Item No. 1: Request for a Conditional Use Permit to allow a Learning Tree Day School which will accommodate approximately 100 children and operate five days per week in the Canby Square Shopping Center. The applicant is E & Z Development. City Administrator gave the staff report with a recommendation for approval. Mr. Kleffner explained the layout of the proposed center and outdoor play area. Mr. DeGroat explained they would have Cedar chips and grass in the play area with a tennis court in the covered area. The play area is to be fenced with a four (4) foot cyclone fence. The Commission discussed the fenced in area in relation to the service road behind the shopping center. There was also discussion regarding the fence height, dust in relation to cars on the service and debris from the cars. The Vice-Chairperson opened the public hearing portion and called for proponents. Mr. John DeGroat stood and stated that he had started Learning Tree Day Care in 1970 and now feels Canby is ready for one. There being no further proponents, the Vice-chairperson called for opponents. When none came forth, the public hearing portion of the meeting was closed. Discussion among the Commissioners as to the height of fence which should be required. DeGroat stated that he preferred a four (4) foot fence, so the children would not feel as though they were in detention. He further stated that they have suffered practically no vandalism in the other day care centers they have started. The next concern was the dust and debris from the cars on the service road. As for the dust it was suggested that the street be swept when they do the parking lot for the shopping center. *Commissioner McKibbin moved to approve a day care center to be located on Tax Lot 100, Section 5A, T4S, R1E, (Canby Square Shopping Center) owned by E & Z Development, with the following conditions: 1) The Commission approve any change of ownership of the property; 2) Fence four (4) feet high around the play area; 3) Area between the fence and the road to be dust free; and, 4) Property owner to sweep and maintain area behind shopping center. The motion was seconded by Commissioner Seale. The motion passed unanimously with the Chairperson voting.

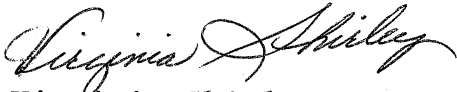
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Item No. 2: Interpretation of Ordinance No. 740, Planned Unit Development in R-1, Single Family Residential, zone. The Planning Commission held a discussion on different parcels within the R-1 zone that would extremely hard to develop and it was the Commission's concensus that they would entertain a Planned Unit Development on any parcel which would better lend itself to PUD development rather than conventional.

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