

Canby Planning Commission  
Regular Meeting  
September 9, 1985

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

MEMBER ABSENT: Commissioner Seale

OTHERS PRESENT: City Administrator Bud Atwood, Public Works  
Director Rusty Klem, Secretary Virginia Shirley  
and John Watson

The minutes of the meeting of July 22, 1985, were corrected to show that Commissioner McKibbin declared a conflict of interest on Item No. 2, and did not take part in the discussion or voting on the item.

Item No. 1: Request for expansion of a conditional use permit to place three (3) additional mobile homes in the Canby Mobile Manor Court located on the south side of Highway 99-E, west of S. Pine, and described as Tax Lot 901, Section 33DA, T3S, R1E. The applicant is John Watson, representing Jean Hitson. The staff report was read by City Administrator Atwood with a recommendation for approval, subject to two conditions. Mr. Watson questioned the easements wanted by the Telephone Association and Canby Utility Board. He was assured by the Commission Chairman that they were necessary and already were being used. He further stated that they would not interfere with any of the proposed buildings. Mr. Watson further stated that they were considering placing the mobile homes on the lots and then either selling or renting them.

Chairman Kahut opened the public hearing portion of the meeting and called for proponents. When none came forth, he called for opponents. There being none, Chairman Kahut closed the public hearing portion of the meeting.

Commissioner McKibbin asked if the mobile homes would be new. Mr. Watson stated they hold out for new mobile units. He further stated that the park rules and regulations were strict in this respect.

Commissioner Davis thanked the applicant for presenting the Commission with good plans from which to make their decision.

\*Commissioner Davis moved to approve the expansion of the conditional use for the Mobile Manor Mobile Home Court by allowing three additional sites to be built. This approval is subject to the following conditions: 1) All agency reports become conditions of approval; and, 2) Construction be limited to the submitted revised site plan. Commissioner Davis made the following findings of fact: 1) The application is in conformance with the text and applicable maps of the Comprehensive Plan. 2) The application is in conformance with the

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Conditional Use section of the Land Development and Planning Ordinance. 3) The submitted lot design and the attached agency requests will provide for mobile sites with utility easements and access in conformance with the Land Development and Planning Ordinance and with the Uniform Building Code. 4) The project will complete utilization for mobile home sites of all allowable property included within the original conditional use. The motion was seconded by Commissioner Shinn and passed unanimously with the Chairman voting.

Commissioner Davis asked the City Administrator for a progress report on the Elmwood Mobile Home Park located on the extension of S. Elm Street. Mr. Atwood stated that all fencing was in place and that mobile units were being placed in the park. He further explained that the pads for each unit are being placed after the unit is brought to the park, due to the variety of sizes which exist. The recreational center is almost complete.

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:25 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

  
Virginia Shirley, Secretary  
Canby Planning Commission