

Canby Planning Commission  
Regular Meeting  
November 12, 1985

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

MEMBERS ABSENT: Commissioners Cutsforth, Seale, and  
Shinn

OTHERS PRESENT: City Administrator Bud Atwood, City  
Attorney John Kelley, Secretary  
Virginia Shirley, Bob Kacalak, Charles  
Johnston, Mary Liechty

The minutes of the October 14, 1985, meeting were approved  
as presented.

Item #1: Request for an eleven (11) lot mobile home  
subdivision to be located in the northwest corner of N.W.  
3rd and N. Cedar Street, and described as Tax Lots 1400,  
1404, and 1405, Section 32D, T3S, R1E. The applicant is  
Charles H. Johnston. The City Administrator read the staff  
report without giving a recommendation. The Commission held  
a short discussion with staff regarding the lack of certain  
information on the plat, the size of the lots, and width of  
the street and radius of the cul-de-sac. Mr. Kalacak,  
representing the applicant, apologized for the lack of  
dimensions of the proposed. The further stated that the  
applicant would like to have a 32-foot street with 4-foot  
sidewalks if the Commission would allow it. Retired people  
and people just getting started can get one of these lots,  
put a \$35,000 to \$55,000 mobile home on it and have the  
pride of ownership. Mr. Johnston stated their would be  
certain restrictions as to the type of mobile home each  
homeowner would be able to have on his lot. Commissioner  
McKibbin asked about parking arrangements. Mr. Johnston  
stated they would have the required two parking spaces per  
lot.

The Chairman opened the public hearing portion of the  
meeting and called for proponents. Mrs. Mary Leichthy stated  
that she was an adjacent neighbor and favored the  
application. There being no further proponents, the  
Chairman called for opponents. There being none, the  
Chairman closed the public hearing portion of the meeting.

The City Attorney explained that although the Planning  
Commission would put certain conditions on the plat, private  
deed restrictions were needed in order that the buyers know  
the conditions which they had to abide by in order to have  
a mobile home in this subdivision.

Commissioner Schrader stated that he felt he needed further information to take action on this proposal. The City Administrator asked just what information was needed for the Commission to make a decision. The following information was requested from the applicant.

- (1) Removal of the twenty (20) foot access strip to North Cedar and providing a twelve (12) foot easement for utilities.
- (2) All external lot line easements to be shown at twelve (12) feet and interior easements shown at six (6) feet on the plat map.
- (3) A ten (10) foot setback as requested on the west property line to be shown on the plat map.
- (4) Fencing along the north and east property boundaries to be shown on the plat map.
- (5) Show all proposed landscaping on the plat map.
- (6) Show size and mobile home placement along with parking area and storage building for each lot.
- (7) Outline in narrative form the type of mobile home to be acceptable in the subdivision.
- (8) Provide a copy for the proposed deed restrictions for the subdivision (include outside hose bib for each lot).
- (9) Sidewalks five (5) feet in width to be shown on the plat map.

\*Commissioner Davis moved to continue this request until the Planning Commission meeting December 9, 1985, including reopening the public hearing portion if required. This will give the applicant time to get the additional information. The motion was seconded by Commissioner McKibbin and passed unanimously with the Chairman voting.

There being no further business the meeting adjourned at 9:35 p.m.

This meeting has been recorded on tape.

Respectfully submitted,



Virginia Shirley, Secretary  
Canby Planning Commission