

Canby Planning Commission
Regular Meeting
March 10, 1986

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

MEMBER ABSENT: Commissioner Shinn

OTHERS PRESENT: City Attorney John Kelley, City Administrator Bud Atwood, Secretary Virginia Shirley, Public Works Director Wayne Klem, Donna Ornelaz, Ron and Cherrol Pacholl, Sue, Joe and Tiffy Amick, Sue and Wes Nicholson, Sean and Barbara McVicker, Larry and Sherry Kribs, Gary and Colleen Bates, John Coli, Ritch and Sandy Cameron, Emil and Margaret Rathmann, Jan and Gerald Hart, V. Nolder, Mr. and Mrs. Al Moore, H. F. Bauer, Lawrence E. Andrews, Roberta Matthieu, Barbara Minch, David and Marybeth Kostrikin, Barbara McKenna, Alice and Dave Merrill, Sam Rice, Ed and Mary Farmer, Bob Prieve, Lawrence Laringer, Dennis Mour, Nancy Moore, Pam Barrow, Mary Colvin, A. J. Swaim, Daniel and Karen Onion, and Bob Rapp

The minutes of the December 9, 1985, meeting were approved as presented.

BUSINESS FROM THE AUDIENCE: Wes Nicholson, 1449 N. Locust, stated that they would like to see a Comprehensive Plan review before consideration of Item No. 2 on the agenda tonight. The Comprehensive Plan calls for a review every two years. Since no one in their area was aware of the proposed zoning in their area they would like that Comprehensive Plan review to take place now.

Item #1 CONTINUED public hearing of a proposed subdivision of ten lots or the possibility of a Planned Unit Development on the west side of N. Ash Street, approximately 350 feet north of Knights Bridge Road and described as Tax Lot 300, Section 32A, T3S, R1E. The applicants are Ronald G. Tatone and Gloria J. Ives. Mr. Tatone stood and stated that due to the number of people who were waiting to testify on the Richard Morse zone change he was willing to wait until later in the agenda for his subdivision to be heard. Chairman Kahut thanked him and stated that they would now hear item No. 2.

Item #2: Request for a zone change from R-1, Single Family Residential, to R-1.5, Medium Density Residential, on property located in the southeast corner of the quadrant of N. Locust and N. E. Territorial Road and described as Tax Lots 1000, 1001, and 1100, Section 28DC, T3S, R1E. The applicants are Richard K. Morse and Carol Lee Morse. Mr. Atwood gave the staff report with a recommendation for approval. City Attorney Kelley informed the audience that due to the number of people who wished to speak on the proposed zone change that they should keep their remarks brief and if someone has said what you wanted to say just state that you agree with the previous speaker. Mr. Kelley further stated that the public hearing would be held before the Planning Commission and the City Council would make their decision from the record of the Planning Commission.

Chairman Kahut opened the public hearing.

Lawrence Andrews stated that he had presented a petition containing 67 signatures of neighbors who were not in favor of the zone change.

Sean McVicker, 1485 N. Locust, moved into his home six years ago from Portland. Now they find they will be in a rental area. Harmful to their children, land value will decrease, strain police and fire protection. People for blocks around will be affected. Asked if the Planning Commission and City Council make the change in zoning, will they be responsible for losses in the area.

Gary Bates, 172 N.E. Territorial Road, stated that he realized the problem of participation. The problem with the plan is that there is no way for a group to review zone changes. There has to be a method of review and a method of change.

Pam Barrow, 1578 N. Juniper, moved here with the hopes of raising her children in a rural atmosphere. Not possible if property is rezoned.

Marybeth Kostrikin purchased their home in 1982. Wanted to be sure of an R-1 neighborhood. She would suggest personal letters to be sent to everyone whenever a comprehensive plan is being considered.

Ed Farmer, moved in 1981 to present location. Feels that it would be a mistake to change the zoning to duplexes now.

Dick Hemmerling stated the Commission should consider curbs, sidewalks and street tree plantings to make a project look finished. Many projects around town started several years ago, but none look finished because of the lack of curbs, sidewalks and street trees.

Larry Kribs, 1474 N. Juniper, doesn't want to live in high density area.

Dennis Moore, 1558 N. Juniper, wants to keep value of new house.

Al Moore, 1505 N. Locust, lived on the south side while building new house. Police were there all the time due to petty crime.

Susan Amick moved to Canby to get away from high density.

Rocky Amick to change the zone will cheapen the neighborhood.

A. J. Swaim stated the property is zoned R-1. Why can't it just be left as R-1? Chairman Kahut tried to explain to the audience that there is a certain area designated for each density of zoning in order for the City to achieve the overall density required by L.C.D.C. To not make the changes when requested will upset the balance and L.C.D.C. will require that more property be zoned at an even higher density. He asked just where they would like to see a higher density of residential, if the zone was not changed.

Richie Cameron stated in the areas that want to annex to the City we could make them a higher density.

Ron Tatone stated that this would put about one-third more traffic on N. Locust and traffic was already heavy in that area. He expressed the feeling that something should be done to see that the extra traffic did not funnel out onto N. Locust Street.

Alice Merrill testified as to the heavy amount of traffic on N. Locust Street.

Martin Clark does the land use map say we have to have R-1.5 zoning on that parcel of land? He was opposed to the zone change.

Al Moore stated that under L.C.D.C. the City should draw a five mile circle around the city, plan the streets, and all facilities should be put in and then people would know just what they were moving next to.

Wes Nicholson agrees with what has been said tonight. This property was zoned R-1, should leave it R-1. To change it will take away the quality of life. Planning Commission should declare a moratorium on the zoning until a review of the Comprehensive Plan has been made.

Roberta Matthews, Barbara McCann, and Jan Hart each stated that they were against changing the zone to a higher density.

Chairman Kahut called for a 10-minute recess at 8:35 p.m.

The meeting was reconvened at 8:47 p.m.

**Commissioner Schrader moved to CONTINUE the public hearing on the requested zone change from R-1 to R-1.5 until the applicant could be present to present his views on the zone change. This item to next be heard on May 12, 1986. The motion was seconded by Commissioner McKibbin and passed unanimously.

Item #1: CONTINUED public hearing of a proposed subdivision of ten lots or the possibility of a Planned Unit Development on the west side of N. Ash Street, approximately 350 feet north of Knights Bridge Road and described as Tax Lot 300, Section 32A, T3S, R1E. The applicants are Ronald G. Tatone and Gloria J. Ives. Due to a misunderstanding by members of the audience present to give testimony on this item during the public hearing portion they had left when it appeared to them that the public hearing had been postponed until a later date. Therefore with the applicant's agreement this item will be heard at a public hearing on April 14, 1986.

Item No. 3: Request for a zone change from R-1, Single Family Residential, to C/R, Commercial/Residential, on property located on the east side of S. Ivy Street approximately 850 feet south of S.E. Township Road and described as Tax Lot 1300, Section 4AB, T4S, R1E. The applicant is Daniel D. Onion. The staff report was read by City Administrator Atwood with a recommendation for approval. The Commission had no questions for the Planner, so the Chairman opened the public hearing portion of the meeting.

Walter Dethlefs stated that he owned the property just south of the property to be rezoned and that he was in favor of the zone change.

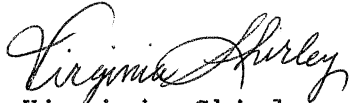
There being no further proponents, the Chairman called for opponents. There being no opponents, the Chairman closed the public hearing portion of the meeting.

**Commissioner Seales moved to recommend approval of the zone change of Tax Lot 1300, Section 4AB, T4S, R1E, from R-1, Single Family Residential, to C/R, Commercial-Residential, as it is in conformance with the Comprehensive Plan, and meets the standards and criteria for changing the zoning of a parcel. The motion was seconded by Commissioner Clift and passed unanimously.

**Commissioner Davis moved that the particular use (Onion Electric) was similar to other uses allowed in this zone. Commissioner Clift seconded the motion and it passed unanimously.

This meeting has been recorded on tape.

Respectfully submitted,

A handwritten signature in cursive script, reading "Virginia Shirley".

Virginia Shirley, Secretary
Canby Planning Commission