

Canby Planning Commission
Regular Meeting
June 9, 1986

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

MEMBERS ABSENT: Commissioners Schrader, Seale and Shinn

The minutes of the May 12, 1986, meeting were approved as presented.

Item #1: Request for a zone change of property located on the east side of S. Ivy Street adjacent to and northeast of Wilco Farmers, and described as Tax Lot 1400, Section 4AB, T4S, R1E. The requested change is from R-1, Single Family Residential, to C-R, Residential/Commercial. The applicant is Walter J. Dethlefs. The staff report was given by City Administrator Bud Atwood with a recommendation for approval. Commissioner McKibbin questioned the location of this property in relationship to the Onion property where the Commission had recently heard a zone change. Commissioner Davis raised the question of easements. The letter from the Canby Utility Board was not exactly clear on where they wanted the easements. Some discussion took place regarding the survey and recording of easements. Ralph Netter was in the audience as the applicant's representative. Chairman Kahut asked if he had anything to add to the staff report as presented. Stated no, but would be glad to answer any questions the Commission might have.

Chairman Kahut opened the public hearing and called for proponents. When none came forth, he called for opponents. There being no opponents, the public hearing portion of the hearing was closed.

Commissioner Clift moved to recommend approval to the Canby City Council of a zone change on property described as Tax Lot 1400, Section 4AB, T4S, R1E, from R-1, Single Family Residential, to C-R, Residential/Commercial. This property has all public facilities, the requested zoning is stipulated on the Land Use Map, and it is in conformance with the Comprehensive Plan for Canby. The Planning Commission recommends this approval be subject to the conditions set forth in the Canby Utility Board letter dated June 5, 1986. The motion was seconded by Commissioner McKibbin and passed unanimously with the Chairman voting.

Item #1: Request for a minor land partition from one lot to three lots of property located in the northwest quadrant of Knights Bridge Road and N. Aspen Court, and described as Tax Lot 400, Section 32A, T3S, R1E. The applicants are Terry and Cheryl Learfield. City Administrator Atwood read the staff report which made a recommendation for approval with conditions. A discussion of the right-of-way dedication with concern for location of the house followed. It was determined that dedication could take place on the two northerly lot and an agreement could be signed on the southerly lot. Chairman Kahut opened the public hearing and called for proponents. When none came forth, he called for

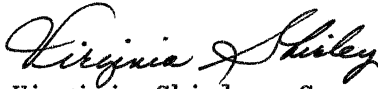
opponents. There being none, the public hearing portion of the meeting was closed.

Commissioner Davis moved to approve the minor land partition based upon the staff report and subject to the following conditions: 1) Full street improvements on the two most northerly lots; 2) An agreement providing for street improvements on lot with house; and, 3) Agency reports to become conditions of approval. The motion was seconded by Commissioner Clift and passed unanimously with the Chairman voting.

There being no further business to come before the Commission the meeting was adjourned at 8:50 p.m.

This meeting has been recorded on tape.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission