

Canby Planning Commission
Regular Meeting
June 8, 1987

MEMBERS PRESENT: Commissioners Schrader, McKibbin, Seale, Harmon,
Lindsay, and Nicholson

MEMBER ABSENT: Chairman Kahut

OTHERS PRESENT: City Administrator Stephan Lashbrook, Secretary
Virginia Shirley, Bill Stevens, Marvin Dack, Rod Beck, Marleah Llewelyn,
Judy Jarvis, and others.

The minutes of the May 11, 1987, meeting were approved after
deletion of a sentence on page 3, third paragraph, starting on the
second line. "This site has no assurances of what will at this site."

Item #1: Modification of a Conditional Use Permit to allow the
placement of "single wide" manufactured housing units in locations
previously approved for "double wide" units only. The subject property
(Elmwood Mobile Home Park) is described as Tax Lot 1900, Section 4CA,
T4S, R1E, and located on the west side of E. Elm Street, south of S.W.
13th Avenue. The applicant is Emmert Development Co. City

Administrator Stephan Lashbrook gave the staff report. Chairman Kahut
asked how many properties would be affected if the change were made.
Mr. Lashbrook stated that primarily it would be the properties to the
south, southeast and southwest. Mr. Lashbrook corrected the map and
stated that only five spaces were being requested to have single wide
rather than double wide mobile homes placed on them. Chairman Kahut
asked the applicant's representative if she had anything she would like
to add. Marleah Llewelyn stated that Mr. Lashbrook had explained it
all, but she would add that she had contacted the neighbors and also
told the people in the park what she was planning. Ms. Llewelyn further
stated that most double wide units are 28 feet wide and this would leave
very little extra for yard. A mobile home salesman from Kilroy's, stated
they are placing homes within the mobile home park. He further stated
that the majority of homes they are placing are 28 feet wide. In the
industry mobile homes are referred to in units. A unit may be 8, 10,
12, or 14 feet and then sections are put together to make a home. They
are all built as manufactured homes with a variety of sizes available.
Chairman Kahut stated that it was his understanding when the park was
built that the standard was 24 foot wide and today's is 28 foot wide, he
asked if that was correct. The salesman from Kilroy's stated that 14-
wide is the widest allowed on the highway and they can add-a-room to
them or a unit or do anything they wish. The units may 10, 12 or 14
feet wide. Anything over 350 square feet is declared a manufactured
home.

Vice Chairman Schrader opened the public hearing portion of the meeting
and allowed Marvin Dack, an opponent, to speak first as he had another
meeting to attend. He made several points which included the rights of
the public using the mobile home park, the lack of planning which causes
the owners to continually ask for modification of the original
conditional use application, and further that it would lower the

standards of the mobile home park to allow this modification. Bill Stevens, 705 S.W. 13th Avenue, stated that he was against the modification because of the continual requests for modification and to grant this one would then bring another request.

A resident of the park who is also the Oregon State Tenants Association representative stated that they had not had time to study this matter and asked the Commission to table the matter until a later date. Rod Beck, 1555 S. Fir, stated that he was against the modification for the principle of it because they keep asking for other waivers.

Judy Jarvis, 1400 S. Elm Space #24, stated that she had purchased a double wide because of the restrictions.

*Commissioner Schrader moved to deny the request to modify the conditional use permit for Elmwood Mobile Home Park to install five single wide mobile homes along the south perimeter. Based on the finding that the characteristics of the site are not suitable for the proposed. The motion was seconded by Commissioner McKibbin and passed unanimously with the Vice-chairman voting.

The Vice-chairman called a recess at 8:20 p.m. and the meeting reconvened at 8:30 p.m.

Item #2 Acceptance of Findings of Fact on the MACO application for expansion of a nonconforming use.

Commissioner Harmon stepped down from his chair on the Commission due to a conflict of interest in this application.

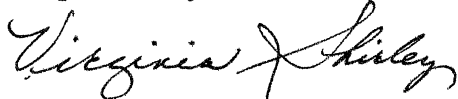
*Commissioner Seale moved to approve the findings of fact as presented by the staff in denying the application of MACO Products Inc., for expansion of a nonconforming use. The motion was seconded by Commissioner Lindsay and passed unanimously with the Vice-chairman voting.

Vice-chairman Schrader moved to direct the staff to initiate an amendment to the nonconforming use portion of Ordinance #740. The motion was seconded by Commissioner Nicholson and passed unanimously.

This meeting has been recorded on tape.

There being no further business to come before the Commission, the meeting adjourned at 9:30 p.m.

Respectfully submitted,



Virginia Shirley, Secretary
Canby Planning Commission