

Canby Planning Commission
Regular Meeting
August 24, 1987

MEMBERS PRESENT: Chairman Kahut, Commissioners Lindsay, McKibbin and Nicholson

MEMBERS ABSENT: Commissioners Seale, Harmon, and Schrader

OTHERS PRESENT: Public Works Director Wayne Klem, Secretary Virginia Shirley, Bob Westcott, Joy Gerig, Alfred G. Mansfield, and Richard Hannan

The minutes of the August 14, 1987, meeting were approved as presented.

Request for Expansion of a Conditional Use Permit which was issued to St. Patricks Church for a multi-purpose building. The expansion will take place on the north side of the building and is intended to make a dry, play area for pre-school children and a 12' x 14' storage building for donated items for their charity. This property is located at 488 N.W. 9th Avenue and described as Tax Lot 6500, Section 33BC, T3S, R1E.

Chairman Kahut informed the audience that he was a member of St. Patrick's church and asked the audience and Commission if they had any objections to his serving on the Commission during the hearing of this item on the agenda. There were no objections. Mr. Klem gave the staff report and made a recommendation of approval. Commissioner Lindsay questioned a time limit on the waiver of remonstrance. Mr. Klem answered by saying there was no time limit on the waiver of remonstrance.

The spokesperson for the church stated that the church was interested in giving the children a dry place to play and also furnish them with space for an open classroom. The storage building is to be placed with the church's other utility building because electricity is in that area. Commissioner Lindsay asked if there would be an increase in traffic. The gentleman answered that no increase was anticipated. Commissioner Lindsay asked the distance from the rectory to the storage building. The gentleman answered that it was about fifty yards. Commissioner Lindsay asked if they had other storage area for St. Vincent dePaul donated items. The answer was no to this question. Commissioner Lindsay asked if this would be a distribution center or a collection center. The gentleman stated that it would only be a collection center. Commissioner Lindsay stated that he felt the building was too small and should be made larger in order that no outside storage took place.

Chairman Kahut opened the public hearing portion of the meeting and called for proponents. Bob Westcott stated that he and his family were in favor of the happy noises made by the young people at play. 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 Lindsay again stated that the storage building was very small for collection of donated items to St. Vincent dePaul. Discussion continued on the size of the building and it was decided that since a 12' x 14' building was all they had applied for and people who called the office were given the dimensions they should only approve the designated size.

Commissioner Nicholson moved to approve the Expansion of the Conditional Use and accept the staff's findings of fact for the covered play area and the 12' x 14' storage building. This approval to be subject to the following conditions: 1) A waiver of the right to remonstrate against future sidewalk improvements is to be prepared by the church and recorded at the church's expense. This waiver is to be worded to the satisfaction of the City Attorney and is to apply to all property within the subject block which is owned by the church. 2) Easements, to the satisfaction of the Canby Utility Board, Canby Telephone Association and the City, are to be provided along all perimeter property lines; and, 3) This permit to remain valid for a period of not more than four (4) years, within which all planned work is to be completed. The motion was seconded by Commissioner McKibbin and passed unanimously with the Chairman voting.

Mr. Klem presented the Commissioners with "Sunlines" a Portland-Vancouver Metro Area Solar Access Project.

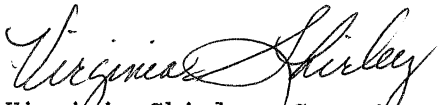
After reading the letter from the Elmwood Mobile Home Park residents, the Planning Commission requested that the staff investigate the matter for adherence to the conditions of the conditional use permit granted by the City.

Commissioner McKibbin moved to approve the findings of fact on Section 3. Variance Standards and Criteria; Sections 4 and 5 Nonconforming Uses and Structures; and, Section 6 Definitions to add the word *vicinity* based upon the record of the Public Hearing conducted July 27, 1987. The motion was seconded by Commissioner Lindsay and passed unanimously with the Chairman voting.

There being no further business to come before the Commission, the meeting was adjourned.

This meeting has been recorded on tape.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission