

Canby Planning Commission
Regular Meeting
October 24, 1988

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

OTHERS PRESENT: Public Works Director/Planner Rusty Klem, Secretary Virginia Shirley, Rene DuPont and Alvin Friedrich

The minutes of the September 26, 1988, were changed to reflect that an eight (8) foot fence is required not 12 for the transfer station as previously noted. The minutes of October 10, 1988, were approved as presented.

Item No. 1: Request for a conditional use permit to build an accessory building on a separate lot from the dwelling this residence is located on. This property is described as Tax Lot 9300, Section 33BD, T3S, R1E. The applicant is Alvin Friedrich. The staff report was read by Rusty Klem and a recommendation of approval with conditions made. Mr. Friedrich asked exactly what was meant by condition no. 3 which called for the garage/storage building to be compatible with the neighborhood. Mr. Klem stated that was intended for aesthetic purposes to keep it from standing out in the neighborhood. Mr. Friedrich answered that it was his intent to build the building to match his home.

Chairman Kahut opened the public hearing portion of the meeting and called for proponents. Rene DuPont stated that Mr. Friedrich lived across the street from him and that he kept his home in very good condition and that he was sure he would put up a nice building. Mr. DuPont stated that he had no objections to this building. There being no further proponents, the Chairman called for opponents. There being no opponents, the public hearing portion of the meeting was closed.

During the discussion that followed, Commissioner Nicholson stated that he would like to add a sentence to condition #2 which would read: In this case, where traffic is expect to be low, grass will be an acceptable dust free surface. Commissioner Nicholson further stated that he didn't think that condition no. 3 was even needed. Mr. Nicholson thought was that to place condition no. 3 on this conditional use was the same as design review. Chairman Kahut asked if anybody would even see the plans. Mr. Klem stated that since a building permit was required, the building official would see the plans.

*Commissioner Nicholson moved to approve the conditional use permit to build a garage/storage building on the tax lot Mr. Friedrich owns which is adjacent to his home. This approval is subject to the following conditions: 1) A Waiver of Remonstrance against future street improvements, sidewalk, and sewer line extensions on N. Juniper Street. The form and wording of the waiver are to meet the requirements of the City Attorney. Costs of recording this document are to be borne by the applicant. 2) The driveway from N. Juniper Street to the new accessory

building is to be a dust-free surface. In this case, where traffic is expected to be low, grass will be an acceptable dust free surface. 3) No temporary or permanent living quarters are to be established in the proposed building. This application is in conformance with the policies of the Comprehensive Plan; the property is obviously suitable for building and there will be no impact on the neighborhood. The motion was seconded by Commissioner McKibbin and passed unanimously.

Chairman Kahut brought up for discussion, the Berg Parkway S.W. 13th Avenue connection through the Dack property. Mr. Kahut stated that at the last Council meeting, Mr. Klem had presented a totally different alignment for the proposed extension, and that it was only through Mr. Kahut's efforts that an Offer of Dedication of the parcel on the west side of the school's property that Mr. Dack owned was saved for street purposes. Mr. Klem informed the Commission that the road they had proposed was not a workable solution with 90 degree angles in the proposed roadway. Mr. Klem went on to say that the total alignment had not been figured out.

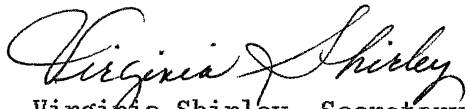
Mr. Klem informed the Commission the proposed sign ordinance had been sent to L.C.D.C. and would be heard by the Commission on December 12, 1988. Copies are to be mailed to the Commissioners this week.

Mr. Klem also informed the Commissioners that the Periodic Review was written, but had not yet been typed.

There being no further items to come before the Commission, the meeting was closed.

This meeting has been recorded on tape.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission