

CANBY CITY COUNCIL  
REGULAR SESSION  
JANUARY 4, 1984

Mayor Michael Gabrion presiding. Councilmembers present: David Anderson, Gary Sowles, Gene Clift, Bill Pulver, Scott Taylor and Nancy Kopelk.

Also present: Administrator Doug Zenor, City Attorney John Kelley, Public Works Director Bud Atwood, Deputy Recorder Marilyn Perkett, Cheryl Anderson, Howard Barlow, Ed Buschow, Earl Oliver, Jack Howay, David Bury, Jill Thompson and Linda McCarthy.

Mayor Gabrion called the regular session to order at 7:30 p.m., followed by the flag salute and meditation.

Roll call of Council showed a quorum present, with Councilman Pulver arriving at 7:35 p.m.

\*\*Councilwoman Kopelk moved to approve as distributed the minutes of the special meeting, December 15, 1983, and the regular session, December 21, 1983. Motion seconded by Councilman Sowles and approved 6-0.

CITIZEN INPUT ON NON-AGENDA ITEMS: None was voiced.

COMMUNICATIONS: None presented.

ORDINANCES & RESOLUTIONS: None presented.

NEW BUSINESS: \*\*Councilman Clift moved to approve payment of accounts payable in the amount of \$5,475.26, seconded by Councilman Sowles and approved 6-0 by roll call vote.

The next order of business was an application for a zone change. Bud Atwood, Public Works Director, briefly reviewed the application of the Bethany Evangelical Free Church, Arlene Monen, Sally Culver and Julia Fisher for a zone change on the east side of S. Ivy between S.E. Third and Township Road, including four tax lots of approximately 2.94 acres. Staff recommended approval of the application, noting that the Planning Commission had approved the request. Mayor Gabrion opened the floor for discussion for either proponents or opponents, none were voiced. \*\*Councilman Anderson moved to approve the request from the Bethany Evangelical Free Church, Arlene Monen, Sally Culver and Julia Fisher for a zone change from R-2, Multi-family to C-R Residential/Commercial on S. Ivy Street between S.E. Third and Township Road and for the Council to adopt the Planning Commission's findings of fact and the conditions of approval, as outlined in the staff memo of December 27, 1983, which is attached as a part of the minutes of this meeting. Motion seconded by Councilman Clift and approved unanimously.

Council next considered removal and replacement of two Maple trees on N. Holly Street. Mr. Atwood noted that he had received a professional opinion from Halstead's Arboriculture Consulting Service. The approximate cost would be \$100 for removal of the stump and \$100 for replacement. Unanimous consensus of the Council was to proceed with the removal

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and replacement of the two trees in question. Council directed staff to return to Council with a "policy" regarding replacement of trees that must be removed. Administrator Zenor noted that the wood from the trees will be sold by sealed bid.

A Special Event Liquor License application was considered by the Council. \*\*Councilman Pulver moved to approve the special event application of the Molalla Buckeroo Association for beer and wine for the Coronation Dance to be held at the County Fairgrounds on January 21, 1984, from 9:00 p.m. to 2:00 a.m. Motion seconded by Councilman Taylor and carried 6-0.

Attorney Kelley requested holding the street dedication of the Hartwell property on N. Pine for 30 days until some liens had been satisfied.

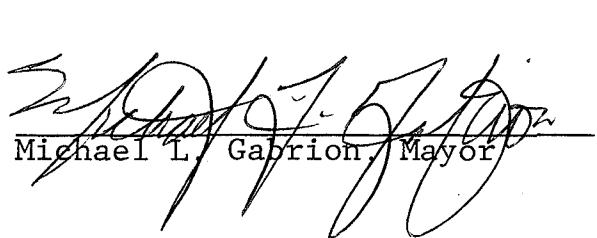
UNFINISHED BUSINESS: Councilman Pulver questioned the motion that had been tabled some time ago regarding an Economic Policy. Council consensus was to wait until February when the intern, Brian Posewitz, had completed his economic development study and then take action on the policy, noting the proposed policy does conform with the Comprehensive Plan.

Councilman Anderson suggested that tabled motions should be carried on the agenda as a reminder of pending action.

Mayor Gabrion reminded Council of the special meeting for Monday, January 9, 1984, at 7:00 p.m., with the Planning Commission and Lee Engineering on the 13th street alignment project.

\*\*Councilman Taylor moved to go into Executive Session under ORS 192.660, Subsection 1, A, to consider the employment of a public officer, employee, staff member or individual agent. Motion seconded by Councilman Pulver and approved 6-0.

Mayor Gabrion recessed the regular session at 8:10 p.m. to go into Executive Session. The regular session was reconvened at 10:10 p.m. and immediately adjourned.

  
Michael L. Gabrion, Mayor

  
Marilyn K. Perkett, Deputy Recorder

DATE: December 27, 1983

TO: Honorable Mayor and City Council

FROM: Bud Atwood, City Planner

SUBJECT: Application for a Zone Change

APPLICANTS: Bethany Evangelical Free Church, Arlene Monen, Sally Culver  
and Julia Fisher

PROJECT DESCRIPTION AND LOCATION - The applicants propose to change the zoning of four tax lots containing approximately 2.94 acres from R-2, Multi-family to C-R, Residential/Commercial.

The property is located on the east side of S. Ivy Street between S. E. Third Avenue and Township Road and includes Tax Lots 6000, 6100, 6200, and 6300, Section 33DC, T3S, R1E.

PROCEDURAL INFORMATION - As required in Ordinance No. 690, the Planning Commission held a public hearing on December 19, 1983. After the public hearing and Commission discussion, the following motion was made and passed 6 to 0 with the Chairman voting.

"Commissioner Schrader moved to recommend approval for the zone change from R-2, Medium Density Residential, to C-R, Residential/Commercial, zone for the four tax lots comprising 2.94 acres (Tax Lots 6000, 6100, 6200 and 6300, Section 33DC, T3S, R1E). They meet the standards and criteria, the applicants have requested the zoning designation as is proposed in the Comprehensive Plan, the C-R zone will help prevent expanded access onto S. Ivy, easing the future traffic congestion in the area, there is no present C-R zoning and the need is evident for small commercial operations combined with the residence. The change will allow lower cost housing, combining home and future ventures, the combination will also conserve energy. During the formulation of the Comprehensive Plan, the area from S.E. Third to S. W. Seventh was the only area chosen for the C-R zoning. This area zoning is the only area permitting a church as an outright use and the Bethany church is located on one of the parcels requesting the change. The existing church, answering service, and proposed insurance agency support the public need for the change. The C-R zoning will provide lower density than other commercial areas as indicated in the discussion and will create less vehicular traffic and population density, thereby protecting the health and safety of the residents. The Statewide Planning Goals are addressed in the staff report and are to be included as part of this recommendation. This recommended approval should be subject to the following conditions: 1) Dedication of ten (10) feet of property for street purposes along the projects south boundary, Township Road. This dedication to be from the Bethany Church property; and, 2) Waiver of Remonstrance against street improvements on S. Township Road. The motion was seconded by Commissioner Baller and passed unanimously with the Chairman voting."

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Council responsibility at this point is designated in Section 10.3.85(E) of Ordinance No. 690, and reads as follows:

"E) City Council Review: Upon receipt of the record of the Planning Commission proceedings, and the recommendation of the Commission, the City Council shall conduct a review of that record and shall vote to approve, deny, or approve subject to modifications, the recommendation of the Planning Commission. The City Council shall hear the arguments based upon the record. Additional or supplemental information not included within the original record shall not be considered. The arguments on the record shall not be conducted as a public hearing."

I would highly recommend approval of this zone change. The enclosed material covers the application in detail, but if you find need for other information in your decision process please call the Public Works office.