

APPLICATION FOR CONDITIONAL USE

CITY OF CANBY PLANNING COMMISSION
CITY HALL
CANBY, OREGON

Date of Hearing 6-28-78

Receipt No. 7994 Fee 50.⁰⁰

Present Zone R-1

Proposed Zone No Change

Name of Applicant: NEIGHBORHOOD ASSEMBLY of GOD Phone 266-2084

Mailing Address: 1477 N. MANZANITA AVE. CANBY, OR

Who Holds Title to Property: FAR WEST FEDERAL SAVINGS & LOAN IS

Signature: Rev Clinton L. Borden, Pastor Date Acquired _____
MORTGAGE HOLDER - CHURCH IS OWNER OF RECORD

1477 N. Manzanita Ave Canby OR 266-2084
(Address) (City) (State) (Phone)

LEGAL DESCRIPTION OF PROPERTY INVOLVED IN APPLICATION

Number and Street 1477 N. Manzanita Ave Between 14th and 15th

Location West side N. Manzanita between N.E. 14th and N.E. 15th Avenue

Tax Lot No. 3600 Section 28th (By State) T 3, R 1E, D.L.C. 33AB, 1E

Lot _____ Block _____ Subdivision Inspiration Park

(IF YOURS IS A METES AND BOUNDS DESCRIPTION, PLEASE ATTACH SEPARATE SHEET)

1. Present use of this property is: CHURCH (worship & christian education)
2. Describe briefly the type of use and improvements proposed, state whether new buildings will be constructed, existing buildings to be used or additions to be made: Existing buildings to be used for Day School. (day care - preschool - kindergarten)
NO remodeling or construction!

3. I HEREBY CERTIFY THE STATEMENTS CONTAINED HEREIN, ALONG WITH THE EVIDENCE SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4-25-78
Date

Rev Clinton L. Borden, Pastor
OWNER'S Signature

ATTACHMENT C

Neighborhood Assembly of God

Clint Borden
Pastor

APPLICATION FOR CONDITIONAL USE
City of Canby Planning Commission

Supplement

2. The projected use for our day care will handle up to 50 ^{to 70} students with the required attendents to watch over them. On a 1 to 10 basis there would be 5 attendents for the day; hours from 6 AM to 6 PM.

DATE: June 21, 1978
TO: Development Agency
FROM: Planning Commission
SUBJECT: Conditional Use

The City of Canby Planning Commission has received an application from: Neighborhood Assembly of God (Rev. Clinton L. Borden), for a: Conditional Use of property located: T/L 3600-28DC-3-1E & T/L 2700, 2800-33AB-3-1E, West side N. Manzanita between N.E. 14th & N.E. 15th Avenue. (subdivision, inspiration park)

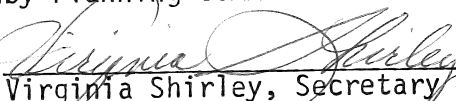
We have enclosed for your review a copy of the application and related material. Please advise us of any recommendations or objections your department may have regarding service to said area, prior to June 21, 1978. Please make all comments in text form and retain the plans or map for your future use.

The Planning Commission has scheduled this matter for their consideration June 28, 1978 at 8:00 p.m..

Thank you for your co-operation.

Sincerely,

Gordon L. Ross, Chairman
Canby Planning Commission

By: 
Virginia Shirley, Secretary
Canby Planning Commission

Attachment

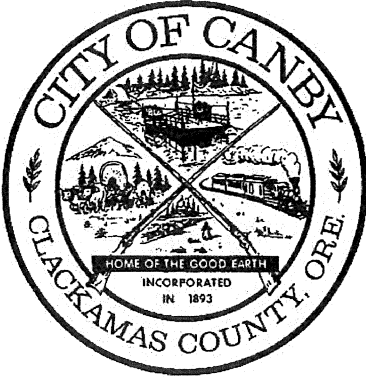
Canby Planning Commission
June 28, 1978
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PC Minutes

East" be approved subject to a thirty (30) foot setback on Highway 99-E; dedication of thirty (30) feet along S. Pine Street the length of Lot 1; paving of thirty-nine (39) feet west of the ten (10) foot curb; and all staff reports. The motion was seconded by Commissioner Kahut and passed unanimously.

Item No. 3: Request for a Conditional Use Permit for a day care/pre-school to be located at 1477 N. Manzanita Avenue. This day care/pre-school would accommodate up to fifty (50) students. The applicant is Neighborhood Assembly of God Church. Planning Consultant Rod Shoemaker gave his presentation to the Commission and made a recommendation for approval. Clinton Bordon, representing the church, handed out booklets with the church's goals for the day care/pre-school within it. (A copy of the booklet is within the file.) Mr. Bordon was asked if they would have a similar operation to that of the Baptist Church. He answered it would not be as the Baptist Church is a private school. He was also asked if bussing would be included and he answered in the negative. The day care-pre-school will be in operation from Monday thru Friday and the public is welcome, as it is not just for church members. He further stated some of the state regulations in regard to the playground which is included in the plot plan. He assured the Commission the church would be in contact with the Fire Marshal. He called for further proponents and there being none he called for opponents. None came forth. *Commissioner Kahut moved to approve the request for a day care/pre-school for the Neighborhood Assembly of God Church subject to all staff reports. The motion was seconded by Commissioner Hulbert and passed unanimously.

Item No. 4: Request for a Zone Change from R-1, Single Family Residential, to R-2, Multi-Family Residential, on property located on the west end of S. W. 13th Avenue and described as Tax Lot 800, 900, 1000, and 1001, Section 4C, T4S, R1E, and Tax Lot 1000, Section 4B, T4S, R1E. The applicant is Marvin Dack. Commissioner Kahut stated that he owned adjacent property and asked the City Attorney if this would constitute a conflict of interest. He further stated he felt he could be impartial. The City Attorney asked Attorney Jon Hendrickson, representing Mr. Dack, if he had any objections to Commissioner Kahut taking part in the hearing. Mr. Hendrickson stated he felt no conflict of interest existed. The City Attorney was in agreement. Commissioner Shaw declared a conflict of interest and left his chair on the Commission. Planning Consultant Rod Shoemaker gave his presentation to the Commission and made a recommendation that this request be held in abeyance indefinitely based on the following facts: 1) This change will adversely impact the surrounding area as the change would result in an overall increase in the intensity of use e.g., increased traffic volume; 2) An alternative traffic route is necessary to facilitate adequate service for a medium density development at the subject site; 3) The Interim General Plan is presently being revised to create a Comprehensive Plan that may or may not show that public need at the present time is sufficient to require nearby land uses to bear the impact of the proposed change; and, 4) The proposed development would present a potential conflict with future circulation plans proposed in the Interim General Plan e.g., extension of S. W. 13th Avenue as an eighty (80) foot right-of-way arterial connecting with Highway 99-E. Mr. Jon Hendrickson, representing Mr. Marvin Dack, spoke to the Commission. Some of the highlights of his presentation were: By the ordinances in the City of Canby an applicant can limit himself to what he wants to do with his property.



City of Canby

Planning and Development

November 2, 2016

Attention: Trevor Whitney - for your use with those to whom it may concern

RE: Zoning Verification Letter – Confirmation of Zoning and Allowed Use of Property and Existing Improvements by Frontier Education, Inc. at 1477 N Manzanita Street, Canby, OR, Clackamas County Map & Tax Lot No. 31E28DC03600

ZONING VERIFICATION LETTER. A zoning verification letter verifies the current zoning parameters and/or use applicable to a particular property. City of Canby staff make every effort to provide accurate and timely information; however, please be advised that information contained herein is subject to subsequent changes in the Canby Municipal Code, and other applicable regulations which over time may modify or supersede information provided herein. A zoning verification letter confers no vesting rights upon the recipient. A zoning verification letter does not purport to certify whether any certificates of occupancy are current or valid. The Land Development and Planning Ordinance is Title 16 of the Canby Municipal Code and are available to view on the City of Canby website at: www.canbyoregon.gov

At the request of Trevor Whitney, this letter is intended to confirm zoning compliance for the proposed use of the property located at 1477 N Manzanita Street in Canby by Frontier Education, Inc. which proposes to operate a private school. In this regard I note the following findings:

- The zoning for the subject property is R-2 High Density Residential.
- The previous use of this property was a Church which also operated a Day Care facility for more than 12 children. This use was required and obtained approval of a Conditional Use Permit. The approved Conditional Use runs with the land and can be applied to similar uses that utilize that might propose to use the existing improvements.
- The Planning Director has determined that the proposed Frontier Education, Inc. use of the property as a private school without any substantial alteration of the existing site improvements is similar enough to the approved Conditional Use Permit uses to be allowed under the existing Conditional Use Permit.
- In conclusion, the proposed private educational school facility may utilize the zoning use approval granted by the previously approved Conditional Use Permit which runs

ATTACHMENT C

with the land. No particular conditions of approval appear to be unique to the previous use or therefore applicable to this.

We hope this statement of zoning compliance is helpful for your needs in acquiring the property and operating the proposed private school at this location.

Respectfully,



Bryan C. Brown
Planning Director

CC. File: ZL 16-04_Private School_1477 N Manzanita Street_11.02.16