

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – Monday, March 12, 2018
City Council Chambers – 222 NE 2nd Avenue

PRESENT: Commissioners Larry Boatright, Derrick Mottern, Tyler Hall, and Shawn Varwig

ABSENT: John Savory, John Serlet, and Andrey Chernishov

STAFF: Bryan Brown, Planning Director, and Laney Fouse, Recording Secretary

OTHERS: Pat Sisul, Jason Bristol, Roger and Cheryl Steinke

CALL TO ORDER

Vice Chair Boatright called the meeting to order at 7:00 pm.

CITIZEN INPUT ON NON-AGENDA ITEMS –

Roger Steinke, Canby resident, wanted to report back on the development near his property. He met with Stafford and reconfirmed that he was not selling his property and that he would like them to remove the pictures of the street going through his house. Stafford met with City staff and shared Mr. Steinke's request. Stafford told Mr. Steinke that staff was reluctant to make that change. He passed out pictures of his property in relation to the Stafford Development Concept Plan. The future of his property was tied to this plan, and his house would have to be torn down for infrastructure. If he did not develop his property, the property to the north of his would have no access. He would like the plans removed from his property as they showed intent and he did not have any intent to develop or sell.

Bryan Brown, Planning Director responded to Mr. Steinke's concerns, which would be reviewed when the subdivision application was submitted. The last he heard, the developer had two different options for street layouts that would serve this area. The property to the north had options for different accesses if Mr. Steinke's property was not available. The Concept Plan was adopted by the Council and it was difficult to change the map at this point. Depending on how the subdivision was shown by the applicant, it was possible they would have to go back to the Council to modify the Concept Plan.

Mr. Steinke thought there were ways to facilitate development that did not include his property with the existing services that were on Fir Street. He would like the lots that were drawn on his property to be removed.

Commissioner Varwig reminded Mr. Steinke that the DCP was merely a concept plan. Mr. Brown said the street layouts could be altered, but they still had to show that all of the infrastructure was satisfactory and the layout did not result in a variance.

MINUTES

Approval of Planning Commission Minutes for February 12, 2018

Motion: A motion was made by Commissioner Mottern and seconded by Commissioner Hall to approve the February 12, 2018 minutes. Motion passed 4/0.

NEW BUSINESS – None

PUBLIC HEARING

- a. Consider a request for a Site and Design Review and a Minor Land Partition
Applicant proposes to partition a lot with an existing home into two parcels and develop the vacant lot with two apartment buildings with a total of 8 units, located at 203 SW 3rd Ave. **(DR 18-01/MLP 18-01 Tievoli Apts. Jason Bristol)**.

Vice Chair Boatright opened the public hearing and read the public hearing format. He asked if any Commissioner had a conflict of interest or any ex parte contact to declare. There was none.

Mr. Brown entered his staff report into the record. The property was .74 acres that had frontage on SW 3rd Avenue near S Ivy Street. There was an existing home on the property. The request was to partition the property to create two parcels, one with the existing home and the other would be for development of two four-plexes for a total of 8 units. He discussed the preliminary site plan. There was a concern from a nearby neighbor about the driveway and fire truck access. The turning radius would make the fire trucks drive over the sidewalk curb. There was a condition that the applicant had to show all necessary accesses and utility easements on the subject property when the partition plat was filed. Parcel 1 would need to grant an access easement for the driveway and sidewalk. Another option would be to change the property line of Parcel 1 from a rectangle configuration to curve it around the driveway and there would be no need for an easement. There would be a parking lot for the four-plexes and an area for additional parking. There were a total of 13 parking spaces, one parking space per bedroom plus one visitor parking spot. One of those was a dedicated handicapped space. They met the minimum requirement for parking. A neighbor was concerned about the lack of parking, and he had discussed it with the applicant. Across the street was the Zoar Lutheran Church parking lot and if there were more visitors or more occupant cars, they could use that parking lot. There was concern about residents parking on SW 3rd, which was already used by the existing residents. The driveway would be a private driveway and no parking signs would be posted, however the City would not be enforcing the no parking. It could be an issue, but as proposed it met the minimum requirement. There would be a fire and garbage truck turnaround on the site. The applicant also met the multi-family design matrix, landscaping requirements, and access and parking requirements. There was also concern regarding the proximity of the driveway and sidewalk to the existing house. The driveway needed to be a minimum of five feet from the wall of the house, and the plans indicated there would be seven feet from the wall to the property line, but it was uncertain how far it was from the corner of the house to the edge of the sidewalk. Staff thought it met the five foot requirement. He then discussed the existing improvements on the site, elevations of the new buildings, conditions of approval, and minor partition conditions unique to this request. Staff made one change to Condition 1E by removing the word "route" in the last sentence. Staff recommended approval of the application.

Commissioner Mottern asked about the fire truck access and how the trucks would be driving over the sidewalk. Mr. Brown said it was a private sidewalk and a mountable type of curb would have to be put in. It was not a practical problem because fire trucks would not be going in very often, and hopefully they would never go in.

Commissioner Mottern said they would be approving a condition where the driveway was not adequate for the radius that was needed for fire. Mr. Brown said it met the fire trucks' required turning radius if they could go up on the sidewalk. These were the kinds of situations that happened when keeping an existing house.

Applicant: Pat Sisul, Sisul Engineering, discussed the fire truck turning radius issue. One turning radius was 48 feet outside and 28 feet inside. That was the minimum. The other one where the radius went up over the sidewalk was 35 feet inside and 55 feet outside. That was larger than required. All of the units would be fire sprinkled as well. Ambulances and smaller fire trucks would be able to access it without any problems. If they moved the sidewalk to be totally outside of the radius, it would be up against the wall of the house. They also needed to provide room for the electrical transformer, and the only spot Canby Utility wanted it placed was at the bottom of the curve. They were trying to work around the house and transformer as well. Regarding parking and width of the access, it met code, and with infill projects they could only do so much. Regarding the change to Condition 1E, overflow “route” typically meant overland flow. The overflow for this project would be a second drywell. Most of the utilities would be private except for the water line and fire hydrant that they would be putting in an extension of the wastewater pipe. The sidewalks and driveway would be private.

Jason Bristol, Canby resident, highlighted the features of the proposed development that made it a quality development. These included the exterior finishes, landscaping, open space area, garden boxes, patios and balconies, the units would be ADA adaptable, good size one bedroom and two bedroom units, and storage units.

There was no other testimony.

Vice Chair Boatright closed the public hearing.

Commissioner Mottern was concerned about the tight access and that there was only one way out which might cause issues as the emergency vehicles were coming into the development.

Mr. Brown said the Fire Department accepted this access with the accommodations on the radius.

Commissioner Varwig was concerned about the parking at the church, which might cause some tension. He would like something to be worked out prior to building this development.

Mr. Bristol would be managing this project, and he would work with the church. He was trying to make this a nice, quality development for everyone.

Motion: A motion was made by Commissioner Varwig and seconded by Commissioner Hall to approve DR 18-01/MLP 18-01 Tievoli Apts. Jason Bristol with the conditions as proposed by staff. Motion passed 4/0.

FINAL DECISIONS

(Note: These are final, written versions of previous oral decisions. No public testimony.)

Motion: A motion was made by Commissioner Varwig and seconded by Commissioner Hall to approve the final decisions for DR 18-01/MLP 18-01. Motion passed 4/0.

ITEMS OF INTEREST/REPORT FROM STAFF

The Planning Commission meeting scheduled for March 26, 2018 would be cancelled.

ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION – None

ADJOURNMENT

Motion: A motion was made by Commissioner Hall and seconded by Commissioner Varwig to adjourn the meeting. The motion passed 4/0. Meeting was adjourned at 8:05 pm.