

Planning Commission
Regular Meeting
April 9, 1975

Present: Chairman Ross, Commissioners Cutsforth, Edgerton, Hulbert, Johnson, Merrill and Shaw

Also Present: Mayor Roth, Councilmen Gerber, Kariker, Wagner and Westcott, Planning Consultants Edwards and Walsh, Supt. of Public Works Whiteside, Mayors Citizens Advisory Committee Members Dresen, Duerksen, Evans, Weeks and Weston

The meeting was called to order at 8:10 p.m.

The minutes of the previous meeting, held on March 26, 1975, were approved, with one correction. On page 3, by the third asterisk (the second conditional use motion), in the second condition, the word "adjacent" was inserted between the last two words, "onto" and "property", so that it now reads: "2. That the corners of the lots where abutting adjacent residential property be provided with some kind of protectors to avoid driving onto adjacent property."

The hearing for conditional use and zone variance for the First Christian Church, which was continued from the March 26, 1975 meeting, was reopened. Planning Consultant Edwards presented the planners' findings regarding the new proposal submitted by the Church, with a recommendation to approve the variance in setback requirements and reduction of parking space from 49 to 41 spaces with conditions. Mr. Jay Hoffman and Mr. Ron Tatone were again present at the meeting to act as spokesmen for the Church to answer any questions which the Commissioners might have. Access routes for the larger parking lot were discussed, specifically regarding maintenance of the alley and the vision clearance problem when pulling out of the alley. The general feeling was that the best way to handle this is to have traffic enter the lot off Holly through the alley and exit onto N.W. 5th Avenue. Since the variance on the building which was presented at the last meeting is no longer valid because the building plan is now different, it is technically a new application. (It was noted that this is not the actual building, but only a plan for the area that would be covered by the building. The actual construction has not yet been planned.) The amount of lot coverage in R-2 zone was considered, and a five minute recess was called at 8:45 p.m. to allow time to compute lot coverage involved in this application.

The meeting was resumed at 8:50p.m. The zone allows 40% lot coverage. When the four lots on the Church property are put together, there is no problem with lot coverage.

*Commissioner Edgerton then moved to recall the approval of the conditional use which was approved March 26. Commissioner Cutsforth seconded the motion. After brief discussion, the words "for construction of an educational facility" were added to the motion, in order to clarify which conditional use was being recalled. The second concurred, and the motion, as amended, was passed unanimously.

*Commissioner Edgerton moved to approve the conditional use for construction of an educational facility, as presented at the April 9, 1975 meeting of the Planning Commission and initialed by the Chairman of the Planning Commission, with the following conditions:

1. That adequate parking according to code be provided on the site;
2. That roof drainage also be provided on the site;
3. Upon approval of other conditional use and variances.

Commissioner Hulbert seconded the motion, which passed unanimously.

The conditional use for allowing a parking lot in residential zone had been approved at the previous meeting; therefore, the variance to be considered at this meeting was for reduction of parking space requirement from 49 to 41 spaces and a reduction in setback requirements.

*Commissioner Edgerton moved to approve the variance in setback requirements (front yard reduced from 20 ft. to 5 ft.; side yard setbacks reduced from 10 ft to 0 ft.) and reduction from 49 to 41 spaces, with the following conditions:

1. That the parking lot be improved according to ordinance requirements;
2. That written agreement be obtained from Willamette Savings and Loan to allow additional parking in their lot while not in use;
3. That landscape screening be provided; and
4. That bus parking not be permitted on parking areas except for loading and unloading.

Commissioner Cutsforth seconded the motion. Mr. Hoffman stated that he had spoken with Willamette Savings and Loan and that the requested letter will be forthcoming. He also stated that being unable to park buses in parking lot would create a hardship for the Church, as they have no other place to park them. However, the Planning Commission had received a petition signed by thirteen of the people in the neighborhood of the Church, objecting to this bus parking, and the Planning Commission must protect the wishes of these people. This, together with the fact that bus parking has been denied to others in residential zones in the past, was the reason for prohibiting bus parking. With regard to landscape screening, it was pointed out that the screening in a front yard can be only three feet in height, according to ordinance.

The motion was passed, with one dissenting vote.

The secretary was directed to write a letter to the applicant, informing them in writing of the decision of the Planning Commission. Mr. Hoffman and Mr. Tabone were also informed that, if they were not in concurrence with the decision of the Commission, they can file for a new hearing with the City Council.

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In response to a question raised by Commissioner Hulbert, Chairman Ross directed the secretary to include on the agenda for the April 23 meeting establishment of some kind of system for implementation and enforcement of the stipulations placed on conditional uses which are granted by the Commission. The City Attorney is to be requested to be present at that meeting to give his advice on this subject.

At 9:25 p.m., the Planning Commission meeting was recessed to allow time for a special meeting with Mayor Roth, the City Council and members of the Mayors Citizens Advisory Committee. Councilman Kariker, Chairman of the Advisory Committee, stated that the Committee hopes to be able to submit a completed comprehensive land use plan for Canby to the Council and Planning Commission by July 1, 1975 for approval. He also informed the Commissioners that all background materials regarding the comprehensive plan are available for review and stressed the need to adopt the plan because CRAG has accused Canby of not knowing what we want and of having divided opinions. If Canby wants to have a voice in the Tri-County land use planning, we'll have to have an accepted plan to present to them.

The Planning Commission meeting was resumed at 10:35 p.m., at which time Commissioner Edgerton moved that future agendas start at 7:30 p.m., for a one-hour (7:30 - 8:30) meeting with various subcommittees of the Mayors Citizens Advisory Committee, with minutes and correspondence being handled at 8:30 p.m. and public hearings and other business beginning at 8:45 p.m. The motion was seconded by Commissioner Cutsforth and was passed unanimously.

Mayor Roth advised the Commissioners that next Monday, April 14, 1975, the City Council will be discussing the Mobile Home and Zoning ordinances at the Council workshop meeting at 7:30 p.m. and urged the Commissioners to attend the meeting, if at all possible.

Budget Increase for Planning Consultants' Fees: The Budget Committee needs itemized statements of what large budget increases are for. The Planning Commission has had the same amount budgeted through the Engineering Department for years, and now needs more money because they are doing more work at greater expense. Eldon started out at \$10 per hour and is now charging \$20 per hour as a general cost of living increase. He needs more money to be able to do more work, not only for public hearings but for more extra studies with regard to things like ordinance review. When asked what a 100% increase, from \$300 per month to \$600 per month, would mean in added work, Mr. Edwards stated that it would mean at least 50% more work done for the Planning Commission, even with the higher cost. Mr. Edwards was directed to prepare an itemization of added cost of operation and to work with the secretary to prepare a statement for the Budget Committee. This information should be ready to submit to the Budget Committee at their next meeting, April 15, 1975.

There being no further business, the meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Merrie Dinteman
Merrie Dinteman, Secretary