

Canby Planning Commission
Regular Meeting
November 9, 1981

MEMBERS PRESENT: Chairman Kahut, Commissioners Cutsforth, Davis, MacKenzie and Baller

MEMBERS ABSENT: Commissioners Shinn and Schrader

OTHERS PRESENT: City Attorney Roger Reif, City Planner Stephan Lashbrook, Consultant Bob Mahoney, Secretary Virginia Shirley, Spencer Vail, R. H. Wilson, Betty Mims, Bob Logsdon, Garry Thompson, Ron Berg, Chris Gilman, Pauline Vigus, Carl Elligsen, Arnold Richardson, and others.

The minutes of the Planning Commission meeting of September 14, 1981, were approved as presented.

Item No. 1: Request for approval of an 11-unit Planned Unit Development Subdivision on the south side of S. W. Third Avenue approximately 550 feet west of S. Ivy Street and directly north of the north end of S. Holly Street. The applicants are Kosta and Goodwater. The agent is Spencer Vail. City Planner Lashbrook gave his staff report emphasizing the need to address transportation issues, compliance with statewide planning goals, and recreational facilities. He made a recommendation for approval subject to eight conditions of approval. Spencer Vail, agent for the applicant, addressed the Commission and stated that although the parcel was adequate to hold 16 units they only planned to put 11 units on the property. The cul-de-sac would call for the removal of a large tree at the north end of S. Holly Street. They feel it would be more equitable if shared with other properties. Mr. Vail said the applicant wishes to place all ten units on the property in order to make the venture feasible.

There being no further proponents, the Chairman called for opponents to the application. R. H. Wilson, 530 S. Holly Street, expressed the opinion that the design was out of proportion with the area in which it was to be located. Mr. Wilson stated that he knew the land would be used, but felt that any dwelling units should be in keeping with those already in the immediate area. He is not in favor of this type of housing. He asked if the units would be one or two-story units.

Betty Mims, 299 S. W. Third Avenue, wanted to ask the applicant several questions. Chairman Kahut explained that she could ask the questions, and Mr. Vail would answer during his rebuttal. Mrs. Mims asked if there would be double garages for two cars per residence. What other provisions would be provided for off-street parking of guests. Asked if the overflow cars would be parked on S. Holly Street. Asked further if there would be enough space for double garages and living space.

Lillian Gregersen, 400 S. Holly, wanted to know how a large fire within the complex would be handled.

Bob Logsdon, 285 S. W. Third Avenue, stated that he had lived on Third Avenue for 15 years. The property in question was a one-time showplace of the community. Recently, in his opinion, it has become a jungle. Mr. Logsdon wanted to know just how interested these people (applicants) are in the community. He personally does not like someone from outside the community coming in to tell him what is best for his community. The Griffith property on the east would have access with a cul-de-sac, but that would leave five properties without any access. If this project goes in as planned, the others will remain landlocked.

Garry Thompson, 466 S. Fir Street, stated that his research showed that the higher the density, the higher the crime rate and lower the property values.

Ron Berg, 203 S. W. Third Avenue, stated the density was too high in the proposed development and maintenance was presently lacking on the property.

Chris Gilman, 152 N. E. Tenth Avenue, stated they had sold the property to the Kosta's. The Kosta's had assured the Gilmans they wished to live in the home, remodel and upgrade it. Any building on the lot would be around the existing landscaping. Mrs. Gilman stated they had refused to sell to other buyers because of their desire to have the place maintained as it was at that time.

Pauline Vigus, 551 S. Holly Street, asked what this development would do to property values in the neighborhood.

Wanda Herman, 333 S. W. Third Avenue, stated if the developer put in these units it would landlock their property.

Arnold Richard, 407 S. Holly Street, stated this would increase tax money by making the developer's property more valuable, but neighbors would have lower valuation.

At this time, City Planner Lashbrook read two letters in opposition into the record. One letter was from Bonnie J. Ingleman and the other from Caroline E. Tolman. Both letters were in opposition to the development.

Spencer Vail, agent for the applicant, in his rebuttal stated that the developer was building within the density allowed for the area. The cul-de-sac was being requested by staff and it would leave the neighbors landlocked. Some of the units will be only one story and the others will be two stories. Each unit will have adequate room and a two-car garage.

Commissioner Baller asked where the park and recreation area was located, as the ordinance states that ten percent of the land must be used for that purpose. Mr. Vail stated that each unit had a thirteen (13) foot backyard which would be used as open space and park and recreation area. There is also room on the sideyard.

Chairman Kahut stated that because of the interest in the audience, and the fact that numerous people had questions, he was going to re-open the public hearing and let each of them who wished to ask a question or make a statement do so. He further stated that he would then allow the applicant time for further rebuttal.

Betty Mims, "How will houses and garages be situated on the property?"

Bob Logsdon pointed out that the units would have to be two stories because of the small area covered between the parking spaces and the rear setbacks.

Someone from audience - "The paving on S. Holly Street was paid for by the residents and it is so thin morning glory came through it. South Holly Street will need to be upgraded to withstand the traffic."

Spencer Vail stated that most of the housing will probably be two-story. He was unaware of the paving condition of S. Holly Street. Garages will be attached to the housing.

Chairman Kahut closed the public hearing for the second time.

Commissioner Baller stated that he would like to see a road go through from S. W. Third Avenue to S. Holly Street. Also, he does not consider back yard area to be park and recreation area.

Chairman Kahut asked if the Commission should be concerned with the landlocked property.

Planner Lashbrook stated they should be concerned but that you can't tell what will happen in the future. If the neighbors would work together, things can be accomplished.

Chairman Kahut asked the Commission to express their concerns with this application.

Commissioner Baller stated his concerns were density and compatibility.

Commissioner MacKenzie stated his concerns were with density, recreation area, and compatibility. He did not feel there was enough area for the proposed design, and questioned how it would fit on the lot. Transportation problems and concerns of other property owners were also mentioned.

Commissioner Davis - Compatibility and the misunderstanding of the property owners in not coming before the city for a minor partition were her reasons for concern.

City Attorney Reif stated the Commission had the option to deny, or they could recommend changes they would like to see in the design and function and table until a later date.

Spencer Vail stated that he would be willing to bring other designs if this was what the Commission desired.

*Commissioner MacKenzie moved to table the application until the agent for the applicant could get more details regarding the square footage and design of the units, location on the property with better access, recreation area, transportation, and landscaping. The motion was seconded by Commissioner Cutsforth. Chairman Kahut asked for a roll-call vote. The voting was: Commissioner Baller - Nay, Commissioner MacKenzie - Yea, Commissioner Davis - Yea, and Commissioner Cutsforth - Yea. The motion carried 3 to 1.

Mr. Robert (Bob) Mahoney introduced himself to the Commission as the new consultant for the City. He discussed the transportation problems in the area of the Kosta/Goodwater application, which leads to problems related to density, and possible overdevelopment. He further stated that he would be willing to work on a new transportation system for the area. It was the consensus of the Commission that a study of this area should be made.

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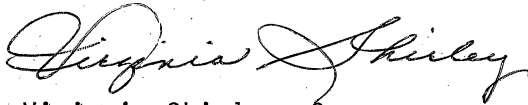
City Attorney Reif stated that the property owners must be re-notified prior to the next hearing on the tabled application of Kosta and Goodwater. The surrounding property owners will be notified prior to the next hearing on this application.

Stephan Lashbrook informed the Commission of the fact that the City Council will be considering a time extension for Marv Dack on his planned unit development south of S. W. 13th Avenue. Discussion followed regarding the numerous changes that had been made since the original recommendation for approval was made in 1978. *Commissioner Davis moved that a letter be prepared for the City Council stating that Ordinance #694 should be enforced and the the property should revert back to R-1 as of December 1, 1981. Further, the letter should state that any future development of the property should come before the Planning Commission due to the changes within the last three years. The motion was seconded by Commissioner Baller and passed unanimously.

The meeting adjourned at 9:52 p.m.

This meeting has been recorded on tape.

Respectfully submitted,



Virginia Shirley, Secretary
Canby Planning Commission