

Canby Planning Commission  
Regular Meeting  
December 12, 1988

MEMBERS PRESENT: Commissioners Schrader, Harmon, Lindsay and Nicholson

MEMBERS ABSENT: Commissioners Seale, McKibbin and Kahut

OTHERS PRESENT: Public Works Director/Planner Rusty Klem, Secretary Virginia Shirley, Lee Shirley, Arthur Olsen, Arshad Chohan and George Wilhelm

The minutes of the October 24, 1988, meeting were corrected on page 1, paragraph 4, line 3: ". . .traffic is expected . . ." The minutes were then approved as corrected.

Request for time extension on subdivision of "Fairgrounds Park." Applicants Arthur Olsen and Eldon Edwards. By consensus, the Commission asked the applicant if they could consider this request after having heard the new application for "Fairgrounds Park" PUD. Mr. Olsen was in agreement with this procedure.

Item No. 1: Request for approval of preliminary plat of Fairgrounds Park which is located between the Fairgrounds and N.E. Tenth Avenue west of N. Pine Street and described as Tax Lots 901, 1100 and 1200, Section 33AD, T3S, R1E. The applicants are Arthur Olsen and Eldon Edwards. Mr. Klem explained that a new plat had been submitted which was substantially different from the previously approved plat. For this reason, Mr. Klem felt the Commissioners should hold a new hearing to discuss these changes and possibly add or delete conditions from the plat. The Commissioners studied the changes in the plat that was just submitted and the previously approved plat. After due consideration, the Commissioners felt they should go through the existing conditions of approval for application to the new plat. Commissioner Lindsay questioned the type of fencing that was to be used around the PUD. No one was able to remember what had been required before, only that the fence along the fairgrounds was chain link. Satisfied that the existing conditions with a few minor adjustments could be made to work for the new plat, they proceeded to go through the conditions and make the changes. The CC&R's were questioned. Mr. Olsen stated that there would be new CC&R's for this development. There being no further questions, the Chairman asked the applicant if he had anything to add to what had been stated. Mr. Olsen went on to say that some of these new lots are small to place a 1100 square foot house on and wished to delete that figure. He stated further that all of the new homes would be "Super Good Sense" homes, and that he was working with Jim Brands at the CUB. Mr. Wilhelm, engineer for the project, stated that the road was twenty (20) feet including around the loop, but the loop would be one-way and allow eight (8) foot parking. Mr. Wilhelm went on to say that the applicant wished to have a minimum of 950 square feet of living area within a house, the sidewalks to remain as shown, and the one-way looped street as designated on the plot plan. A Commissioner raised the question of where RV's would be parked. Commissioner Nicholson stated

that he thought the Commission had previously said there would be no RV parking in the PUD. (This is not stipulated in any of the conditions.) Commissioner Schrader asked if they were going to save any of the trees. Mr. Olsen stated that they were definitely saving the large Douglas Fir in the center of the loop and would try to save as many of the other trees as possible. Commissioner Schrader asked how they would take care of the stormwater on site, since the drywell in N.E. Tenth was already overloaded. Mr. Wilhelm stated they would either change the grade and run all of the stormwater into the drywell in the loop area or have two drywells. Commissioner Schrader asked what would be the solution to the streetlights that will be needed. Mr. Wilhelm stated that will be determined by the Canby Utility Board. Commissioner Nicholson asked what they would have for landscaping. Commissioner Schrader stated that will come with the final plat which will also inform the Commission on elevations, sidewalks, parking, etc.

There being no more questions of the applicant, Vice-Chairman Schrader opened the public hearing portion of the meeting and called for proponents. When none came forth, he called for opponents. There being no opponents, Vice-Chairman Schrader closed the public hearing portion of the meeting.

Discussion returned to the size of living area to be required of each living unit. Commissioner Lindsay stated that he didn't feel the Commission had the authority to set a minimum square footage as this would be discriminatory. Vice-Chairman Schrader stated that he would poll the Commission as to what they wanted. He first asked, no required living area and 1 year and 3 days; he next asked, 950 square feet required living area and it was 0 years and 4 days; then he asked if 1,000 square feet of living space for a two bedroom and it was 2 years and 2 days (Lindsay and Nicholson); and lastly he asked 1,100 square feet of living space and three bedroom, the vote was 2 years and 2 days (Lindsay and Nicholson). Since the Commission was unable to get a consensus, they decided to go on and come back to the required living area later. After some discussion, it was the consensus of the Commission that four (4) foot sidewalks were to be placed in the PUD.

\*Commissioner Harmon moved to approve the preliminary plat as a P.U.D. subject to the following conditions:

1. A complete copy of the covenants, restrictions, and by-laws of the homeowner's association are to be submitted for review by the City staff and the Planning Commission. These shall clearly spell out that the responsibility for all maintenance, repair, or replacement of private improvements within the development rests with the homeowners rather than with the City or any other public agency. All homes in the PUD are to be built under the "Super Good Cents" program. They are to specifically include provisions restricting the storage of recreational vehicles and towing of cars parked illegally within the development.
2. Drawings showing typical elevations and other design features including landscaping and buildings are to be submitted for Planning Commission review. The Commissioners indicated their

willingness to consider optional housing designs rather than a single specific design for each lot. The landscaping drawing should include information on the method of irrigation planned, lighting and open areas.

3. Setback requirements to be met along the perimeter of the development.

4. Each unit to have a two-car garage and an area to park two additional cars between the garage and the access drive.

5. Each unit to contain a minimum of 1,000 square feet of living area for a two bedroom unit.

6. Utility easements are to be provided to the satisfaction of the Canby Utility Board, North Willamette Telecom, and the Canby Telephone Association.

7. An easement, a minimum of twelve (12) feet in width, is to be centered on the sewer main running through the property and access to it will be maintained. The easement is to have the City's standard wording for utilities.

8. A water line is to be looped through the development in the manner specified by the Canby Utility Board, hydrant locations to be as specified by the Fire Marshal.

9. The private access drive is to be clearly labeled as such, with a "Private Road" sign and a stop sign at the entry onto N.E. Tenth Avenue. The drive is to be a minimum of twenty (20) feet in width in the handle with one-way in the loop with eight (8) parking spaces. "No Parking" signs are to be provided in all locations where parking areas are not specifically designated. A free standing "One Way" sign to be placed in the most appropriate place in the loop.

10. All recommendations of other agencies to be regarded as conditions of approval.

11. Curbs and sidewalks to City standards are to be constructed along N.E. Tenth Avenue frontage. A private walkway four (4) feet in width is to be provided around the loop and to the sidewalk on N.E. Tenth Avenue.

12. A waiver of the right to remonstrate against future improvements to N.E. Tenth Avenue, with wording to the satisfaction of the City Attorney, is to be recorded for all thirteen (13) building lots and the common area.

13. The existing house on N.E. Tenth Avenue is to be removed prior to the issuance of any permits for the development.

14. The construction of the looped drive, the walkway, the perimeter fence, and the development of the common area are to be completed prior to the occupancy of any of the units.
15. The street light system, including both public and private area lighting, is to meet the requirements of the Canby Utility Board.
16. The design of the private drive is to include a minimum of fifteen (15) "Guest Parking" spaces.
17. Storm water on private parcels must be handled privately.
18. The Planning Commission requests the applicant to save all trees possible as noted at each of the meetings.

The motion was seconded by Commissioner Lindsay and passed with 3 ayes and 1 nay (Commissioner Nicholson). The Vice-Chairman voted on this application.

At this time, Arthur Olsen withdrew his previous application for which he had requested an extension of time.

Vice-Chairman Schrader called a ten minute recess at 9:57 p.m. The meeting was reconvened at 10.08 p.m.

Item No. 2: LCDC Periodic Review of the Comprehensive Plan. Mr. Klem explained the process for Periodic Review, whereby we make the changes requested and send it to LCDC and they return the proposed changes to us and inform us if they approve. Mr. Klem went on to say that rather than change a lot of our plan, we could just extend the planning period.

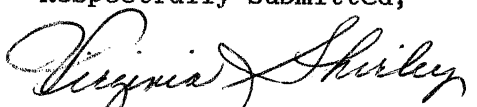
The Commission consensus was that the Periodic Review submittal was going to be more than they could handle at one meeting so they set a special meeting for December 18, 1988, at 7:30 p.m. for the express purpose of finishing the Period Review paper.

The Commission hurriedly went through the first three subsections of the Period Review making notations to come back to certain items for indepth review, and getting explanations from Mr. Klem on others. Due to the lateness of the hour the meeting was adjourned until December 18, 1988.

Meeting adjourned at 11:16 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

  
Virginia Shirley, Secretary  
Canby Planning Commission