

Canby Planning Commission
Regular Meeting
September 25, 1989

MEMBERS PRESENT: Chairman Kahut, Commissioners McKibbin, Meeuwssen, Harmon, Nicholson and Lindsay.

MEMBERS ABSENT: Commissioners Lindsay and Schrader

OTHERS PRESENT: Public Works Director Rusty Klem, Secretary Virginia Shirley, Dale Stephens, Art Scheiene, Lee Shirley, and Max Dresselham.

The minutes of the August 28, 1989, meeting were corrected on page 4, paragraph 3, change: Councilman Harmon to **Commissioner Harmon**. The minutes were approved as corrected.

Item #1: Continued request for expansion of a conditional use permit in order to add eight beds to the nursing home and 24 assisted living units. The work to be done in three phases on property located on the west side of S. Elm Street approximately 150 feet south of S.W. Tenth Avenue and described as Tax Lots 7200 and part of 7300, Map No. 4-1E-4BD.

Staff Report

Mr. Klem gave the Commission additional information he had received from the applicant. The Commissioners were given a copy of the proposed easement for their perusal. Mr. Klem read the proposed conditions of approval.

Questions from Commission - Commissioner Harmon asked if the new plan had sufficient width for the necessary maneuvering. Mr. Klem stated there was sufficient width.

Discussion followed regarding the required looped water line and placement of the fire hydrant.

Architect for Applicant - New plot plans were handed out to the Commission showing the one-way traffic pattern and all buildings on both the nursing home property and the medical clinic.

Action

Commissioner McKibbin moved to approve the phased modification of the conditional use permit with the following conditions: 1) A preconstruction conference is necessary to coordinate the provision of service. 2) Sidewalks along the width of both the nursing home lot and the clinic lot must be completed prior to occupancy of Phase I. 3) A second vehicle access shall be obtained in writing from the adjacent clinic. The access agreement must

be approved by the Public Works Director and the City Attorney. 4) A one-way traffic pattern will be developed to mitigate the narrowness of driveways and be clearly signed according to the approval of the Public Works Director. 5) If agreeable, utility areas will be shared with the adjacent Canby Clinic. 6) The recommendation of the Canby Utility Board, Canby Fire District #62 and any other responding jurisdiction will be adopted as conditions of approval. The Fire Marshal has recommended: (a) Because the new proposed buildings will be a distance of more than 500 feet from the fire hydrants and because the Phase 3 building will have to have a fire sprinkler system installed, this Department is required that a water main be installed off of water main on S. Elm. Main would be looped through complex and have the required hydrants. Main size shall be a minimum 8-inch line. It shall begin at the north side of Elmhurst home. It shall run west to back property line, south along property line to south property line and east to S. Elm and connect to existing water main on S. Elm. Hydrants shall be placed as shown on site plan. Hydrants shall be installed as per CUB specifications. (b) This office has a concern about access to building for emergency vehicles. At present, the plans show only one entrance to complex. If at any time this one entrance was blocked for any reason, access could not be made to any building in the rear portion of the complex. Therefore, this office is asking that a second entrance be provided. One that would allow access to all buildings by emergency vehicles. (c) This office requests that the sprinkler connection for Phase 3 building be located in an area that is accessible to Fire Department equipment. Location shall be subject to approval by Canby Fire Marshal. 7) Internal walkways are to be five (5) feet wide and well lighted to better service the elderly and handicapped. 8) The driveway between buildings accessing the service area must be clearly signed for use by staff and service only. 9) The definition of "assisted living" for purposes of this application is: "Assisted living for the frail elderly means a licensed facility that serves a population of elderly who are too frail to reside at home or in an independent living retirement home, but not so frail as to require nursing home care. This population is made up of elderly persons having difficulty with one or more activities of daily living or with chronic medical problems

limiting ability to live independently. This definition is not intended to include persons with other than physical disabilities. That is, it does not include drug or alcohol rehabilitation programs, halfway houses or ex-convicts, etc. The motion was seconded by Commissioner Meeuwsen and passed unanimously with the Chairman voting.

Item #2: Request for a conditional use permit to construct a 20' x 40' garage building. The primary use of the lot is a church and a church is a conditional use in an R-2, Residential Zone. The property is located at 190 S.W. Third Avenue and described as Tax Lot 6600, Map No. 3-1E-33CD.

Staff Report

Mr. Klem explained that the use of the garage would be for a mini-bus the church uses and wishes a building to store the bus in. Staff recommends approval subject to conditions.

Questions by Commissioners - Since the parking lots are not paved at the church should this be a requirement.

Mr. Klem stated that it would require a great deal of paving and that the church should provide a schedule for paving the parking lot with this application. The size of the project does not warrant requiring them to pave all of the parking lots.

Public Hearing

Proponents - None
Opponents - None

Chairman Kahut closed the public hearing portion of the meeting.

Discussion of cost of paving the entire amount of parking the church has.

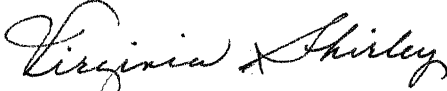
Action

Commissioner Meeuwsen moved to approve the Expansion of a Conditional Use to permit Zoar Lutheran Church to construct a garage to house a mini-bus on their property subject to the following conditions: 1) The church is to provide a schedule for surfacing the parking lots starting with Lot #1 and, at the same time, keep drainage in mind. 2) The applicant is to provide a waiver of remonstrance against the formation of a Local Improvement District for street improvements. This approval is based upon the findings of fact written by staff. The motion was seconded by Commissioner Harmon and passed unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

This meeting has been recorded on tape.

Respectfully submitted,

A handwritten signature in cursive script that reads "Virginia Shirley". The signature is written in dark ink and is positioned above the typed name.

Virginia Shirley, Secretary
Canby Planning Commission