

CANBY PLANNING COMMISSION  
SPECIAL MEETING  
MAY 21, 1990  
7:30 p.m.

APPROVED

I. ROLL CALL

Present: Chairman Schrader, Commissioners Lindsay, Bear, Mihata, Zieg, Nicholson and Wiegand.

Others Present: Rusty Klem, Director of Public Works and George Wilhelm.

II. MINUTES

None.

III. COMMUNICATIONS

Rusty Klem stated that the University of Oregon is offering a seminar on June 2, 1990 for Planning Commissioners. Commissioners Schrader and Mihata indicated they would like to attend.

IV. UNFINISHED BUSINESS

Mr. Klem reviewed the note he submitted regarding the continued items.

He discussed the Park Master Plan Committee, which is made up of five people, formed by the City Council. A plan was devised to set up a development fund or reserve land for parks. It was voted down, as proposed, but is worthy of further investigation. The committee is scheduled to meet on May 24 to set an agenda and time frame for a plan on which to proceed.

V. BUSINESS FROM THE AUDIENCE

None.

VI. PUBLIC HEARING

MLP 90-06, a request by Helen Leach for approval to divide a 1.93 acre parcel into two lots containing 1.24 acres and .69 acres, respectively, on property identified as Tax Lot 2800 of Tax Map 3-1E-28DD. This item was continued from May 14, 1990.

Mr. Klem presented the staff report. He discussed the criteria for approval. The property is located at 1500 N. Maple. It is a fairly long piece of property. There are approximately 20 to 25 pine trees along the frontage. The applicant proposes to partition the back portion of the property from the portion with the house, which has access to Maple Street. The property is zoned R-1 and all of the public facilities are available or can be made available. Staff is concerned that there is no access to N. Oak from the back portion of the property. As N. Oak will eventually be extended to connect with N. Oak further to the south, dedication of the extension can take place. The purchaser does not intend to pursue further dividing the property at the present time.

Utilities are available in the public street. At present, the lot is considered non-buildable, but the services can be extended to it.

Staff recommends approval, with conditions, as listed in the staff report.

#### Applicant

George Wilhelm, representing the applicant, explained that the map is incorrect. He asked that the request read: "The applicant has requested a minor land partition to create one new lot at the rear of their present parcel, 1500 N. Maple."

Mr. Wilhelm stated that, to the best of his knowledge, there was no further development plans for the property.

With no additional testimony, the public portion of the hearing was closed for Commission deliberation.

Items discussed:

1. The extension of Oak Street.
2. Condition No. 4 should be changed to read a one foot strip along the south and east sides of the public right-of-way.
3. Changing condition #5 to read "Sidewalks along N. Oak are to be installed to City standards at the time buildings are constructed on the new parcel."
4. Changing condition #6 to read "Construction of N. Oak Street, shall be installed to City standards and will precede development of the property."

Commissioner Nicholson moved to approve MLP 90-06, based upon the staff's findings which meet the applicable criteria, and Commission deliberations, with staff's ten recommended conditions, as amended above. The motion was seconded by Commissioner Lindsay and carried unanimously.

## DESIGN REVIEW

Mr. Klem explained that this is a legislative public hearing intended to build a record for City Council to consider when deliberating about the Design Review Ordinance, which is in the preliminary stage. He further explained that the City had noticed builders and realty offices to solicit their input.

Councilman Smith commented that it appears people are in agreement with the outline, as no one appeared to oppose it. He asked for input from the Planning Commission relative to procedure and the ordinance itself. Items discussed:

1. Concern that notification to adjacent property owners should expand to properties more than 200 feet from the site.
2. Whether Design Review would be part of the Planning Commission's overview.
3. The non-use of English Ivy. Mr. Klem explained that, from a landscaping point of view, the ivy tends to attach to brick and eventually destroy brick and mortar.
4. The Board making determinations regarding the availability and cost of housing. It was agreed there would be need for staff input in the form of a staff report and such hearings would be considered quasi-judicial.
5. A tree cutting ordinance. Whether there could be an aesthetic evaluation of trees on a particular property to determine if they should not be cut. There was also discussion regarding enforcement measures.
6. Landscaping Standards - whether or not to add something that could anticipate and reflect solar considerations, in terms of the types of plantings. No. 2 discusses tempering the effects of the sun, but not any solar aspects.
7. The possibility of adding something about fulfilling the solar ordinance under item # 11 on page 8, where plant growth and landscaped areas to be controlled by pruning, trimming, etc. is discussed.
8. Dimensions for deciduous trees.
9. The landscape area credit situation. How it works, what it does, and how it dovetails with the parking lots and buffers. Perhaps some training with regard to this might be helpful before the issue comes before the Commission.
10. Whether the time frame of sixty days is reasonable.
11. The term "Pro-Tem" was discussed and the Commission thought a clarification would be helpful.

12. The garage issue of the parking section on page 14 needed clarification.
13. Conflicts regarding Ord. 740 and sidewalks at the shopping center.

**VII. OTHER REPORTS**

None

**VIII. ADJOURNMENT**

With no further business before the Commission, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Joyce A. Faltus  
Secretary