

CANBY PLANNING COMMISSION MINUTES

Regular Meeting

August 13, 1990

7:30 p.m.

APPROVED

I. ROLL CALL

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

Others Present: Rusty Klem, Director of Public Works; Hank Skinner, City Planner; Joyce Faltus, Planning Secretary; Steve Hanson, Keith Stiglbauer, Curt McLeod and D. Nelson.

Chairman Schrader welcomed Henry Fenske and Robert Westcott to the Planning Commission.

II. MINUTES

The **July 23, 1990 minutes** were approved unanimously.

III. COMMUNICATIONS

Hank Skinner stated that the Planning Department received a letter from Ed Sullivan, the attorney representing Marv Dack, with regard to the Cedar Creek Subdivision application. He explained that the Willamette Valley Development Corporation was withdrawing the application, with the expectations of filing a substantially new application in the near future.

IV. UNFINISHED BUSINESS

Mr. Skinner discussed the concept of Design Review with the Commission, explaining that the City is trying to move toward the regulation of aesthetics, with standards and measures that will make it easier for developers to know what is expected of them, in terms of amenities of sites (landscaping, parking circulation, sidewalks, etc.). He explained that City Council delayed adopting the ordinance due to the time and energy that must go into reviewing the plans. Mr. Skinner explained that the way the ordinance is presently set up, it would be the Commission's responsibility to do these reviews. This would increase the Commission's work load by approximately 60 percent. The possibility does exist though, of setting up an independent architectural review board to handle these reviews. Mr.

Skinner queried whether the Commission wanted to absorb the additional responsibility. The Commission agreed to undertake the responsibility and Mr. Skinner said he would advise the Council.

IV. BUSINESS FROM THE AUDIENCE

None.

VI. PUBLIC HEARING

No public hearings were scheduled for this meeting. Instead a workshop was held regarding the Sewer Infrastructure System, emphasizing the flow diversion for Ivy and Second and Juniper and Highway 99, in particular. The intention of the workshop is to give the Commissioners a better basis on which to review applications that involve sewer implications.

With the residential and industrial growth Canby has been experiencing, our sewer treatment plant will need upgrading before very long. The current capacity is approximately 1.15 million gallons per day, and the City currently uses approximately .85 million gallons per day. This use taxes 75 percent of the plant capacity. Rusty Klem explained that now is the time to start the expansion process because once the study is complete, it will take two or three years to complete the project.

An engineering firm is presently conducting a facility study of Canby's treatment plant. The facility plan is the first step in a multi-phase project which may double the size of the existing plant and bring it to an estimated capacity of 2.5 million gallons per day. But doubling the plant's capacity may only accommodate the City's growth for ten years, Rusty Klem explained. He added that he estimates the City's population will double in ten years, putting us at 75 percent capacity, which would mean this process would start again.

Since the plant was built in 1959, it has expanded several times. The last expansion took place in 1981 and increased the plant's capacity by .15 million gallons per day. In the last year alone, building permit requests have nearly doubled and more than 100 acres have been annexed into the City. There are several development proposals coming before the City in the near future. This trend in growth puts a burden not only on the City's sewage treatment plant, but also its other infrastructure, including electricity, water, parks and roads.

VII. FINDINGS

Commissioner Zieg moved for approval of **CUP 90-05 (Wilco)** Findings, Conclusions and Order. Commissioner Bear seconded the motion and it carried unanimously.

Commissioner Weigand moved for approval of **CUP 90-02 (DeAnza)** Findings, Conclusions and Order. Commissioner Mihata seconded the motion and it carried unanimously.

VII. ADJOURNMENT

With no further business before the Commission, the meeting was adjourned at 10:05 p.m.

Respectfully submitted,



Joyce A. Faltus
Secretary