

CANBY PLANNING COMMISSION MINUTES

Regular Meeting
September 24, 1990

7:30 p.m.

APPROVED

I. ROLL CALL

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

Others present: Rusty Klem, Director of Public Works; Bob Hoffman, Interim Planner; John Kelley, City Attorney; Joyce Faltus, Secretary; David Nelson and Roger Reif.

II. MINUTES

The minutes of **August 27, 1990, September 6, 1990 and September 10, 1990** were **approved** unanimously.

III. COMMUNICATIONS

None

IV. UNFINISHED BUSINESS

None

V. BUSINESS FROM THE AUDIENCE

Dave Nelson, the applicant for a conditional use permit (CUP 90-06) to build a 148-unit mobile home park, objected to the Planning department's request for more information. He asked the Planning Commission to schedule his application for a public hearing as soon as possible.

Mr. Nelson's scheduled hearing for September 24, 1990 was cancelled after Bob Hoffman, interim planner, deemed the application incomplete. The application lacked, among other things, a map prepared by a registered

surveyor showing the topography of the site, the 100-year floodplain and wetland boundaries. That information is necessary because portions of the site lie in a flood plain and contain wetland areas. In addition, a 70 foot bank lies immediately to the north of the site. Staff also requested a traffic impact study, detailed plans for the extension of sewer, water and storm drainage systems and a proposed mitigation plan prepared by a wildlife habitat expert. Mr. Nelson said he was upset about the cancellation because he put forth a lot of effort to submit a complete application, and then was notified it was incomplete. In order to accommodate the City's request, Mr. Nelson stated it would cost him between \$50,000 and \$100,000. Further, he said it appeared to him that the request was an effort to discourage his proposal. Mr. Nelson said he believes staff did not make an effort to understand the application and that he does not plan to submit any additional written information, but would work verbally with City staff and answer questions about his application.

After a discussion with staff and the City attorney, the Commission agreed to reschedule the hearing to a special meeting on October 15, 1990 at 7:30 p.m.

VI. PUBLIC HEARINGS

None

VII. FINDINGS

Commissioner Mihata moved for approval of MLP 90-08 Findings, Conclusions and Order. Commissioner Westcott seconded the motion and it carried unanimously.

VII. ADJOURNMENT

With no further business before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Joyce A. Faltus