

CANBY PLANNING COMMISSION
Regular Meeting

January 11, 1993

7:30 p.m.

I. ROLL CALL

Present: Chairman Schrader, Vice-Chair Mihata, Commissioners Gustafson, and Fenske. Although Commissioner Maher's term has officially ended, she has not yet been replaced, and was present at this meeting.

Staff Present: Robert Hoffman, Planning Director; Jim Wheeler, Assistant Planner; and Joyce Faltus, Secretary.

Others Present: Wayne Scott, Mark Keysboe

III. MINUTES

The minutes of **November 9, 1992** were approved unanimously, as submitted. The minutes of **November 23, 1992** were approved unanimously, as amended. The minutes of **December 14, 1992** were approved unanimously, as amended.

III. GENERAL PLANNING DISCUSSION

Mike Faha, Landscape Architect - General discussion about landscaping as it pertains to the Design Review Ordinance.

Mr. Faha reviewed his personal background and explained that most Landscape Architects are licensed by the State of Oregon. To tell whether a registered landscape architect designed a plan, one usually looks for a stamp on the landscape plan. He explained that, for the most part, he designs outdoor space and works to improve water quality in stream corridors. Further, for Canby, he said it is very important to relate commercial and industrial projects to what will be coming here in the next 5-10 years.

In order for the Commission to approve a landscape plan, he explained that it would be useful to review a landscape concept plan, a grading plan and an implementation schedule. The concept plan is very general, and is the best way for the Commission to begin its study of the proposal. It is very important to have the North arrow included on the plan and a 1" = 20 foot or 30 foot scale is best to show detail. It is a general layout of landscaping, which depicts shrubs and trees and vegetation under such categories as "low height" or "medium height." The implementation plan is a more detailed landscape planting plan showing when grading will be done, erosion control measures, and where and when each of the different shrubs, trees, grass, etc., will be planted. Mr. Faha stressed the importance of a grading plan which is the determining factor for a successful project. It affects the layout of the landscaping, the type of plants that can be installed, and how dramatic the entire project will appear. Although irrigation plans are not useful at the initial stage of the hearing, it would be helpful if the architect included a note indicating which areas of the plan will have automatic watering systems. Presently, only two jurisdictions require automatic watering systems.

After the Commission reviews the initial landscape concept plans, more specific and more detailed planting plans are submitted to staff for review to make sure they comply with the initial concept plan the Commission reviewed. The more detailed planting plan includes the specific types of plants that will be installed, the number and size of each that will be planted, and the location. It is important to remember to avoid a heavy, dense canopy to permit for solar energy.

Landscaping affects the use and aesthetics of the land. Basically landscaping defines space. Architecturally, Mr. Faha suggested thinking of it as rooms - with walls (screening, buffering, privacy), floors, and ceilings. When considering the engineering uses, it is important to remember to consider such items as erosion control, pedestrian traffic, bank stabilization, and storm water control. He further explained that to try to use landscaping for acoustical control or noise control is futile. Climatological uses of plants include blocking the sun and wind when you choose, or allowing it through when you choose. Additionally, solar considerations must be respected in the determination of plant material. The aesthetic considerations include the unification of an area and surrounding projects, softening harsh features we might not want to see, and creating points of interest. Mr. Faha suggested that some type of landscaping should be recommended for the downtown area, if only street trees. Bark dust is good for "mulching" and weed control while the landscape matures, he said, but the amount should be reduced for permanent surfacing. For any project, thirty percent bark dust is more than reasonable.

With regard to the percentage of an area of be landscaped, Mr. Faha explained that requiring 25% is typical, but that it mainly depends on the use of the land. Protecting existing natural landscaping and adding ornamental landscaping to it is a good plan.

He explained how to mark trees for preservation during construction with fencing, because contractors do not respect ribbons or paint marks. Erosion control regulations will get stronger because attention to surface water runoff quality is very important. The DEQ is requiring that local communities address treating their stormwater runoff before it hits the streams. Oils, detergents, and other harmful chemicals should be skimmed off in landscape areas, before it goes out to the streams. Water quality procedures will have to be incorporated into the landscape plan, creating depressed areas to serve as detention facilities. Land clearing permit requirements are a good idea too, to ensure City-control. The erosion of graded banks must be taken into consideration when reviewing the landscape plan.

Mr. Faha explained the importance of considering the size of the plant material to ensure their survival and advised the Commission that spacing guidelines can be obtained from the State Department of Transportation and local nurseries. Responding to a question from the Commission, Mr. Faha explained that berms can be aesthetically pleasing if there is sufficient room for proper grading. Some berms are too steep to be viewed any differently than a detracting fence. On the average, it takes two to three years for landscaping to mature. Mr. Faha then gave examples of fast growing, dense groundcover. He stressed the importance of planting the proper sized plants and spacing them properly, to ensure survival.

With regard to solar friendly vs. non solar friendly trees, Mr. Faha suggested having the expert, who helped Canby develop its Solar Ordinance, make another presentation to the Commission, to ensure a better understanding.

Mr. Faha then recommended various books the Commission could use as references.

IV. CITIZEN INPUT ON NON-AGENDA ITEMS

None

V. COMMUNICATIONS

None

VI. FINDINGS

Commissioner Gustafson moved for approval of DR 92-12 [Fultanos Pizza] Findings, Conclusions and Order. Commissioner Mihata seconded the motion and it carried unanimously, with Commissioner Fenske abstaining.

Commissioner Mihata moved for approval of CUP 92-11 [Canby Christian Church] Findings, Conclusions and Order. Commissioner Gustafson seconded the motion and it carried unanimously, with Commissioner Fenske abstaining.

VII. NEW BUSINESS

None

VIII. PUBLIC HEARINGS

DR 92-08A - a request by Walter West Construction Company to add one managerial dwelling unit to the approved 56-unit apartment complex known as Redwood Terrace Apartments (DR 92-08, approved 10/12/92). The managerial unit is proposed to be built over the maintenance and recreation room building. This building was originally proposed and approved as a single story building. The managerial dwelling unit will be accessed from a door and interior stairs located on the north side of the building. The parcel is located on the south side of Territorial Road and east side of N. Redwood Street (Tax Lot 702 [part] of Tax Map 3-1E-27C).

Chairman Schrader asked if any Commissioner had ex-parte contact or conflict of interest. None was indicated. He then explained the hearing process and procedure.

Jim Wheeler presented the staff report. He explained that the applicant is requesting approval to add one managerial dwelling unit to the approved 56-unit apartment complex known as Redwood Terrace Apartments. The original application was approved as DR 92-08, on October 12, 1992. The managerial unit is proposed to be built over the maintenance and recreation room building, which was originally proposed, and approved, as a single story building. The managerial dwelling unit will be accessed from a door and interior stairs located on the north side of the building.

Mr. Wheeler further explained that this proposal is a small revision to the previous approved. No additional landscaping will be required because no additional land is being developed. The originally approved site plan depicted 129 parking spaces, 5 more than are required, so no additional parking spaces will be necessary because only two are required for the additional unit, leaving three spaces remaining.

The architecture of the second story will be the same as the architecture of the first story and the other buildings. The roof will have composite shingles. The siding will be lap board, with cedar trim and corner boards. Cedar railings will be used for the second story decks. Low profile skylights will also be utilized.

Staff finds that the proposed revision will not alter the site and design layout or the overall appearance of the apartment complex, and recommends approval of the application.

Applicant

Mark Keysboe, 22489 S. Penman Road, Oregon City 97045 stated that the omission of the maintenance dwelling unit over the maintenance and recreation room building was an oversight, and makes the project more economical because the manager can live on-site, but not in a rental unit. He added that all the other buildings are 2-story buildings.

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

The Commission discussed the allowed density of the project, which is 66 units, if the portion of the parcel that is within wetlands is included in the calculations. The Commission agreed that whether or not the wetlands portion of the parcel is counted toward the allowed number of units is important in that without this land, the allowed number of units would be 56 and the proposed additional unit would make 57 units. The Commission agreed that the percentage of the parcel within wetlands is minimal (16%), and that including this land in the density calculations is allowable. Further, they agreed that one additional unit above an approved building, when parking and landscaping space is already provided, will have minimal affect on the plan. Furthermore, the Commission stated that consideration of wetlands area for determining density should not be considered as setting a precedent.

Based on the testimony presented at the August 10, 1992 public hearing, and incorporating the December 30, 1992 staff report and Commission deliberations, **Commissioner Fenske moved for approval of DR 92-08A. Commissioner Mihata seconded the motion and it carried unanimously.**

IX. DIRECTOR'S REPORT

Mr. Hoffman explained that the Traffic Safety Committee met twice to review the concerns raised about Pine Street, with regard to the jogging that was built into it. Their recommendation was that there be no jogs and that there be 4-way "STOP" signs at 10th Avenue and at 7th Avenue, if 7th is extended to the east. The Commission requested that a thank-you note be sent to the Committee in appreciate of their diligent work.

Since walkways must be wide enough for wheelchairs, it appears to present a conflict to consider placing posts in walkways at Township Village to restrict bikes, which would restrict handicap vehicles as well. Signs could be posted for bikers to walk their bikes on walkways, but enforcement would be difficult. Staff recommends bicycles not be prohibited, as many of the children ride bicycles to school. Mr. Hoffman explained that with Eugene's extensive pathways, officials have found there is no way to restrict bicycles or separate pedestrians and bicycles unless two parallel paths are provided. Discussion was held regarding the width of paved pathways, including the fact that a post could be installed in the center of a ten foot pathways, still permitting entrance by wheelchair and bicycle, but not by motorized vehicles.

Mr. Hoffman discussed the traffic concerns at Lillian's Meadow, Phase I. Testimony at the hearing expressed concern about the traffic that would be forced from the new area onto Aspen, the first street immediately to the east. The Commission included a condition that "No Right Turn" signs should be provided, turning eastbound traffic to southbound traffic at 9th and 10th Avenues. The signs have not yet been installed. Since that time, the entrance at Knights Bridge has been widened to include two full moving lanes. Mr. Hoffman asked if the Commission still wanted to discourage traffic on Aspen. Mr. Fenske explained that, living on Aspen, he has found the traffic coming from the development is negligible and that Aspen can accommodate the traffic, especially since there is no parking on either side of Aspen. The Commission agreed the signs were no longer needed.

Regarding the Canby Medical Clinic on Elm Street, Mr. Hoffman explained that no permit has been issued for any of the interior work and, therefore, the sidewalk did not have to be built yet.

Chairman Schrader asked Mr. Hoffman to review the fence issue at the new school with the superintendent. Dr. Schrader was most concerned about public access to the parkland from pathways.

With regard to Commission appointments and reappointments, Mr. Hoffman explained that he understood that Ms. Maher would be reappointed at the next meeting and Mr. Wiegand would be interviewed, along with the nine applicants applying for positions.

Mr. Hoffman informed the Commission that a joint meeting with City Council, to discuss the Historic Ordinance, would take place on February 3, 1993, at the Council's regular meeting.

Mr. Hoffman advised the Commission that he has received two proposals from developers, with regard to their "fair share" for traffic improvements, from Wayne Scott and from Valley Farms. Further, Mr. Hoffman advised the Commission that the final plat for Willow Creek has been submitted, and staff is reviewing it to ensure the

conditions are met. Chairman Schrader commented that he would prefer time to review it with the conditions, and see how they've been met, prior to signing the plat. He added that he does visit the sites of the larger developments. Mr. Hoffman explained staff process for reviewing the plat against the conditions. He added that there is documentation as to how the conditions have been met, prior to asking the Chairman to sign the plat. Additionally, Mr. Scott will be posting a bond for the actual construction.

Because three site setup permits have been issued for Village on the Lochs, Mr. Hoffman referred to an item in the agenda packet which denotes how the conditions have been met up to December 29, 1992.

Mr. Hoffman also referred to his memo responding to questions from the Committee reviewing the Comprehensive Plan.

X. ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce A. Faltus".

Joyce A. Faltus