

MINUTES
CANBY PLANNING COMMISSION
Regular Meeting

April 12, 1993

7:30 p.m.

I. ROLL CALL

Present: Chairman Schrader, Vice-Chair Mihata, Commissioners B. Gustafson, Fenske, Maher, Wiegand and Elliot.

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

Others Present: Betty Faist, Gertrude Thompson, David Herman, George Wilhelm, Paul Winklesky.

II. MINUTES

The minutes of **March 8, 1993** were approved unanimously, as amended.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. COMMUNICATIONS

None

V. FINDINGS

None

VI. COMMISSION DISCUSSION OF PLANNING ISSUES

Advance Financing:

Commissioner Fenske reviewed his memo outlining a methodology to get the City Council involved with questions that have been raised, such as whether or not the advance financing mechanism should be available to the Planning Commission as a condition of approval for development permits through an ordinance revision, whether or not alternative language for establishing rates should be drafted for reimbursement, etc. Mr. Fenske stated that he would like to address the Council at the joint workshop that is coming up on April 21st. Further, Mr. Fenske suggested that he, Bob Hoffman, Mike Jordan and Rusty Klem meet prior to the joint meeting in order to discuss particulars, and if that was not possible, he would provide documents beforehand, that could be discussed at the joint meeting. Another area that the Commission needs direction from Council, is how Council would like to see the facilities funded for Canby's growth. Mr. Hoffman explained that so far, the policy has been that the developer pays for the costs incurred by the City, which the developer causes.

Trees:

Commissioner Mihata reported that her committee is nearly to the point of making a recommendation to City Council to either revise the City's existing Tree Ordinance or adopt a new one. The recommendations will be prepared at her committee meeting on the 19th. She stated that she would like to go before the Council at the joint workshop with a proposal and will have a handout available for that meeting. The committee is leaning toward the replacing the present Ordinance and planning for the overall vision of what the City should look like, considering tree plans as a whole, and not necessarily pushing to require preservation of existing trees. At the beginning, the Commission and Council decided not to take any action regarding trees on private property, but the recommendations will include this consideration as the Committee studied sample tree ordinances which successfully implemented tree preservation on private property. Additionally, the committee will ask Council's direction regarding the preservation of trees on land planned for annexation and development.

Comprehensive Plan:

Commissioner Maher reported that her committee, which is reviewing the Comprehensive Plan, is not getting much feedback from the community through articles in the newspaper. The committee will list the issues they would like to have City Council give direction on.

Mayor's Questionnaire:

Chairman Schrader reviewed the Mayor's Community Task Force questionnaire with the Planning Commission, reviewing short and long term goals, barriers to reaching those goals, what is necessary to meet those goals, where they see the Commission in the year 2010, and how a Focus Group could help the Commission attain its goals. Commissioner Gustafson stated that, as he sees it, the short term goals are to handle day-to-day business in a sensible, professional manner. The long term goals are to keep Canby attractive, liveable, and functional and prevent problems that could result from inappropriate development. Commissioner Fenske questioned whether the Commission was a planning policy making body or a planning implementation body. He further stated he believed the Commission should be more active in the role of creating and directing policy with regard to where the City is going. Commissioner Elliot stated that when applying for the position, he was under the assumption that, as a Commission, there would be more decision-making as opposed to reacting to direction. Commissioner Maher explained that she believed the Commission was more of an implementing body, which applies the ordinances and does its best to interpret where there is room for interpretation. She further stated she did not see the role of the Commission as one that directs planning because that would make the Commission less neutral on individual issues but, rather, one of maintaining the fine quality of life in Canby by keeping it attractive, liveable and functional. Commissioner Mihata stated that her goal was to be aware of patterns or trends or problems that consistently arise and, in the long term, look at what the Commission must do as an advisory body, to improve ordinances and give advice to elected officials. Chairman Schrader explained that the key issues brought out at the Task Force meeting did not include growth, liveability or attractiveness because it is expected that the Commission and Planning staff would implement the ordinances and use the Comprehensive Plan as a guide to running the community in an orderly manner. He agreed that the Commission should serve as an advisory body to the City Council. The Commission felt that its ability to meet goals was directly dependent on the Planning staff, and added that goals have been met with much more success over the last 2-3 years. The committees set up by Commission members have been a major step toward reaching long term goals. Barriers to meeting goals include lack of citizen input/communication, Commissioners' limited amount of "free" time, and limited expertise to draw upon. The Commission agreed that the Focus Group should include in its "vision," as many of the issues, as possible, that the Commission deals with at public hearings, like street layouts, placement of structures on lots, trees, etc. Another issue the Focus Group could include is how to attract industrial and commercial growth to the City, which is needed to support the tax base.

VII. NEW BUSINESS

None

VIII. PUBLIC HEARINGS

DR 93-02 - The applicant, Paul Winklesky, is requesting approval to construct a 3,150 square foot office building. The parcel is located on the northeast corner of N.E. 3rd Avenue and N. Ivy Street (Tax Lot 4200 of Tax Map 3-1E-33CA).

Chairman Schrader reviewed the hearing process and procedures. He asked if any Commissioner had any ex-parte contact or conflict of interest. Other than visiting the site, but drawing no conclusions, there was none.

Jim Wheeler presented the staff report. He explained that the application was for a physical therapy office and rental office, both contained in the same building, on a 10,000 square foot parcel. The parcel, which is presently vacant, is surrounded by single family homes and offices, is situated in the Downtown Commercial Zone. In 1984, a variance was granted for this parcel, permitting a reduction of the parking requirements for an office building (which was never constructed), from 13 to 12 spaces. Access to the parcel will be from N. Ivy, more than 50 feet from the intersection of N. Ivy Street and N.E. 3rd Avenue and 18 feet from the alley. The driveway will be 24 feet wide. The entrance to the building will be accessible by sidewalks from both streets and sidewalks are proposed all along the north side of the building. Although N. Ivy and N.E. 3rd Avenue are proposed to be improved with 8 foot sidewalks, neither N. Ivy, nor N.E. 3rd Avenue are slated for widening. Parking along the north side of the parking lot will directly access the adjacent alley, which will need to be paved, at least at the portion that is adjacent to the subject parcel. Although there is no landscaping requirement, the applicant is proposing to landscape 13% of the parcel. The applicant is proposing a five foot aisle next to the handicapped parking space, which is 3 feet narrower than required. Staff is recommending a reduction of the landscaped area by three feet to allow the handicapped parking space to meet the handicapped parking requirements. The building will have hardwood siding and a composition roof. The applicant is proposing to locate the building on the property line on the east side, and the applicant is proposing to construct a concrete block wall as a fire protection precaution. Two one-sided signs are proposed to be located at the southwestern corner of the parcel facing 3rd Avenue, and the other, at the north entrance to the parking lot from N. Ivy Street. They are proposed to be 3x5, wood on a brick base, with lighting from below.

Applicant

Paul Winklesky, 115 Randall Court, Oregon City stated that he concurs with the staff report. He explained that he was not pleased with the fire wall and agreed that the building should be modified with a hip roof on the east side so the fire wall would be lower. Mr. Winklesky further explained that the building was moved further to the east because of the necessity for 8 foot side sidewalks. With regard to the signage, Mr. Winklesky asked that, if a condition was imposed, that it allow for 70 square feet. He explained that he anticipates the signs would be similar to the signs at his other offices in Oregon City, of wood, with a metal frame over a brick base and lighted from below. Mr. Winklesky asked about having to put money in escrow for a Waiver of Remonstrance. Mr. Wheeler explained that the Waiver alone, would be sufficient. The applicant questioned staff's recommendation for on-site water retention, Mr. Wheeler explained that in Canby, it is standard procedure to require on-site water retention either through a wet well or a drywell. The City's downtown stormwater drainage system does not include this lot.

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

1. The Commission agreed a Design Review application was not actually complete without all the necessary information, including information regarding signs, colors, etc.
2. The Commission agreed the proposed concrete block wall was rather massive and invasive to the neighboring property. Mr. Wheeler explained that a hip roof was proposed for the west side and if a hip roof was installed on the east side as well, the height of the wall might be reduced, as the roof would be symmetrical on the east and west sides. Mr. Wheeler suggested the following condition: "The roof construction shall be symmetrical on its east and west orientations, with the firewall reduced to the minimum size possible." Various methods of reducing the size of the wall or camouflaging it were discussed. The Commission also discussed the possibility of moving the building to a point where no firewall would be necessary at all. The Commission suggested adding the following words to Mr. Wheeler's suggested condition: "The wall shall be painted in a color compatible with the exterior of the building, or constructed of colored patterned block."
3. Whether or not Ivy Street would be widened further. Mr. Wheeler explained that there are no plans to widen Ivy further, but the 10 foot strip along the curb needs to be resurfaced.

4. The Commission discussed the required footage for signs. Mr. Wheeler explained that two 8x10 signs could be permitted. The Commission agreed the size of the signs should be compatible with the neighborhood. Mr. Wheeler suggested the following condition: The sign shall be wood on a brick base with exterior lighting. The individual signs shall not exceed 50 square feet, with the total sign area not exceeding 160 square feet."

Commissioner Mihata moved to table this application until April 26, when the applicant could return with a definite roof design, wall design, and sign design. Commissioner Fenske seconded the motion and it carried 7-0.

SUB 93-01 - A request by Dave Herman for approval to develop a 43-lot subdivision, Valley Farms, Phase 2. The property is located on the north side of S.E. 13th Avenue, east of S. Ivy Street (Tax Lot 1900 of Tax Map 4-1E-3).

Chairman Schrader reviewed the hearing process and procedures. He asked if any Commissioner had any ex-parte contact or conflict of interest. Other than visiting the site, but coming to no conclusions, there was none.

Jim Wheeler presented the staff report. He explained that Phase 2 consists of 9.7 acres and will be subdivided into 43 lots. At the present time, an expansion to the City's Sewer Treatment Plant is planned and a new sewer main will be constructed along S. Pine to S. Redwood, from 99-E to the subject parcel. The applicant has proposed drywells on the site. The pattern of this development is similar to those of surrounding residential developments, but one of the conditions of approval for Phase 1 stated that the Master Plan should be reconsidered for revision prior to submitting Phase 2, and should indicate (1) a walkway between S.E. 11th Loop and Township Village Subdivision, (2) a street extension to the east from the intersection of S. Redwood and the southern portion of S.E. 11th Loop (as opposed to the northern portion, as proposed by the applicant), and (3) a realignment of the connection of S.E. 10th Avenue to Township Village, Phase 5. The walkway and realignment of 10th are indicated on the new plan, but the eastern street extension is proposed from the northern portion of 11th Loop. Staff recommends 10 feet of paving on the walkway between 11th Loop and Township Village in order to provide adequate access for both bicycles and pedestrians. In order to prevent automobiles from using the walkway, staff finds that a centerpost, with 5 feet of room on each side for wheelchairs, is necessary. Staff also recommends that the walkway be fenced, 3-1/2 feet for the first 20 feet back from the sidewalk, behind the curb cut access ramp, and 6' feet in height after that. Staff recommends that the southern extension of

11th Loop to the east be approved because of the distance between 10th and 13th. If the east extension is on the southern portion the distance would not be as great to either 10th or 13th, and would be more evenly spaced for connections to the east. Although the applicant feels the lot layout would be more efficient if the extension was on the northern portion of 11th Loop, staff believes the eastern extension would be more appropriate for traffic flow if it is centered as much as possible between 10th and 13th. If the Commission approves the extension on the northern portion, a walkway to the east would be necessary near the Phase 1/Phase 2 boundary line because the block would be over 800 feet in length.

Presently, S. Redwood is planned to be continued to the north, along the approved alignment and right-of-way width of Phase 1. The developer has made a contribution to the City for the improvement of the intersection at S. Ivy and S.E. 13th Avenue, which included development of Phases 2 and 3.

Staff has met with various service providers to discuss easements. Normally, the City requires a 12 foot utility easements around the exterior of subdivisions, unless it borders another subdivision with necessary easements. Staff proposed, and the utility providers agreed, that a permanent 6 foot easement should be required along exterior lines and a 6 foot temporary easement that would have no utility lines in it, but could be used for access. The temporary easement would be eliminated when another plat with easements exists alongside it. This would result, in the long run, in 12 foot easements as opposed to 18 and 24 foot easements. Additionally, staff discussed sidewalks with the utility providers and they agreed with staff's possible options. One is for the sidewalk to be against the curb, with the exception of meter boxes or mailboxes, and maintained at 4 feet wide throughout. This would essentially eliminate a 2-1/2 foot strip of land. The second option is to have a 4 foot strip between the sidewalk and curb, but the utilities need an 8 foot behind the sidewalk which would essentially cause a 16 foot easement. Staff recommends Option #1.

Mr. Wheeler stated further that the lots in Phase 1 are numbered 1-43. Phase 2 starts with Lot #45-87. Staff proposes Phase 2 be numbered 44-86.

Applicant

George Wilhelm, 546 S.E. Township Road stated that, for the most part, he concurs with the staff report. Mr. Wilhelm discussed his concerns regarding the numbering of the lots. Section 92-090 of the State Law requires lots to be numbered consecutively. Phase 1 includes Lots 1-43 and the entire area for Phase 2 is designated as Lot 44. In the original submittal an extension is shown to the east, along the north side of 11th Loop, which the applicant does

not believe is necessary and is asking that the extension be eliminated entirely. Adequate access to the east would be provided with extensions from 10th and 13th Avenues, would provide more efficient use of the land, and the applicant would lose less lots. The extension would cause the loss of a lot in Phase 2 of Valley Farms and a lot in a future development to the east. If the extension was on the south side of the loop, two lots would be lost in Valley Farms 2 and at least one lot to the east.

With regard to the sidewalk issue, Mr. Wilhelm stated that 2-1/2 feet is adequate for lawns, flowers, small shrubs and landscaping, and a design was approved for Phase 1 which should be used throughout the subdivision. The design provides for full use of the sidewalks. Any problems with consistency could be handled through CC&Rs, restrict the type of covering for this strip of land with private restrictions. Staff's alternatives are not appropriate, necessary, or practical. Further, the applicant questioned whether it would be more appropriate to sign the walkways to give right of way to pedestrians, rather than widening them to 10 feet. Mr. Wilhelm discussed the issue of Solar Access and explained that seven lots on the east side of Redwood are eligible for exemption from the Ordinance because of the north/south alignment of Redwood. With that exemption, 89% of the subdivision meets the solar ordinance.

Dave Herman, 722 Main Street, Suite D, Oregon City 97045 discussed the economics of the extension from 11th Loop. One lot is lost with the extension of 10th Avenue to the west, and one is lost with the extension of Redwood. With the extension from 11th Loop either one or two lots will be lost. The loss of 4 lots amounts to \$120,000 which, in effect, increases the cost of the remaining lots.

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

1. **Solar Access.** Mr. Wheeler explained that the lots from Redwood to the west meet the solar access ordinance. From Redwood, going east, the lots do not, because of the orientation of Redwood. The City required that Redwood be extended to 13th which limits the ability of the lots to the east to be oriented north/south in excess of 90 feet, which is the basic requirement for meeting the solar access ordinance for subdivisions.
2. **Easements.** The Commission asked Mr. Wheeler why he is suggesting the alternatives to what has been done in the past about easements. Mr. Wheeler explained that most often, the 12 foot easements have not been vacated on a large scale basis. The lots get recorded with the 12 foot

easements. Staff has set up a system whereby it will automatically trigger reducing the easement from 12 to 6 feet at the time the adjacent land is developed and provides an easement.

3. **Lot Numbering.** A discussion was held regarding the appropriate lot numbering scheme for the subdivision. The Commission amended proposed Condition #16 to allow for further checking on the matter of whether the lot numbers for this phase had to start at #45 or could start at #44.
4. **Trees.** The Commission discussed whether or not 2-1/2 feet was too narrow an area to plant trees. Staff explained that trees with small diameters would have to be planted. Staff pointed out that in the ordinance, under landscaping requirements in parking lots, at least 4 feet of width is required.
5. **Fair Share.** The Commission asked what dollar figure was arrived at for off-site improvements. Staff explained that \$5,000 was accepted for traffic improvements at 13th and Ivy, for all phases of the subdivision, and that the check was submitted.
6. **Walkways.** A discussion was held where staff explained that Township Village would be required to match the same alignment for this walkway and the walkway for Phase 1. The alignment for 10th Avenue is also required to match the alignment for 10th Avenue in Township Village.
7. **Grids.** Mr. Hoffman discussed a concern of some citizens about cul-de-sacs and looped streets.
8. The Commission discussed staff's proposed Condition #12, which was proposed to mitigate a concern regarding the use of non-vegetative material to cover the 2.5 foot strip of land between the sidewalk and curb. The Planning Commission agreed this practice is unacceptable, but that the two proposals offered to mitigate this concern are cumbersome. The Planning Commission felt the applicant's offer to provide private covenants, conditions, and restrictions that will prohibit the covering of the strip of land between the sidewalk and the curb with non-vegetative material solved the problem. And the Commission agreed that Condition #12 should be revised to reflect its acceptance of the offer and to permit the sidewalks to be set back from the curb 2.5 feet.

9. **School Capacity.** Mr. Wheeler discussed the school district's initial concern with the service capacity of the schools because of projected budget constraints, and that the concern has been resolved for the present time.

Based on the findings and conclusions contained in the staff report dated March 30, 1993, on the public hearing, and on Commission deliberations, **Commissioner Maher moved to approve SUB 93-01 with the following conditions:**

1. The land divider shall follow the provisions of Section 16.64.070 Improvements, in particular, but not limited to, subparagraph (O) Bonds, which requires a surety bond, personal bond, or cash bond for subdivision improvements for any improvement not completed prior to the signing of the final plat. The bond shall provide for the City to complete the required improvements and recover the full cost of the improvements.
2. Any necessary utilities shall be constructed to the specifications of the utility provider.
3. Utility easements shall be provided. Exterior lines of the subdivision adjacent to other developments with easements, and easements along all interior lot lines, are to be six (6) feet wide off of each lot, for a total of twelve (12) feet. Exterior lines of the subdivision that are not adjacent to other developments with easements, are to be six (6) feet wide with an additional temporary six (6) feet, for a total of twelve (12) feet. The additional six feet shall be in effect until the adjoining land is developed with utility easements. The final plat shall provide for this reduction once the adjacent easement becomes available.
4. "As-built" drawings shall be submitted to the City within sixty (60) days of completion.
5. Street name and traffic control signs shall be provided at the developer's expense. This shall include "dead end" signs for the end of streets and "Stop" street signs, where required by the Director of Public Works.
6. The final plat shall reference this land use application - City of Canby, File No. SUB 93-01, and shall be registered with the Clackamas County Surveyor's Office and recorded with the Clackamas County Clerk's Office. Evidence of this shall be provided to the City of Canby Planning Department prior to the issuance of building permits requested subsequent to the date of this approval.

7. The final plat mylars must contain, in the form specified, all information necessary to satisfy all matters of concern to the County Surveyor, or his authorized Deputy, including, but not necessarily limited to, various matters related to land surveying, land title, plat security, and plat recordation.
8. Erosion-control during construction shall be provided by following the recommendations of the "Erosion Control Plans Technical Guidance Handbook," by Lori Faku and Rick Raety, dated November 1989, as revised (currently January, 1991).
9. S. Redwood Street shall be constructed to the northern lot line of Lot 87 (the northeastern most lot in Phase II).
10. A one foot plug shall be provided at the end of dead ended streets to prevent access to the north and east until annexed and/or platted.
11. S.E. 11th Loop shall be extended to the eastern property line from the southern portion of the looped street.
12. The Planning Commission accepts the applicant's offer to provide a restriction against covering the 2.5 foot strip of land between the sidewalk and curb with non-vegetative matter.
13. The pavement of the walkway connection between lots 55 and 56 shall be ten (10) feet wide. A center post shall be located at the sidewalk entrance to the walkway. An approach, meeting the standards of the American Disabilities Act shall be constructed at the intersection of the walkway and the street. Any fence constructed along the walkway shall not exceed six (6) feet in height, except for the first twenty (20) feet back from the sidewalk, which shall not exceed three and a half (3.5) feet in height. The walkway and fence shall be constructed prior to the issuance of building permits requested subsequent to the date of this approval.
14. Storm water drainage and design for the subdivision shall be approved by the Director of Public Works.
15. The design and construction of the sewer system for the subdivision shall be approved by the Director of Public Works.
16. The remaining land of the original subdivision shall be designated as a 'Tract' and not a lot on the final plat.

DR 93-03 - A request by the City of Canby for Site and Design Review approval of a major expansion to the Wastewater Treatment Plant. The plant is located on a 13.17 acre parcel in the northeast corner of the City, near the Willamette River (Tax Lot 601 of Tax Map 3-1E-27).

Chairman Schrader reviewed the hearing process and procedures. He asked if any Commissioner had any ex-parte contact or conflict of interest. Other than visiting the site, but coming to no conclusions, there was none, except that Commissioner Fenske explained he had done work professionally on this site, in the past, but was not involved in any work at the present time.

Bob Hoffman presented the staff report. He explained that the City intends to construct a major expansion of the Wastewater Treatment Plant. The major purpose of the expansion, he explained, is to provide a higher quality of wastewater treatment and increase the plant's capacity. There will be two new buildings and two new clarifiers. The buildings will have lap siding and metal roofing which will match the existing buildings in the area. A berm is proposed along the Logging Road. The site is well buffered and very isolated, making extensive treatment with bushes and trees somewhat unnecessary, except for the need for trees and bushes near the buildings and parking areas. The northern portion of the site will remain undeveloped and the large stand of trees will remain. Access is via a private shared driveway (City/CUB) from Territorial Road, with an emergency exit from the Logging Road. The treatment plant presently exists and was expanded with a new laboratory building in 1984. There will be only four full time employees so there will be no significant increase in traffic in the area. The plan proposes 19 parking spaces for employees and visitors, and sidewalks from the parking lots will access all buildings. The plant shares the site with the City Shops. Staff recommends approval with the condition that the general proposal for landscaping be accepted but that the ground cover that is planted shall cover the landscaped areas in their entirety within 3 years. Additionally, trees and shrubs should be placed near the new building and parking lots, and a row of trees planted along the western edge of the site. All landscaping should be planted prior to a certificate of occupancy being issued.

Applicant

Curt McLeod, Engineer, 7460D S.W. Hunziker Road, Tigard 97223 stated that he concurs with the staff report. He is present to assure compliance with all conditions, to assure that the same care is taken with public buildings, as is taken with private developments, and to answer any questions the Commission might have.

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

1. The Commission incorporated the revised site and revised elevations that were received April 12, 1993 into its findings.
2. The Commission discussed the shared access and agreed that since the City owns these adjacent parcels, formal reciprocal access easements between this property and the adjoining properties is not necessary.
3. The proposed 19 parking spaces meet the parking standards that apply, since only 16 are required.
4. Because the landscaping plan is general, a specific landscaping plan needs to be reviewed and approved by the City Planner.
5. Since the Logging Road will eventually be public and is often used by the public, the west side of the site needs special landscape treatment.
6. The buildings and parking areas will be used by City employees and the public and, therefore, need more extensive landscape treatment than proposed.
7. The Commission discussed the issue of odor. Mr. McLeod explained that wastewater treatments smell, just by their nature, but measures are being taken to control it. Two separate odor scrubbing units are being installed. There is a whole new process of lime-stabilizing the solid waste to deactivate it, as untreated sludge is no longer stored. Lime-stabilized sludge can be disposed of on fields within two days, he explained.
8. Mr. McLeod explained that a 600 square foot second floor area, which was originally intended to be used as a staff room, will now be used for storage, due to not having handicapped access to the second floor.

Based on the findings and conclusions contained in the April 2, 1993 staff report, on the public hearing, and on Commission deliberations, **Commissioner Elliot moved for approval of DR 93-03, with the following conditions:**

1. The general proposal for a landscape plan is accepted for this project with the following provisions: The ground cover shall be planted so as to completely cover the landscaped areas within three (3) years. The detailed landscaping bordering the buildings shall be reviewed and

approved by the City Planner. Trees and shrubs shall be placed in a pleasing layout near the new buildings and parking lots and a row of trees shall be planted along the western edge of the site.

2. All landscaping shall be planted prior to the issuance of a certificate of occupancy for the buildings.

Commissioner Gustafson seconded the motion and it carried unanimously.

IX. DIRECTOR'S REPORT

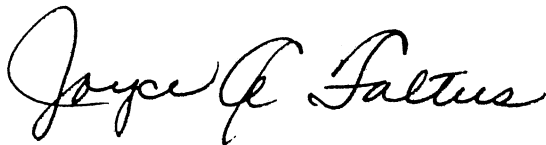
Mr. Hoffman reported the McDonalds is about to have its grand opening. He further explained that the trash corral is now a storage corral, which was not on the original approved plans. The space has been more than doubled. In staff's opinion, it looks okay, but Mr. Hoffman wondered if the Commission wanted to have the applicant bring it back before them. Additionally, Mr. Hoffman stated that the play area is enclosed with a stark white fence, although the Commission specifically stated it preferred a more muted color. There is nothing covering the air conditioning and venting area in the back either, but no elevations of that side were submitted, so they are not in violation. On a more positive note, Mr. Hoffman explained that a sidewalk is being constructed all the way to the high school. He stated that the temporary certificate of occupancy that was issued is good for thirty days, and the Commission requested that the applicant return before it at the April 26th meeting and address the fence color, accessory structure, and back elevation.

Mr. Hoffman advised the Commission that Dave Nelson submitted an appraisal for the wetlands he plans to dedicate, which were appraised at \$60,000. He is going to recommend that the City not accept such appraisal. The Planning Commission agreed with his recommendation.

X. ADJOURNMENT

The meeting was adjourned at 11:05 p.m.

Respectfully submitted,



Joyce A. Faltus