

**MINUTES**  
**CANBY PLANNING COMMISSION**  
*Regular Meeting*

**APPROVED**

*July 12, 1993*  
*7:30 p.m.*

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**I. ROLL CALL**

Present: Vice-Chair Mihata, Commissioners Gustafson, Maher, Elliot and Fenske.

Staff Present: Robert Hoffman, Planning Director, and Joyce Faltus, Secretary.

**II. MINUTES**

The minutes of **June 28, 1993** were approved unanimously.

**III. CITIZEN INPUT ON NON-AGENDA ITEMS**

None

**IV. COMMUNICATIONS**

None

**V. FINDINGS**

None

**VI. COMMISSION DISCUSSION OF PLANNING ISSUES**

The Commission agreed to recommend to City Council, amendments to Ordinance No. 890, Sections 16.50.020, 16.60.010, 16.62.010, 16.64.070, 16.68.060,

16.84.030, and 16.88.150 to 1) require twenty-five (25) copies of site plans or maps for departmental review; 2) require street trees with land divisions; and 3) alter language regarding variance standards for self-created hardship situations, which would have a Citywide affect.

The Commission discussed a FAX from Dr. Schrader, where he recommended that the Commission adopt changes to Section 16.64.070. After the amendments are adopted, he suggested temporarily adding conditions of approval to partitions and subdivisions requiring street trees to be planted. With regard to a suggested Tree Plan, Mr. Hoffman explained he would prefer input from Mr. Wheeler regarding "solar friendly" trees, after Jim checks with experts. Mr. Hoffman also discussed what benefits the development community will reap from such a plan. The Commission also agreed it could not request types of trees be planted according to the names of nearby roads. With regard to street trees, the Commission suggested a developer could put money in escrow in order for the City to plant all street trees after homes are built. Also discussed was the possibility of a City owned tree farm versus requesting nearby tree farms stock the types of street trees the City would prefer. It was agreed that conditions regarding trees could be adjusted according to each developer's proposals.

With regard to Section 16.64.070, Improvements, the Commission agreed to amend K. 2. - Other Improvements, to read:

2. Street tree planting is required of the subdivider and shall be according to City requirements and of a compatible species.

Regarding the Planning Issues list submitted by Mr. Hoffman, the following was discussed:

1. That it is easier to create an easement than to eliminate one, and that the utility companies really do not want to give them up once they have them. Ending up with 12 foot easements is unnecessary in many cases.
2. That a joint conference should be held between the City Council and Planning Commission regarding garage yard requirements and carport yards and hard surfacing for parking and maneuvering areas.
3. The Commission discussed the possibility of delegating design review applications to staff. It was agreed such applications would continue to come before the Commission.

**VII. PUBLIC HEARINGS**

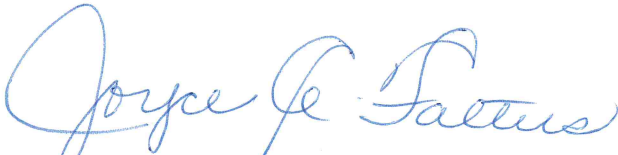
None

**VIII. DIRECTOR'S REPORT**

**IX. ADJOURNMENT**

*The meeting was adjourned at 10:15.*

*Respectfully submitted,*



**Joyce A. Faltus**