

MINUTES
CANBY PLANNING COMMISSION
REGULAR MEETING
MARCH 27, 1995
7:30 P.M.

I. ROLL CALL

Present: Chairman Schrader, Vice-Chair Mihata, Commissioners Ewert, Gustafson, Maher, Elliot and Jackson.

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

Others Present: Lynda Stanley, Laura Mituniewicz, Terry Kinney

II. MINUTES

The minutes of **February 13, 1995** were approved as submitted.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. COMMUNICATIONS

None

V. FINDINGS

DR 95-05 - Canby Apartments

Discussion:

1. The Commission agreed it had deleted proposed condition #9, which referred to providing an emergency access off Township Road. Finding

#2 was amended to reflect that the Commission discussed the emergency access issue and agreed that the emergency access was not necessary and it would de facto happen via Township without the Planning Commission actually providing for it.

2. The Commission discussed condition #3 regarding systems development charges and agreed all systems development charges and advanced financing reimbursements should be paid up front, rather than by alternative payment arrangements.
3. Regarding the 8" looped line, condition #5 was amended to move the words "or as approved by the Fire Marshal and Canby Utility Board" to the end of the second sentence instead of at the end of the third sentence.

Commissioner Maher moved to approve the Final Order for DR 95-05 [Canby Apartments] as amended during discussions. Commissioner Jackson seconded the motion and it carried unanimously.

DR 95-06 - Sprague

Commissioner Jackson moved to approve the Final Order for DR 95-06, as submitted. Commissioner Ewert seconded the motion and it carried unanimously.

VI. NEW BUSINESS

None

VII. PUBLIC HEARINGS

MLP 95-02, an application by Marlon Financial Services, Inc. for approval to partition a 5.70 acre parcel into three lots, approximately 2.4 acres, 2 acres, and 1.4 acres, respectively. Such partition would facilitate financing for each phase of development. The site is located east of S.E. 5th Avenue, west of S. Pine Street, and north of S.E. Township Road [Tax Lot 1200 of Tax Map 3-1E-34C].

Mr. Hoffman explained that this application was withdrawn because it was discovered that by splitting the parcel into 3 parcels, there was no way to meet all the requirements of the partition and still retain the design review plan that was approved for that project. The applicant was advised that something different would have to be done. This application was then withdrawn and the applicant returned today, as a planned unit development which allows him to modify some of the yard requirements, while still retaining the approved design review. Staff has not had the time to check the application yet. The entire purpose of the application is to facilitate the applicant's financing, as the lender would not finance the first phase without separating it from the other two phases.

VIII. DIRECTOR'S REPORT

For the Commission's information, Mr. Hoffman reported that an application for annexation and to develop a 209-lot subdivision, as a planned unit development, with dedication of a portion of the site for parkland, for the property immediately east of Trost Elementary School on Township Road was received.

Mr. Hoffman reported that Wayne Scott is requesting a change of location, to the corner, for the pole sign adjacent to the new Realty World building. Mr. Scott gave no reason for the request, but it appears it would be easier to see, since the present one cannot be seen from Elm Street. The existing sign was clearly indicated as being retained in the design review application. Further, Mr. Hoffman explained that he advised Mr. Scott that unless the Commission amends the design review approval, he could not apply for a new sign for 6 months. Although Mr. Scott indicated there would be slight reduction in square footage for the new sign, as per Mr. Hoffman's measurements, the new sign is the same square footage. In response to a question, he explained that it would be easy to fill in the space around the existing sign with concrete once the pipe was cut. The Commission agreed unanimously to approve the request.

Mr. Hoffman reported that two people, Mark O'Shea and Donna Borges, from the Visioning Growth Committee are scheduled to come before the Commission under "Commission Discussion of Planning Issues" at the April 10th meeting.

Mr. Hoffman then cautioned the Commissioners to be careful about ex-parte contact with regard to recent public hearings, as appeal periods are still pending on a number of them.

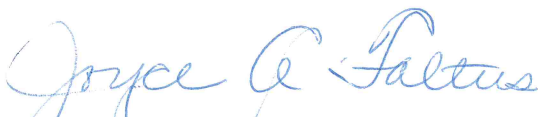
Mr. Hoffman also reported that H.O.P.E. has arranged for a mini-bus to take any interested parties to Albany, on Saturday, April 1st, at 9:00 a.m., to see a facility that is similar to the one they are planning for Canby. Most of the Commissioners were unable to take advantage of the offer for this date, but April 8th appeared to be convenient for most. Mr. Hoffman said he'd contact H.O.P.E. and advise further.

Chairman Schrader referred to page 5 of the budget package where it is noted to evaluate narrower street standards. Mr. Hoffman explained that two major studies were done that describe a variety of street standards and what the advantages and disadvantages of each are. Although the streets were made narrower by ordinance a few years ago, he explained, they are still wider than many other cities are requiring. Also, many cities are no longer requiring parking on both sides; many are not requiring parking at all. The studies indicate narrower streets cause people to drive slower, and that there are fewer accidents that way. The State, he added, is considering making it a requirement to reduce the parking requirements and local street requirements in order to save lands. Mr. Hoffman stated he intends to review those studies with the Commission.

IX. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,


Joyce A. Faltus