

MINUTES
CANBY PLANNING COMMISSION
Regular Meeting
November 27, 1995
7:30 p.m.

APPROVED

I. ROLL CALL

Present: Vice-Chair Mihata, Commissioners Gustafson, Jackson, Gerber, Ewert, and Gerber.

Staff Present: Gary Spanovich, Planning Director; James Wheeler, Assistant Planner; and Joyce Faltus, Secretary.

Others Present: Tom Kendall

II. MINUTES

The minutes of October 9, 1995 were approved, as submitted.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. COMMUNICATIONS

None

V. FINDINGS

DR 94-11A - Kevin Howard

Commissioner Gerber moved to approval the Final Order for DR 94-11A as submitted. Commissioner Gustafson seconded the motion and it carried unanimously.

VI. OLD BUSINESS

Pioneer Antique Mall - Staff presented a rendering of a new sign submitted by the applicant. The applicant is proposing a 48 square foot sign with the wording "Pioneer Antique Auction" in gold foam letters with black returns on the back side, attached to the building wall. The original approval only dealt with the amount of signage, restricting the word "Deli," or any other eatery, from being placed on it. The original sign presentation was more like a mural, with more compatible colors. After reviewing the rendering, the Commission agreed it preferred the original sign, but approved the new proposal.

VII. NEW BUSINESS

ANN 95-02 - an annexation application by Oregon Development, Inc. [Tom Kendall]. The applicant is proposing to annex a 1.49 acre parcel on the south side of Territorial Road, west of N. Juniper Street and east of N. Holly Street, with the intention of eventually developing a single-family subdivision. The Planning Commission will consider this application in order to make a recommendation to the City Council.

Staff presented the staff report, explaining that the parcel is situated a little to the north and east of the N. Ivy Street terminus. The property to the west of the subject site, on the corner of N. Holly and Territorial, is owned by the Methodist Church. To the north of the site is rural residential land; to the south, west, and east is urban residential. The Comprehensive Plan Land Use designation for the subject parcel is Low Density Residential and would be zoned R-1 when annexed. Although the properties to the east and west are not in the City limits, they are within the Urban Growth Boundary. Currently, the subject parcel and the parcels to the east and west are zoned RRF-5, Rural Residential, Farm and Forest - 5 acre minimum. The property to the north is both outside the City limits and outside the Urban Growth Boundary and is zoned EFU-20 - Exclusive Farm Use - 20 acre minimum. Property to the south is zoned R-1, Low Density Residential. The subject site is designated Priority "A" for annexation purposes.

Currently, the site is used as a rural residential parcel with one home on the southwest corner of the property. The applicant and owner intend to develop the property with approximately 5 additional single-family homes, which would be compatible with the residential properties to the south. The property to the east is also rural residential and lies within the Urban Growth Boundary. When annexed, it would come into the City under R-1 zoning, and be developed with single family residential structures. Because the agricultural uses to the north are not always compatible with single family development, the boundary area between the urbanized land within the City and the non-urbanized land in the County will be separated by a 60 foot right-of-way. The subject parcel is a flag lot, 175 feet south of Territorial Road. If necessary, when the

subdivision application is reviewed, the Commission could consider a buffer, a fence, or other types of separators, if deemed necessary. Development of this site is in accordance with the Comprehensive Plan and will help minimize urban sprawl. Although the subject site has Class II soils, the size and current use of it precludes its use as a viable agricultural operation. Storm water drainage is handled on-site and there are no known storm water drainage issues in this area. At time of development, right-of-way dedications and necessary road improvements will be required. No new streets would be needed as a result of the proposed annexation, but new streets would be needed when the property is developed. In particular, the extension of N. Ivy Street to Territorial will be considered, as it is highly recommended as necessary by the Police Department and Public Works Department. N. Ivy Street currently terminates just southwest of the subject site. There is a possibility that the Methodist Church will dedicate the necessary right-of-way to permit full width construction for the extension of N. Ivy to N.E. Territorial Road. The intersection of N. Holly and N.E. Territorial is the nearest major intersection and is not considered to be a problem intersection at this time. Transportation Systems Development Charges that will be paid by the developer will result in road improvements in the immediate area, and will enhance this entrance into the City. Adequate services are available to the site. The orientation of the subject site meets the basic solar access standards for new residential development and when the development application is submitted, it will be reviewed for compliance with the solar access requirements for residential development. Staff determines that all the annexation criteria has been met, and recommends that the Commission recommend approval of this annexation application.

Applicant

Tom Kendall, 25588 Cheryl Drive, West Linn stated that his engineer was unable to attend this meeting due to illness, but that he concurs with the staff report. Mr. Kendall explained that he has spoken with the Pastor of the Methodist Church many times regarding the extension of N. Ivy to N.E. Territorial, and are very anxious to donate the necessary right-of-way, which is fairly minimal, because they are interested in selling the developable part of their site, and it would be to their advantage.

With no further testimony, the Commission discussed the application. Issues discussed included:

1. The Commission discussed the extension of S. Ivy Street to N.E. Territorial and the fact that there is sufficient room for a full size 40 foot extension of S. Ivy. The actual road width would be better determined at time of actual development.
2. The Commission discussed the fact that this site is Priority "A" for annexation and is the kind of addition to the City that the Commission promotes, especially as infill sites.

Based on the findings and conclusions contained in the staff report dated November 17, 1995, on testimony from Mr. Kendall, and on Commission discussion, **Commissioner Jackson** moved to recommend approval of ANN 95-02 to City Council, with the following recommendations:

1. The zoning classification for the property, upon annexation, will be R-1, Low Density Residential.
2. All development and recording costs are to be borne by the developer when the property is developed.
3. All City and service-provider regulations are to be adhered to at the time of development.

Commissioner Ewert seconded the motion and it carried unanimously.

VIII. PUBLIC HEARINGS

None

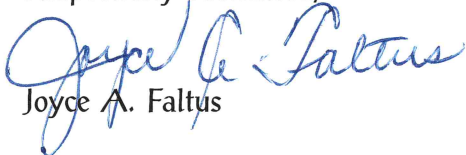
IX. DIRECTOR'S REPORT

Gary Spanovich, Canby's new Planning Director, introduced himself to the Planning Commission and discussed his long-range plans and concepts as they relate to the Planning Commission and City Council. He described himself as the navigator, with the Commission and Council being the pilots. He discussed his views on community harmony, the ability of the community to live and work and play together collaboratively. The concept of sustainability and good will should be nurtured on an on-going basis, he explained. Conflict resolution and mediation is another very important process in the field of Land Use Planning, he added, as is the 'partnering' approach and 'visioning' process. Holism, dealing with relationships, is another very important concept in planning because it looks at the broader picture than just plans and policies.

X. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,


Joyce A. Faltus