

**MINUTES**  
**CANBY PLANNING COMMISSION**  
Regular Meeting  
February 12, 1996  
7:30 p.m.

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**I. ROLL CALL**

Present: Chairman Schrader, Commissioners Ewert, Hartwell, Jackson, Dillon, Gerber, Stewart.

Staff: James Wheeler, Assistant Planner, and Joyce Faltus, Secretary.

**II. MINUTES**

None

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

None

**IV. NEW BUSINESS**

**Council/Commission workshop** - The Commission discuss the Site and Design Review issue and agreed that the Planning Commission and City Council need to come to an agreement regarding the criteria, and to possibly rewrite the ordinance.

A short discussion was held to explain phased development and the reasoning behind the prioritization of lands annexed into the City.

**V. OLD BUSINESS**

**DR 95-05** - Canby Apartments Phase 1 & Phase 2

A discussion was held regarding the play equipment bond. Mr. Wheeler explained that the developer expected to have the play equipment in place by early spring, possibly the end of April. The Commission agreed to permit the play equipment **not** to be installed prior to occupancy. The Commission will require the play equipment to be installed by April 30, 1996.

## VI. FINDINGS

DR 96-01- Western PCS

The Commission discussed whether a beacon should be installed on the monopole as concern was expressed about emergency situations. Commissioner Gerber suggested leaving the final decision up to the FAA. Commissioner Stewart explained that emergency services coordinate their efforts as they have information regarding location of towers.

Commissioner Ewert moved to approve the Final Order for DR 96-01 with the following conditions:

### **Prior to the Building Permit Issuance:**

1. All necessary utility easements shall be recorded to the satisfaction of Canby Utility Board and Canby Telephone Association.
2. Any violation of the Canby Land Development and Planning Code, Section 16.10.070(3), or the conditions of approval of the mini-storage (DR 94-11, DR 94-11a), shall be cleared up prior to the issuance of a building permit for the monopole.

### **During Construction:**

3. Erosion-control during construction shall be provided by following Clackamas County's Erosion Control measures.
4. No rotating beacon shall be mounted unless it is required by the Federal Aviation Administration, and/or other laws.

### **Notes:**

5. No more than two (2) microwave dishes, that are each no more than two (2) feet in diameter, shall be placed on the monopole structure without prior Site and Design Review approval.
6. The Police Chief has requested that the operator of the facility coordinate with the Police Department for vandalism/trespassing control.
7. If the FAA does not require a rotating beacon, or other type of lighting for aviation safety purposes, the County Emergency Services Coordinator should be notified that an unlighted, 130-foot monopole tower will be constructed at this location.

**Commissioner Stewart seconded the motion and it carried 6-1, with Commissioner Hartwell abstaining.**

## **VII. COMMUNICATIONS**

Mr. Wheeler discussed a letter from John Watson dated 2/2/96.

The Planning Commission discussed the number of manufactured home set-up permits issued, or ready to be issued, and the improvements that have yet to be finished in the park. The Commission decided not to release any more manufactured home set-up permits [other than those already approved] until the park improvement are completed.

## **VIII. PUBLIC HEARINGS**

**DR 95-20**, an application by Potters Industries for approval to construct a 60X120X14 post frame warehouse building. The property is located on the northeast corner of N.W. 3rd Avenue and N. Baker Drive (Tax Lot 1001 of Tax Map 3-1E-32D).

Chairman Schrader reviewed the hearing process and procedures, and referred to the applicable criteria available at the back of the Council Chambers. He asked if any Commissioner had ex-parte contact or conflict of interest. Other than visiting the site, but drawing no conclusions, none was indicated.

Mr. Wheeler explained that he had consulted with representatives from Potters, who agreed with the Commission's findings that a sidewalk should be constructed from the northernmost property line on N. Baker Drive to N.W. 3rd Avenue. The location of the required parking lot trees was also discussed.

**Commissioner Gerber moved to approve the Final Order for DR 95-20 with the following conditions:**

### **Prior to the issuance of the Building Permit:**

1. The Data Disclosure Form shall be completed and submitted to the City's Sewer Department prior to the issuance of a building permit.

### **For the Building Permit Application:**

2. Seven (7) additional parking spaces shall be provided. There shall be two (2) trees located with ten (10) feet of a paved surface.

**During Construction:**

3. The sidewalks shall be located against the curb, and shall be five-feet wide, including the curb. Where mailboxes, newspaper boxes or other obstructions (such as fire hydrants) are located at the curb, the sidewalk shall be set away from the curb such that the sidewalk remains unobstructed for a full five-foot width. The sidewalk shall be constructed along N. Baker Drive, between the northern driveway and N.W. 3rd Avenue.
4. Erosion-control during construction shall be provided by following Clackamas County's Erosion Control measures.

**Notes:**

5. The area between N.W. 3rd Avenue and the new fence and existing drive along the southern perimeter of the developed portion of the property, and 110 feet east of N. Baker, shall be considered to be designated for landscaping. No other development shall be permitted without prior approval from the Planning Commission.

**Commissioner Ewert seconded the motion and it carried unanimously.**

**IX. DIRECTOR'S REPORT**

The Commissioners each agreed to develop a list of possible ordinance amendments to consider.

**X. ADJOURNMENT**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Joyce A. Faltus