

MINUTES
CANBY PLANNING COMMISSION
Regular Meeting
March 25, 1996
7:30 p.m.

I. ROLL CALL

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

Staff: James Wheeler, Assistant Planner.

II. MINUTES

None

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. NEW BUSINESS

None

V. OLD BUSINESS

None

VI. FINDINGS

None

VII. COMMUNICATIONS

None

VIII. PUBLIC HEARINGS

None

IX. COMMISSION DISCUSSION OF PLANNING ISSUES

Chairman Schrader asked if any Commissioner had questions regarding any of the issues that will be submitted for ordinance changes/revisions.

1. Commissioner Ewert explained that he was working on the point system [matrix] and asked if anyone else was using such a system. Mr. Wheeler did not know of any other jurisdiction who was using the matrix system.
2. Chairman Schrader related that he was at the Economic Development meeting for the Chamber of Commerce. It was generally felt that Canby is not situated well for larger, hi-tech industries. The industrial park is more suited for smaller industrial park development of local owner-type situations, than large industrial park developments. Regarding industrial development, a more stringent Design Review process, in terms of architecture, landscaping, and the type of building, was argued for, while a less stringent Design Review process, in terms of costs [i.e. sidewalks, etc.] was also argued for.
3. Chairman Schrader explained that he secured a copy of the original house bill regarding the right-to-farm issue. Further, he related that he obtained a copy of the Polk County Right-to-Farm ordinance. Polk County, he added, is the only other jurisdiction he knows of that has tried to implement the Right-To-Farm law, from a statewide to a local basis. The idea behind the thinking, he explained, is to guarantee the rights of those who have been farming, to continue to do so although the ability to expand their operations is limited once they are in the Urban Growth Boundary,

X. DIRECTOR'S REPORT

Mr. Wheeler explained that **Willamette Commons** will be submitting a subdivision plat which will be combining some of the lots to build larger units, resulting in 30 lots. They will submit a plat with 36 lots and get it recorded and then do a Cancel-and-Combine.

The architecture and appearance of the buildings will be virtually the same, except there will be a few less garages. Willamette Green I has already seen the plans and had no concerns and staff received confirmation of same in writing from their attorney. John Kelley, Canby City Attorney, did not feel it was necessary to walk this through the entire process again, as there appeared to be no controversy connected with it, and they are submitting what was approved. What they will end up developing will amount to a minor change in the Site and Design Review.

There will be two annexation applications at the next Planning Commission meeting - one will be a public hearing and one will not. The non-hearing annexation is an islanded property on North Locust, which needs to be annexed and hooked to the sewer. The other annexation application which will undergo a public hearing, is part of the Tofte property on S.E. 13th Avenue, a large enough piece which is considered Priority "A" land for annexation. Although only a portion of the Tofte farm is going to be annexed, the City is not going to try to do a partition of County property as there is no specific intergovernmental agreement with the County dealing with such issues. Therefore, the entire 38 acres will have to be annexed in order to develop a portion of it. A subdivision application for this property will also be heard at the April 8th meeting.

X. ADJOURNMENT

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

Respectfully submitted,

Joyce A. Faltus