

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting

June 24, 1996

7:30 p.m.

I. ROLL CALL

Present: Chairman Schrader, Commissioners Stewart, Hartwell, Gerber, Ewert and Keller.

Staff: James Wheeler, Planning Director, and Joyce Faltus, Secretary.

Others Present: Beth Zauner

II. MINUTES

Commissioner Hartwell moved to approve the minutes of May 20,, 1996 as amended. Commissioner Stewart seconded the motion and it carried unanimously.

Commissioner Keller moved to approve the minutes of June 10, 1996 as submitted. Commissioner Hartwell seconded the motion and it carried unanimously.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

VI. FINDINGS

None

VII. PUBLIC HEARINGS

DR 96-05/CUP 96-01, an application by JV Northwest [applicant] and Douglas D. Hanson [owner] for approval to construct a 46,875 square foot manufacturing building, storage yard, and associated parking area on Lot #1 of the Logging Road Industrial Park, and for Design Review approval of the building. The site is located between S. Redwood Street and the Logging Road, north of S.E. 4th Avenue [Tax Lot 1803 of Tax Map 3-1E-34C].

Mr. Wheeler explained that the applicant was requesting a continuance to July 8, 1996 in revised information. The public hearing was officially opened in order to consider the request for continuance. He referred to his memo dated June 24, 1996, which explained that after the application was submitted for review, the applicant determined that the proposal would be over budget, and revisions were necessary. Contrary to the memo, the applicant believes that the information can be submitted in time to reschedule to July 8, 1996. **Commissioner Gerber moved to continue DR 96-05/CUP 96-01 to July 8, 1996.**

VIII. COMMUNICATIONS

MLP 94-03 - Manuel

Mr. Wheeler reviewed the 1994 application, explaining that the site is located on the west side of S. Ivy Street, just north of the intersection of Township Road and S. Ivy Street [behind 421 S. Ivy Street]. One of the conditions of approval, he explained, required the construction of a fire hydrant on the west side of S. Ivy Street, prior to the signing of the partition plat. The applicant filed a bond for the completion of the required improvements in order for the plat to be recorded, so the property could be sold. A building permit was submitted to the City, and the completion of the improvements would have occurred with the development of the property, had the sale not been aborted. As a result, the required improvements will be completed by the applicant. While moving ahead to complete the improvements, the applicant requested specs from the Fire Marshal, who advised that construction of a fire hydrant would be more appropriate during development of the site, when the building permit was issued because, at that time, the Fire Marshal would then be aware of exactly what will be constructed on the site. At the present time, either a single family, a duplex, a tri-plex, or a four-plex could be built on the site. Mr. Wheeler

then explained that staff rejected the option of requiring the fire hydrant to be provided at the present time, in cooperation with the Fire Marshal's request to delay the requirement. The Commission agreed to modify the condition, so construction of the fire hydrant would be at time of building permit.

MLP 95-07 - FREE

With respect to a recommended condition of approval on a partitioned property on NW 7th Avenue, between N. Grant and N. Holly, Mr. Wheeler explained that there was a recommended condition of approval for a sidewalk. After discussing the issue with Mr. Hester, Public Works Supervisor, Mr. Wheeler explained that placing a sidewalk on that property, because there are no curbs, will cause a drainage problem. Mr. Hester is requesting that the condition be eliminated and no sidewalk be constructed on this specific property because it is unique and will require the construction of a stormwater collection system to handle that runoff.

1. The Commission discussed the lack of available buildable property in Canby, and the amount of in-fill development that is taking place.
2. The Commission discussed the need for pedestrian walkways and agreed that eliminating the condition would be setting a precedent, that the City has been consistent in requiring sidewalks as part of new development.
3. The Commission discussed the need for stormwater systems wherever curbs and sidewalks are constructed.

Commissioner Gerber moved to eliminate the condition for construction of a sidewalk. Commissioner Dillon seconded the motion and it failed 4-3. Commissioners Hartwell, Dillon, and Gerber voted yes.

IX. DIRECTOR'S REPORT


Mr. Wheeler advised the Commission that staff is attempting to contract with a traffic engineer, who would be working for the City to develop impact review of various land use applications whose potential impact would require a Traffic Report, while being paid by the applicant. Oftentimes, concerns have been expressed regarding the objectivity of traffic impact analyses from engineers who were hired by the applicants. Additionally, concerns about the difficulty of comprehending the reports has been expressed. Commissioners Stewart, Ewert, and Keller volunteered to help staff select a traffic

engineer from the applications received. They agreed to meet to discuss what type of questions to ask the applicants and to explain what the Commission is looking for in a traffic report, paying particular attention to its ease of comprehension, as many of the traffic reports have been too difficult to understand in the past.

X. ADJOURNMENT

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

Respectfully submitted,


Joyce A. Faltus