

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting
February 23, 1998
7:30 pm

I. ROLL CALL

Present: Chairman Dan Ewert, Vice Chair Keith Stewart, Commissioners Mark O'Shea, Vern Keller, Terry Prince, Jean Tallman

Staff: Jason Kruckeberg

Others Present: Curtis and Lila Gottman, Mike Campbell

II. MINUTES

None.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None.

IV. FINDINGS

DR 97-11 Dramov (3rd Ave. Industrial Park)

Commissioner Keller moved to approve DR 97-11 as written. Seconded by Commissioner Prince. Motion carried unanimously.

CUP 97-05/PUD 97-01 Bouman (Trademark Development)

The Commission asked for clarification on 2nd page of findings regarding the sidewalk would need to be installed within 60 days or a bond posted by the applicant. Staff stated after discussion with the John Kelley, this was the best way to ensure that the sidewalk is completed. However, the commission agreed to strike the bond requirement as it had been agreed in the last meeting to not require a bond.

Commissioner Stewart moved to approve CUP 97-05/PUD 97-01, as amended. Seconded by Commissioner Tallman. Motion carried unanimously.

V. PUBLIC HEARINGS

None.

VI. NEW BUSINESS

Mr. Kruckeberg shared information received regarding county and state recommendations for bike parking. He stated there were no major differences in the county and state recommendations, with the exception of the number of parking spaces suggested for schools. The Commission felt state recommendations were not feasible for the schools and asked staff to contact the school district for input on the appropriate number of spaces. Staff will then draft recommendations for the Commission to consider.

Mr. Kruckeberg stated the Bike and Pedestrian Committee suggested changes to the Transportation System Plan: 1) all collectors and arterials shall have bike lanes in accordance with the Oregon State Bicycle/Ped Plan, and 2) four street segments to be stripped for bike lanes.

Staff suggested the Commission look at setting a date for workshop with Curt McLeod, Mike Jordan, Roy Hester, and Andy Mortenson to discuss 1) changing the north side arterial from Holly Street to Ivy Street, 2) reviewing SDC methodology, 3) the phase-in designation for projects, 4) prioritization of signalization needs, 5) to incorporate the industrial master plan into the TSP, 6) another access off Hwy 99E between Redwood and Territorial, on Otto Road, to take some of the residential traffic off of the industrial area, and 7) 99E access management plan. It was also suggested to discuss: 1) whether to have specific SDC for the industrial park, 2) look at radius traffic patterns to move traffic around Canby, and 3) Berg Parkway and 13th connection.

Lila Gottman explained funds come from gas tax money to pay for the road striping for bike lanes. She stated funds needed to be used within the street right of way which means the only place applicable would be downtown. Staff explained state recommendations provide for updating previous projects.

The Commission asked Roy Bartlett and council members be invited to the next Commission meeting to further study SDC and methodology before the next workshop.

The Commission discussed the street widening ordinance. Mr. Kruckeberg

explained his research provided the same information previously shared by Jim Wheeler. Terry Prince also provided information, explaining that an ordinance would need to justify why you are doing something. The Commission requested time to read the information before further discussion.

Staff shared information received from Stephen Lashbrook regarding building height standards. Three definitions of a half story were provided: 1) top story is 50% or less of the building footprint of the bottom ground floor story, 2) a daylight basement, and 3) a building with dormers. Mr. Kruckeberg stated he contacted Wilsonville, Gresham, Beaverton and Keizer and found the wording in ordinances to be just a little different in each code, but other jurisdictions typically say 35' or 2 1/2 stories. He explained some jurisdictions do not have the added feature of "whichever is less", and if they do, they ignore it.

Mike Campbell, 32290 Armitage Ct., Wilsonville, builder of the house in question, explained the house has a dormer which has an 11% ratio between the upper level and the footprint on the ground, which is not a large area.

The Commission agreed to amend the ordinance to read a height of 35'. The Commission also agreed to interpret a 1/2 story as less than 50% of the ground floor area.

VII. COMMUNICATIONS

The revised matrix guidelines for the Industrial Park Master Plan were discussed. It was noted item #10 covering architectural style design guidelines uses the word "encourage" instead of required. The commission agreed the word "encourage" should be dropped and exclusive use of concrete tilt-ups, concrete masonry and brick are to be used.

Item #5 also used the word "encouraged" for the street trees and the Commission agreed to require 3" caliper street trees.

Size requirements for signage was discussed and it was suggested opinions should be brought to the town hall meeting.

The Commission asked that shared parking be defined.

Microwave relay stations or cell towers was also discussed and the Commission agreed to not allow them in the industrial area overlay zone.

Chairman Ewert asked the Commission to take the matrix home to review more thoroughly.

VIII. ADJOURNMENT

The meeting was adjourned.