

MINUTES
CANBY PLANNING COMMISSION

Regular Meeting
March 9, 1998
7:30 P.M.

DRAFT

I. ROLL CALL

Present: Chairman Ewert, Commissioners Stewart, Brown, Tallman, Prince and Keller.

Staff: Jason Kruckeberg, Associate Planner, Dixie Harms, and Linda Pederson.

Others Present: David Lampe, Katherine Smith

II. MINUTES

None

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. FINDINGS

None

V. PUBLIC HEARINGS

None

VI. COMMUNICATIONS

The Piculles Group has requested a setback reduction for the higher density residential zones. The Planning Commission has discussed this before and agrees that the setback will not be reduced.

Commissioner Tallman expressed concerns with regard to the height limit. Eliminating the ½ story may lead to “cracker box” style houses. Her recommendation is that we put the ½ story back in. Currently, a ½ story is being interpreted as 50% or less of the foot print of the house. Mr Keller doesn't feel the ½ story is an issue. The consensus was to

deal with this issue in an ordinance amendment and add verbiage regarding aesthetics and development standards.

Mr. Kruckeberg announced that Aneta Synan, Planning Director, will start March 16, 1998.

There was discussion of TSP-SDC methodology. Commissioner Prince requested a breakdown of SDC fees and the buildup of those fees. This will be provided as part of the monthly report.

With regard to the Metro IGA, Mr. Kruckeberg has sent map of the proposed boundaries to Clackamas County and has not heard back from them yet. Metro has tentatively approved the boundaries.

Commissioner Keller ask about the buildable lands inventory. The Planning Commission says the upper limit of buildable lands is 3 years to 3 years 3 months. The City Council states that this is a minimum.

It was announced that the new liaison to the Planning Commission will be Scott Taylor.

VII. NEW BUSINESS

Modification of DR 97-08 (Hot Off The Press)

Mr. Kruckeberg presented the staff report. Because of financial issues, Hot Off the Press has decided to purchase a different piece of land in the City for expansion purposes. They will not be building the warehouse that was approved through DR 97-08. They have asked for a modification to their approval which would essentially create a parking lot behind their building. The use is less intensive than the original application. The applicant has a need for more parking for their offices at the site. They are proposing more than the required landscaping as well. The original Findings and Final Order for DR 97-08 #7 thru #10 are to remain for this modification. A revised plan will be given to utility providers and surrounding property owners will be notified of the modification. Surrounding property owners or utility providers may request another public hearing if desired. Commissioner Keller moved to approve the Modification of DR 97-08, the motion was seconded by Commissioner Prince. Motion passed 5-1, with Commissioner Stewart voting nay.

VIII. ADJOURNMENT

The meeting was adjourned.