

MINUTES

CANBY PLANNING COMMISSION

Public Hearing for Periodic Review
Regular Meeting
September 28, 1998
6:30 P.M.

I. ROLL CALL

Present: Vice-Chairman Keller, Commissioners Brown, and Prince, Councilors Strong, Daniels, Mayor Taylor,

Staff: Jason Kruckeberg, Planning Director; Clint Chiavarini, Project Planner; Jerry Pineau, Community Development Director; Dixie Harms, Secretary

Others Present: Duane McMartin, Helen McMartin, David Lampe, Krysti Bellmore, Tracie Jones, Randy Carson, George Wilhelm, John Meredith, Mark O'Shea, Rex Caffel, Ron Hohenson, Ron Tatone, Terry Tolls, Craig Bowcock, Joan Jones, Catherine Davis, Dan Ewert, Bob Cryder

II. PERIODIC REVIEW HEARING

Mayor Taylor talked about the main intent of this evenings meeting and introduced Jason Kruckeberg.

Jason Kruckeberg, Planning Director, gave an overview of the periodic review process and the first phase of that process is called the "Evaluation". Major planning issues need to be identified, citizen participation, issues of local, regional, and state concern coordinated. This evaluation is completed to allow Canby to determine if our Comprehensive Plan/Development Code is adequate to meet the needs of the residents for the next 10-20 years. He gave the audience a proposed timeline for accomplishing the first phase.

The 2nd phase will be a list of items that need to be looked at and the development of a work plan formed into work tasks. The third phase would be the execution of the work tasks that have been selected.

Mayor Taylor stated he would like people to come to the podium and state their thoughts.

Rex Caffel of Caffel Brothers Forest Products stated they would like to annex their property along the Willamette River in order to develop it.

Ron Tatone stated that he would like the IFA property to be included in the UGB. Craig Bowcock, representing the residents of Deitz Airpark, stated that they want that area to remain agricultural and retain the Airpark and airstrip.

Bob Cryder, representing home owners who reside in the area of 5th Avenue between Grant & Holly and Knights Bridge Road. He stated that there are many historic buildings in that area and it was understood that High Density Residential zoning was being considered for that area. He felt that designation would be detrimental to many of the older homes in the area.

Mark O'Shea stated that he felt that the Comprehensive Plan needs changing and recommended a full review.

Katherine Davis stated that she is concerned with the downtown core area and does not want to see the downtown area die.

Mr. Kruckeberg discussed the Buildable land inventory and population projections and the different ways to accommodate growth. He stated that when policies change then development codes need to change. He noted that Canby was one of two cities that asked for Periodic Review.

III. REGULAR MEETING OF PLANNING COMMISSION

IV MINUTES

July 27, 1998

Commissioner Prince made a motion to accept the minutes of July 27, 1998 as submitted. Commissioner Brown seconded the motion and it carried 3-0.

V. CITIZEN INPUT ON NON-AGENDA ITEMS

None

VI. FINDINGS

DR 98-03 Pacific Rock Products

Mr. Kruckeberg talked about the conditions as amended by Curt McLeod. The conditions have been agreed to by both the staff and the applicant.

Commissioner Brown made a motion to approve the Findings, Conclusions, and Final Order for DR 98-03 as submitted. Commissioner Prince seconded the motion and it passed by a vote of 2 ayes, 1 nay, 2 absent.

CPA 98-03 Leonard Kelley

Commissioner Brown made a motion to approve the Findings, Conclusions, and Final Order for CPA 98-03. Commissioner Prince seconded the motion and it passed by a vote of 3-0 with two Commissioners absent.

VII. PUBLIC HEARINGS

SUB 98-01 an application by John Meredith requesting approval for a six-lot subdivision.

Vice Chairman Keller reviewed the hearing process, procedure and format. When asked if any Commissioner had a conflict of interest or ex-parte contact, other than visiting the site but drawing no conclusions, none was expressed.

Clint Chiavarini presented the staff report and explained that this application had been approved in 1996. At that time the developer found development to be cost prohibitive, and had not recorded the plat within the required one year. He explained that the current application is very much like the original application. There were several notes on the recommendations, one on #4 dealing with solar access deed restrictions for two of the following three lots, lots 4, 5, 6. Each lot as it develops will go through solar review. Condition # 7 deals with the sidewalk on Lot 2, Mr. Chiavarini explained that the Commission could require the entire sidewalk at the time of development.

Commissioner Brown asked Mr. Chiavarini about an existing pump house on Lot 2. He asked if it is the water service for the existing house on Lot 1. Mr. Chiavarini did not know and suggested that the question be asked of the applicant. Many of the conditions that were in the first application dealt with street construction and street trees. The options for street tree planting has changed. Policy is to have the applicant do the street trees.

Commissioner Keller asked about setbacks on the existing house and Mr. Chiavarini explained that it is interpretation depending on the orientation.

Applicant

George Wilhelm, Wilhelm Engineering, PO Box 561, Woodburn, Oregon representing the applicant John Meredith. He stated that the applicant agreed that the staff report addressed applicable criteria. He also stated that the applicant dedicated right-of-way for the completion of Ivy Street. The applicant has requested a modification of conditions #1 and #4 dealing with solar building restrictions. They are also requesting a modification of the solar design standards to eliminate the need for solar building lines on Lots 3, 4, 5, or

Proponent

None

Opponent

None

With no additional testimony, the public portion of the hearing was closed for Commission deliberation. Issues discussed included:

1. Solar ordinance

At this point Mr. Kruckeberg stated that there were several people in the audience that were unaware of procedure in this hearing and might have something to add. With no objections, the public hearing was reopened.

Krysti Bellmore asked about traffic control and what might be planned. Staff said there were stops planned and perhaps the Traffic Safety Committee should be asked about this problem.

Tracy Jones stated that signage is really a problem. Mr. Kruckeberg said the Chairman of the Traffic Safety is Marlene Elmer and her phone number is 266-7220.

Vice-Chairman Keller closed the Public Hearing portion and continued Commission deliberations.

2. Modification of Solar Ordinance
3. The well on Lot 2 to be abandoned on development
4. Discussion on the Conditions in the original application
5. Deed restrictions
6. Note on conditions to be that all City solar requirements will be met at time of plan check

Based on the findings and conclusions contained in the staff report dated September 17, 1998, on testimony at the hearing, and on Commission deliberations, Commissioner Brown made a motion to approve SUB 98-01 with the modifications indicated. Motion passed by a vote of 3-0.

VIII. NEW BUSINESS

Jason Kruckeberg introduced the new Community Services director Mr. Jerry Pineau to the Planning Commission.

Clint Chiavarini presented a modification in Forsythe Field. The flag pole was figured in

Clint Chiavarini presented a modification in Forsythe Field. The flag pole was figured in the square footage of Lot # 7.

Commissioner Brown made a motion to accept the modification affecting Lot # 7, 8, and 9. Commissioner Prince seconded the motion and it passed by a vote of 3-0.

Mr. Kruckeberg discussed staff dealing with this kind of modification in the future. He asked about administrative authority in the future to deal with this kind of situation. Commissioner Brown commented that he appreciated staff diligence in dealing with these situations.

Mr. Kruckeberg stated that there will be an open meeting-workshop on commercial development and transportation issues. Commissioner Brown stated he would not be able to attend.

Mr. Kruckeberg said there will be no public hearings at the October 12 meeting. There will be time to discuss code amendments. He discussed some of the possibilities.

Clint Chiavarini stated the Population projections meeting will be rescheduled.

Commissioner Brown stated that he had been contacted by ODOT about the redesign of South 2nd Avenue. Mr. Kruckeberg said he would call ODOT.

IX. DIRECTOR REPORT

Building Lands meeting will be October 29.

X. ADJOURNMENT

The meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Dixie D. Harms