

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting
November 30, 1998
7:30 P.M.

I. ROLL CALL

Present: Chairman Stewart, Commissioners Brown, Prince, Tallman, and Bliss.

Staff: Jason Kruckeberg, Planning Director; Clint Chiavarini, Project Planner; Dixie Harms, Secretary

Others Present: Steve Marsh, Art Piculles, Patrick Johnson, Pete Kelley

II. MINUTES

None

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. FINDINGS

DR 98-08 Gramor Oregon Commissioner Brown made a motion to approve the Findings, Conclusions, and Final Order for DR 98-08 with the modifications as discussed by the Commission and staff. Commissioner Tallman seconded the motion and it passed by a vote of 5-0 with one Commissioner absent.

Chairman Stewart took this time to thank the staff for all the hard work on this project.

V. PUBLIC HEARINGS

ANN 98-01 an application by Leonard J Kelley seeking to annex approximately 1.5 acres into the City of Canby. The parcel lies north of S Elm Street and east of Village on the

Lochs Manufactured Home Park.

Chairman Stewart reviewed the hearing process, procedure and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report. When asked if any Commissioner had ex-parte contact or conflict of interest, except for visiting the site, but coming to no conclusions, none was expressed.

Clint Chiavarini, Planner, presented the staff report and discussed previous applications involving this property. City Council approved the Comprehensive Plan Amendment that had been denied by the Planning Commission. This piece of property has now been included inside the Urban Growth Boundary with a priority designation of A for annexation. The applicant will develop the property with up to nine new units similar to those in Village on the Lochs. Staff still has wetland and flood plain concerns. Staff stated that the lot line adjustment must be done through the county and recorded before annexation can go to Clackamas County elections office.

Commissioner Brown questioned the amount of acreage shown on a map and Mr. Chiavarini explained that the UGB was extended to include the 1.5 acres, not the large piece shown.

Commissioner Prince asked what the City Council's rationale was for bringing this property in as the Buildable Lands committee has said that we have an excess of R1 land. Mr. Chiavarini explained that this property made sense to come in as it was a very small piece and not viable for agriculture and it was close to City services.

Commissioner Bliss asked about the flooding in the area and if there were any wells in the area. Mr. Chiavarini suggested that the applicant could probably answer that question.

Commissioner Tallman suggested that this area, while it is R1, will also be affordable housing which is needed in the area.

Chairman Stewart asked if this property was included in the wetland study done in 1990 for Village on the Lochs. Mr. Chiavarini said that it was included in that study.

APPLICANT

Leonard J Kelley stated that he was representing the owner Brian Fitterer. He feels that the City doesn't meet the Comp plan goals for affordable housing and this is needed. He talked about discussions with Mr. McCallister, LCDC, and former Canby Planning Director Jim Wheeler regarding the original reasons for the exclusion of this property from the UGB, and the fact that there is a discrepancy between City and County maps.

Commissioner Brown discussed the amending of the FEMA map for Village on the Lochs and the importing of fill and recompaction of that fill on site

PROPONENTS

None

OPPONENTS

None

With no additional questions, the public portion of the hearing was closed for Commissioner deliberations. Issues discussed included:

- Define reasons this property is special and unique and considered Priority A; specifically in relation to the discrepancy between the County and City maps
- Concerns with wetland and flooding issues will be met along with development review for the property
- Discussion of the zoning of the area
- Understandings in the staff report

Based on the findings and conclusions contained in the staff report, testimony at the public hearing, and on Commission deliberations, Commissioner Tallman made a motion to approve **ANN 98-01** with the definition of what makes this property special stated in the findings. Commissioner Prince seconded the motion and it passed by a vote of 5-0.

VI. NEW BUSINESS

Jason Kruckeberg explained that a request for modification of the street tree policy for Blair Commons subdivision has been made by the developer. Mr. Kruckeberg explained the previous handling of street trees in several developments. The developer of Blair Commons, Art Picullel, is asking to do a mass planting for Blair Commons. Mr. Picullel explained the proper time for tree planting and stated that if it is done right it will look good. He explained that the money can be funded into an escrow account when the lot is closed and not released until the street tree is planted. This can be handled in the CC&R's. Commission discussed the need for an end point for planting and the need for enforcement. In a straw poll decision, the method suggested by Mr. Picullel was acceptable with the Commission.

Mr. Kruckeberg stated he had a request for modification to the site plan for Pacific Rock

Products. The modification will include the Planning Commission requirement relating to sidewalk and pedestrian crossing, relocation of the parking area, and some design improvements. Steve Marsh, project engineer, explained that things are just flip-flopped. Everything works better, looks better, and is safer. Commission discussion followed. Commissioner Tallman made a motion to approve the modification as proposed, Commissioner Bliss seconded to motion. The motion passed by a vote of 5-0.

VII. COMMUNICATIONS

Jason Kruckeberg discussed a memo dated 11-17-98 regarding annexation criteria, current issues and possible code amendments. Submittal requirements have been changed for annexation and have been made more stringent. A general land use plan and traffic analysis is needed and an existing site plan for current conditions, survey, etc. He discussed some of the applications that are in-house now and some of their issues. He said he had talked to staff in Corvallis where they have had voter approved annexation for years and asked about how they deal with conceptual plans. We need to look at our annexation process requirements and determine how functional they are.

There was discussion about the three current applications in-house and what should be required of those applications. Jerry Pineau discussed the in-house applications and felt requirements could be waived at this time because of the unique nature of the applications. Commission was in agreement. Commissioner Brown made a motion to adopt the recommendation to waive general land use plan and traffic analysis requirements for the three described applications. Commissioner Prince seconded the motion and it passed by a vote of 5-0 with one Commissioner absent.

Discussion followed about annexation process requirements and how functional the current system is. Mr. Kruckeberg shared a letter from Cindy Powell regarding possible hook up to City water for land outside the City limits.

VIII. DIRECTOR'S REPORT

Jason Kruckeberg showed the Commission the new City newsletter and explained the next issue may contain information about the Planning Commission and what they do. It was suggested that it might be noted in the newsletter that there were several positions on the Commission that need to be filled.

There was discussion about voter pamphlet information on annexation.

Commissioner Stewart will be the liaison to the Historic Review Board.

Commissioner Tallman expressed her concern about parking, especially where flag lots are located.

Commissioner Stewart said that Mayor Taylor and Mike Jordan would like a

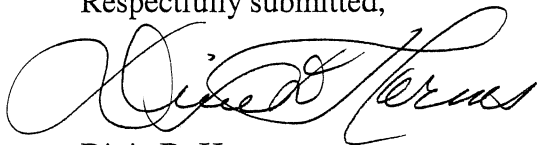
Commissioner and a Councilor to serve on an Urban Renewal Group.
Commissioner Brown discussed doing a master plan for the City downtown area.

Commission was reminded of the Annual Christmas dinner.

VIII. ADJOURNMENT

The meeting was adjourned at 10:27 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dixie D. Harms", written in a cursive style.

Dixie D. Harms