

# MINUTES

## CANBY PLANNING COMMISSION

Regular Meeting  
July 12, 1999  
7:00 PM

### I. ROLL CALL

**Present:** Chairman Keith Stewart, Commissioners Derek Bliss, Terry Blackwell, Jim Brown, Craig Harper, Geoff Manley, and Jean Tallman

**Staff:** Jason Kruckeberg, Planning Director, John Williams, Associate Planner

**Others Present:** Dennis Keenan, Rod Graham, Susan Lind, Steve Seabold Nancy Wilmes, Chuck Sandsness, Nancy Salber, Walter L. West, Lyn McCarty

Jerry Pineau, Community Development Director, was available for questions on the Urban Renewal Feasibility Study. He briefly explained the structure of funding. Stated the study is scheduled to appear before the commission on September 13.

### II. CITIZEN INPUT ON NON-AGENDA ITEMS

City Councilor Terry Prince provided handouts from the school district's Long Range Facility Planning Committee showing how the district looks overall, which included capacity figures. Mr. Prince stated the city is on record as supporting the school district for the purchase of ten (10) acres of land and that 20 acres would be needed for a new school. He explained that this would help create a large park for the city's parks plan, lower costs, and cushion the blow for the school district purchase.

### III. MINUTES

April 12, 1999

Minutes held over until July 26, 1999, since some members had not received minutes.

#### IV. FINDINGS

##### **ANN99-01 (Hawley/ADG)**

Chairman Stewart clarified that the language of recommendation #6, on page 3, should read "fully functioning" instead of functioning.

Commissioner Brown moved to approve the Findings, Conclusion and Final Order of **ANN 99-01, (Hawley/ADG)** as amended. Commissioner Tallman seconded the motion and motion carried 7-0.

##### **ANN 99-03 (Manuel/Danforth)**

Chairman Stewart read letter dated July 2, 1999 from Darrell and Margaret Buchanan, property owners at 996 N. Redwood. They clarified that the property dedication of street improvements at 99E and Redwood for the Gramor Project was dedicated on February 3, 1999.

Commissioner Manley moved to approve the Findings, Conclusion and Final Order of **ANN 99-03 (Manuel/Danforth)** as written. Seconded by Commissioner Brown and motion carried 7-0.

##### **DR 99-02/CUP 99-02 (Canby Car Wash)**

Commissioner Harper moved to approve the Findings, Conclusion and Final Order of **DR 99-02/CUP 99-02 (Canby Car Wash)** as written. Seconded by Commissioner Blackwell and motion carried 7-0.

#### V. PUBLIC HEARING

**DR 99-03**, application by Catholic Charities requesting site and design approval to build a 26-unit multi-family housing development to be called Casa Verde.

Chairman Stewart reviewed the hearing process, procedures and format. He referred to applicable criteria posted on the wall and on page 2 of the staff report. When asked if any Commissioner had a conflict of interest or ex-parte contact, no conflict of interest was indicated. There were no questions of the Commissioners. Some Commissioners visited the site, but drew no conclusions.

John Williams gave the staff report. He explained the property is located on the north side of Township, between S. Maple and S. Pine. It would consist of seven residential buildings, plus a community center and play area.

Staff stated Casa came before the City Council on February 3, and were on record as supporting Casa Verde. Commissioner Tallman interjected; she spoke with John Kelly regarding the council's position and asked for a specific explanation. His response was that the council made it clear that they agreed with the concept of the project, not that they had agreed to go ahead and do it. Staff concurred.

Mr. Williams stated applicant was proposing 41% landscaping coverage consisting of lawn areas, trees and bushes. This proposal exceeds the 30% requirement.

Staff stated they were also requesting a reduction in the city parking standards to 49 spaces, or a 15% reduction, and staff stated the explanations and findings provided seemed to make it a sensible request.

Mr. Williams noted condition #16 responds to compliance with the recently passed bike plan, and that the project would have a single access from Township, west of Pine St. Using a wall chart, he showed location of access and pedestrian walkway. Staff said proposed signage consisted of a two-sided sign, well under the requirement in the sign ordinance for square footage.

In response to comments about public facilities, the Fire Marshal stated that although sprinklers were not required, they were recommended. The Police Chief noted all unit numbers should be well marked.

Staff stated design review matrix scored 31 out of 36 points, for 86%, and that development standards meet all other requirements. A traffic study showed, at 172 trips per day, no significant impact would be made on the surrounding system.

Mr. Williams also stated a high density residential zone currently does not address community centers exactly, but feels it's a typical use in a multi-family apartment complex and should be considered an accessory use.

In conclusion, the project meets all of the requirements of the site and design review matrix, and staff recommends approval with the 17 conditions.

## **APPLICANT**

**Rod Graham, architect, 1310 SW Morrison, Portland, OR 97205**, explained the 26-unit project would create a village atmosphere, and that distinguishing factors to this project was the number of children that would reside here, and an attempt was made to create a safe environment for them. He said the design would be "vernacular farmhouse", with green roofs, and cream or off- white siding. Site amenities would include a playground, covered play area, basketball

hoop, and create as much lawn area as possible.

**Susan Lind, Casa of Oregon, 212 E First, Newberg, OR 97132**, stated approximately 80-85 children were expected in this complex. She further explained that the manager would be a live-in resident who would have office space separate from his residence. Ms. Lind stated tenants would be screened to meet basic eligibility requirements, such as income and that one member per family is involved in farm labor. Catholic Charities were committed to managing the complex for 60 years.

Commissioner Bliss asked if Catholic Charities would monitor the number of people that would be living in a unit or bedroom. Ms. Lind said the number would be monitored, and that two (2) persons per bedroom was a rule of thumb in management. She also indicated that they were looking into setting policies for the number of inhabitants.

Commissioner Bliss also asked about other Casa projects, and of their failures or successes. Ms. Lind said their 15 other projects, which range in size from eight to 50 units, most the same size as this project, were well managed and maintained, and always full.

Commissioner Brown asked for the rationale behind the significant reduction in parking. Ms. Lind said it was to be able to put more space into play area, open space, and green area. She said a physical survey was done with three other complexes, showing parking use was much less than was provided.

Chairman Stewart asked about the plan for the community center. Ms. Lind said the center could provide a place for classes and activities.

**Dennis Keenan, Executive Director, Catholic Charities, 2315 SE 12<sup>th</sup>, Portland 97214**, further explained the community center would be for residents only. In regards to parking, he said in all likelihood, it would be slightly in excess of one vehicle per household without using Township. When asked about abandoned cars, the commission was reminded that policies were being set by the owner.

Chairman Stewart asked about fire sprinklers, and the applicant stated they were willing to work with the Fire Marshal, and would determine if they can be accommodated in the budget for further safety enhancements.

Chairman Stewart also asked about fencing. It was explained that the complex will be fenced on all sides, with a small fence along Township.

Ms. Lind stated that broken down cars normally need to be removed if not moved in seven (7) days. She also explained the area for basketball could also be used

for parking, if necessary. When asked by Commissioner Harper if there was enough bike parking, Ms. Lind responded that they will look into spaces on the decks of the units.

Mr. Keenan explained Catholic Charities owns the property, and this project would fall under the umbrella of farm worker housing projects, which are exempt from property tax by state law.

### PROPONENT

None.

### OPPONENT

None.

Others testifying:

**Lynn McCarty, 552 S. Oak Place, Canby,** stated was concerned about not allowing enough parking spaces and was worried about the devaluation of the neighbors' property. Mr. McCarty stated "We're worried about the devaluation of our property. Cause if this goes like the others there, they weren't going to be a mexican village, but now it is. Is that going to happen with this one too? Are we going to have to pay taxes, and these people don't pay taxes? To clutter up the neighborhood".

**Nancy Wilmes, 26490 S. Hwy 170, Canby,** said the development will make the property 100% better than it was a year ago. She supported the community center for teaching skills and English as a second language. She said if there was no way to regulate the number of people in a unit because of no city ordinance, it was unfair to expect Casa Verde to develop a minimum or maximum number of people in the apartments.

**Chuck Sandness, 572 S. Oak Pl, Canby,** was concerned about the density and the number of kids. He said no tax was going to support already full schools.

### APPLICANT REBUTTAL

**Dennis Keenan** explained multiple families would not be allowed in a unit. He said the residents do pay income tax, a portion of which goes to support the school system.

When asked by Chairman Stewart if applicant was agreeable to host a "meet your neighbor" reception and report back in six months to talk about how it's

going. Applicant agreed.

Commissioner Bliss thought the fence could be zigzag to prevent kids from running into the street, and a gate would be a good idea. Applicant stated they were receptive to considering the zigzag fence but would not prefer it.

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

The commission discussed the following:

- Concern about the tone of the discussion by considering its residents, and not its design
- Adequate parking on site since no parking would be allowed on Township Road.
- Concern with public services and provision of services to the site.
- School overcrowding and the impact of the of the development on crowding.
- Bike parking requirements and whether enough were provided.
- Hours of basketball use and limitations of basketball play.

The commission agreed the minimum number of parking spaces should be 52 (2 spaces per unit) allow space for the basketball area, and that no basketball be played after 10:00pm.

Commissioner Brown moved to approve **DR 99-03**, as modified. Seconded by Commissioner Harper. Motion carried 7-0.

## VI. NEW BUSINESS

**PUD 95-03/DR 95-10**, a request by Walt West to eliminate two (2) lots from Manor on the Green, a planned unit development.

Nancy Salber, of Walt West Construction, said this request was being submitted due to the lack of success of selling the units. She explained it would give them greater flexibility to either enlarge other units, or increase space between units with landscaping.

Commissioner Tallman moved to approve **PUD 95-03/DR 95-10**, as submitted. Motion seconded by Commissioner Brown. Motion carried 7-0.

**Gold Dragon** was requesting approval of another sign on the Highway Market Place project. Staff explained the size would be the same as the previous request at 20 square feet.

Commissioner Tallman asked about the old sign. John Williams said staff would be looking into modifications of signs for when a company goes out of business.

Commissioner Tallman moved to accept the Gold Dragon sign request. Seconded by Commissioner Brown, motion carried 7-0.

## **VII. COMMUNICATIONS**

None.

## **VIII. DIRECTOR'S REPORT**

Staff covered the following:

- 18 applications received for Project Planner position
- 55 applications received for Office Specialist position
- Construction started on the office
- Smart development presentation on June 30 was informative and had a good turnout.
- Council will be asked how to structure a citizen involvement committee for Periodic Review.
- City Council/School Board meeting set for Monday, July 19, 7:00pm

## **IX. ADJOURNMENT**

The meeting was adjourned.