

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting
July 26, 1999
7:00 PM

I. ROLL CALL

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

Absent: Teresa Blackwell

Staff: Jason Kruckeberg, Planning Director

Others Present: Susan Lind, Michaela Carroll, Clint Simmons, Levi Higgins, Jeremy Brinker, Mariah Higgins, Barry Lucas, Randy Tessman, Jay Mulkey, Chuck Sandsness, Marc Jenquin, Bob Shaw, Don Chase, Lance Lyon, Scott Carroll, Carrie Carroll, Rick Maier, Dennis Keenan, Curtis Gottman, Lila Gottman

II. CITIZEN INPUT ON NON-AGENDA ITEMS

None.

III. MINUTES

April 12, 1999

Motion to approve minutes of April 12, 1999 by Commissioner Brown as written; seconded by Commissioner Bliss. Motion carried 4-0, with one abstain.

IV. FINDINGS

Commissioner Harper made a motion to approve the Findings, Conclusion, and Final Order for **DR 99-03, Catholic Charities**, as written. Seconded by Commissioner Brown and motion carried 6-0.

V. PUBLIC HEARING

DR 99-04, an application by the City of Canby to construct a skate 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, Commissioner Brown stated he attended a joint meeting held with the council and the school district, and asked specific questions of the members of the council about the conditions to the applications. There were no questions of the Commissioner Brown. Other Commissioners visited the site, but drew no conclusions. No conflict of interest was indicated.

Jason Kruckeberg, Planning Director, presented the staff report. He explained the application proposed to construct a 11,200 sq ft. skate park located on 14.4 acres on the south side of NW 3rd Avenue and west of N. Baker Street, on property owned by the City. Staff gave a history of the property, explaining the property was condemned in 1990 for storm water disposal, park use and road purposes, and the skate park was the first recreational element of the park. Mr. Kruckeberg said the park included capping a landfill area, then putting in grass and contouring.

Staff stated the park would be used for daytime hours only so lighting was not an issue. He further explained 25 head-in parking spaces were proposed, using an 8' portion of the right of way and 10' of the subject property. Mr. Kruckeberg stated the city typically doesn't allow head-in parking, but gave an example of a previous exception.

Scoring 87% of the design review matrix, and being in compliance with the Comprehensive Plan and Land Use requirements staff recommended approval.

Applicant

Bennett Burns, landscape architect with Walker Macy, explained the geo technical report indicated no methane vents were needed as there was no evidence of methane. She stated settlement issues over time as material settles causes cracks and maintenance problems, but that a 6" thick layer of gravel is put down and the park is designed so that joints are keyed to offset settlement. Ms. Burns also stated four area storm drains were located in the skate park and would be connected to the street.

Commissioner Bliss asked about trees for the landscape. It was explained, as a capped landfill, tree root systems should not penetrate into the garbage layer as they could open up the landfill.

Chairman Stewart asked about sidewalks and bike lanes. Staff indicated they were not proposed at this time; the Transportation System Plan does not call for bike lanes at this location. Emergency access to the site would be from 3rd on the west portion of the park.

Opponent

None.

Proponent

Beth Saul, Director of Recreation Services, Canby, stated she had been on several tours of other skate parks and has seen what they can do. Referring to Tualatin's park, she stated the park was the most used park amenity, and that this design was going to be even better.

Michaela Carroll, 483 NE 4th, Canby, representing the committee for skaters, stated she felt more than 100 kids will use the park. Michaela was asked by Mr. Stewart if there would be interest in forming a Skaters Association. She stated there was an informal group established already.

Barry Lucas, 635 NW Knights Bridge Rd., Canby, stated he felt everything was ready to go when DEQ is ready, and that this plan was a great plan – better than Vancouver.

Lance Lyon, Chairman of Park and Recreation Advisory Board, agreed head-in parking was the best option.

Commission Brown asked why the city gave 8' of right of way. Ms. Burns explained it would maximize space for the area because of the constraints of the landfill, and they didn't want to disturb the land.

Scott Carroll, 483 NE 4th, Canby, stated he supported the park as the kids need a place to skate.

Opponents

None.

Chairman Stewart closed the public hearing and opened Commissioner

deliberations. The following items were discussed:

- Head-in parking for the site was discussed,
- Bike parking was discussed for the site.
- Irrigation of grass was a concern, it was stated that low maintenance grass was to be used.
- Signage was discussed. No signs proposed except for safety requirements.
- Location of sidewalks was discussed.
- Creation of a Skaters Association, and the possibility of a demonstration at the park
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The commission agreed to the following changes/conditions:

- Head in parking was allowed, separated every four spaces by a landscape island.
- Bicycle parking per state standards required.
- Trash receptacles as required by staff
- Signage as required by insurance carrier
- Irrigation of landscape upon completion of phase II
- Right-of-way be modified to allow 12' of the property be used for parking.
- Wheel stops required with 6' sidewalks.

Commissioner Brown made a motion to approve **DR 99-04**, as recommended by staff with amended conditions above. Seconded by Commissioner Tallman, motion carried 6-0.

DR 99-05, an application by Donald Chase to construct a new medical office building.

When asked if any Commissioner had ex-parte contact or conflict of interest, Chairman Stewart stated he was a patient of the applicant. There were no questions of Chairman Stewart. Other Commissioners visited the site, but drew no conclusions. No conflict of interest was indicated.

Jason Kruckeberg presented the staff report, which was written by John Williams who was on vacation. He explained the property is located at N. Ivy and 4th and is currently a vacant lot after the previous home was used as a test burn. Staff stated that although it is zoned commercial, it is residential housing is on three sides of the property. 12 parking spaces would be provided, one designated an ADA space.

Commissioner Bliss commented the parking spaces against the alley were short. Staff stated they were 17'6", which was below code.

Commissioner Tallman stated she was concerned about lighting in the parking

area.

Applicant

Dr. Don Chase agreed staff covered the details extensively in the staff report. He stated the property would house his optometry practice and the building would be used for examining, training, lab, and sales. He said the design of the building would be compatible with others the area. Dr. Chase said he would like to expand services to the community that they don't currently have. He also stated that the sidewalks and lighting would be an improvement to the property.

Commissioner Tallman asked about the lighting. Bob Shaw, architect, 4949 SE 25th, Portland, indicated since there is housing on three sides of the property, building lighting was mounted under the eaves and projected down, and that the parking lot she was questioning was actually illuminated by street lighting.

Proponent

None.

Opponents

None.

Lila Gottman, Chairman of the Bike and Ped Committee, asked for clarification of the location of the main building entrance. It was explained it would be located off Ivy.

Chairman Stewart closed the public hearing and opened Commission deliberations. The following items were discussed:

- ADA space next to building.
- Master planning of downtown and how this building fits in.
- Color scheme for the building.
- 18' parking stalls would be necessary.
- Encourage a larger tree to replace elm being removed.

Commissioner Tallman made a motion to approve **DR 99-05**, as recommended by staff. Seconded by Commissioner Harper, motion carried 6-0.

VI. NEW BUSINESS

None.

VII. COMMUNICATIONS

None.

II DIRECTOR'S REPORT

The following was discussed in the Director's report given by Jason Kruckeberg.

- Meeting on Wednesday, August 4, 6:00PM at the Library regarding Bike/Ped workshop.
- Jason conducting interviews this week for Project Planner and Office Specialist, possible offers by the end of the week.
- Hearing soon on the downtown master plan grant and code assistance grant.
- Progress of office remodel
- Busy with building construction in town, but not may land use applications have been received this year.
- Possible cancellation of August 23rd meeting due to no hearings.
- Consider adoption of TSP on August 23 if ready.
- Findings of buildable lands study and residential needs analysis to be scheduled in front of City Council.

IX. ADJOURNMENT

The meeting was adjourned.