

**MINUTES**  
**PLANNING COMMISSION**  
WORKSHOP on "SMART DEVELOPMENT"  
March 13, 2000  
COUNCIL CHAMBERS  
6:15pm

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**Present:** Chairman Keith Stewart, Commissioners, Jean Tallman, Paul Thalhoffer, Teresa Blackwell, Geoff Manley, Corey Parks, Jim Brown,

**Staff:** John Williams, Interim Planning Director, Carla Ahl.

**Others Present:** Randy Carson, City Counselor, Jerry Pineau, Community Development Director.

John Williams explained that the first step in Canby's "Smart Development" grant from the state was identifying barriers to the Canby Zoning Code. The 2<sup>nd</sup> step is looking at alternatives and deciding which will work in Canby and incorporating those into the Periodic Review process. He added that the zoning work will start in late summer and probably go until winter.

There was a discussion of how "Smart Development" would impact the downtown area, the discussion included:

- Removing height restrictions to allow for living areas above existing businesses.
- Having a client base for local shops living in the downtown area.
- How "Mixed Use" was working in cities such as Alexandria, VA and San Diego, CA.
- That the Downtown Master Plan would also address these issues.

There was a discussion on how to get developers to be creative instead of sticking to projects that have proven to be profitable. Options discussed were:

- Refunding some part of SDC fees to developers, who incorporated "Smart Development."
- Writing the code so it would force them to comply with "Smart Development."
- Creating a matrix system that would give extra points for projects that promote "Smart Development."

Some possible ideas that could be incorporated into Canby's code were discussed, they included:

- Promoting porches by allowing them to extend into setbacks.
- Building garages behind the houses.
- Wider sidewalks to accommodate seating for small restaurants in the downtown area.
- Offsetting storefronts so there wasn't a wall effect on the street level.

Other points of discussion included:

- Canby's need for "Smart Development".
- Land price does not necessitate denser developments.
- Canby's core area and Hwy 99E are areas that require denser developments.
- Fusing the downtown core with 99E by reducing the speed on 99E and creating a median.
- Building all the way through blocks, from 99E to 2<sup>nd</sup> Avenue.
- Increase R 1.5 zoning.
- Encourage condo developments (creating ownership).

Workshop concluded at 7:00pm.

**MINUTES**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**March 13, 2000**  
**COUNCIL CHAMBERS**  
**7:00PM**

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**I. ROLL CALL**

**PRESENT:** Chairman Keith Stewart, Commissioners Jean Tallman, Paul Thalhofer, Teresa Blackwell, Geoff Manley, Corey Parks, Jim Brown.

**STAFF:** John Williams, Interim Planning Director, Carla Ahl, Planning Staff.

**OTHERS PRESENT:** Scott Swanson, Elizabeth Howells, Nancy Salber,  
Randy Carson

**II. CITIZEN INPUT ON NON AGENDA ITEMS**

None

### **III. PUBLIC HEARINGS**

None

### **IV. FINDINGS**

CUP 00-01. An application by Pahlisch Nielsen Homes to build a private pool facility located at the corner of SE 13<sup>th</sup> Ave. and South Ponderosa St. for the use of Tofte Farms Residents.

Mr. Parks stated the Commissioners had not discussed in any detail how the application was consistent with the Comprehensive Plan, only how the application was not consistent with the Comprehensive Plan. He recommended the Findings state the Commissioners had found the application failed to meet criteria "B" and "D" of the Comprehensive Plan.

A motion was made by Mr. Manley to approve the Findings of CUP 00-01, as amended. Seconded by Ms. Blackwell. Motion carried 7 to 0.

John Williams stated that a waiver of the 120-day rule for the Design Review had been received from the applicant.

### **V. MINUTES**

#### **February 14, 2000**

Ms. Tallman noted two typographical errors on pages 2 and 6. It was moved by Ms. Tallman to approve the minutes of February 14, 2000 as amended. Seconded by Mr. Parks. Motion carried 7 to 0.

#### **February 28, 2000**

Mr. Thalhofer noted a typographical error on page 8. Mr. Brown stated that the vehicle calculations on page 6 were incorrect. It was moved by Mr. Thalhofer to approve the minutes of February 28, 2000 as amended. Seconded by Mr. Manley. Motion carried 7 to 0.

### **VI. NEW BUSINESS**

#### **Private street address issues and public street naming.**

John stated the planning department had received a request from the Home Owners Association of Manor on the Green to rename their private road.

John explained that the code is unclear on naming privately owned streets, past practice

has been to address it off of the nearest public street making it easy for service providers to locate and to discourage private street construction.

John stated when Clackamas County reviewed the original application they requested that the access to the development be consolidated with the existing private street (Molalla Forest Rd.) this made a unique situation where the development does not actually connect with the street that it's addressed on.

Mr. Scott Swanson, representative for the Home Owner Association stated that there have been problems in the past with emergency providers, visitors and delivery services locating them since they are a quarter of a mile off of Territorial Rd.

Mr. Parks asked if naming Molalla Forest Rd. would solve their problem, since a name off of Molalla Forest Rd. would still not be seen from Territorial. Mr. Swanson stated that it would not be their first preference but thought it would work.

John stated that he had talked to the police, fire department and the post office, their response was that their staffs are trained to know where addresses are located and had no preference in how this street was named.

Elizabeth Howells asked if Molalla Forest Rd. was listed on maps so that people would be able to find it. John responded that the name shows up on the city maps and that there are some houses south of Canby city limits that are addressed on Molalla Forest Rd.

Ms. Howells asked if they would keep their unit numbers that they have at this time. John stated that his preference was to number the development in the city grid, which would be between 2000 and 2100 on Molalla Forest Rd. Ms. Howells stated she would like to see short number so it would fit in computer fields.

Mr. Manley stated that if, for safety reasons, the Commission asks a development to use another private street instead of having their own access, it make senses to allow them to address it off of the private street. He added if flag lots wanted private addresses they should make the access a public street. Mr. Manley excused himself from the meeting.

Ms. Blackwell stated this is an individual case, which had been created by the Planning Commission and agreed the development should have its own street name and suggested Molalla Forest Court. Mr. Swanson agreed that was an option since Manor on the Green is a 90-degree turn off of the Molalla Forest Rd.

Nancy Salber, Walt West Construction questioned whether even/odd numbering would work with this development since the homes were built in sets of two's (#3 is next to #4) not across the street like the city's addressing would be. John stated he preferred to see it consistent

with the city's addressing but that it is a private street and that the Commission could choose to name it differently.

Ms. Tallman stated that she had driven to the development and agreed that it was a strangely laid out driveway. She added that Molalla Forest Rd. is already named and the development is already numbered and recommended Molalla Forest Court units 1 through 30.

Mr. Thalhofer suggested using a short name that fit in with the city's standards of naming streets after trees. Mr. Brown suggested picking a street name that fits with the city grid and number as if it were a public street. Ms Blackwell suggested the name Forest Court.

Mr. Parks stated that he was reluctant to name the street in the development without naming the Molalla Forest Rd. He asked if installing a sign at Molalla Forest Rd. and keeping the current address and unit numbers would solve the residents problems. Ms. Howells thought that would be more confusing because you would be on Territorial, then turn onto Molalla Forest Rd. to get to an address on Territorial.

Mr. Stewart agreed that the intersection of Molalla Forest Rd. and Territorial Rd. needed to be signed. Mr. Parks stated whatever the Commission decided that it should accommodate any future development in the area. Mr. Parks also stated that the numbering system should be consistent with the existing city system.

Ms. Tallman asked if there was a problem with putting a sign up on a privately owned road. Mr. Stewart stated that the Home Owners Association would be paying for the sign and having it installed.

Mr. Brown questioned City Councilman Randy Carson in regards to a possible recreational area that would be located on Molalla Forest Rd. Mr. Carson agreed there was a possibility that in the future the road could become a public street. Mr. Stewart stated that Molalla Forest Rd. is a historical name and doubted that it would ever be named anything else.

Mr. Stewart stated that if there is a potential that emergency providers would be unable to find the development then it is a problem that needs to be fixed.

Mr. Thalhofer stated this is a unique situation with existing homes that have been numbered and felt whatever solution the Commission found would not apply to future flag lot developments.

Mr. Stewart asked the representatives from the Home Owners Association if they would like to take the Commissions proposal back to the association, or if they wanted the Commission to make a decision. Mr. Swanson stated that the association was after ease of identification and would like the Commission to make a decision.

Mr. Parks stated that he was not opposed to any options the Commission had discussed but a compromise that would satisfy his concerns would be to address it as 2000 Molalla Forest Court unit #\_. Ms. Howells replied that unit #'s get dropped off mailing addresses and it gives the impression of the development being an apartment complex.

Mr. Stewart suggested using 2001-2030 Molalla Forest Ct., Mr. Parks stated that was an option he could support, he was just not in favor of an address such as "2 Molalla Forest Ct.," it would not be consistent with the remainder of the city. John agreed that someone may look for that address between 1<sup>st</sup> and 2<sup>nd</sup> Streets downtown.

Ms. Howells stated her concerns with their homes not being in compliance with the standard of having an odd and even sides of the street. Mr. Stewart stated that the development would not have to comply with that standard and that 2001 could be next to 2002, he also stated that he would prefer to have this street be separately named from Molalla Forest Rd. Ms Blackwell stated again that Forest Ct. would be close to the city standard of naming streets after trees. Mr. Swanson stated everyone in the development would like Forest Court.

Ms Tallman moved to officially name Molalla Forest Rd, signing it on Territorial Rd (signs to be paid for by the association), naming the access road Forest Court (paid for by the association), using the numbering 2001 to 2030 in accordance with the sequence that is already in order. Seconded by Ms Blackwell.

Mr. Brown asked the representatives of the Home Owners Association if that name was acceptable. Mr. Swanson stated it wasn't their proposal, but it was a solution that worked and he appreciated working with the Commission.

The motion carried 6 to 0.

John asked for clarification that the Commissioners had agreed there would be no street names on driveways. The Commissioners concurred.

## **VII. DIRECTORS REPORT**

John asked the Commissioners for a policy to address naming of public streets. He explained when Tofte III came in they had proposed using the names Magnolia and Mulberry for their new street names, the public works department stated that they would like to have them named Maple and Manzanita even though the streets are quite a ways north of the development

Ms. Tallman stated she would prefer new street names. Ms. Blackwell stated that Canby is at a size where using a grid like that will not work. Mr. Parks stated the city has a predictable and consistent policy that works now and was reluctant to change it for new developments that

could create a difficult and cumbersome system that will be hard to justify in 20 years.

Ms. Blackwell felt that by establishing some new names they could be carried through future developments in the area. Mr. Parks stated that the city is 90-95% built out, it will not continue to grow 200 yards a year forever, when it hits the river the southernly development of Canby will stop.

Mr. Thalhoffer stated that in places where it makes geographic sense, to continue the existing street names to do so, but where there is no logical consistency to continue a street name, to give it a new street name to give citizens a sense of neighborhoods and local community.

Mr. Brown stated he was in favor of using the new street names.

Mr. Stewart stated he agreed with Mr. Parks that continuing the existing street names makes sense. Mr. Parks stated that there will not be new developments in the city that will line up with existing streets.

John stated there were no options for the east/west streets since they were numbered and you can't create new numbers, as long as the city has discontinuous development it will be a problem.

Mr. Stewart asked Mr. Parks if he thought keeping the existing name with a gap would make more sense than giving it a new name. Mr. Parks replied that he saw no reason for going with new names, if you are cut off from N. Maple St. then you are S. Maple St. your own community. He added that it could become confusing if someone was looking for Maple St. and the only thing they could find was Magnolia.

Ms. Blackwell explained that she lives on N.W. 13<sup>th</sup> St. but it is a cul-de-sac so people cannot connect to other addresses further out 13<sup>th</sup>, this problem could have been prevented if the street was named something a little different than N.W. 13<sup>th</sup>.

Mr. Brown moved to allow the creation of new street names in isolated instances. Seconded by Ms. Tallman. Mr. Parks stated that the Commission already has that discretion. Mr. Brown withdrew his motion. Ms. Tallman withdrew her second.

Mr. Brown moved to name the north/south streets in Tofte III subdivision S. Magnolia and S. Mulberry, as listed on the application. Seconded by Mr. Thalhoffer. Motion carried 4 to 2 with Mr. Parks and Mr. Stewart voting against the motion.

Mr. Stewart stated that he would like to sign up for the Beyond Basics training April 8<sup>th</sup> 2000. Other Commissioners expressed interest and were told they needed to make their decision before the end of March. Mr. Stewart encouraged the Commissioners to attend as many of these

seminars that they could. John added that the Commissioners should check the agendas because the covered topics change.

John asked if the Commissioners wanted to formalized the workshop scheduling. It was agreed that the first meeting of every month would start at 6:15.

Mr. Parks asked who takes care of the details of citizen meetings (where ideas are exchanged and a consensus is made on a direction to go), who picks it up and turns it into something useable. John responded that the Downtown Master Plan has a consultant hired that will do most of the work on it, but most everything else would be handled by himself and Matilda Deas.

Mr. Brown asked about the status of the Directors' position. John replied that it was reopened and the announcement reads "opened until filled".

John asked if the Commissioners had received their financial disclosure form, they need to be post marked no later than April 15<sup>th</sup>.

John stated that there are 2 Public Hearings scheduled for the next meeting and that one of them has three land use applications on it.

Mr. Stewart stated that a lady had stopped him in the grocery store and wanted him to pass along to the Commissioners that she thought they were doing a great job.

**VIII. MEETING ADJOURNED**            8:25PM