

**MINUTES**  
**PLANNING COMMISSION**  
REGULAR MEETING  
May 22, 2000  
7:00PM

---

**I ROLL CALL**

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

**STAFF:** John Williams, Interim Planning Director, Matilda Deas, Project Planner

**OTHERS:** Doug Sprague, Georgine Johnson

**II CITIZEN INPUT ON NON AGENDA ITEMS**

None

**III PUBLIC HEARINGS**

ANN 00-01 An application by Elroy Knutson/NW Floriculture to annex 1.7 acres located on the south side of NE 22<sup>nd</sup> Ave. between N Locust and N Maple Streets.

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 a conflict of interest, none was stated. When asked if any Commissioner had ex-parte contact, Mrs. Tallman and Mr. Stewart had visited the site, but drew no conclusions. No questions were asked of the Commissioners.

Matilda Deas, Project Planner presented the staff report. She introduced into evidence an amended page 6 (Buildable Land Basis), and written comments from Bill Spears regarding Clackamas County's transportation issues with this annexation.

Matilda stated that the 2 properties would be brought into the city as low density residential, and pointed out they are the only properties south of NE 22<sup>nd</sup> between Locust and Maple that are not inside the city limits, and they are listed as a "Priority A" area for annexation.

Matilda explained that the 2 wells located on the property are still functional and will

continued to be used. She added that CUB is aware of the wells and will contact the owners to find out if the wells are suitable for their use.

Mr. Stewart questioned John Williams, Interim Planning Director regarding CUB being able to locate useable wells. John replied that to his knowledge the 5 or 6 wells that were available have been capped due to the lack of high water volume that CUB requires, and he would get back to the Commission regarding actual figures.

Matilda stated that there was a study done by ODOT, for Clackamas County of the Territorial Rd and Hwy 99E intersection. She added that approximately 2 million dollars worth of improvements were identified, but the projects remain unfunded at this time, and it is unknown when the funds would be available.

Matilda explained that no development was presented with this annexation application, but future development would be subject to Clackamas County's comments regarding frontage improvements. She explained that since the County considers Territorial a local road and the City considers it a collector, the County will defer to the City's higher standards when future development occurs.

Matilda stated that the staff recommends approval of the application.

Mr. Stewart opened the public hearing.

## **APPLICANT**

Doug Sprague, representing Elroy Knutson and NW Floriculture addressed the Commissioners, stating he is a neighbor of the proposed annexation, and would be willing to answer any questions the Commissioners had.

Mr. Stewart questioned whether Mr. Knutson read the staff report and if he had any items that he wanted discussed. Mr. Sprague stated that Mr. Knutson had read the report and had no issues with it.

Mr. Stewart asked if the applicant was aware of the general election process and of the fees involved. Mr. Sprague stated that he thought Mr. Knutson was aware of the process.

## **PROPONENTS:**

None

## **OPPONENTS:**

None

Georgine Johnson, 525 NE 22<sup>nd</sup> St., stated that she would like to address the Commission regarding questions she had about annexing her property into the City in the future, and questioned that since the sewer was being installed, would it be possible for her property to be serviced by the City. John Williams answered that it was possible, but it would require a special agreement with the City. John explained that since her property was to the north of Territorial Rd, it was outside of the Urban Growth Boundary, and would not be able to be annexed unless the boundary was changed. Mr. Brown stated that there would be committees formed that would be looking at the UGB boundaries, and suggested that Ms Johnson become involved in the process.

Ms. Johnson questioned if the study done by ODOT means that they are looking at putting a signal light at Territorial and Hwy 99E. Mr. Stewart stated that it has been in the discussion stage for at least 3 years, and that the major problem was getting funding. Mr. Brown added that there was also a height problem with the railroad at that intersection, which means they need some complicated engineering done, and no one wants to pay for it.

Mr. Stewart explained that the Gramor project of installing a signal light at Hwy 99E and Redwood has cost over 1 million dollars and the cost keeps going up. John added that the intersection at Territorial does not have a high volume of traffic accidents, which is one of the triggers for getting funding.

Mr. Sprague stated that annexing the small pieces of property makes sense, and the City should include these pieces into the City.

Mr. Stewart closed the public hearing, and opened Commissioner deliberations.

Mr. Brown addressed the annexation criteria, he stated that the application met all of the applicable criteria except for 2 issues that needed to be discussed by the Commissioners, is there a need for the annexation, and if adequate public facilities exist.

Mrs. Tallman stated that one of the City's goals is to in-fill the City making use of any possible building sites before going outside the City Limits and using up farmland.

Mr. Brown read the school districts comments regarding the application stating Eccles and Knight Schools are at capacity at this time, additional space is not anticipated until 2006, with new construction scheduled for 2004 if a subsequent bond passes at that time, boundary shifts are being planned for 2001-2002.

Mrs. Tallman stated that the school is planning on using some of the bond money to purchase temporary quarters to accomodate the excess number of students.

Ms. Blackwell asked when the property would be built out. It was agreed that build out would probably happen soon after annexation.

Mr. Brown stated using the schools calculations and the number of units that could be placed on the property, it could add 9 new students to the system.

Mr. Thalhoffer stated that a distinction should be made when considering the overcrowding in the school system between large annexations and small in-fill properties. He added the need for the annexation was covered by this area being a Priority A, and that it is in an area that the City has designed for growth.

Mr. Manley stated that he did not see a tremendous need for the annexation, but that he would be comfortable with the annexation since it is a Priority A area, and that it would cause a minimal impact on the existing school system.

Mr. Stewart stated that he was in favor of the annexation due to it being in a Priority A location and that it would square up the Urban Growth Boundary. He commented that it is important to in-fill the City's buildable land before expanding to farmland. He added that the school impact would be addressed again at any Site and Design Review.

Mr. Manley stated that in previous annexation applications additional property dedications were required. Matilda responded that the County stated at the time of development they would require additional dedication. Mr. Manley added he wanted to be sure the applicant was aware that addition right-of-way would be needed. Matilda responded that she would make sure the applicant received a copy.

Mr. Brown moved to approve ANN 00-01 as written. Seconded by Ms. Blackwell. Motion carried 6-0-1 with Mr. Parks absent.

## **V FINDINGS**

None

## **VI NEW BUSINESS**

None

## **VII MINUTES**

**May 8, 2000**

Mr. Thalhoffer moved to approve the minutes of May 8, 2000 as written. Seconded by Mr. Manley. Motion carried 5-0-1-1, with Mr. Brown abstaining due to being absent at the meeting, and Mr. Parks absent.

## VIII DIRECTORS REPORT

John Williams addressed the Commissioners, items discussed were:

- New copies of the Planning Code and TSP were given to the Commissioners.  
Refinements made by the City Council to the TSP include:
  - Cross sections were modified a little
  - 11 foot travel lanes will be standard
  - Access Management was added
  - Bike plan was adopted
- Next meeting is a workshop meeting and will start at 6:00pm
- The Fire Marshal will address the Commissioners regarding the fire sprinkler issue.
- Industrial Area Task Force & Urban Renewal Agency are still meeting discussing the development of the Industrial Area if annexed.
- Casa Verde will be opening in June.
- Spectrum Woodworking will be getting a Certificate of Occupancy in the next few weeks.
- The Heliport in the Industrial Area is uncertain at this time.
- Planning Director position will be decided in the next few weeks.

Mr. Manley asked about the car wash that the Commissioners approved. John responded that the applicant is not sure they will go forward with the development at this time.

Mr. Manley stated that he has been asked if there were any codes that would curb the amount of portable basketball hoops around neighborhoods. John replied that it would be a Code Enforcement issue.

Mr. Stewart stated temporary car covers are becoming popular, he suggested that citizens be made aware that they are not legal and of the safety hazards they present in high winds. Mr. Stewart stated his concerns regarding the placing of "For Sale" cars along Hwy 99E on the weekends. John added that there are 2 full time Code Enforcement Officers and they have a lot of work.

Mrs. Tallman asked if there was an ordinance regarding companies that are going out of business having to remove their signs. John stated that it is still in the works, he explained that the sign ordinance is not part of the periodic review process, and it is low on the priority list.

## IX ADJOURNMENT 7:50PM