

# MINUTES

## CANBY PLANNING COMMISSION

7:00 P.M., May 12, 2003  
City Council Chambers, 155 NW 2<sup>nd</sup>

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### I. ROLL CALL

**PRESENT:** Chairman Jim Brown, Commissioners Geoff Manley, Paul Thalhofer, John Molamphy, and Robert Able

**STAFF:** Clint Chiavarini, Associate Planner, Carla Ahl, Planning Staff

### II. CITIZEN INPUT

None

### III. PUBLIC HEARINGS

None

### IV. NEW BUSINESS

None

### V. FINDINGS

**CPA 03-02/ZC03-02** The applicants are seeking to amend the Urban Growth Boundary of the City of Canby to include seven tax lots totaling 30.19 acres. The property currently is inside of the Canby City Limits and has a zoning designation of Agricultural (AG). The applicants are asking for a zone change concurrent with the UGB expansion to rezone the property to R-1, Low Density Residential.

It was moved by Mr. Manley to approve the Findings Conclusions and Final Order for CPA 03-02/ZC 03-02 as written. Seconded by Mr. Molamphy. Motion carried 3-1 with Mr. Molamphy voting no, Mr. Thalhofer abstaining, and Mr. Ewert and Mr. Vissers absent.

**CPA 03-03/ZC 03-03** The City is seeking to redesignate areas within the Urban Growth Boundary to provide for a mix of housing types as required by ORS 197.296. As a part of this process the City has conducted numerous public meetings and workshops to determine the most appropriate locations for increased housing densities and other appropriate comprehensive plan designations. As a result, Staff is recommending that various properties be redesignated in the Comprehensive Plan Map and others be rezoned on the City's Current Zoning maps. City Staff is also proposing an update to the "Areas of Special Concern" section of the Land Use Element of the Comprehensive Plan as detailed in the staff report.

It was moved by Mr. Thalhofer to approve the Findings Conclusions and Final

Order for CPA 03-03/ZC 03-03 as written. Seconded by Mr. Able. Motion carried 5-0 with Mr. Ewert and Mr. Vissers absent.

**VAR 03-01** The applicant is requesting a major variance to construct a ten foot high fence plus razor wire around Canby's drinking water treatment plant. A variance is required because the maximum fence height permitted in the R-2 zone is six feet.

It was moved by Mr. Manley to approve Findings Conclusions and Final Order for VAR 03-01 as written. Seconded by Mr. Molamphy. Motion carried 5-0 with Mr. Ewert and Mr. Vissers absent.

## **VI. MINUTES**

None

## **VII. DIRECTOR'S REPORT**

Clint Chiavarini, Associate Planner presented the Director's Report. He stated there will be several annexations in the next couple weeks, including a reapplication from Renaissance Homes.

Mr. Able stated his concerns regarding hearing Comp Plan Amendments and Zone Change applications at the same time. He would like to have laws written that would require the applications to be separate with more detailed and in-depth staff reports. He explained that in other jurisdictions he has been involved with, and there were stringent requirements of applicants with the Planning Commission having the ability to over rule the requirements. He would prefer the Planning Commission to have a more pro-active role in development.

Mr. Brown agreed the Planning Commission could be more visionary and suggested a joint workshop with the City Council on the subject. Mr. Brown stated that during code review it would be a good time to review the philosophy of the code.

The Planning Commission agreed that making the IFA property an area of special concern would be beneficial and asked staff to start the process of amending the Comprehensive Plan. Clint explained that the process included sending notices to surrounding property owners and holding a public hearing. Mr. Able asked how the owner would be contacted. Clint stated they would be notified along with other property owners. Clint explained that Planning Staff is always willing to meet with concerned citizens.

Mr. Brown stated that Canby's code may be a little weak but that the Planning Commission has been collaborative in dealing with people. He stated that at this time when the City is trying to create positive incentives for businesses it would not be a good time to increase bureaucracy. Mr. Able explained he meant to pro-actively encourage businesses with the interpretation of the code.

## **VII. ADJOURNMENT**