

MINUTES

CANBY PLANNING COMMISSION

(October 25, 2004)

7:00pm Regular Meeting

City Council Chambers, 155 NW 2nd

I. ROLL CALL

PRESENT: Commissioners John Molamphy, Tony Helbling, Geoffrey Manley, Randy Tessman (Quorum present)

STAFF: John Williams, Planning & Community Director, Ettie Hartog, Planning Staff

OTHERS PRESENT: Joel Ferguson, Robert Beard

II. CITIZEN INPUT

None

III. NEW BUSINESS

None

IV. PUBLIC HEARINGS

CPA 04-03/ZC04-04 -The City of Canby is proposing to change the Comprehensive Plan designation for 38 parcels, about 8.39 acres on South Township Road from high density to medium density residential. A public hearing statement was read by Commissioner Geoff Manley. Each commissioner was polled as to conflict and ex-parte contact. There were none reported.

John Williams reviewed the staff report. He stated that when his Department has a city project such as this and there are only two people in the audience it could be an indication of success in getting the information out. He stated there were a lot of comments in the Township Trail process and that led the Planning Department to this proposal.

The 1984 Comprehensive Plan zoned this area for high density residential. We are now faced with some single family, some medium density and some high density residential. Over the last twenty years conditions have changed and the residents are saying it makes sense not to have the remaining parcels developed into high density residential. That is what we saw when Mr. Netter came in with his Township Trail application. The project was in conformance with the map but did not fit the neighborhood. There were also some issues with traffic on South Township Road. In the end Mr. Netter changed his application to downzone it back to single-family residences. Everyone was happier with that result. The Planning Commission agreed and wanted to change the rest of the zoning so the issue would not arise again. John Williams continued by saying that most of the area on the south side of the road is zoned for medium

density. This change would make it match most of Township Village and the surrounding parcels. It would also provide a transition between the medium density and high density properties. Township Road would be the north/south line.

John explained that this proposal also changes the current zoning map. The map indicates zoning of high, medium and low density along Township Road and it has always been confusing for the property owners that live there. Most of the properties are already built out. There is one vacant lot and two or three parcels that are on the west side that could be redeveloped. There are 8.5 acres that are being rezoned there are only a couple of parcels that are going to be effected. John explained that if this proposal were approved, this area would be consistent.

John stated the Planning Department received three comments from area residents. John read the comments into the record. The first was from Henry and Mernie Martin on Township Road. Their statement read, "Any action that creates more traffic on Township Road should include a traffic light at Ivy and Township. A traffic hazard exists with poor visibility on Ivy and high speeds. Any action to bring existing use into zoning conformity is logical." John stated that that is a question he and his staff get on developments in the area. Ivy and Township are in the Traffic Safety Plan. An unsuccessful attempt was made a year ago to secure the funding. John stated he believes the traffic problem has improved to the point that it is tolerable. He also stated when you have traffic lights similar to what is proposed at 99E and Territorial you will receive a mixed reaction from people. A stoplight at Ivy will cause traffic to have to wait. John read another statement from Louise Crawford on Sixth Place. Louise states "Single Family homes are okay but no apartments. Keep the neighborhood the same." Finally, John read a comment from John and Betty Cox, "Dear Council Members, we are highly in favor of changing the zoning to R1.5, downsizing from R.2."

John Williams then reviewed the criteria regarding a comprehensive plan change and a zoning change. He did not believe there were any service impacts nor street capacity problems. When reviewing the Urban Growth Boundary, John noted that this change does not affect the goal of keeping buildable lands available since this land is already developed. The Planning Department submitted an application to the LCDC and not receive any comments from them. He concluded that the amendments comply with the remainder of the comprehensive plan and there is a public need for the change. This proposal will clarify and standardize the current zoning.

Commissioner Tessman raised a question. This was regarding the properties closer to Redwood, same side of Township that is not included in the City's proposal. He stated there are a number of these that are already built to the R 1.5 standard. He inquired into why these were left out of the proposal.

John responded and stated that he thought there was a reason for this at the outset. He said his office wanted to focus on the area that was already developed and closer in. There was some discussion about the development that is at Redwood. John stated he was not sure it would meet the R1.5 standards, since it was more complex he had separated that area out. He said there shouldn't be a problem including the vacant parcel. He will need to provide notice. He agreed that he should have included the vacant piece of land. Commissioner Tessman stated that it just seems logical to include it since it is undeveloped. John stated he could contact the property owner and see about doing that.

Commissioner Helbling suggested that it be included and that the Planning Department bring the whole package before the City Council. The Council will need to make a decision based on what the Planning Commission recommends. John agreed to do this and stated that the first step would be contacting the property owner.

Commissioner Manley then opened the discussion up to proponents who are in favor of this application.

Mr. Robert Beard, a member of the audience, came to the podium inquiring as to the difference of high, medium and light density. John Williams responded explaining the different sizes each zoning designation allows. Robert Beard then asked what Mr. Netter wanted to do. Does he want to build apartments? John responded that no that was not what this was about. He explained that Mr. Netter's application had already been completed. That he had built single-family houses on smaller lots.

Joel Ferguson then spoke. He listed his residence as 554 South Pine Street. He stated he was an owner of one of the houses and was in favor of the changes.

Commissioner Manley thanked the citizens who appeared and closed the public testimony and opened up the discussion for Commissioners deliberation.

Commission Molamphy stated that the Commission had a great deal of discussion on this subject in the past meetings. All members had presented an opinion on this. He thinks it is a good idea to bring the property in line with neighboring properties. He stated he knows it fits in with the existing neighborhood and the neighbors were in support of it during the meetings. He agreed that the Planning Department should check into the one piece of property and bring it to the City Council for approval.

Commission Tessman stated he agreed. He particularly agreed with the comments submitted by the school district regarding the overcrowding of Trost School. He thinks this could alleviate the problem of the increased population that can be expected in an R2 zoning. He stated it meets the criteria for both the comprehensive plan amendment and the amendments to the zoning map.

Commissioner Manley stated he thinks the proposal makes sense because this keeps a consistent zoning. He said R1.5 makes more sense than high density. He agreed with the other commissioners.

Commissioner Molamphy made a motion that the Commission to approve CPA04-03/ZC04-04 and send it to the City Council for their approval. The motion included the addition of the one piece of property. If it meets the criteria then it should be included in the proposal to the City Council. If it does not meet the criteria then John Williams should inform the Commission.

John responded that he would make the calls to the property owners. He thinks it is a good idea.

Commissioner Tessman seconded the motion. Commissioner Manley stated that the Motion had been made and seconded and that the Commission recommends that the City Council approve the Comprehensive Plan Amendment CPA04-03/ZC04-04 as amended to include other property if appropriate. Motion carried 4-0.

V. FINDINGS

No findings.

VI. MINUTES

Commissioner Helbling made a motion to accept the minutes as submitted. Seconded by Commissioner Molamphy. Motion carried 4-0. Approved minutes for Canby Planning Commission October 11th, 2004 as written. No discussion.

VII. DIRECTOR'S REPORT

John Williams updated the Commission on the Territorial and 99 ODOT project. He stated that the issue is that Redwood Street needs to be improved to handle the extra load of traffic. He was certain comments would be made saying it should have been done in advance. He thought there would be quite a bit of traffic for two years. The area will be access limited until the project starts on 99E and Territorial. That project will take several months to build. The completion is expected in 2006.

John Williams presented an update on the Arndt Road Mega-Bridge. He advised the Commission that he is still waiting for the engineering data to come back from Clackamas County. When it arrives there will be a public workshop to get all the advisory committees together with the Council and the Urban Renewal Agency. He had hoped to have this meeting in October but now it looks like mid-November.

John stated he had not been out to the Apollo Homes property but he had heard that the project had begun. Commissioner Helbling said there had been an excavator out there.

John updated the Commission on the North Ivy Street project from Fourth to Sixth. He said it will be delayed due the lateness of the year and may not happen until Spring 2005.

John inquired of the Commission regarding a convenient date for a Council-Commission workshop. The Commissioners stated they preferred an evening meeting to a weekend. Commissioner Manley said a Monday would be preferable for him.

John said a traffic safety issue meeting would also be scheduled to discuss some of the issues that have come up regarding speed zones on North Maple Street and the funding of projects.

A question was raised by Commissioner Molamphy regarding a building behind the Post Office. He believed this property was brought up at a previous meeting and that it was to be a temporary building strictly for storage. John responded that this was the old school administration building and that it is a permanent location. Other Commissioners agreed that the matter had been discussed and permitted. John stated there had been a design review of that specific building.

Commissioner Manley advised the audience that there was an opening on the Planning Commission for those that might wish to serve in this capacity.

Commissioner Helbling inquired into the Master Planning Project for the area between the Spinning Wheel Restaurant and Fred Meyer. John responded advising that the first public meeting will be held in mid-November. Jim Brown and Tony Helbling had volunteered to serve on that Task Force. The Planning Department sent out a letter and received responses from six or seven residents agreeing to serve. A Planning Commissioner and City Councilman will also serve on that committee. Commissioner Helbling stated it would be nice to have outside involvement. John said that he also wanted someone from a neighborhood association to serve on the task force.

John advised that Darren Nichols had been meeting with the people from North Redwood to discuss the master plan for that area.

Commissioners Helbling inquired as to the annexations on the ballot. John stated that he did not have a sense of what the vote would be locally. Commissioner Helbling said he had not heard any "anti" annexation talk. The Commissioners discussed West Linn's proposal on annexations for their community. Commissioner Manley stated he liked the part of specifically stating what the annexation was and how many specific homes can go in on it. John responded by saying that Canby does something similar and referred to the ad in the local paper regarding the election. The ad's purpose is to provide impartial information on the annexations.

Commission Helbling brought up the issue in Damascus. John commented on the article about Langdon Farms and the need for the warehouse district. Metro will need to find more warehousing land. John will continue to update the commission as that issue progresses.

VII. ADJOURNMENT