

MINUTES

CANBY PLANNING COMMISSION

7:00 PM July 11, 2005
City Council Chambers, 155 NW 2nd

I. ROLL CALL

PRESENT: Chairman Jim Brown, Commissioners Geoffrey Manley, John Molamphy, Tony Helbling, Geoffrey Manley, Randy Tessman

STAFF: Matilda Deas, Project Planner, Kevin Cook, Associate Planner
Carla Ahl, Planning Staff

OTHERS PRESENT:

II. CITIZEN INPUT

None

III. PUBLIC HEARINGS

MLP 05-05 (Mees) Chairman Brown read the public hearing format. When asked if any Commissioner had a conflict of interest, none was expressed. When asked if any Commissioner had ex-parte contact, none was stated. No questions were asked of the Commissioners.

Kevin Cook, Associate Planner presented the staff report. He explained that the applicant is seeking to create 3 separate tax lots with the existing house to remain on one lot and duplex units to be built on the remaining two lots.

Kevin stated the property is zoned R2 (High Density Residential) and the applicant has complied with the Requirements of the R2 zone and does not appear to conflict with the policies of the comprehensive plan.

Kevin stated the service providers have not expressed any major concerns, the Public Works Supervisor

APPLICANT:

Rick Givens stated he was a partner of the applicant, Scott Salisbury. He explained there is a common boundary with the other storage facility. He addressed the landscape issue and explained that the development is designed to accommodate drive through traffic, which is why they are keeping the landscaping on the perimeter of the development.

Mr. Brown questioned if all 4 of Rustbusters lots would use the shared access. Matilda explained that is what was conditioned with the original subdivision in May of 2000.

Scott Salisbury addressed the fence issue and explained there will be an 8' chain link without slats, similar to the fencing at the other storage facility.

Mr. Brown questioned the lighting at the facility. Mr. Salisbury explained that there would be 10-High Pressure Sodium lights, 2-Landscape lights used to illuminate the 2 wall signs that will face Township Rd.

Mr. Helbling questioned if there was adequate flow from the fire hydrant to provide for this application. Matilda explained that it was adequate, but future developments would have to address this issue.

PROPONENTS: None

OPPONENTS: None

REBUTTAL: None

Mr. Brown closed the public hearing and opened Commissioner deliberations.

Mr. Helbling expressed his concern that this business is using job-producing land for a storage facility, but admitted it is an approved use in that zone.

It was moved by Mr. Helbling to approve DR 05-02 as written. Seconded by Mr. Lucas. Motion carried 6-0 with Mr. Tessman absent.

V. FINDINGS

DR 05-01 It was moved by Mr. Helbling to approve the Findings for DR 05-01 as written. Seconded by Mr. Ewert. Motion carried 5-0-1-1 with Mr. Manley abstaining and Mr. Tessman absent.

MLP 05-01 It was moved by Mr. Molamphy to approve the Findings for MLP 05-01 as written. Seconded by Mr. Ewert. Motion carried 5-0-1-1 with Mr. Manley abstaining and Mr. Tessman absent.

VI. MINUTES

February 28, 2005 it was moved by Mr. Manley to approve the minutes as written. Seconded by Mr. Ewert. Motion carried 6-0-0-1 with Mr. Tessman absent.

VII. DIRECTOR-S REPORT

Matilda stated there would be a meeting April 14th at the Four Square Church at 6:30 pm regarding the NE Canby Master Plan. There was a meeting April 5 with the newly formed SE Neighborhood Association which was attended by approximately 30 people, a committee of 12 will be bringing forward bylaws and boundaries and their official application to be recognized as Canby's third Neighborhood Association.

Matilda stated that the N. Redwood Master Plan is currently having State quality interviews and finishing up the stream setbacks and wetlands delineation and looking into density transfers to preserve that corridor. They will probably go back in May to revisit the designs for that process.

Matilda stated April 23rd is Earth Day. The schools will be in Community Park working on trails and cleaning up. She added that everyone is invited to participate.

Matilda stated the traffic calming group will be meeting once a week in May, times to be announced. When the city hires a new Associate Planner it will allow her to be more involved with that issue. A Task Force has been formed to look at existing traffic patterns, appropriate strategies for addressing any identified issues and also new design standards for subdivisions dealing with traffic calming.

Matilda stated staff is working on a Parks and Recreation survey to get a better handle on how to serve the community with Recreation and Park Services and how best to finance that.

Mr. Lucas asked for clarity on whether the Traffic Safety Committee would be the committee dealing with the traffic calming issue. Matilda explained that the Traffic Safety Committee would be the committee that the Traffic Calming Committee would go back to; they would not be the main committee. She explained the Traffic Calming Committee would start with representatives from the neighborhood associations and volunteers and then as meetings are held people become energized and will become more involved. Mr. Lucas asked if someone wanted to be on the committee they should contact her. Matilda stated they could call her.

VIII. ADJOURNMENT