

**MINUTES**  
**CANBY PLANNING COMMISSION**

7:00 PM July 10, 2006  
City Council Chambers, 155 NW 2<sup>nd</sup>

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**PRESENT:** Vice-Chairman Geoffrey Manley, Commissioners Randy Tessman, Dan Ewert, John Molamphy.

**STAFF:** John Williams, Community Development/Planning Director  
Kevin Cook, Associate Planner, Carla Ahl, Planning Staff

**OTHERS PRESENT:** Terry Tolls, Gary Olin, Allen Patterson, Cortney Tamimi, Bob Williford, Blake Schellenberg, Tom Call, Dan LeBlanc

**I. CITIZEN INPUT** None

**II. OLD BUSINESS** None

**III. NEW BUSINESS** None

**IV. PUBLIC HEARINGS**

MLP 06-02 Burden Continued from June 26, 2006. Mr. Manley asked if any Commissioner had a conflict of interest, none was stated. When asked if any Commissioner had ex-parte contact, none was stated. No questions were asked of the Commission.

Kevin Cook Associate Planner presented the Commission with the wording he came up with for the condition regarding the sidewalk requirements for future development.

Mr. Manley questioned whether the applicant was happy with the wording of the condition Kevin explained that he had sent the wording to the applicant and his attorney but had not heard back from them. Kevin stated he had tried to contact the attorney today, but had not heard back from him.

**APPLICANT:** Not attending

**Proponents:** None

**Opponents:** None

It was moved by Mr. Molamphy to approve the Findings for MLP 06-02 with the addition of condition #8 as rewritten. Seconded by Mr. Ewert. Mr. Molamphy amended his motion to read "as presented to us on the screen July 10th, 2006. Mr. Ewert seconded the amendment. Motion carried 4-0.

## **SUB 06-03 Pioneer Properties**

Mr. Manley 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 presented the staff report. The applicants are seeking approval for a 4 lot subdivision of an existing 9.3 acre property currently consisting of 2 tax lots, located in the Pioneer Industrial Park. Lot #1 would consist of 0.9 acres zoned M-2 (Heavy Industrial) and would contain the Pioneer Pump and VATA facilities. Lot #2 would consist of 4.5 acres, zoned M-2. The access for these properties would be by a 30' access drive off of Sequoia Parkway. Lots #3 and #4 would be 2 acres each fronting Hazel Dell Way. The northern 150' of these properties would be zoned M-1 (Light Industrial) with the southern 255' zoned M-2, both of these properties are within the Industrial Overlay zone.

Mr. Tessman questioned if there had been any comments received from the Fire Department. Kevin stated there had been no comments received. John explained that the Fire Department would be included in the pre-construction phase.

Mr. Ewert questioned the 2 different zones (M-1 and M-2) Kevin explained that there is very little difference in the 2 zones and both zones are covered by the Industrial Overlay Zone so the development would be more uniform and have the same design review standards. John explained that the M-2 zone allows everything that is allowed in the M-1 zone, but also allows more extensive uses.

Mr. Ewert asked if Lot #2 would be coming in for a Design Review. John explained that both Lot #1 and Lot #2 have been through Design Review Lot #2 is the Pioneer Pump lot and Lot #1 is the VATA lot.

**Applicant:** Russell Hanson, HDNR Architects, Representing Pioneer Pump and VATA addressed the Commission.

Mr. Hanson explained that Pioneer Pumps future plans are to expand onto the north of the site with an additional building approximately the same size as the proposed building. Mr. Ewert asked if they had plans for lots 3 and 4. Mr. Hanson stated not at this time.

Terry Tolls addressed the Commission. He explained that almost everything that was done for the Burden Estate was done for flexibility. When Pioneer Group wanted to pick up the acre in the back they agreed to pay for the subdivision.

**Proponents:** None

**Opponents:** None

It was moved by Mr. Ewert to approve SUB 06-03 as submitted. Seconded by Mr. Tessman. Motion carried 4-0-1 with Mr. Brown absent.

## **MLP 06-10 Pettit/Egli**

Mr. Manley 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 presented the Staff Report, he stated the applicant is seeking approval to partition one 11,500 sq. ft. parcel located at 690 NW 4th Ave (Northeast corner of NW 4th and N Cedar St) into two separate parcels. The western parcel would be 5,980 sq. ft. and would contain the existing dwelling. The eastern property would be approximately 5,520 sq. ft. and would be suitable for multiple housing units.

## **IV. MINUTES**

It was moved by Mr. Ewert to approve the minutes for March 27, 2006 as written. Seconded by Mr. Tessman. Motion carried 4-0-1 with Mr. Tessman abstaining.

## **V. DIRECTORS REPORT**

Kevin Cook stated there would be 3 annexations at the next Planning Commission hearing and one Conditional Use Permit application on Elm St.

The signal light at Territorial and Hwy 99E is still on track, and ODOT still plans on starting the project in June.

The Berg Parkway connection still has some right-of-way issues that are being worked out. Canby Place is also still working on getting the right-of-way issues worked out.

Mr. Ewert mentioned that there are two vacancies on the Planning Commission to the audience and invited anyone who is interested to ask for an application.

## **VI. ADJOURNMENT**