

MINUTES
CANBY PLANNING COMMISSION

7:00 PM – October 23, 2006
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Jim Brown, Commissioners John Molamphy, Geoffrey Manley, Dan Ewert and Janet Milne

ABSENT: Randy Tessman and Bruce Holte

STAFF: John Williams, Community Development and Planning Director; Kevin Cook; Jill Thorn, Planning Staff

OTHERS PRESENT: Bud and Joann Fawver, Tom Sisul, Leslie Hauer, Les and Georgene Johnson, Tony Helbling, Catherine Comer, Paul Frank, Eeshoo Rehani, Scott Gustafson, Frank Cutsforth

I. **CITIZEN INPUT** None

II. **PUBLIC HEARINGS**

SUB 06-04 – Fawver – 2166 N Locust Street – The applicants are proposing an eight-lot subdivision on this R-1 zoned parcel. The parcel is 1.45 acres.

Chair 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 presented the staff report. The site is located east of N Locust St., west of N Laurelwood St., and south of NE 22nd Ave. The site is adjacent to the Auburn Farms subdivision to the east and south. Parcels to the west are currently outside of the City limits but are within Canby's Urban Growth Boundary (UGB). Parcels to the north are outside of the City limits and outside the UGB.

The site has frontage along N Laurelwood St., which is a City street. Additionally, the site has frontage along N Locust St. and NE 22nd Ave., which are both maintained by Clackamas County. No new roads are proposed as a result of this subdivision.

Currently, there are three dwellings and two outbuildings located on the property. Under the proposal, one dwelling and the two outbuildings will be removed (Condition 7). The two remaining dwellings will remain on proposed lot 4 and will continue to meet the setbacks required in the R-1 zone.

Commissioner Manley joined the meeting at this point and declared he had no conflict of interest or ex-parte contact.

Commissioner Molamphy asked about the zone being R-1 and two units would be built on one lot. Mr. Cook indicated that the current site had the two units and thus would be allowed.

Applicant: Leslie Hauer and Tom Sisul of Sisul Engineering representing the Applicant. Ms Hauer stated the staff analysis was good and had no problems with any of the conditions.

Commissioner Ewert asked if the standards that the roads would be built would be different since one of the streets was a county road. Mr. Cook responded that Canby's street standards would be met. Mr. Sisul stated that county standards were similar, but would look at the other side and determine if it was urban or rural, which would dictate whether curb and sidewalk would be required.

Proponents: None

Opponents: None

Rebuttal: None

Chair Brown closed the public hearing.

Commissioner Molamphy said the application was very straight forward.

It was moved by Commissioner Manley to approve SUB 06-04 as presented. Seconded by Commissioner Molamphy. Motion carried 5-0.

V. FINDINGS

MLP 06-15 – NWV Habitat for Humanity – Commissioner Molamphy moved to approve the findings, conclusion and final order for MLP 06-15 as written. Motion seconded by Commissioner Milne and passed 4-0-1 abstain by Commissioner Manley.

MLP 06-13 – Fawver – 384 NW 6th Avenue – Commissioner Ewert moved to approve the findings, conclusion and final order for MLP 06-13 as written. Motion seconded by Commissioner Molamphy and passed 4-0-1 abstain by Commissioner Manley.

VI. MINUTES October 9, 2006

Commissioner Molamphy moved to approve minutes of October 9, 2006 as corrected. Motion seconded by Commissioner Ewert and passed 4-0-1 abstain by Commissioner Manley.

VII. NEW BUSINESS – Downtown Redevelopment Vision

Catherine Comer, Executive Director of Canby Business Development gave a presentation on the Downtown Redevelopment Vision. She introduced Tony Helbling, Chair of Canby Business Development and Board Member Scott Gustafson.

Ms Comer said that Canby Business Development, the Urban Renewal Agency and the Canby Area Chamber of Commerce in looking at how to revitalize downtown by implementing the downtown plan in a way that puts projects forward that would follow the overall vision for downtown.

Chair Brown proposed that Canby Business Development write the design standards for Highway 99E and bring them to the Planning Commission who would hold public hearings for community input. Ms Comer said she would take it to the Board for Canby Business Development.

Frank Cutsforth spoke about the project his family was proposing for their property and introduced Paul Frank of LRS who gave a Power Point presentation on the vision for the property. This includes buildings with retail on lower levels and residential on the second level and a movie theater.

Chair Brown complimented Mr. Frank on the overall design for the project and felt it was attractive and appropriate for Canby and could serve as a template for future downtown design work.

VIII. DIRECTOR'S REPORT No Report

IX. ADJOURNMENT