

# MINUTES

## CANBY PLANNING COMMISSION

7:00 pm February 27, 2006  
City Council Chambers, 155 NW 2<sup>nd</sup>

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### I. ROLL CALL

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

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

**OTHERS PRESENT:** Neil Fernando, Darren Gusdorf, Bev Doolittle, Catherine Comer, Jeff Sely, Gordon Root.

### I. CITIZEN INPUT

None

### III. PUBLIC HEARINGS

None

### IV. NEW BUSINESS

John Williams, Community Development/Planning Director explained that the City had received a petition to modify condition # 7 of the Findings, Conclusions and Final Order for Knight's Bridge Estates which reads that "for all lots fronting the Molalla River the final plat shall designate a minimum 30 foot setback from top of bank".

John explained that the applicant had contacted the Fire Marshal and had received approval from him for a 10 encroachment with the following conditions:

- The unit will be built with a non-combustible roof.
- The unit will be built with a non-combustible siding.
- The eaves will be boxed in
- The home will be automatically sprinkled.

The applicant has had a geotechnical report done which addresses the size and amount of piers that will be required to build closer to the bluff.

The Commissioners had concerns regarding:

- The bank sloughing off. There had been some land slides south of this area during the heavy winter rains.

- Where ground water would run off to.
- If an encroachment exception was allowed would it create a precedent for other lots in the subdivision.
- The conservation easement was placed there to protect the natural vegetation along the river.

It was moved by Mr. Helbling to approve the Modification with the conditions that the applicant be required to build as per the geotechnical report, with the recommendations from the Fire Marshal and that this modification applies only to lot #3. Seconded by Mr. Manley. Motion Carried 4-2 with Mr. Tessman and Mr. Molamphy voting no.

John explained that Mr. Gordon Root has purchased most of the island area that was created in the northwest corner of Hazel Dell Way and is looking at purchasing the remaining acreage from Mr. Madera and then applying for a comp plan amendment and a zone change. Mr. Root attended the hearing tonight to discuss his development ideas with the Commission.

Mr. Gordon Root addressed the Commission. He explained that Hazel Dell Way separates the topography of the area, keeping the flat area together and allowing for a different type of development for the island.

Mr. Root stated he has looked at what the voids are for the City of Canby. Some of his ideas are:

- Hotel with conference facilities
- Restaurant such as Red Robin or an Olive Garden
- Movie Theater
- Day Care Facility
- Willing to work with the City to establish a Police/Court facility
- Inline Retail Stores
- Bank
- Indoor Sport Complex
- Family Entertainment

Mr. Root cited a 1999 OTAK Report which concludes there is not a surplus of Commercial land and believes it would be appropriate to rezone 10 acres of the Industrial Park for Commercial.

The Commission believed it was reasonable to rezone this isolated parcel and that the existing access would accommodate the heavier traffic. The Commission questioned if this was the area the City was looking at for the Police/Court Facility. John explained that the Industrial Park was the #1 site, but there have been talks regarding placing the Police Department on the north side of the railroad tracks in case there is a wreck on the tracks emergency services would be available on both the north and south sides of the track.

Mr. Helbling expressed his concerns that retail businesses would pull customers from the downtown core and that there would be heavy truck traffic through this area. Mr. Ewert stated he would not want to give up this opportunity to try and force redevelopment of the downtown area. Mr. Helbling agreed that there is a need for hotel, restaurant and daycare facilities but believed that retail development would be detrimental to downtown.

Bev Doolittle spoke to the Commission. She stated she likes the plan but she agrees with Mr. Helbling and would not like to see retail development taking away from the established downtown. She agreed that there is a need for entertainment for families with children and that a daycare facility is needed but she is not an advocate of retail development in that area.

The Commission discussed what it would take to make a thriving downtown area:

- Downtown businesses that stayed open in the evenings
- Traffic patterns that were pedestrian friendly
- Allowing mixed use, 2-3 story residential buildings over retail businesses.

Mr. Root stated that redevelopment downtown was too expensive. He suggested making the downtown quaint and walkable and promote a nighttime use. Mr. Root addressed Canby's voter approved annexations and that 14 of the last 17 annexations failed. He stated that the size of the annexations were getting smaller and believes that larger annexations which would bring better benefits, such as parks for the City and make it more attractive to voters.

John stated that citizens are concerned because the current model is not working. The Swim Center would close if not for the levy, the City streets are not being maintained. The steady rate of growth can't pay for those services.

Mr. Root asked if he should proceed with the comp plan amendment and zone change. The Commission responded favorably. Mr. Root was willing to do a developmental agreement.

Catherine Comer, CBRD stated she was an advocate of the downtown businesses. She wanted the Commission to know that several property owners in the downtown will be bringing a mixed use development before them in the near future.

## **V. FINDINGS**

None

## **VI. MINUTES**

September 12, 2005 Moved by Mr. Tessman to approve as written. Seconded by Mr. Ewert. Motion carried 5-0-1 with Mr. Manley abstaining.

December 12, 2005 Moved by Mr. Molamphy to approve as written. Seconded by Mr. Tessman. Motion carried 5-0-1 with Mr. Manley abstaining.

## **VI. DIRECTOR'S REPORT**

John stated that the Northwoods Subdivision would be heard at the next Planning Commission meeting. They are still working with the owners regarding the parks. The land is expensive and the City could take the SDC money and purchase twice as much land in an other area.

Mr. Manley stated he would be absent at the next meeting.

There will be a 70 acre annexation in the Industrial area coming before the Commission soon. Someone who is looking to manufacture body armor is looking for 45 acres. Mr. Ewert stated that a large user would bring in support businesses.

John addressed the Movie Theater issue and explained that the demographics for Canby are better than Independence which recently approved a theater. The City is looking at placing it downtown on 2nd Street behind Thriftway which would be visible from Hwy 99E. Traffic and parking will be an issue, they will be looking at shared parking with existing businesses since the heavy use times would be during the evening and weekend hours. Frank Cutsforth is looking at creating a Retail/Commercial development along 2nd Ave.

## **VII. ADJOURNMENT**