

# MINUTES

## CANBY PLANNING COMMISSION

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

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### I. ROLL CALL

**PRESENT:** Chairman Jim Brown, Commissioners John Molamphy, Randy Tessman, and Dan Ewert.

Commissioner Geoffrey Manley absent.

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

**OTHERS PRESENT:** Pat Sisul, Patrick Haugen, Doug Bowen, Jeff Brews, Jeff Sanftleben, Nathan Jaque, Tom Scott, Jim and Sheila Reynolds, Bettie Postlewait, Fred Kahut, Corey Fischel, Sandra Fischel, Ron Tatone, and Nancy Sebastian.

### II. CITIZEN INPUT

None.

### III. PUBLIC HEARINGS

**MLP 06-01 (Rydquist/Duhon)** – This was a request to partition tax lot 1000 of map 31E33AD into two lots to build one additional single-family unit. This item was tabled to the meeting of April 10, 2006.

**SUB 06-01 Postlewait II Subdivision** – This was a request for an 18 lot subdivision with lots suitable for detached single family residences, as a second phase of a two phase project that would total 49 lots consistent with R-1. The property was located south of Territorial Road, west of North Redwood Street, and east of the Molalla Forest Road.

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.

### STAFF REPORT:

Kevin Cook, Associate Planner presented the staff report. He explained that the proposed lots range in size from 7,000 to 10,000 square feet and that Lot 1400 was not part of the proposal. The applicant would provide improvements along N Redwood, continue N Ponderosa St to connect from north to south, and

NE 17<sup>th</sup> would be connected from Redwood to Ponderosa. Sidewalks would be installed. There were no traffic constraints, services would be available to the site, and there would be dedication of ten feet along N Redwood. A letter had been received from Andrew Drymer, he was concerned about water run off. Staff thought the applicant's storm management plan addressed the issue. There was a request to remove condition 12 because they would not develop on Lot 1400.

Chairman Brown discussed the storm drainage and verified which roads were currently in place.

Mr. Tessman asked if they had any park land dedication, and Mr. Cook said they did not, they would be getting Park SDCs.

### **APPLICANT:**

Pat Sisul of Sisul Engineering, said this was a continuation of the Postlewait development. The conditions of approval were acceptable to the applicant, except for dedication of land in front of Lot 1400. The property was part of the N Redwood storm drain district which is a pipe storm drain system. The curb and sidewalk improvements would help prevent any high water situations. The street water flows down to the catch basins. The applicant is willing to have a condition on the drainage issue. The lots would be larger, but development is similar to phase one. The applicant is requesting the solar ordinance be waved as was done on phase one, due to the orientation of the development.

Mr. Ewert asked how far they were taking the improvements, and found that there would be 120 feet of unimproved road. Staff was working on gaining dedication for these improvements. He also discussed the run off issues.

Mr. Tessman was concerned about the neighboring hedge and vision clearance, and Mr. Sisul said they had not discussed it as they recently received the traffic report.

### **PROPONENTS:**

Tom Scott of Willow Creek Estates said he hoped they would approve the application. Regarding the hedge issue, they were happy to contact the property owners and work something out. He believed the application met the City's requirements. They intended to take all the major utilities to the site. Regarding the unimproved road, it was still in the County, but they would be happy to do the work if the City could secure right of way.

**OPPONENTS:** None.

**REBUTTAL:** None.

The Commission discussed the conditions of approval.

It was moved by Mr. Ewert to approve SUB 06-01 with the following amendments: waving the solar ordinance, dedication of right-of-way for lot #49, and changing condition #12 to connect the storm drain system on lot 1400 into the existing system. Seconded by Mr. Tessman. Motion carried 4-0.

Mr. Ewert reiterated his desire to finish the improvements on the street.

**DR 06-01 Bowen Building** – This was a request for site and design review to construct a building on a 3.4 acre site adjacent to the east right-of-way line of Hazel Dell Way off of Sequoia Parkway.

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.

**STAFF REPORT:**

Mr. Cook said this would be a 29,700 square foot manufacturing plant for Bowco Industries. Access to the site would be by Hazel Dell Way. The building would be a concrete wall pack structure, and a possible phase two would add a 26,400 square feet building. Condition 24 should be deleted because it has already been met by the applicant. There will be 38 spaces in the parking lot and room for the required amount of bicycle parking. The traffic engineer had no concerns, and all requirements for both the landscaping and the industrial overlay zone will be met. The sanitary sewer line was not available, but a pump station on the north side is planned for the near future. Site run off would go to a pond. No citizen comments were received.

Mr. Molamphy believed that either condition #17 or Condition #20 should be deleted because they were redundant.

Mr. Ewert said he had a concern about lighting. He thought they should create a standard for lighting in this area.

**APPLICANT:**

Patrick Haugen of VLMK Engineers, asked questions regarding the conditions and requirements of the application.

Mr. Ewert asked what the proposed color would be, Mr. Haugen state it would be tan. He asked what the manufacturing process would be.

Doug Bowen, said it involves two types of manufacturing, both injection molding and steel fabrication.

**PROPOSERS:** None.

**OPPOSERS:** None.

**REBUTTAL:** None.

Chairman Brown closed the public hearing and opened Commissioner deliberations. Chairman Brown questioned why the applicant was proposing such would not want to light their pedestrian path and truck yard better than they showed on their lighting plan. He did not think they should stripe the sidewalk.

The Commission discussed the need for additional parking lot lighting in the truck yard and on the pedestrian path. The Commission agreed that there needs to be a standard set for minimum lighting in the code. They agreed that they could not impose a condition on this current application since it is not set in the code at this time.

Mr. Ewert said he had a concern with condition #5, he wanted to add to it that the pond would be maintained. The Commission did not know how it could be enforced.

It was moved by Mr. Ewert to approve DR 06-01 with the following amendments. Remove condition # 24, add the words "during construction" to condition # 12, change condition # 20 to state to not painting the color of the impressed concrete with the striping. Seconded by Mr. Molamphy. Motion carried 4-0.

#### **IV. NEW BUSINESS**

None.

#### **V. FINDINGS**

**SUB 05-08** Northwoods Investments – The Commission discussed the changes that were made. Mr. Ewert moved to approve the findings, conclusion and final order for SUB 05-08 as amended. Motion seconded by Mr. Brown and passed 2-0 with Mr. Molamphy and Mr. Tessman abstaining.

#### **VI. MINUTES**

Mr. Molamphy moved to approve the minutes of the January 23, 2006 Planning Commission meeting as written. Motion seconded by Mr. Ewert and passed 3-0 with Mr. Tessman abstaining.

## **VII. DIRECTORS REPORT**

Planning Director John Williams explained the renovations in the Council Chambers. There are still no application for the Planning Commission vacancies. They would also be looking at the employment generation requirement in the Industrial Park. He explained the projects that were being worked on.

## **VIII. ADJOURNMENT**