

MINUTES
CANBY PLANNING COMMISSION

7:00 PM – March 12, 2007

City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Jim Brown, Vice Chair Dan Ewert, Commissioners Janet Milne, John Molamphy, Bruce Holte and Jared Taylor

ABSENT: None

STAFF: John Williams, Community Development & Planning Director and Kevin Cook, Associate Planner

OTHERS PRESENT: Rick Gamble

I. CITIZEN INPUT None

II. PUBLIC HEARINGS None

III. NEW BUSINESS

North Fairgrounds Comprehensive Plan Amendment Discussion Kevin Cook presented a summary of the background work on a potential Comprehensive Plan Amendment for the North of Fairgrounds neighborhood. Kevin Cook explained that an application to change the zoning on a lot in this neighborhood had been denied by the City even though the application was to change the zoning from the current Low Density (R-1) zone to the Comprehensive Plan Designation of Medium Density (R-1.5).

Mr. Cook explained that there has been interest among many in the neighborhood in changing the Comprehensive Plan to reflect the current R-1 zone, and explained that in order to do so; LCDC will require the City to find another area inside the Urban Growth Boundary that could accommodate to density offset.

Mr. Cook explained that several neighborhood meetings have been held on the subject and recently a survey had been sent to all the property owners in the neighborhood. The survey results showed the strongest interest in keeping R-1 among properties that are primarily small with long established dwellings. Owners of larger parcels generally favored eventual up zoning to R-1.5 or did not respond.

Kevin Cook also pointed out that the Clackamas County Fair Board owns two of the larger lots, but have not yet responded officially. He indicated that the purpose of the survey was to identify the level of support for a Comprehensive Plan Amendment and to identify any patterns.

The Commission discussed the issue and the results of the survey. The general consensus among the Commissioners was that the R-1.5 Density is general appropriate in the area considering it's proximity to downtown and also considering the fact that the higher density can serve as a transition zone between the Fairgrounds and the surrounding R-1 lots on the north side of NE 10th Avenue.

Kevin Cook pointed out that the area is identified as an Area of Special Concern in the Comprehensive Plan. The Area Special Concern suggests that PUD developments are preferred due to the preponderance of deep narrow lots. The Commission suggested that an overlay requiring PUD developments might be a better solution than a Comprehensive Plan Amendment for this neighborhood.

John Williams informed the Commission that staff would inform the property owners of the result of tonight's discussion and indicated that if there is interest, a workshop with the Commission and the property owners may be scheduled for a later date.

IV. FINDINGS

DR 06-10 – 1410 S Township Road – Commissioner Ewert moved to approve the findings for DR 06-10 as presented. Motion seconded by Commissioner Holte and passed 5-0 with Commissioner Milne abstaining.

TA 07-01 – Miscellaneous Minor Amendments to the Community Development Code - Commissioner Ewert moved to approve the findings for TA 07-01 as presented. Motion seconded by Commissioner Taylor and passed 5-0 with Commissioner Milne abstaining.

V. MINUTES

February 26, 2007 - Commissioner Ewert moved to approve minutes of February 26, 2007 as presented. Motion seconded by Commissioner Holte and passed 5-0 with Commissioner Milne abstaining.

VI. DIRECTOR'S REPORT

The Commission discussed the status of several ongoing road projects, and of the sign code update being done by a group of volunteers. In addition, John Williams reported that the City had filed a Transportation Growth Management grant application for a subdivision design project to include storm water, street lighting, traffic calming, and other issues.

VII. ADJOURNMENT