

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – September 10, 2007
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Jim Brown, Commissioners Bruce Holte, John Molamphy, Janet Milne, Misty Slagle and Jared Taylor

ABSENT: Dan Ewert

STAFF: John Williams, Community Development and Planning Director; Carla Ahl, Planning Technician; and Jill Thorn, Planning Staff

OTHERS PRESENT: Pat Sisul

I. CITIZEN INPUT None

II. PUBLIC HEARINGS

MLP 07-06 – McCollum – 645 N Ivy Street - The applicant is requesting approval to partition one vacant 24,082 square foot parcel zoned R-1 (Low Density Residential) into three separate parcels. Parcel 1 would contain 7,881 sq ft, parcel 2 would contain 7,891 sq ft and parcel 3 would contain 8,310 sq ft.

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.

Carla Ahl presented the staff report. The subject property is located at 645 N. Ivy Street. The parcel is zoned R-1 (LDR) with a Comprehensive Plan designation of R-2 (HDR). Surrounding properties are zoned R-1 (LDR) except for the property to the west which is zoned R-2 (HDR). All surrounding properties have a Comprehensive Plan designation of R-2 (HDR).

There are two driveway accesses located on the property. The applicant has proposed to close the northern driveway and consolidating all three accesses into the driveway on the south side of the property, creating 2 flag lots. Access spacing standards are met because no new driveways will be created. A 30' reciprocal access easement shall be recorded with the deed to provide access to parcels # 1 and # 2.

There are two existing sanitary services located on N. Ivy St. one will serve parcel #3 and the other will be abandoned. Service for parcels # 1 and #2 will come from N. Holly St. Water service for parcels #2 and #3 are existing on N. Ivy, two new services will be established to serve parcel #1 and for the future development of tax lot #5000. Storm water will be managed on site as necessary to comply with City of Canby and DEQ standards.

The property is zoned R-1 (Low Density Residential) with a Comprehensive Plan designation of R-2 (High Density Residential). Adjacent property to the south, east and north is currently zoned R-1 (LDR), the property to the west is zoned R-2 (HDR). The Comprehensive Plan designation for all surrounding property is R-2 (HDR). The R-1 designation requires a minimum of 7,000 sq ft; this application would meet that requirement.

There are existing curbs and sidewalks along the frontage of N. Ivy St, the applicant have proposed removing the northern driveway and consolidating the accesses to the south. This would require the curb and sidewalk to be repaired as necessary.

On May 8, 2006 the Planning Commission heard an application by Cutsforth Real Estate LP to change the R-1 (Low Density Residential) designation to the Comprehensive Plan designation of R-2 (High Density Residential). After hearing the staff report and testimony from neighbors, the Planning Commission voted to recommend denial of the zone change to the City Council. Prior to the June 7, 2006 hearing by the City Council the application was withdrawn and no further action was taken by the City.

Chair Brown asked about the fire turn around. Mr. Williams responded that was the reason for Condition 13.

Chair Brown asked if it was the intent the driveway to become a private street. Mr. Williams said the applicant should be able to respond to that question.

Applicant: Pat Sisul of Sisul Engineering representing the applicant. Mr. Sisul said that the fire department standard was the fire truck could go up a driveway 150 feet and had 150 feet of hose. If the house was farther than that, then the house would have to have fire sprinklers.

He said the design of the driveway was not intended to go through and there would probably be a fence at the end to carry out that intent.

Mr. Sisul had several conditions that he felt there should be modifications. Condition 14 was too open ended and doesn't state what needs to be done. He would like to see it re-worded.

Condition 17 makes sense to have the home face Ivy, but needed clarification.

Condition 4 needed to have parcel 3 added.

Condition 7 needed clarification that it was the public portion.

Conditions 18 and 22 should be dropped as they were the same as Conditions 13 and 15.

Mr. Sisul stated that water service for the site was needed and they would be looking at several options.

Proponents: None

Opponents: None

Rebuttal: None

Chair Brown closed the public hearing.

Chair Brown summarized the request for changes on the conditions as follows:

Condition 4 – add parcel 3

Condition 7 – after public sidewalk add “along N Ivy Street”

Condition 14 – remove “approved by” and replace with “the applicant demonstrates to the City of Canby that all reasonable alternatives have been exhausted”

And add Condition 14 “The City’s approval shall not be unreasonably withheld” at the request of Commissioner Taylor.

Condition 17 – add an additional sentence: “Alternative front yard setbacks apply on N Ivy Street frontage.”

Delete Condition 18 and 22.

Commissioner Taylor asked if there should be a condition regarding a fence to prevent traffic from cutting through the site.

Commissioner Slagle felt it could be handled when the adjoining property develops.

It was moved by Commissioner Milne to approve MLP 07-06 as amended on Conditions 4, 7, 14 and 17 and deleting Conditions 18 and 22. It was seconded by Commissioner Holte. Motion carried 6-0.

III. NEW BUSINESS

IV. FINDINGS

MLP 07-06 – McCollum - Commissioner Holte moved to approve the findings for MLP 07-06 as presented. Motion seconded by Commissioner Milne. Mr. Williams restated the changes to the conditions from the previous motion to approve the application. The motion passed 6-0.

V. MINUTES

August 27, 2007 - Commissioner Molamphy moved to approve minutes of August 27, 2007 as presented. Motion seconded by Commissioner Taylor and passed 5-0-1 with Commissioner Holte abstaining.

VI. DIRECTOR’S REPORT

Mr. Williams reported that the Street Maintenance task force would present a final draft on September 24 and there would be a public involvement piece in October before the report was presented to the City Council.

Mr. Williams announced the Design Standards task force would make presentations to property owners on October 11 and there would probably be a workshop for the Planning Commission at the second meeting in October.

Mr. Williams reported that the 13th Avenue traffic project will change traffic patterns. Traffic calming devices will be installed at four intersections.

VII. ADJOURNMENT