

**MINUTES**  
**CANBY PLANNING COMMISSION**  
7:00 PM – November 13, 2007  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

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**PRESENT:** Vice Chair Dan Ewert, Commissioners Bruce Holte, Janet Milne, Misty Slagle and Jared Taylor

**ABSENT:** Chair Jim Brown, Commissioner John Molamphy

**STAFF:** John Williams, Community Development and Planning Director; Melissa Hardy, Associate Planner and Jill Thorn, Planning Staff

**OTHERS PRESENT:** Michael Harn, Evan Harney

I. **CITIZEN INPUT** None

II. **PUBLIC HEARINGS** None

**III. NEW BUSINESS**

**Darcy's Country Estates Fence** – Mike Harn of Sequoia Homes, developer of Darcy's Country Estates presented drawings of the proposed fence for the subdivision and explained that it was different from the approved design and asked the Commission for permission to install the revised fence.

He said it was not possible to build the approved fence. He was seeking to change the wrought iron to cedar. He said because of the retaining wall at the back of the homes it was not reasonable to put the gate at each house as it would then require stairs and a stair rail. He said that the stone columns would not work with the layout of the sidewalk.

Commissioner Milne asked how the homeowners felt about the change.

Mr. Harn said that he generally heard from the homeowners the desire to have a fence to keep pets in the yard; security and headlights were of most concern.

Commissioner Ewert asked if there would be any change in the number of trees to be planted.

John Williams said the developer was required to plant one tree per unit. Mr. Harn said that would be done with no request for changes.

John Williams said that since the approval of the project the City had eliminated on-street parking on 3<sup>rd</sup> Avenue thus it made sense to remove the gates on that street.

Commissioner Milne asked about eliminating gates on Cedar.

Mr. Harn noted that two property owners had installed fences and he would talk with them about removing them in order to put the new fence in place. He would suggest that they bring the height in alignment with the new fence.

Mr. Harn said he was requesting elimination of all gates because of the grade and conversations with homeowners.

Commissioner Ewert asked for the reasons for eliminating the stone columns which would delineate each unit.

Mr. Harn felt the new design would look better with fewer columns.

Commissioner Milne felt 100 feet between the columns would not work.

Commissioner Holte liked the gates and columns but was okay with replacing the wrought iron with cedar.

Mr. Harn said he was willing to put 11 columns on 3<sup>rd</sup> Avenue at lots 16, 17/18; 19/20; 21/22; 23/24; 25/26; 27/28; 29/30; 31 and 32. And columns on Cedar at lots 32; 33/34; 35/36; and 38.

Commissioner Holte moved to eliminate all the gates; replace the wrought iron with 4 foot clear natural stain finished cedar; and require the columns as outlined by the applicant. Commissioner Taylor seconded the motion. The motion passed 5-0.

**Discussion of Exterior Lighting Standards project** - City Staff is requesting direction from the Planning Commission concerning initiation of an amendment to the City of Canby Land Development and Planning Ordinance (Title 16), for the purpose of amending Canby's exterior lighting regulations.

After discussion the Commission felt that light trespass, light pollution, on-site lighting design uniformity, lighting design themes, residential exterior lighting and other types of land use standards to regulate exterior lighting located on commercial and residential properties were all issues to be looked and by staff.

Commissioner Taylor moved that the staff should come back to the Commission with amendments to the Development code in regard to lighting standards. Commissioner Holte seconded the motion. The motion passed 5-0.

**Update on Street Maintenance Funding project** – John Williams said that a task force of local citizens and business people had worked for months studying street maintenance needs. Estimates are that \$450,000 a year is required to get the job done. The task force is recommending that citizens and businesses pay for the work with a fee on utility bills of \$5 a month for a single-family home and \$5 to \$30 a month for most businesses and a 3 cent per gallon tax on gasoline sold within the city limits. Four public town hall meetings are scheduled throughout the city.

#### **IV. FINDINGS**

**DR 07-08 Wilco Farm Store** - Commissioner Milne moved to approve the findings for DR 07-08 as presented. Motion seconded by Commissioner Slagle. The motion passed 4-0-1 with Commissioner Holte abstaining.

**DR 07-09 Kendal Floral Supply** - Commissioner Milne moved to approve the findings for DR 07-09 as presented. Motion seconded by Commissioner Taylor. The motion passed 4-0-1 with Commissioner Holte abstaining.

**V. MINUTES**

**October 22, 2007** - Commissioner Taylor moved to approve minutes of November 13, 2007 as presented. Motion seconded by Commissioner Slagle and passed 4-0-1 with Commissioner Holte abstaining.

**VI. DIRECTOR'S REPORT** John Williams announced that the November 26<sup>th</sup> Planning Commission meeting would be held in the Conference Room in City Hall. The consultants will make a presentation on the Downtown Design Standards.

**VII. ADJOURNMENT**