MINUTES CANBY PLANNING COMMISSION

7:00 PM – June 23, 2008 City Council Chambers – 155 NW 2nd Avenue

PRESENT: Vice Chair Jan Milne, Commissioners Bruce Holte, Misty Slagle and Jared Taylor

ABSENT: Chair Dan Ewert

STAFF: Melissa Hardy, Associate Planner; and Jill Thorn, Planning Staff

OTHERS Pat Sisul, Tom Scott, Scott Sasse, and Travis McRobbie

PRESENT:

I. CITIZEN INPUT None

II. PUBLIC HEARINGS

ANN 08-04 – Willow Creek – CONTINUED PUBLIC HEARING FROM JUNE 9, 2008 - ANN 08-04 – Willow Creek – South of SE 13th Ave and Ackerman Middle School, east of S Ivy Street and west of the Tofte Farms Phase 3 subdivision. The property is 14.88 acres. Tax lot 4700 is 9.56 acres and is designated Low Density Residential (R-1) in the Canby Comprehensive Plan. Tax lot 4900 (1.3 acres); tax lot 5000 (1.72 acres); and tax lot 5100 (1.65 acres) are all designated Medium Density Residential (R-1.5) in the Canby Comprehensive Plan.

Vice Chair Milne 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, Commissioner Holte stated he had had conversations with a couple of neighbors and visited the site, but had formed no opinion. All other Commissioners state no ex-parte contact. No questions were asked of the Commissioners.

Melissa Hardy presented the May 29, 2008 staff report and June 23, 2008, memorandum for the record. She stated the site is within the Urban Growth Boundary and the City limits surround the property. She stated that, if annexed, the easterly 9.56 acres is designated to be zoned Low Density Residential and the remaining westerly 5.32 acres is designated to be zoned Medium Density Residential.

Ms. Hardy summarized comments received. The Traffic Safety Commission had no comment. The Bike and Ped Committee would like to have sidewalks and bike lanes installed. Ms. Hardy stated that street improvements are required by code at the time the property is developed. A citizen comment was received expressing concerns about weeds on the property. Ms. Hardy stated that once annexed to the City, the noxious weed provisions of the Code would apply. The Tofte Farms Home Owners Association commented that the land use plan that was shown at the neighborhood meeting had their approval. Ms. Hardy stated that if the property is annexed, all development of the property would be required to meet city codes. Another citizen expressed concerns about traffic. Ms. Hardy stated that if the property is annexed into the city, transportation issues will be addressed if the property is developed.

Ms. Hardy stated that staff concluded the application meets all approval criteria.

Applicant: Tom Scott, representing Willow Creek Estates, Inc., stated that previous applications for annexation of the large site had failed. This time all of the property owners are cooperating in the hope the annexation request would pass when presented to the voters. He stated the large parcel was not being farmed as there was no water on the site or access to water was not available.

Mr. Scott stated that if annexed in November of 2008, the earliest that the property would be ready to develop would be in the spring of 2010 and occupancy in the fall of 2010.

Commissioner Taylor asked if the plan that had been shown to the home owners association was available. Pat Sisul put the plan on display.

Mr. Scott said the plan showed the street and utility systems. He said the advantage of the properties being included together allowed for better access.

Vice Chair Milne asked if Mr. Scott owned the corner property. Mr. Scott said he did not.

Proponents: Travis McRobbie stated he was one of the other property owners and was in favor of the annexation.

Opponents: None

Rebuttal: None

Vice Chair Milne closed the public hearing.

Commissioner Holte stated he agreed the annexation should pass.

Commissioner Slagle stated that since the site was surrounded by the City, it should be annexed and felt the application met all the criteria.

Commissioner Taylor stated that there had been three annexation requests in the last two months, but there was no reason to deny the application.

Vice Chair Milne stated she felt all the criteria were met, with the possible exception of criteria 2. She was not sure the need existed at this time, but if the voters approve it in November of 2008, it still would be a couple of years before development would occur. She felt with all the activity in the industrial park, more housing would be needed, thus criteria 2 would be met in time. She stated that the traffic issues would be handled when the development occurred.

It was moved by Commissioner Holte to approve ANN 08-04 as presented, and recommend the City Council put the issue to the electorate. It was seconded by Commissioner Slagle. The motion passed 4-0.

III. NEW BUSINESS None

IV. FINDINGS

ANN 08-03 – Jarboe - Commissioner Slagle moved to approve the Findings, Conclusion and Order for ANN 08-03 as presented. Motion seconded by Commissioner Taylor and passed 4-0.

ANN 08-04 – Willow Creek - Commissioner Holte moved to approve the Findings, Conclusion and Order for ANN 08-04 as presented. Motion seconded by Commissioner Taylor and passed 4-0.

V. MINUTES

June 9, 2008 - Commissioner Taylor moved to approve minutes of June 9, 2008 as corrected. Motion seconded by Commissioner Slagle and passed 4-0.

VI. DIRECTOR'S REPORT

Melissa Hardy reported that she had inquired into the status of the proposed Rite Aid development, and was told they are in the process of applying for building permits.

Ms. Hardy said that a representative of the Public Works Department would be at the next meeting to report on the city's sidewalk project.

VII. ADJOURNMENT