

APPROVED
MINUTES
PLANNING COMMISSION

July 9, 2012
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Commissioners Sean Joyce, Charles Kocher, John Proctor, Misty Slagle

ABSENT: Commissioners Randy Tessman, and Tyler Smith

STAFF: Bryan Brown, Planning Director and Laney Fouse, Planning Staff

OTHERS: City Councilor Brian Hodson, Robert Price, Ron Berg and Craig Gingerich

1. CALL TO ORDER

Chair Ewert called the meeting to order at 6:00 pm.

2. CITIZEN INPUT ON NON-AGENDA ITEMS: None

3. PUBLIC HEARING:

- a. Consider a request from **Hope Village, Inc.** for approval to: (1) Annex 0.79 acres of land in two tax lots owned by Hope Village; (2) Amend the Comprehensive Plan Land Use Map from Residential-Commercial (RC) to High Density Residential (HDR) to accommodate planned senior housing; and (3) Change the zone district from Clackamas County Exclusive Farm Use (EFU) to City of Canby High Density Residential (R-2).(ANN 12-01/CPA 12-01/ZC 12-01) Staff: Bryan Brown, Planning Director

Chair Ewert read the public hearing format. Commissioners stated they had no conflict of interest. Commissioners stated they had no exparte contact.

Bryan Brown, Planning Director entered his report into the record for the annexation of .79 acres of land in two tax lots owned by Hope Village. He said in order to get the high density zoning for this property the Comprehensive Plan needed to be amended. A zone change is also needed because the property is currently designated Clackamas County Exclusive Farm Use and needs to be designated City of Canby High Density Residential.

Mr. Brown said there will be no major issues with traffic. He also stated that a Development Concept Plan exception/waiver was granted by Council. This site, he said, can adequately be served by the utilities near the site and there are no adverse impacts or a need for traffic mitigation.

Mr. Brown said South Ivy Street should stay under the county's jurisdiction. He said the Annexation Land Supply analysis indicates need for R-2 zoning; public input supports application; the project seems to be noncontroversial; a neighborhood meeting was held and questions that were raised were adequately addressed, and staff received input from the City Engineer and utility agency.

Mr. Brown said there were no conditions placed on this project and staff recommends that the Planning Commission recommend the Council approve this for submission to electorate for a vote of the people.

Commissioner Joyce asked about the rezoning and if what utilities would impacted going further south.

Bryan - Any development

Lift station and where it's going to go.

Chair Ewert ask how many landowners are there in the 65 acres.

Mr. Brown explained how the annexation is set up – address the 65 acres and how the infrastructure is going to be handled

Chair Ewert asked at what point do we pull South Ivy St under our wing.

Mr. Brown said, when the other property is annexed we might consider it.

Chair Ewert asked about the county's regulations for sidewalks, etc., and would we be following City standards or county standards.

Mr. Brown said we were not certain at this point because the County didn't voice anything at this time, we don't know if it will be our standards or theirs and the City was not interested at this time.

Commissioner Kocher asked if any other driveway access was planned.

Mr. Brown said no driveway is planned at this time.

Applicant Robert Price, Hope Village representative said Mr. Brown's staff report and verbal deliver pretty much covered everything. Mr. Price explained that Hope Village was out of room and space to expand and this is what they anticipated doing. Mr. Price said the existing utilities will be able to serve this area. Mr. Price said there are sixteen property owners left to deal with that DCP issue.

Commissioners had no questions.

Chair Ewert closed the public hearing.

Commission Proctor moved the Planning Commission recommend to the City Council that:

1. ANN 12-01 be approved for submission to the electorate for a vote of the people;
2. That the accompanying Comprehensive Plan Amendment changing the Land Use Plan Map from the RC Residential Commercial designation to the HDR High Density Residential designation be approved; and,
3. Upon annexation, the zoning of the subject property be designated as R-2 High Density Residential.

Commissioner Joyce seconded the motion. Motion passed 5/0.

4. NEW BUSINESS - None

5. FINAL DECISIONS - NONE

6. MINUTES

- a. Approval of June 4,2012 Special Planning Commission Minutes

Commissioner Kocher moved to adopt the June 4, 2012 minutes as written. The motion was seconded by Commissioner Proctor. The motion passed 4/0 with one abstention.

7. ITEMS OF INTEREST/REPORT FROM STAFF

- a. Fred Meyer Fuel Station on next meeting agenda. Mr. Brown said there has been a lot of interest.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION - None

9. ADJOURNMENT: 6:45p.m.