

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – December 14, 2015
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Commissioners John Savory, Larry Boatwright, John Serlet, Kris Rocha, and Derrick Mottern

ABSENT: Shawn Hensley and Tyler Smith

STAFF: Bryan Brown, Planning Director

OTHERS: Peter Hostetler and Clint Coleman, Council liaison

1. CALL TO ORDER

Chair Savory called the meeting to order at 7:00 pm.

2. CITIZEN INPUT – None

3. MINUTES

- a. November 23, 2015 Planning Commission Minutes

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Mottern to approve the November 23, 2015, minutes as written. Motion passed 5/0.

4. PUBLIC HEARING

- a. Consider a Minor Land Partition application, (MLP 15-03–Peter Hostetler). The applicant proposes to partition a parcel located at 483 S Redwood Street creating a second parcel, zoned M-1 Light Industrial.

Chair Savory opened the public hearing and read the public hearing format. He asked if any Commissioner had a conflict of interest or ex parte contact to declare. There was none.

Bryan Brown, Planning Director, entered his staff report into the record. The site was located on the northwest corner of the intersection of SE Township and S Redwood streets. The proposal was for a new property line near the middle of the parcel resulting in Lot 1 with an existing building and Lot 2 would be vacant. No additional development was being proposed at this time. It was being partitioned to create a separate, sellable tract of land. No public improvements were required and the sewer and water connections could be permitted during the building permit process. NW Natural Gas stated service was available at the site. No public comments were received. He then reviewed the conditions of approval.

Applicant: Peter Hostetler, Canby resident, did not think there was a need for a tree easement as required in the conditions of approval as the surrounding properties had already been developed

and a lot of those developments did not have trees. He had no problem providing a plan for planting trees but providing an easement seemed excessive.

Mr. Brown said the Code required a 12 foot wide tree easement to give the City authority to plant the street trees on private property due to the curb tight sidewalks.

Mr. Hostetler said the neighboring property had pavement all along the property line and he did not think street trees could be planted there. He had developed other properties on Redwood and the street tree easement had never been brought up before. If they wanted to keep things similar, it had not been done previously and would be inconsistent in the neighborhood.

Mr. Brown said this was a requirement in the Code today and they could not do anything about past development. The only opportunity to get trees on the other properties was if they submitted an application to build or divide the property.

Mr. Hostetler did not have a problem with planting the trees; it was the easement that he had a problem with, especially in trying to sell the property in the future.

There was discussion regarding the change in Code that required the City to plant street trees instead of developers. Mr. Brown clarified it made sure the right tree went into the right location and it helped with maintenance and replacement of trees which was why an easement was required for street trees on private property.

Proponents: None.

Opponents: None.

Neutral: None.

Rebuttal: None.

Chair Savory closed the public hearing.

Commission Deliberation:

Commissioner Serlet understood the concern regarding the easement, but agreed they should follow the current Code.

Motion: A motion was made by Commissioner Rocha and seconded by Commissioner Boatwright to approve MLP 15-03–Peter Hostetler with the conditions as presented by staff. Motion passed 5/0.

5. NEW BUSINESS

a. Planning Commission Policies and Procedures (By-Laws)

Mr. Brown said there was discussion at the last Commission meeting regarding whether or not to have a policy on leave of absences. This came up due to Commissioner Smith’s job and that it would be 12 to 14 months before he could return to the Commission. The question was whether or not that was reasonable and if a leave of absence policy should be adopted. He had proposed some language for such a policy. He also asked if the Commission wanted to add that if a Commissioner missed more than three consecutive meetings it could either be reported to the Mayor or the Commission would have the option to consider replacing the member.

Chair Savory was in favor of leaving things as they were as there had not been problems with having a quorum at meetings and he wanted to keep the current flexibility.

There was consensus to continue with the current approach and to leave the option open to take action on absences if it became necessary.

6. FINAL DECISIONS

a. MLP 15-03 Peter Hostetler

This item was not discussed.

7. ITEMS OF INTEREST / REPORT FROM STAFF

a. Next regular Planning Commission meeting scheduled for Monday, December 28, 2015

- 1. Pioneer Property Minor Land Partition – Mr. Brown said this was the only agenda item for December 28.

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

9. ADJOURNMENT

Motion: Commissioner Rocha moved for adjournment, Commissioner Serlet seconded. Motion passed 5/0. Meeting adjourned at 7:37 pm.

The undersigned certify the December 14, 2015 Planning Commission minutes were presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 11th day of January, 2016

Bryan Brown, Planning Director

Laney Fouse, Meeting Recorder