

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – December 28, 2015
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Commissioners John Savory, Larry Boatwright, Shawn Hensley, John Serlet, and Derrick Mottern

ABSENT: Kris Rocha and Tyler Smith

STAFF: Bryan Brown, Planning Director

OTHERS: Joe Turner, Tracie Heidt, Clint Coleman, John Middleton

1. CALL TO ORDER

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

2. CITIZEN INPUT – None

3. MINUTES

- a. December 14, 2015 Planning Commission Minutes

These minutes had not yet been prepared and were not available for approval.

4. PUBLIC HEARING

- a. Consider a request from Pioneer Property for a Minor Land Partition to create three parcels from two existing parcels zoned M-2 Heavy Industrial located at 175 and 185 Hazel Dell Way (MLP 15-04).

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. This was a request for a minor land partition located on Hazel Dell Way which was east of Sequoia Parkway. The partition involved two existing parcels equal in size to be reconfigured into three parcels. The westernmost parcel would be divided into two. Access to the parcels would be on Hazel Dell and an existing 30 foot access easement that was currently serving the eastern property. The eastern property currently had a Pioneer Pump outdoor storage area on it. Parcel 2 was currently being utilized as the Canby Area Transit parking lot. A stormwater detention facility was also in that area and there was another detention facility near Hazel Dell. The application was in conformance with the Comprehensive Plan and development standards in the Code. It was also subject to the Canby Industrial Overlay Zone, however no development standards applied to this partition. No new roads were being proposed due to the easement and there was no issue with driveway spacing. The City Engineer stated all necessary public improvements were already

available to serve these lots. The Transit Director would like to have a sidewalk along the access easement if the City did purchase the property and a transit building was constructed so people could access the building. That was an improvement to be addressed at a future time. Because of the 30 foot wide paved access easement, a shared easement and maintenance agreement would be required applicable to each parcel. Street trees were already installed along the frontage of Hazel Dell and a street tree easement would be required unless the applicant can confirm that the existing street trees in the planter strip are located in the public right-of-way. He then reviewed the conditions of approval. Staff recommended approval of the request.

Applicant: Joe Turner, Florida resident, was one of the founders and members of Pioneer Properties and he founded Pioneer Pump. When the access was put in there were some utilities in the way and the road had to be moved over slightly to Lot 16. They would like to move the property line to the middle of the access road to the end of the property. Canby Area Transit approached them to build a bus parking lot and an agreement was made to do so. Canby Area Transit was leasing the land until the partition was approved, and then they were planning to sell the lot to the City. The shared easement agreement was being prepared by lawyers.

Proponents: None.

Opponents: None.

Neutral: None.

Rebuttal: None.

Chair Savory closed the public hearing.

Motion: A motion was made by Commissioner Boatwright and seconded by Commissioner Hensley to approve MLP 15-04–Pioneer Property with the conditions as presented by staff. Motion passed 5/0.

5. NEW BUSINESS – None

6. FINAL DECISIONS

a. MLP 15-03 Peter Hostetler

Motion: A motion was made by Commissioner Boatwright and seconded by Commissioner Serlet to approve the final decision for MLP 15-03–Peter Hostetler as written. Motion passed 5/0.

b. MLP 15-04 Pioneer Property

Motion: A motion was made by Commissioner Boatwright and seconded by Commissioner Hensley to approve the final decision for MLP 15-04–Pioneer Property as written. Motion passed 5/0.

7. ITEMS OF INTEREST / REPORT FROM STAFF

- a. Next regular Planning Commission meeting scheduled for Monday, January 11, 2016
 - 1. Premier Gear Site & Design Review and Conditional Use Permit – Mr. Brown gave a background on this agenda item for the January 11 meeting.

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

9. ADJOURNMENT

Motion: Commissioner Serlet moved for adjournment, Commissioner Hensley seconded. Motion passed 5/0. Meeting adjourned at 7:25 pm.

The undersigned certify the December 28, 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

Assisted with Preparation of Minutes – Susan Wood