

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – March 14, 2016
City Council Chambers – 155 NW 2nd Avenue

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

ABSENT: Tyler Smith

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

OTHERS: Pat Sisul, Ralph Netter, 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. January 11, 2016 Planning Commission Minutes

Motion: A motion was made by Commissioner Rocha and seconded by Commissioner Serlet to approve the January 11, 2016, Planning Commission minutes. Motion passed 6/0.

4. PUBLIC HEARING

- a. Consider a request to subdivide 8.86 acres, located east of 1866 SE 13th Avenue, into 36 lots, over 3 phases. (SUB 16-01 Ralph Netter, Faist 7, 8, 9 Subdivision)

Chair Savory opened the public hearing and read the public hearing format.

Bryan Brown, Planning Director, entered his staff report into the record. Mr. Brown said this is a multi-phase subdivision and there is a preliminary plat showing how it would be divided into three phases. It would take many years before it was built out. He explained the site location, development concept plan, subdivision design, street extensions, and public utility extensions. The City was using SDCs for the sewer lift station needed to serve the next two phases. The applicant would be contributing SDCs for parks rather than dedicating land. The initial phase would be developed immediately and the next phases would not happen until the lift station was in place and they could secure additional right-of-way for the extension of 10th Place from the adjacent school property. One of the conditions of approval was dedicating the right-of-way along SE 13th Avenue to bring it up to an arterial standard. He discussed the streets that would connect to SE 13th Avenue and the spacing separation requirements. The proposed streets were slightly closer together than met the standard, but it was the best and most suitable arrangement and fit in with the other street spacing along 13th Avenue. New underground injection wells

would be built and a stormwater analysis with DEQ would need to be done. He then discussed the conditions of approval. He suggested modifying Condition #17, ending the sentence with “the applicant shall construct DEQ approved drywells” or the condition could be deleted. For Condition #24, instead of saying subdivision final plat for Phase 1, it should say subdivision final plan for the first phase. Condition #28 should say first phase rather than Phase 1 as well. Staff recommended approval of the application.

Applicant: Pat Sisul, Sisul Engineering, represented the applicant, Ralph Netter. Mr. Netter had owned this property for ten years. He planned to build the subdivision over time, continuing with the 7, 8, 9 Faist additions. The whole area had been master planned so the streets would align and be built in a logical manner. There would be two points of access to SE 13th Avenue, which was a requirement for the density vs. access section of the Code. Phase 1 would be development of six lots and continuation of 11th Avenue. All of the utilities to serve the lots were available, and they would be able to use gravity sewer from 11th Avenue. He had discussed developing more lots and bringing the sewer in on the property lines, but staff said it would be difficult to maintain and they settled with developing only the six lots for now and the future lots would drain east to the pump station once it was available. Water and storm drainage was available for the six lots as well as other franchise utilities. The applicant would also dedicate right-of-way along 13th Avenue. The six lots was phase 7, and he explained the proposed phase 8 development, road extensions and improvements, and water line extension. That phase would be contingent on sewer being available. He then explained the proposed phase 9 development and the two contingencies before the development happened which included availability of sewer and additional right-of-way from the School District to allow two way traffic on 10th Place. He explained how the rest of the streets were planned in the concept plan area. There was a one acre park proposed nearby, which was why no park land needed to be dedicated for this subdivision. There were other park areas, the school property, and a bike trail in the area as well. There were two options for the sanitary sewer from Sequoia Parkway, one was to secure easements from the neighbors to bring a sewer line down following the street pattern and the other was to bring the sewer out to 13th Avenue and connect to the City installed sewer. The developer would be responsible to bring the sewer from the project to the City main in Sequoia Parkway and the City would continue the main from Sequoia down to the pump station. His preference was to go through the private easements, but if they could not get the easements it would go through 13th Avenue.

There was discussion regarding the options for the sewer connection.

Mr. Sisul said the pump station would be up and operational in 18-24 months. He showed on the subdivision map where the other utilities were available. The area had been shadow platted and he anticipated with future development of tax lot 800, there could be an additional six lots that

could be developed. The applicant had worked through the development concept plan and this proposal was consistent with the plan.

Proponent, Opponent, and Neutral Testimony: None.

Chair Savory closed the public hearing.

Motion: A motion was made by Commissioner Hensley and seconded by Commissioner Serlet to approve SUB 16-01, eliminating Condition #17 and amending Conditions #24 and #28 as recommended by staff. Motion passed 6/0.

5. NEW BUSINESS – None

6. FINAL DECISIONS

- a. SUB 16-01 Ralph Netter, Faist 7, 8, 9 Subdivision

Motion: A motion was made by Commissioner Hensley and seconded by Commissioner Rocha to approve the final decisions for SUB 16-01 with the same changes as the previous motion. Motion passed 6/0.

7. ITEMS OF INTEREST / REPORT FROM STAFF

- a. Next regular Planning Commission meeting scheduled for Monday, March 28, 2016
b. Staff is preparing the budget for next fiscal year which is due on Friday, March 25, 2016

Mr. Brown said there would be a meeting on March 28 to discuss a Historic Review Board membership change. Staff was finalizing next fiscal year's budget.

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

ADJOURNMENT

Motion: Commissioner Hensley moved for adjournment, Commissioner Rocha seconded. Motion passed 6/0. Meeting adjourned at 7:54 pm.

The undersigned certify the March 14, 2016 Planning Commission minutes were presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 9th day of May, 2016

Bryan Brown, Planning Director

Laney Fouse, Meeting Recorder

Assisted with Preparation of Minutes – Susan Wood