



## PLANNING COMMISSION

### Meeting Agenda

Monday, July 9, 2018

7:00 PM

City Council Chambers – 222 NE 2<sup>nd</sup> Avenue

**Commissioner John Savory (Chair)**

**Commissioner Larry Boatright (Vice Chair)**

**Commissioner John Serlet**

**Commissioner Derrick Mottern**

**Commissioner Tyler Hall**

**Commissioner Shawn Varwig**

**Commissioner Andrey Chernishov**

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**PRESENT:** Commissioners John Savory, Larry Boatright, John Serlet, Derrick Mottern, Tyler Hall, Shawn Varwig, and Andrey Cherishnov

**ABSENT:** None

**STAFF:** Bryan Brown, Planning Director, and Laney Fouse, Recording Secretary

**OTHERS:** Bill Hill, Bob Taylor, Janet Sanders, Bob Cambria, Jackie Jones, Butch Busse, Regina Taylor, Scott Sanders, Scott Speer, Micki Paul, Julie McKeon, Melody Acres, Scott & Teresa Sasse, Roger Steinke, Richard & Katie Montecucco, Jason Montecucco, and Doug Thomas.

**1. CALL TO ORDER**

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

**2. CITIZEN INPUT ON NON-AGENDA ITEMS – None**

**3. MINUTES**

- a. Approval of Planning Commission Minutes for June 25, 2018.

*Motion:* A motion was made by Commissioner Mottern and seconded by Commissioner Varwig to approve the June 25, 2018 Planning Commission minutes. Motion passed 7/0.

**4. NEW BUSINESS – None**

**5. PUBLIC HEARING**

*(To testify, please fill out a testimony/comment card and give to the Recording Secretary.)*

1. Consider a request for a Site & Design Review (Type III), Conditional Use Permit (Type III), Planned Unit Development (Type III), and Subdivision (Type III) application (**DR 18-03/CUP 18-03/PUD 18-01/SUB 18-02 Canby Townhomes**). Applicant proposes to develop a 2.59 acre site, zoned CR (Residential- Commercial) with 30 townhomes (single-family dwellings with common-wall construction) at the corner of SE 13<sup>th</sup> Avenue and S Ivy Street.

Bryan Brown, Planning Director, said the City had received a request to check the zoning on this property. He proceeded to explain how a Comprehensive Plan amendment took place in 2003 and that amendment added an area of special concern that was located on this subject property. It indicated the property would be suitable for C-R zoning and the C-R zone for the property was established in the Comprehensive Plan. However, staff could find no record of a zone change on the zoning map. The property was still zoned R-1 as it was when it was annexed into the City. Ordinance 1120 had changed the designation on the Comprehensive Plan map for future use of the property, but the C-R zoning had not been changed. The Commission did not have the option to review this application tonight because in the R-1 zone, single family attached common wall use was not allowed. This application needed to be

postponed until the applicant submitted a zone change application. He had contacted the applicant, who acknowledged and agreed that the only solution was to delay. With that in mind, they would wait for a rezoning application and staff would re-notice both the zone change and the applications that had been submitted. He did not know how long it would take the applicant to adequately prepare the application. He strongly recommended the Commission not take any public input tonight so all of the information related to this project was included in the record at one time.

**Motion:** A motion was made by Commissioner Varwig and seconded by Commissioner Hall to postpone the public hearing to allow the applicant time to process the zone change application. Motion passed 7/0.

**6. FINAL DECISIONS – None**

(Note: These are final, written versions of previous oral decisions. No public testimony.)

- a. **Final Findings DR 18-03/CUP 18-03/PUD 18-01/SUB 18-02 Canby Townhomes**

**7. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF**

- a. Next regularly scheduled Planning Commission meeting – Monday, July 23, 2018

Mr. Brown said there would be two items scheduled for the July 23 meeting. They were:

- Site & Design Review (Type III), application (**DR 18-05 Gustafson Professional Office Building**)
- Minor Land Partition (Type III) application (**MLP 18-03 City of Canby Pump Station**)

Chair Savory and Commissioner Hall would be absent at the July 23 meeting.

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

**8. ADJOURNMENT**

Motion: A motion was made by Commissioner Boatright and seconded by Commissioner Hall to adjourn the meeting. Motion passed 7/0. Meeting adjourned at 7:20 p.m.