

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – January 9, 2017
City Council Chambers – 222 NE 2nd Avenue

PRESENT: Commissioners John Savory, Larry Boatright, John Serlet, Derrick Mottern Tyler Hall, and Andrey Chernishov

ABSENT: Commissioner Shawn Varwig

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

OTHERS: Jason Bristol

1. CALL TO ORDER

Chair Savory called the meeting to order at 7:00 pm. He introduced the newest Planning Commissioner, Andrey Chernishov.

2. CITIZEN INPUT – None

3. MINUTES

- a. November 28, 2016 Planning Commission Minutes

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Hall to approve the minutes of November 28, 2016. Motion passed 6/0.

4. NEW BUSINESS – None

5. PUBLIC HEARING -

- a. Consider a request for a Zone Change to change current zoning at 548 N Locust St from R-1 Low Density Residential zone to R-2 High Density Residential zone (ZC 16-05)

Chair Savory opened the Public Hearing and read the Public Hearing Format.

Chair Savory asked if any Commissioner had a conflict of interest or ex parte contact to declare. Commissioner Serlet visited the site and a local community member spoke to him about the matter.

Bryan Brown, Planning Director, entered his staff report into the record. This was a rezoning request for 548 N Locust St from R-1 to R-2. The property adjacent to the site was in the R-2 zoning district and this request was a natural extension of the high density zoning on N Locust St. It was consistent with the Comprehensive Plan for the lot to transition and redevelop to a higher density. The applicant had no immediate plans to redevelop the site, but this was the first step to that eventuality. This lot was 11,761 square feet and had a single family house on it. The R-2 zone requires a minimum density of 14 dwelling units per acre, which would mean a 4 unit minimum on this

property. He showed maps of the subject site and how more of the surrounding lots could rezone to R-2. This request was in conformance with the Transportation Planning Rule as the Transportation System Plan had already taken into account the possible rezoning and additional traffic for this area. The Comprehensive Plan designated this area as an area of special concern which called for redevelopment in an orderly fashion to multi-family or duplex residential uses. This request was in accordance with the designation. Staff found the application met all of the criteria and that there was sufficient utility services capacity to serve the site when it redeveloped. Staff recommended approval of ZC 16-05.

There was discussion regarding height restrictions and how many units would be allowed on this size property. Mr. Brown did not think there would be any more than four dwelling units on the property, although there were several options for how the property could be redeveloped. The height restrictions were the same for R-1 and R-2, which was 35 feet and could accommodate a three story building.

Applicant: Jason Bristol, Canby resident, said the existing house was around 900 square feet and had been neglected. At some point in the near future, a lot of money would need to be put into the house or it would need to be demolished. It was a good location for high density and was designated for multi-family and duplexes. Putting another single family home on the property was not the best use of the property in the long term as it underutilized the lot and its potential. When redevelopment took place, there would be improvements to the frontage on Locust and sidewalks would be put in. There was other high density development in the area.

There was no additional testimony.

Chair Savory closed the public hearing at 7:27 pm.

Commissioner Serlet relayed the concerns of a local citizen who owned property nearby. She was concerned about changing the complexion of the area and how it would affect the livability and suitability of the current residents.

Chair Savory said the nature of the neighborhood was that it would be changing to higher density. The current home was in disrepair. Putting in another single family home would not fit into the neighborhood any better than a couple of duplexes would.

Motion: A motion was made by Commissioner Boatright and seconded by Commissioner Hall to approve ZC 16-05. Motion passed 5/1 with Commissioner Serlet opposed.

6. FINAL DECISIONS

a. CUP/VAR 16-02 Scott & Teresa Sasse, Puddin' River Chocolates

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Mottern to approve the final decisions for CUP/VAR 16-02 Scott & Teresa Sasse, Puddin' River Chocolates. Motion passed 6/0.

7. ITEMS OF INTEREST / REPORT FROM STAFF

- a. Next regular Planning Commission meeting scheduled for Monday, January 23, 2017.

Mr. Brown discussed what was scheduled for the January 23, 2017 meeting.

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

9. ADJOURNMENT

Motion: Commissioner Mottern moved for adjournment, Commissioner Hall seconded. Motion passed 6/0. Meeting adjourned at 7:37 pm.