

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – Monday, May 8, 2017
Council Chambers – 222 NE 2nd Avenue

PRESENT: Commissioners John Savory, Larry Boatright, John Serlet, Tyler Hall, and Shawn Varwig
ABSENT: Derrick Mottern and Andrey Chernishov
STAFF: Bryan Brown, Planning Director, and Laney Fouse, Planning Staff
OTHERS: Ron Pacholl, Bob Backstrom, Clint Coleman, and Councilor Liaison Tyler Smith

1. CALL TO ORDER

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

2. CITIZEN INPUT

Clint Coleman, Canby resident, said the Traffic Safety Commission worked on a number of community issues. With the Northwood development being built out, new homes on Pine Street, the N. Redwood Master Plan, and new apartments on Territorial, one solution to slowing traffic down was digital speed signs. He also suggested consideration of a four way stop on Redwood and Territorial and a pedestrian crossing on Territorial to the future dog park. The Traffic Safety Commission also worked with the neighbors around the Sequoia Street Bridge and the City to add patrols and signs. They wanted to help the Planning Commission's efforts.

Bob Backstrom, Canby resident, discussed how the traffic had increased in Canby and crime had also increased. Canby was changing and they needed to pay attention to it and plan for growth accordingly. They could no longer ignore the City was expanding with more developments and more traffic. The traffic studies the City required did not tell the whole story. There needed to be a livability impact study for new developments. Calming City streets needed to be a major consideration and they needed to advocate for Canby residents. He suggested the City do a survey regarding livability and traffic issues.

3. MINUTES

- Approval of the March 13, 2017 Planning Commission Minutes

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Varwig to approve the March 13, 2017 Planning Commission minutes. Motion passed 5/0.

- Approval of the April 10, 2017 Planning Commission Minutes

Motion: A motion was made by Commissioner Varwig and seconded by Commissioner Boatright to approve the April 10, 2017 Planning Commission minutes. Motion passed 5/0.

4. NEW BUSINESS – None.

5. PUBLIC HEARING

- a. Consider a request for a Minor Land Partition to partition 496 NE 3rd Ave to create separate lots for a single family home and a duplex. **(MLP 17-01 Pacholl)**

Chair Savory opened the public hearing and read the public hearing format. He asked if any Commissioner had ex part contacts or conflicts of interest to declare.

Commissioner Serlet drove by the site every day.

Bryan Brown, Planning Director, entered his staff report into the record. This was a request for a minor land partition at 496 NE 3rd Avenue. There were two existing structures on the property and the intent was to divide the property in half. The property was zoned R-2 which had a minimum of 14 units per acre. Since it was a fully developed lot, the units per acre were not applicable. The resulting lots were larger than normal in this zone. Staff thought the land partition was appropriate because it would be less non-conforming and closer to the higher density that was expected. There had to be separate utilities to the two structures and there would be a utility easement on the western portion of parcel 1 that would serve parcel 2. The rear yard setback from the new proposed property line was met. They also met the interior side yard setbacks and complied with the front setbacks. The driveway on 3rd Avenue needed a condition of approval to be paved 20 feet into the lot. One written comment was received from the public, from Jason Bristol. He had no problem with this request, but mentioned the driveway issue and said there was a five to six foot tall chain link fence across the property on 3rd Avenue. This fence had been moved onto the property line when the City installed sidewalks on 3rd and 4th Avenues. A chain link fence should not be taller than three and a half feet and it could be a Code Enforcement issue. The chain link fence did not have the same negative impacts that a wood screening fence did, however chain link did affect site views and posed reflection issues in low lighting conditions. He asked for direction on the fence. Also there was an existing pole in the sidewalk. At the time the sidewalk was put in, leaving in the pole conformed to ADA standards for width, however the standards had changed and it no longer had the width required. It was hard for cities to keep up with the changing regulations and it would be a big expense to move the pole. A portable garden shed was on the 4th Avenue frontage which also did not conform. It might be time to move it to conform to current codes. No new development was being requested and no street or utility improvements were required. Staff recommended approval subject to the conditions of approval.

Applicant: Ron Pacholl, Canby resident, owned this property. The garden shed had been removed. The chain link fence was put in several years ago. It was a four foot fence that was set on a one to one and a half foot concrete wall. Paving the driveway was fine.

Proponents: None.

Opponents: None.

Rebuttal: None.

Chair Savory closed the public hearing.

Commissioner Deliberation:

Commissioner Serlet said he thought the code violations should be grandfathered in as acceptable as people should not be penalized when the codes changed periodically. Commissioners Boatright and Varwig agreed that the fence and the pole should be left as is.

Motion: A motion was made by Commissioner Boatright and seconded by Commissioner Serlet to approve MLP 17-01 Pacholl subject to the conditions of approval and to grandfather in the fence and the pole. Motion passed 5/0.

6. FINAL DECISIONS

a. MLP 17-01 Pacholl Minor Land Partition

Motion: A motion was made by Commissioner Boatright and seconded by Commissioner Varwig to approve the final decisions for MLP 17-01 Pacholl. Motion passed 5/0.

7. ITEMS OF INTEREST / REPORT FROM STAFF

Mr. Brown said there would be a Joint Council and Planning Commission Work Session on May 17 to discuss the land needs analysis. Currently there were no land use cases for the next meeting's agenda.

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

9. ADJOURNMENT

Motion: A motion was made by Commissioner Hall and seconded by Commissioner Serlet to adjourn the meeting. Motion passed 5/0. Meeting adjourned at 8:15 pm.