

Planning Commission
Regular Meeting
September 10, 1975

Present: Chairman Ross, Commissioners Cutsforth, Edgerton, Hulbert, Johnson, Merrill and Shaw

Also Present: Planning Consultant Edwards and Several Guests

Absent: City Attorney Bettis

The meeting was called to order by Chairman Ross at 8:10 p.m.

The minutes of the previous meeting, held on August 27, 1975, were approved as presented.

Correspondence: A letter was received from City Attorney Bettis, advising the Commission that Zoning Ordinance #583 had been passed on second reading at the City Council meeting of September 8, 1975. The ordinance is to be retyped in its final form and distributed as soon as possible. All copies of the old ordinance are to be brought in to the City Hall and to be either destroyed or labeled appropriately and placed on file for reference purposes.

Canby Grade School District #86, Conditional Use to use the house at 410 N. Grant for Central District Administration offices. Planning Consultant Edwards presented the planners' findings, with a recommendation for approval of the application. The owner of the house had given written consent for the School District to go ahead with the application. The various City staff members had no objections to the application; however, the Fire Department requested that, before moving in, the School Board submit plans to the Fire Department indicating the changes to be made within, so that they could make a life safety inspection. Mr. Empey, representing the School District, said that this had been done and the inspection had been made. Chairman Ross requested that the secretary write a letter to the Fire Department, asking them to send the Planning Commission a letter indicating the changes which were made and the results of the life safety inspection, along with any conditions to which the applicant must conform to satisfy the Fire Department - said letter to be included in the file for this application. The applicant was asked whether this is to be a permanent arrangement. Mr. Empey stated that it is a one-year lease with another one-year option. Plans for an administrative building to be constructed by the District must wait until the needs of the students have been satisfied. The house contains approximately 800 to 1000 square feet per level (as estimated by Chairman Ross), which is more than adequate for the three full-time and one part-time employees who will be using the house, since the required space is 100 to 150 square feet per occupant. However, the Planning Commission wants to review the application after a year to be sure that there are not too many people using the office space. This review would have to be somewhat different from the normal review in which the applicant is not consulted. Some member of the School staff would have to be present to answer questions and provide all necessary information. When asked what provisions the School has made for parking for the offices, Mr. Empey stated that there will be a graveled, fenced lot across the street on the site of the old school building which burned two years ago. They plan no parking on the site. Commissioner Shaw asked why the occupants were already using the building when the hearing had not even been held yet. Chairman Ross stated that they had been so overcrowded that they had decided to go ahead and move and run the risk of having the application denied and being forced to find other space.

** Commissioner Edgerton moved to approve the conditional use with the condition that it be reviewed annually with some member of the school staff. Commissioner Cutsforth seconded the motion. Commissioner Hulbert then suggested an amendment to the motion to include a second point: that the employees not be allowed to use the street for parking. Commissioners Edgerton and Cutsforth concurred. Commissioner Shaw then added a second amendment to the original motion: to request that there be no on-site parking on that property (to protect the neighbors in the residential zone from more traffic). Commissioners Edgerton and Cutsforth again concurred so that the final motion read: that the conditional use application of Canby School District #86 to use the house at 410 N. Grant for Central District Administration offices be approved with the following conditions -

1. That the conditional use be reviewed annually with some member of the school staff;
2. That the employees not be allowed to use the street for parking; and
3. That there be no on-site parking on that property.

The motion passed unanimously. The secretary was directed to write a letter to the School Board advising them of approval with three conditions.

George Marandas, Inc., an Oregon Corporation, 1160 N.E. 31st Ave., Portland, conditional use to use the Masonic Building, 280 N.W. 1st, Canby, for temporary assemblage of men's garments. The application for the use of the building for temporary assemblage of men's garments to test the labor market in the Canby area, with the intention of setting up a permanent facility elsewhere in the City if the labor market warrants doing so. It would employ 20 to 25 local people to sew the garments together on electric sewing machines. The materials would be delivered ready to sew and picked up when completed, with one delivery stop per day from a small van. The Planning Staff's findings were presented by Eldon Edwards, with a recommendation for approval of the application. When Chairman Ross asked for proponents, it was learned that the applicant was not present at the meeting. Duane Weeks, of Canby Realty, was there to answer some of the questions of the Planning Commission but did not have all the information required in making a decision on the application. There were no opponents present. One of the main concerns was the problem which 20 to 25 employees would create with regard to parking. The only off-street parking available is the railroad parking lot across the street, which is already pretty well filled up during the day on the side marked off for all-day parking. Part of this problem is attributed to the park and ride system being employed by Tri-Met for people who ride the bus to Portland to work. It was felt that perhaps it could be suggested to Tri-Met that they use the Fairgrounds parking lot on Fourth as a park and ride lot. Commissioner Shaw asked what the agreement is between the City and Tri-Met for that parking. Eldon Edwards stated that he would like to be able to take this problem up with the park and ride people, that the agreement can be terminated by either party. Regarding a loading zone, there is no access to the rear door except across property belonging to Cutsforths, Altenhofens (Fashion Room), and Fleishman (Bakery). Elsie Cutsforth and the Altenhofens were present at the meeting and stated that there would be no objection to the clothing business using the alley owned by them to load and unload, so long as there was no permanent parking allowed in that space.

With regard to staff reports, none of the departments had any objections to the use, however, the Fire Department required the following changes:

1. A complete one hour separation of the furnace area from the remainder of the building. This would be either sheetrock or sprinklers.
2. Possibly a larger electrical service and numerous electrical outlets would be required to handle the machinery.
3. Ceiling area to be brought up to the one hour rating to separate the first floor from the second floor.
4. Sheetrock or make one hour the area under the stairs going to the second story.
5. Depending on the exact use and number of employees the exits might not be sufficient.
6. The mezzanine area might not be able to be used depending on the area, length and use.

The Fire Department report stated further that there would possibly be some other changes that would be required, but that they would have to know what the exact use was to be before they could determine what those changes might be. If the use were granted, the Fire Department would keep doing inspections as the business grew, and if there were more needs which developed, they would have to be met. It was felt that the Fire report was very important and that the applicant should be required to comply with it, but that the Commission has no power to interpret the various requests or to regulate compliance with any or all portions of the report. This will have to be handled by the applicant and the Fire Marshal.

There was some concern as to what effect this industrial use in a commercial zone might have on the other businesses in the area, that it might downgrade the area. However, none of the surrounding businesses were represented at the meeting, with the exception of the Fashion Room and Cutsforth's food lockers and Holly Mall, and these people stated that they would welcome the business and that it would mean more people spending money in their stores. The Commission felt that it was important to screen the workroom from the public and also to be sure that the number of employees was held to what is indicated in the application, due to the parking problems and other considerations discussed at the meeting.

** Commissioner Shaw moved to approve the conditional use application of George Marandas Inc. to use the Masonic Building, 280 N.W. 1st, Canby, for temporary assemblage of men's garments, with the following conditions:

1. Limit the length of the conditional use to two years, at which time it would be terminated. It would have to be reviewed after one year.
2. Limit it to 25 employees.
3. Work area to be screened from the public street.
4. All staff reports be satisfied.
5. Employees be required to park off-street.

6. Loading be handled by satisfactory agreement for off-street loading access or be limited to a single regular parking space.
7. If air ventilation system is required, it be adequately treated to prevent noise disturbance.

The motion was seconded by Commissioner Johnson and passed with three yes votes and two no votes (negative votes: Edgerton and Merrill). The secretary was directed to write a letter to the applicant stating the decision of the commission, with copies to the Fire Department, Building Inspector and Canby Realty.

The meeting recessed at 9:50 p.m. and resumed at 10:00 p.m.

John Arends, Jühr and Sons, Discussion of proposal for low density rental housing project for the elderly on a lot at the west end of N.W. 6th, between the two grade schools. Chairman Ross passed the gavel to Commission President Hulbert, as he has a conflict of interests because the property in question is listed with his business. Eldon Edwards showed slides of the area being considered, and Ralph Bonadurer, architect for the project, presented a tentative site plan, as was requested at the last meeting. This site plan included 35 parking spaces and 51 housing units and one recreation building. Mr. Bonadurer indicated that the trees at the end of N.W. 6th would be retained and that a screening division such as a solid hedge along the south side of the property by the play field is proposed. He also stated that there would be sidewalk and curb on the north side of N.W. 6th to Grant. There was some concern with the way the buildings were laid out on the plan, regarding emergency access, since most of the units do not abut a street. The applicant was told that it might be better to provide a circular access for this purpose as has been required in mobile home parks, so that emergency vehicles don't have the problem of having to turn around and maneuver into position to do their jobs. Regarding access to the project, Mr. Arends advised that Mr. Fisher, who owns the property to the north of this, has been contacted and has been made an offer for use of the road through his property. They hope to be able to accomplish this, but as yet have received no answer from Mr. Fisher. Another point of concern has been whether or not it will remain a project for senior citizens, once it has been established. Mr. Arends stated that, at the time of the loan the applicant will sign a letter of intent to meet conditions, agreeing that non-senior citizens will not be permitted to live in the project. In order to change that, they would have to prove that it would go bankrupt or something of that nature unless it were changed. The developers will continue to work on access and a more concrete site plan and will return with it when they feel they have enough for the Commission to work with.

The meeting adjourned at approximately 11:00 p.m.

Respectfully submitted,

Merrie Dinteman

Merrie Dinteman, Secretary