

*MINUTES*  
**CANBY PLANNING COMMISSION**  
*Regular Meeting*  
*October 10, 1994*  
*7:30 p.m.*

**APPROVED**

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**I. ROLL CALL**

Present: Chairman Schrader, Vice-Chair Mihata, Commissioners Elliot, Ewert, and Maher.

Staff Present: James Wheeler, Assistant Planner; and Joyce Faltus, Secretary.

Others Present: David Anderson, Dan Anderson

**II. MINUTES**

The minutes of September 12, 1994 were approved, as amended.

**III. CITIZEN INPUT ON NON-AGENDA ITEMS**

None

**IV. COMMUNICATIONS**

None

**V. FINDINGS**

None

**VI. OLD BUSINESS**

None

## **VII. COMMISSION DISCUSSION OF PLANNING ISSUES**

## **VIII. PUBLIC HEARINGS**

DR 94-13, a Design Review application by David and Cheryl Anderson for design approval for a commercial/retail office building on the northeast corner of Highway 99-E and N. Grant Street (Tax Lots 9200 and 9300 of Tax Map 3-1E-33CD).

Chairman Schrader asked if any Commissioner had ex-parte contact or conflict of interest. None was reported. He then reviewed the hearing process and procedures and applicable criteria.

Mr. Wheeler presented the staff report. He explained that the office building proposed was located on the northeast corner of Highway 99-E and S. Grant, next to what is commonly known as the Larson building. The lot is approximately 25,000 square feet and the office building is proposed to be 4800 square feet. The landscaping requirements are 3,700 square feet and the applicant, in his plans, has provided 4200 square feet, which meets Canby standards. Although there are no specific tenants for the site yet, twenty four parking spaces have been provided, which meets medical office parking standards [5 spaces per 1,000 square feet]. ODOT is aware of the proposal, Mr. Wheeler added, and although the City has not received any specific response to its Request for Comments, the City is aware that ODOT has requested joint access for the site. There will be no access from Grant, only from a joint access along Highway 99-E. A suggested condition of approval requires that the applicant obtain an access permit from ODOT. The color scheme was then reviewed. No free standing sign is proposed. The only signs proposed are individual tenant signage and a main sign identifying the office complex as Canby Station on Highway 99-E and on the northern side of the building. Landscaped trellis' are proposed for the back of the complex. Due to the adjacent railroad tracks and the noise from trains, there will be no windows on the northern [back] side of the building. The applicant proposes 3,579 square feet of landscaping in the parking/maneuvering area, whereas only 1,835 square feet are required. Using the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, 4 trees are required. The applicant is proposing 5 trees. The applicant has requested a reduction of the sidewalk to 6 feet, with a two foot planting strip, which staff approves of.

### **Applicant**

Dave Anderson, 641 N. Baker Drive stated that he intends to build a quality building, similar to Fair Place on 99-E. At the present time, Mr. Anderson explained that he has verbal approval from O.D.O.T.

With no additional testimony, the public portion of the hearing was closed for Commission deliberation. Issues discussed included:

1. The Commission agreed to reduce the width of the sidewalk, per the applicant's request.
2. The Commission discussed the reason for the utility board requesting a meeting. Mr. Wheeler explained that it is common to hold a preconstruction meeting.
2. The Commission agreed the project was well thought out and well presented by the applicant, making the Commission's job much easier.
3. The Commission discussed the demand for office space, which is very high.

Based on the findings and conclusions contained in the September 30, 1994 staff report, on testimony at the hearing, and on Commission deliberations, **Commissioner Elliot moved to approve DR 94-13 with the following conditions:**

1. Approval of the driveway access to State Highway 99-E shall be obtained from the Oregon Department of Transportation, prior to the issuance of the building permit.
2. The two tax lots shall be combined prior to the issuance of the building permit.
3. A preconstruction conference shall be held prior to the issuance of the building permit.
4. Storm water design and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
5. A detailed landscape plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the schedule of planting, and irrigation plans.
6. The landscaping shall be planted at such a density so as to provide a minimum of 95% coverage of the landscape areas with vegetation, within a 3-year time period. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after the 3-year period.
7. The north side of the building shall be planted with a shade or partial-sun tolerant vine.

8. A mutual access easement shall be recorded with the County for the joint access.
9. The compact parking spaces shall be designated as such, either by painting on the pavement or signage in front of the spaces.

Commissioner Ewert seconded the motion and it carried unanimously.

### **VIII. DIRECTOR'S REPORT**

Staff informed the Commission that there was a METRO meeting on October 11th, which would be more of a general discussion than specific outcomes.

Regarding the Industrial Park road, the City purchased the Kraxberger property, immediately north of Pine Crossing, which was purchased as part of the Industrial Road improvement project. The Holmes family received part of that property in exchange for right-of-way on Pine Street. The remaining piece is industrially zoned and is being offered for sale. There are a number of interested parties. For one specific party, who would like to put earnest money down, an interpretation is needed regarding the use as a general contracting office and storage area. As the property is larger and more costly than he needs, he would like to build a building large enough to rent storage space out to other contractors, and use the remaining portion for indoor storage of RV vehicles. Staff believes the difficulty lies with the RV storage portion of the planned use. The site is very narrow, approximately 60 feet deep and 200 feet wide. The Commission was amenable to reviewing it under the Conditional Use, Section B.

### **IX. ADJOURNMENT**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

  
Joyce A. Faltus