

# MINUTES

## CANBY PLANNING COMMISSION

Regular Meeting  
April 27, 1998  
7:30 pm

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### I. ROLL CALL

**Present:** Chairman Dan Ewert, Vice Chair Keith Stewart, Commissioners Jim Brown, Vern Keller, Jean Tallman, Terry Prince

**Staff:** Aneta Synan, Planning Director; Jason Kruckeberg, Associate Planner; Dixie Harms, Secretary

**Others Present:** John Dewar, Irene Dewar, Craig Lewelling, Kathryn Lewelling, Gladys Mc Connell, Evelyn Staehely, Randy Carson, Terry N. Tolls, Matt Grady, Roy Zimmer, Irene Burden, Ray Burden, Matthew Madeira

### II. MINUTES

March 9, 1998

Commissioner Stewart moved to accept minutes of March 9, 1998, as submitted. Commissioner Tallman seconded the motion and it carried unanimously.

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

None.

### IV. FINDINGS

#### **DR 98-01 Walt West Construction Office/Condominium**

Commissioner Prince moved to approve the Findings and Conclusions for DR 98-01 as submitted. Commissioner Keller seconded the motion and it carried unanimously.

#### **ZC 98-01 Pacific Rock Products**

Commissioner Stewart questioned whether a permit has been signed by ODOT for the construction of Berg Parkway. Staff indicated no permit existed to

improve the intersection to a 4-way intersection, and stated the permit process would take six weeks.

Commissioner Stewart moved to approve Findings and Conclusions for ZC 98-01 and direct staff to provide supplemental Findings to point out to the City Council that Berg Parkway has not been approved by ODOT. Commissioner Prince seconded the motion and it carried unanimously.

#### **DR 98-02 H.O.P.E., Inc.**

Commissioner Stewart moved to approve Findings and Conclusions for DR 98-02. Commissioner Brown seconded the motion and it carried unanimously.

### **V. PUBLIC HEARINGS**

Chairman Ewert stated an open discussion format would be used between the Commission and those in attendance to cover the Industrial Park Master Plan.

#### **CPA 98-01 Industrial Park Master Plan**

Aneta Synan, Planning Director, mentioned the proposal that is part of the Industrial Park Master Plan will amend the text of the comprehensive plan to include the permit and also numerous amendments to the text of the zoning code which would include the creation of an industrial overlay zone that would apply to the area described in the plan.

Steve Dixon, landscape architect and planner for Otak, explained there are three parts to the Master Plan, 1) plans - master, circulation and utilities plans, 2) design guidelines and standards, and 3) implementing ordinance and the proposed design review matrix.

Chairman Ewert reviewed the hearing process, procedures and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report and other criteria in the comprehensive plan or land use regulations.

**Terry Tolls, real estate broker representing the Madeira family,** stated he wanted to address site specific items. He commented the commercial manufacturing zone designation was preferred over light industrial (Lot 500) for this parcel. Mr. Tolls acknowledged a cul-de-sac would limit the flow of traffic, and stated he wanted open space area designations defined. Chairman Ewert stated the Madeira property was not supposed to be an open space, and that the definition of open space was not well defined.

**Craig Lewelling and his mother, Kathryn, property owners of 20 acres on SE 1st and Walnut**, objected to the road system going through their property as it would divide the property. Chairman Ewert read from page 7 of the Master Plan "This potential parcelization is illustrative only and is not a proposal to divide existing ownerships."

**Charlotte Krayenbuhl, Shimadzu, USA**, stated they will need to ask for special compensation due to the matrix guidelines because the streets will be on the north side. She indicated the facility will be expanded to the north in the future. Ms. Krayenbuhl also stated a letter would be submitted regarding the maximum buildable space.

**Ray Burden** stated they would need access on First Avenue for loading nursery stock.

**Barry Cain, Gramor Oregon**, explained First Street would be a right in-right out. He asked how the infrastructure for the next phase of the industrial plan would be paid for, and asked that the monies they have paid be credited to any future dedication they would have. He also agreed the road should be straight and commented the park circle and a 3" caliper tree was too big.

**Roy Zimmer** stated his concern over the potential interim alignment as it would take out his buildings. Steve Dixon stated the street would be changed to not do that.

**John Dewar** stated he wanted the street moved as it would take out his house. He also asked if the annexation costs could be defrayed since they did not have a vote in the annexation.

**Irene Burden** stated she doesn't like the cul-de-sac on First Avenue, they would need a road for access.

Chairman Ewert stated he felt that if the road remained a public road instead of a cul-de-sac, they would see an increase in traffic.

Steve Dixon explained the cul-de-sac responded to the potential vacation of First Street and the transformation of the street to private access, and it would become the required termination of the street.

**Evelyn Staehely, SE First Avenue**, stated they would be affected by the amount of traffic and asked if the road would be widened. Mike Jordan explained it was a county right of way.

Chairman Ewert explained the Commission will take the issues mentioned into consideration and will come back at the next meeting to talk about it.

Commissioner Keller asked if mass transit and accommodations for bicycles have been considered. Steve Dixon indicated mass transit was expected to service the park, and would probably be the only place with regional mass transit. He stated the intent for bicycle parking is to draft an overlay zone that would work with the existing zone for the property. Mr. Keller felt a shuttle service from the downtown parking area to the Park is not a satisfactory plan.

Chairman Ewert asked at what point do SDC's get put together. Ms. Synan said estimates have been given. Chairman Ewert also asked if the Park would be developed according to where the sewer and water utilities would first be installed. It was explained that the easiest portions to build would be the northwest corner of the Redwood intersector area and the south 4th trunk. The Commission asked staff at what point does the master plan and transportation plan get changed and added to this piece as far as SDC's, and what intersections come on line first. Jason Kruckeberg stated amendments to the TSP's would be evaluated.

Commissioner Brown asked how widths were determined. Mr. Dixon stated it was based on 14' width of the lanes, 6' for bikes, 6' for plantings, and a 6' sidewalk.

Commissioner Brown also stated that if this was to be a mixed use area, plenty of lighting was needed for safety. The Commission suggested hooded lights and the need to address spacing.

Commissioner Keller also stated no on-street parking would be allowed. He also asked about shared driveway access and the Commission agreed shared access will be mandatory.

Signage was discussed. Commissioner Keller felt the sign code needed a major overhaul, and Commissioner Brown stated commercial and industrial areas should be dealt with differently. Jason Kruckeberg stated a maximum square footage for signs should be established. The Commission felt wall signs were needed to be addressed first. Chairman Ewert asked the Commission to read the sign ordinance before the next meeting and bring back suggestions for wording.

It was clarified that the IO zone overlay was for inside the study area only.

The Commission agreed to review all uses in each of the zones (M1, M2, CM, LI,

& HI) and make recommendations for text amendments at the next meeting.

The Commission asked about the rationale for not having irrigation mandatory. Scott Seagal explained it is not required now, however, the Commission agreed irrigation will be required.

Commissioner Brown proposed the idea of incorporating a common theme such as planting azaleas throughout the area, and giving credit in the matrix. The Commission also stated they would want the same type of tree along the boulevard.

Commissioner Brown questioned the Otak review of existing ordinances and felt there was a weakness in the PUD portion. Staff explained the compatibility of design is accomplished through the matrix.

The Commission agreed a six foot sidewalk was adequate instead of eight foot since this was not a downtown area with on street parking.

For the next meeting, Chairman Ewert reminded the Commission to go through the sign ordinance, consider what will or will not be allowed in the M1, M2, CM zoning recommendations, and look at the matrix.

Chairman Ewert continued the hearing until the next Planning Commission meeting. Mike Jordan stated the stakeholders would need to be notified.

When asked by the Commission what comes next, Mike Jordan stated that if the community decides it wants to build an infrastructure in advance of development, then financing becomes a big issue.

**DR 98-03/CUP 98-01** Pacific Rock waived the 120 day rule and will be continued to June 8, 1998.

## **VI. COMMUNICATIONS**

Commissioner Stewart will be contacting members for their television debut. Chairman Ewert stated this is a good educational benefit to the city.

Commissioner Brown moved to accept staff memorandum dated April 24, 1998, regarding the proposed amendments on the comprehensive plan zoning ordinance and modify the map to read LI in lieu of HI. Motion seconded by Commissioner Stewart; motion carried.

The Commission asked Chairman Ewert to write a letter to notify City Council of

the proposed amendments.

Staff was asked to draft a letter to Clackamas County regarding the greenbelt.

The Commission agreed to discuss mobile vender food carts at the May 11, 1998 meeting.

#### **VIII. NEW BUSINESS**

Proactive Sports requested a change in the condition of the color of their building to white with gray. Commissioner Stewart moved to approve the color change from green with gray to white with gray. Seconded by Commissioner Tallman; motion carried.

Commissioner Brown stated he volunteered to attend the Long Range Facility Planning Committee for the Canby School District. He stated participation with the school district is valuable and shared with the group the district's potential plans for a future bond.

#### **IX. DIRECTOR'S REPORT**

None.

#### **IX. ADJOURNMENT**

The meeting was adjourned at 11:15 pm.