

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting
March 8, 1999
7:30 pm

I. ROLL CALL

Present: Chairman Keith Stewart, Commissioners Jean Tallman, Derek Bliss, Terry Blackwell, and Geoff Manley

Staff: Jason Kruckeberg, Planning Director; Clint Chiavarini, Project Planner; and John Williams, Associate Planner

Others Present: Bill Patterson, Jennifer Riboli, William Seidl-United Grocers; Bob Trappe, CBR; and Frank Cutsforth

II. CITIZEN INPUT ON NON-AGENDA ITEMS

Chairman Stewart reminded the Commission of the joint workshop with the City Council, Canby School District, Canby Utility Board, and the Planning Commission on Monday, March 15 at the Canby Adult Center.

III. FINDINGS

Staff presented the Findings for **TA 99-01** (Code Amendments), stating the main change was in Section 3, description of parking lots and paving projects, and how to word the requirements of how paving was regulated. He stated a couple of items needed clarification and rewording, as requested by the Commission, and minor typos and pagination issues were corrected. Staff stated the Findings before them were the current version which would be in front of the City Council.

Commissioner Bliss moved to approve the Findings, seconded by Commissioner Tallman. Motion carried 5-0.

IV. PUBLIC HEARINGS

DR 98-09 Frank Cutsforth, continued from February 8, 1999, expansion of Thrifway (NE 2nd & Ivy).

Chairman Stewart reviewed the hearing process, procedures and format. He referred to applicable criteria posted on the wall and on page 2 of the staff

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report. When asked if any Commissioner had a conflict of interest or ex-parte contact, no conflict of interest was indicated. Commissioner Bliss discussed with a neighbor that there was going to be a hearing, and Commissioner Blackwell had a conversation with "Ron" regarding a point of information. There were no questions of the Commissioners. Other Commissioners visited the site, but drew no conclusions.

Mr. Chiavarini presented the staff report. He stated the request had been revised from the originally submitted application, which will now be considered in two phases. The first phase covers an 8,890 square foot addition and parking lot reconfiguration. The second phase covers the Canby Builders location, after Canby Builders moves and the building is demolished.

Mr. Chiavarini stated initial concerns have been addressed regarding the parking lot circulation. Two access points were proposed, where there are currently five. It was stated the reconfiguration provided better pedestrian access to the store.

Service providers were contacted. Staff indicated the applicant had hired a traffic engineer to review the intersection at Ivy, resulting in agreement there would be a net decrease in traffic impact on the Thriftway access road, and sight distance would be improved with the removal of the buildings. Staff indicated Curt McLeod and Roy Hester would prefer a right in, right out access. The Fire Marshall commented the access on 2nd was acceptable at 24', but if the entrance from Ivy was closed, access to 30' would be expected, and the applicant would need to consider reconfiguration.

Staff included a memo covering the increase in signage over what was previously presented, primarily because a sign would be placed over the 2nd street entrance on the expansion, and the original Staff Report had underestimated signage. He stated a reader board was also added, but applicant was still under the maximum allowed signage for the zone.

Staff stated they were satisfied with the new design and recommended approval.

Commissioner Tallman asked for clarification on what signage would be allowed in Phase 2. Staff indicated a second pole sign listing tenants would be added as well as additional signage for new buildings.

Applicant

Frank Cutsforth, Cutsforth Thriftway, 225 NE 2nd, reiterated the project would be in two phases. He stated Phase One covered the addition of the grocery store and the parking area. He felt it was a good plan and they were working towards a good plan for Phase Two.

When asked by the Commission about the parking stalls being slanted or not, Mr. Cutsforth stated he viewed other shopping centers, and what was proposed was the most conducive for a user friendly parking lot.

The Commission asked about the 24' and 30' requirement of the access road. The applicant felt the 24' access road was easier to work with and preferred that width, but also stated he was willing to make an adjustment if the Commission required that.

Bill Patterson, 2163 Sylvan Way, West Linn, Architect for the applicant, spoke on behalf of Frank Cutsforth and United Grocers. He wanted to point out the following: 1) the plan address's access points that were a concern; the two access points off 2nd simplified circulation; 2) maintaining 1st Ave. access off Ivy was a permanent request and a vital and critical component of Phase Two; 3) the applicant was complying with the 5 spaces per 1000 square feet parking issue; 4) one loading dock was proposed, and a variance for the second one was requested; 5) the applicant was submitting Phase One only; and 6) Phase Two application was intended to be submitted soon after the decision on this application. He stated it was a very exciting application and an important part of the revitalization of the downtown area. Mr. Patterson also stated that they would prefer to keep the 24' access, but if there was any doubt as to the safety of this project, they would comply in adjusting the width.

The Commission asked about "cart corrals". Mr. Cutsforth indicated those currently used were temporary; two lanes were inside the store for cart storage, and some outside. He stated they would do whatever their customers requested.

Bike racks were also mentioned. The architect stated that bike racks were planned and would meet city code.

Proponents

None.

Opponents

None.

With no additional questions, the public portion of the hearing was closed for Commissioner deliberations.

One clarification needed was concerning the wheel stops. Staff indicated that, like Gramor's application, the cement wheel stops would not be required as it promotes a hazard with this type of business.

Commissioner Tallman moved to approve **DR 98-09** with conditions as listed in the Staff Report. Commission Blackwell seconded the motion. Motion carried 5-0.

MLP 99-01 an application requesting approval to partition an existing 22,716 square foot lot into two lots, one standard lot and one flag lot. The property is located on NW Knights Bridge Road.

When asked if any Commissioner had a conflict of interest or ex-parte contact, no conflict of interest or ex-parte contact was indicated. Commissioner Tallman stated she visited the site, and questioned the location of a structure she observed. Staff indicated only the original house would remain, and all other structures would be addressed in the set back requirements.

John Williams, Associate Planner, presented the Staff Report. He stated the road was a County road, but there was no response to service provider inquiry, and there were no negative comments from the other facility providers. Mr. Williams also stated there were no environmental concerns identified. He also explained the sidewalk on the left side of subject property is okay, and that sidewalks would need to be placed on the front of the property.

Staff recommended approval based on the conditions outlined in the Staff Report.

APPLICANT

None.

PROPONENT

None.

OPPONENT

None.

With no additional questions, the public portion of the hearing was closed for Commissioner deliberations.

Staff clarified code for sidewalk width, when asked by Commissioner Bliss. It was also stated that previous applications on County roads had been approved when a sidewalk was short by 6 inches because County sidewalks are 6 inches larger the city. Commissioner Manley stated that any buildings not given proper

set back should be demolished or moved. Staff stated a lot line cannot run through a building and they would work on the appropriate wording for conditions.

Commissioner Manley moved to approve **MLP 99-01** with the condition as discussed to make sure buildings would meet set back requirements. Commissioner Bliss seconded the motion. Motion carried 5-0.

V. NEW BUSINESS

Staff stated a request had been submitted, but not included in the Commissioners packet, to install an eight (8) foot fence around the parking lot of **Mackin's Canby Auto Body**. The business is located at 251 SW 2nd, formerly the Canby Fire Station. Applicant stated the fence would be pre-woven, gray slatmaster chain link with a three (3) foot slanted barbed wire extension. Applicant stated the reason for the request was to provide better protection for customer's vehicles from potential vandalism, as well as providing an attractive screen for their neighbors.

Staff stated that the code does not permit an eight (8) foot fence unless the Planning Commission requires one for industrial or commercial properties, and that there have been other fences in excess of the six (6) foot limit.

Commissioner Stewart stated he supported the fence, but had concerns about the need for the three (3) foot slanted barbed wire. He wasn't sure there was that kind of vandalism in a residential area and since it was a new business, they had no history to justify the barbed wire. The Commission asked if there was anything less obtrusive that could be used in its place. Commissioner Blackwell asked if the slats were weatherproof and what happens if there are some missing. Staff stated if a condition is for a site obscuring fence, disrepair could be enforced.

The Commission asked staff to look into possible alternatives for the barbed wire, and the liability or safety issue, then they would look further at the three (3) foot slanted barbed wire portion of the request.

Commissioner Tallman moved to approve the request for the eight (8) foot pre-woven, gray slatmaster chain link fence. Commissioner Blackwell seconded the motion. Motion carried 5-0.

VI DIRECTOR'S REPORT

Jason Kruckeberg informed the Commission that Gramor has submitted building permits for their four-pad buildings. He stated the permit for the Fred Meyer store should be received in the next several weeks, and they were hoping to be

in business by the end of the year.

Jason also stated they were still looking for someone to help with the back log of typing of the minutes. He stated they had checked with other jurisdictions, but were referred to temporary employment services at a much higher cost. Jason said they were trying to use a local person, and that they did have two sets of minutes out and should have some back soon.

Staff also mentioned there could be ramifications for annexations if city policy regulates farm buildings like barns and pole buildings after they come into the city after annexations. The City Council is considering this issue.

The City Council will soon be considering potential annexations of the industrial park area. Staff stated there were a number of property owners interested and that there could be a major influx of requests in the future.

The Commission was reminded of the National American Planning Association conference on April 26, 1999, and possible conflict with staff attending and the Commission meeting. Commissioner Stewart said it was important for staff to attend and the Commission would be flexible to accommodate them.

Commissioner Tallman stated she appreciated the opportunity to attend the League of Oregon Cities seminar.

VII. ADJOURNMENT

The meeting was adjourned.