

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting
June 14, 1999
7:30 PM

I. ROLL CALL

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

Staff: Jason Kruckeberg, Planning Director; John Williams, Associate Planner

Others Present: JoAnn Fawver, Dan Orsborn, J. Simnitt, Corinne Sherton

II. CITIZEN INPUT ON NON-AGENDA ITEMS

None.

III. MINUTES

January 11, 1999

Commissioner Tallman made a motion to approve the minutes of January 11, 1999 as submitted. Commissioner Brown seconded the motion and carried 7-0.

IV. FINDINGS

CUP 99-01/PUD 99-01 Mitchell/Bowcock Commissioner Tallman asked for clarification of a reference made on the last page regarding electrical service. The commission agreed to reword to: "development criteria by the application of the following condition" rather than one condition.

Commissioner Brown made a motion to Approve the Findings, Conclusion, and Final Order for **CUP 99-01/PUD 99-01 Mitchell/Bowcock** as amended Seconded by Commissioner Tallman and motion carried 6-0, with one abstention.

ANN 98-07 Riverside Homes Chairman Stewart referenced page 2, discussion #2 should read "request for comments provided by the superintendent of the school district", and on page 3, #3, "school capacity is currently being addressed by the Long Range Facility Planning Committee which is currently working to

remedy this situation”.

Commissioner Manley moved to approve the Findings, Conclusion and Final Order of **ANN 98-07 Riverside Homes** as amended. Seconded by Commissioner Tallman, and motion carried 6-0, with one abstention.

V. PUBLIC HEARING

MLP 99-04, an application by Daniel Orsborn requesting approval to partition an existing 22,519 square foot lot into two (2) lots, one of 15,012 square feet and one of 7,507 square feet. An existing access easement will provide access to the rear lot.

Chairman Stewart reviewed the hearing process, procedure and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report. When asked if any Commissioner had ex-parte contact or conflict of interest, none was expressed.

John Williams, Associate Planner, presented the staff report. He explained there were no environmental concerns identified, and that the duplex access would be off the existing driveway. Staff stated the Fire Marshall recommended residential sprinklers, although they were not required. Canby Utility Board stated each duplex would need to have their own water meter. It was noted that the proposed back lot was able to meet set back requirements.

Commissioner Bliss asked if the existing trees would be removed to make room for the sidewalk. Staff said they weren't sure, but could depend on the type of the building put in.

Commissioner Harper asked about lot lines in condition #13. Staff stated lot lines were addressed because buildings are not allowed to straddle lot lines, setbacks will be enforced.

APPLICANT

Dan Orsborn, 1670 E. Lincoln Rd., Woodburn, 97071, explained he does not intend to build on this property for at least 3-5 years, and it is his intention to save all the vegetation, if possible. He said the tree closest to the front was 8' from the curb line, and believed he could put in the sidewalk without damaging roots.

Mr. Orsborn said there was no advantage to keeping one tax lot, and it made sense to create two tax lots, which were smaller and more affordable. He further explained the proposed line change is 40-45' away from the existing building.

PROPONENTS

None.

OPPONENTS

None.

Chairman Stewart closed the public hearing and opened Commissioner deliberations. No substantive deliberation occurred. The commission agreed this was a straight forward application.

Commissioner Blackwell made a motion to approve **DR 99-03**, as recommended by staff. Seconded by Commissioner Brown, and motion carried 7-0.

DR 99-01, an application by the Mildren Design Group requesting site and design approval to construct a 26,643 square foot building to hold offices, a woodworking shop, and a warehouse.

Chairman Stewart reviewed the hearing process, procedure and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report. When asked if any Commissioner had ex-parte contact or conflict of interest, except for visiting the site, but coming to no conclusions, none was expressed.

John Williams, Associate Planner, presented the staff report. He explained the site was created by recent partition of MLP 99-03, and is surrounded by light industrial and a small piece of commercial manufacturing abutting the north side. The property would be developed in two phases, with only Phase I being addressed in this application.

Mr. Williams stated that one type of tree to be placed in the landscape was not on the approved list of street trees. He also indicated that more parking was proposed than was required. Mr. Williams said this project was of unusual design, with seven (7) drive-in doors, and seven (7) loading docks, and that screening of the loading area was hard to accomplish with so many doors. He stated the office would be separated out and compatible with other buildings in the area. In reference to service provider comments, the Fire Marshall requested a fire hydrant be built right away with First Phase development.

Staff said the application scored 20 out of 29 points on the design review matrix, with one additional bonus point for screening the trash receptacle.

Commissioner Tallman asked about lighting. It was explained streetlights

covering most of the parking areas would face downward, lights were on the building, and appeared most areas of concern were covered. Staff would check on building lights on the lowest parking lot.

Staff stated that based mainly on the design matrix score and approval was consistency with the requirements of the Planning Ordinance approval was recommended.

Parking was discussed, and it was noted that Phase I provided ample parking, but a cross over parking easement could be considered if more parking was required for Phase II.

Applicant

Gene Mildren, 11830 SW Kerr Parkway, Suite 325, Lake Oswego, 97035, explained this business would have approximately 40 employees, and would be 25% office with the remaining in warehouse. He spoke about the cross over easements to handle parking for Phase II, and discussed landscaping. Mr. Mildren stated the building is tilt up concrete with metal roof, and light cedar siding of earth tone colors. Bordered by a filbert orchard, the building would become backdrop to the landscape. Twice the number of trees required were included in the landscape plan.

Mr. Mildren explained the dock area would get 8-9 small size trucks as this was not a distribution type of facility. He further stated there was handicap access to all the buildings, with future tenants taken into consideration.

Mr. Mildren said Spectrum was a high quality company and a very friendly neighbor to the city.

When asked by Commissioner Tallman about handicap access and parking, Mr. Mildren pointed out where this would occur and be compatible with ADA requirements.

Chairman Stewart and Commissioner Brown asked about the location of the building on the lot. He asked if all options had been considered so truck maneuverability could be safer on the backside of the lot. Mr. Mildren stated the design was this way because of the shape of the triangular lot. He stated he didn't believe maneuverability for the smaller trucks expected would conflict with pedestrian or vehicular traffic.

Willis Corcoran, 6026 S. Lone Elder, Canby, stated the plot plan allows for access of smaller vans to deliver goods and works for the flow of production. He also stated the business does not get a lot of truck traffic.

When questioned by Commissioner Harper why the need for a 40' access, it was explained it provided safer maneuverability of trucks.

Chairman Stewart suggested staff look into the posting or painting of a speed sign, as mentioned in the traffic study.

Proponent

None.

Opponent

None.

Chairman Stewart closed the public hearing and opened Commission deliberations. The following items were discussed:

- The building was designed for efficient workflow by people who understand their business needs.
- Concerns about truck traffic into the site and through the site.
- Questioned location of fire hydrant required by the Fire Marshall.
- The landscaping was attractive and adequate.
- Posting Redwood with a speed sign was recommended.

Commissioner Brown made a motion to approve **DR 99-01** as recommended by staff. Commissioner Tallman seconded the motion, and motion passed 7-0.

ANN 99-02, an application by Bud and JoAnn Fawver requesting approval to annex 1.45 acres into the City. The site is located north of NE Territorial on the southeast corner of NE 22nd and N. Locust.

Chairman Stewart asked if any Commissioner had ex-parte contact or conflict of interest, except for visiting the site, but drawing no conclusions, none was expressed.

Jason Kruckeberg, Planning Director, presented the staff report. He explained this property has the Canderlie sandy loam soil, although the property is not used for agriculture. He stated this property is Priority A land and should be considered for annexation first. Mr. Kruckeberg stated no access problems were noted, but would be re-evaluated at the time of development. He explained one issue is the lack of paved width of Locust Street, which is deficient of two travel lanes. It was stated any future development would require the street to be widened off side to meet city standards.

Service provider comments by Roy Hester, Public Works, also stated road improvements were needed at development to Locust and 22nd. NW Natural Gas also stated that lines would need to be relocated at the time of development. Canby Telephone said it would be difficult to design service without considering the Simnitt property.

Commissioner Brown commented Territorial and 99E was a traffic problem. Staff talked

about the feasibility study for that intersection and the proposed allocation of funding. Staff discussed the fact Clackamas County has consistently recommended denial of annexations affecting Territorial and 99E, but this was the first application to not be recommended for denial. Staff stated they felt it was because of its small size.

Mr. Kruckeberg stated the proposed understandings were fairly typical, except detail was added to Understanding #5, proposing a change to N. Locust St. shall be improved to city and county standards for adequate travel lanes.

Commissioner Bliss was told the city does not have plans for improvements on N. Locust prior to development of this property.

Applicant

Corrine Sherton, 247 Commercial St., NE, Salem, OR provided photos of the houses on the property. She agreed the staff report was thorough and they were in agreement with the report. Ms. Sherton stated she believed the impacts of connection to be minimal, and this was a logical addition to the city because it would complete service in that section when the Simnitt property was developed. She also agreed with staff regarding the change in wording of Understanding #5.

Commissioner Bliss asked about the three existing houses. Applicant stated that they probably would be removed at the time of development. This property is not feasible to be used as agriculture.

Proponent

JoAnn Fawver, 10235 SW Lancaster Rd., Portland, explained briefly the history of their purchase of the property. With development of other properties around them, she felt it was the right thing to do, and it made sense. She also added there is a lot of concrete in the soil probably left from prior buildings.

Jerry Simnitt, 138 NE 22nd, Canby, stated he feels it's logical to complete this piece into the city and recommends approval.

Opponents

None.

Chairman Stewart closed the public hearing and opened Commission deliberations. The following items were discussed:

Add a condition that the property not be developed before the Simnitt property, and would like joint development with the Simnitt property.

- The property was not big enough to be a problem for the school crowding issue.
- Traffic might be a problem at 99E along with development.

- Possible park in the area.
- Corner considered a gateway to Canby.

Commissioner Brown moved to approve ANN 99-02 as recommended by staff with amended conditions. Commissioner Blackwell seconded. Motion passed 7-0.

VI NEW BUSINESS

None.

VII. COMMUNICATIONS

Jerry Pineau provided a report from the Urban Renewal committee.

VIII. DIRECTOR'S REPORT

Jason said an ad has been placed in the paper for Clint Chiavarini's as Project Planner position and for an Office Specialist for the Planning/Building office.

Workshop on Smart Development that will be open to the public has been scheduled for June 30, 7:00pm in the Library Community Room. Staff would check to see if the meeting could be taped.

Jason discussed citizen involvement in Periodic Review. Jason said he will write to the new Superintendent of Canby Schools. Commissioner Tallman mentioned she spoke with the new Superintendent.

City Administrator Mark Adcock will be starting June 21.

Jason urged the Planning Commission to serve on committees, and to contact him, if interested.

Town Hall meeting in July will address statewide access management. Jason further explained access management in the city.

Staff suggested commissioners take advantage of training and seminars.

Next meeting will be June 28, 1999, 7:00pm.

Chairman Stewart asked the commission to revisit transportation, access and schools in subdivisions.

Commissioner Tallman would like new code language regarding the removal of signs when businesses leave the area.

IX. ADJOURNMENT