

**MINUTES**  
**PLANNING COMMISSION**  
**WORKSHOP/REGULAR MEETING**  
August 14, 2000  
6:00PM

---

**I. JOINT CITY COUNCIL/ PLANNING COMMISSION WORKSHOP**  
Industrial Area Zoning

**PRESENT:** Jean Tallman, Randy Carson, Geoff Manley, Mayor Taylor, Roger Harris, Walt Daniels, Jim Brown, Paul Thalhofer, Terry Prince, Corey Parks, Shirley Strong, David Eatwell, John Williams, Dixie Harms, Terry Tolls, Roy Zimmer, Kay Lewelling, Lisa Weygandt, Bev Doolittle, Craig Lewelling, Buzz Weygandt, Patrick Johnson, David Howell, Donna Borges, Bruce Broetje

Items discussed:

- The current zoning in the industrial area
- Designated zoning of future annexations
- Should the whole code be re-worked or just the Industrial Area
- What type of zoning is most beneficial
  - ▶ encyclopedia style (listing every possible use)
  - ▶ setting triggers that would discourage undesirable uses (emissions, water usage, number of employees)
- Should large users be discouraged
- Limiting square footage of allowed retail/wholesale uses
- Promoting small business
- Setting parameters that would allow prospective investors to know whether their use "fit" prior to investing large sums of money
- Eliminating "nesting" in zones
- Eliminating the Heavy Industrial designation if it is allowed by the State
- If a Computer Chip plant would "fit" into the Industrial Park
  - ▶ Cautious of large users (prefer 50 acre users over 100 acre users)
  - ▶ Tendency to attract other users of the same type to create a dependency on one industry

A second joint meeting between the Planning Commission and City Council is scheduled for August 28th.

## II. ROLL CALL

**PRESENT:** Vice-Chairman Jim Brown, Commissioners Jean Tallman, Paul Thalhofer, Teresa Blackwell, Geoff Manley, Corey Parks.

**ABSENT:** Keith Stewart

**STAFF:** John Williams, Planning Director, Dixie Harms, Planning Staff.

**OTHERS PRESENT:** Donna Borges, Bruce Broetje

## III. CITIZEN INPUT ON NON-AGENDA ITEMS

Donna Borges addressed the Planning Commission regarding her involvement with the Public Transportation Plan. She stated a public meeting had been held on July 25th and had been attended by over 50 citizens including representatives from the City Council, Canby Adult Center, Chamber of Commerce, and Centro de Canby, and with guest speakers from Wilsonville and Sandy to explain how their service is working.

Ms. Borges stated that 20 people had signed up to be members of the Public Transportation Task Force and extended an invitation to the Planning Commissioners to attend any or all of the upcoming meetings. Commissioner Tallman volunteered to be the Commission's representative on the Task Force.

Ms. Borges explained Portland State University had mailed a survey regarding the type of services citizens wanted from Public Transportation. She explained that more than 400 responses have been received so far.

## IV. PUBLIC HEARINGS

**DR 00-07** Bruce Broetje, an application requesting site and design review approval for two industrial buildings of 9,600 square feet each. The buildings will be accessed via existing driveways on S. Redwood St.

Vice-Chairman Brown 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 a conflict of interest, none was stated. When asked if any Commissioner had ex-parte contact, Commissioners Manley, Thalhofer, Parks and Blackwell had visited the site, but drew no conclusions. No questions were asked of the Commissioners.

John Williams presented the staff report. He explained that this application was another

phase of an existing development, the applicant was asking to build one of the proposed buildings at this time, but not to put in the proposed driveways and parking lot until the second building is needed.

John stated the truck loading facility for the second building will have to be accessed by a driveway, which may be inconvenient but the driveway is 24' wide and does not pose a safety issue. He added that at full build out the parking will meet all City Codes and ADA standards, but there will need to be interim parking established for the first proposed building.

John stated that the existing development has an internal one-way traffic system in place at this time and an easement will be needed for this development to have access to the system.

John stated the proposal received 65% on the matrix which is considered compatible. He explained the property has a lot of existing trees and the applicant has proposed keeping those trees and planting grass in open areas which will be irrigated by an existing well.

John stated the Fire District has required an additional fire hydrant, and an existing easement for the Electric Department will need to be retained.

John stated that staff has recommended approval with 19 conditions.

Mr. Parks asked if there were any requirements regarding on site wells, and if Industrial users are required to hook up to City Services. John explained any new development is required to hook up to City water. He explained that Canby Utility requires a separation of potable and irrigation water.

Mr. Brown asked for clarification on the parking requirements. John explained that the applicant will be required to install some interim parking until full build out of both buildings, and will be required to meet all City Codes and ADA requirements.

Mrs. Tallman questioned the parking lot lighting, John stated that the applicant would have to answer that.

**APPLICANT:**

Mr. Broetje explained when he purchased the original property all of the utilities were installed with the expectation that they would need to feed this property when Mr. Broetje purchased it. He added that he has agreed to install the medium voltage pipe that Canby Utility requested.

Mr. Broetje addressed questions the Commissioners had stating that most of the trees will remain after full development of the project, there will be ample parking provided, the septic system for the existing house will be removed, dry wells will be installed, and lighting for the

parking lot will be provided.

**PROPONENTS:**

None

**OPPONENTS:**

None

Mr. Brown closed the public hearing.

Mr. Parks questioned if the development could be built out without the removal of the existing dwelling, John explained that the dwelling was located on the property prior to annexation and it is grandfathered in.

Mr. Brown asked for clarification regarding the time frame Mr. Broetje would have to finish the project, John explained that a building permit would need to be obtained within one year of approval, but there was also a six month extension available.

Mr. Parks asked what mechanism was in place that would prevent an owner of 100 acres of property from developing it 5 acres at a time eliminating the need for a traffic study. John agreed that it was a loop hole in the system, but it had not been a problem in the past.

Mr. Brown suggested conditioning the color scheme be approved by the planning staff.

Mr. Thalhoffer moved to approve DR 00-07 as amended (color scheme to be approved by staff). Seconded by Mrs. Tallman. Motion carried 6-0.

**V. FINDINGS**

**DR 00-06** Hazeldell Development Company, and Dennis Thompson, an application to construct 37,715 sq. ft. of new paved parking and two new buildings totaling 7,992 sq. ft.

Mrs. Tallman moved to approve DR 00-06 as written. Seconded by Ms. Blackwell. Motion carried 3-0 with Commissioners Brown, Parks, and Manley abstaining due to being absent at the meeting.

**SUB 00-05** John Meredith, an application to subdivide the subject property into four lots, maintaining the existing house on one lot and building three new units.

Mr. Thalhofer moved to approve SUB 00-05 as written. Seconded by Ms. Blackwell. Motion carried 3-0 with Commissioners Brown, Parks, and Manley abstaining due to being absent at the meeting.

## **VI. NEW BUSINESS**

### **MODIFICATION OF DR 00-01**

John explained that the applicant was asking for approval to increase the size of the approved pool from 20' X 40' to 22' X 52', due to comments received from home owners since the approval of DR 00-01.

John explained that notice would be sent out to all residents that testified at the original Public Hearing explaining that a new Public Hearing could be scheduled if concerns regarding the increase in size were raised.

Mr. Thalhofer moved to approve the modification to DR 00-01 as written. Seconded by Mr. Parks. Motion carried 6-0.

## **VI. MINUTES**

July 10, 2000

Mr. Thalhofer moved to approve the minutes of July 10, 2000 as written. Seconded by Mrs. Tallman. Motion carried 4-0 with Commissioners Brown and Manley abstaining due to being absent at the meeting.

July 24, 2000

Mr. Thalhofer moved to approve the minutes of July 24, 2000 as written. Seconded by Ms. Blackwell. Motion carried 3-0 with Commissioners Brown, Parks, and Manley abstaining due to being absent at the meeting.

## **VII. DIRECTORS REPORT**

John announced that an ad has been placed in the Oregonian, the Canby Herald, and on the internet for the Associate Planner Position.

He informed the Planning Commission that the annual Christmas Party will be held on December 8th at St Josef's Winery.

John stated the Grand Opening of the Skate Park is scheduled for September 16th.

John explained that as part of the conditions for the Batch Plant, water quality testing was done quarterly, it will now be done on a yearly basis because no problems have been detected with the water.

John stated that Matilda is very involved with the Downtown project, and presentations are scheduled for later this month at the Mangus Building.

John stated the next Planning Commission meeting will begin at 6:00 with a 2 hour joint meeting with members of the City Council to continue the Industrial Zoning discussion.

## **VIII. ADJOURNMENT**