

# MINUTES

## CANBY PLANNING COMMISSION

7:00 PM March 28, 2005  
City Council Chambers, 155 NW 2<sup>nd</sup>

---

### I. ROLL CALL

**PRESENT:** Chairman Jim Brown, Commissioners Geoffrey Manley, John Molamphy, Tony Helbling, Geoffrey Manley, Randy Tessman and Barry Lucas

**STAFF:** John Williams, Community Development and Planning Director, Darren Nichols, Associate Planner, Carla Ahi Planning Staff

**OTHERS PRESENT:** Mark Derry, Scott Gustafson

### II. CITIZEN INPUT

None

### III. PUBLIC HEARINGS

Darren Nichols presented the staff report. He explained that the applicant is seeking to construct a 5,6040 square foot, two-story office complex at 541 NW 2nd Avenue. The existing home has been removed and the site is currently vacant.

Access to the development would be provided by an existing public alley to the south of the property, there would also be some parking available along the frontage on NW 2nd.

There is a mix of uses in the area, from residential to commercial/retail. The zoning on all adjacent parcels are zoned C-1 (Downtown Commercial) or C-2 (Highway Commercial) this parcel is zoned C-1 with a Comp Plan designation of C-2.

This is a small site and the applicant is requesting to use as much of the property as possible for parking instead of landscaping. The applicant is proposing 16 parking spaces the Code requires 17.7 spaces. To accommodate this needed parking the applicant has included an agreement between neighboring business owners to share parking spaces between sites. The Planning Commission can chose to approve a 10% reduction in parking spaces if the location of the development is within walking distance of neighborhood activities, and the applicant provides additional pedestrian amenities not required

by the code. The development is within one block of publicly owned parking facility, two blocks from Canby's downtown core, and one block from a high density residential project to the west. The applicant also proposes benches behind the sidewalk at the street entrance of the buildings.

The applicant proposes a single sign on the façade of the building which meets the minimum requirements of the C-1 zone.

The City Engineer has commented that the existing driveway shall be improved to meet ADA standards.

On the Design Review Matrix the project needs to score 65% of the total number possible, this application received 81%. Staff recommends approval of the application.

**APPLICANT:** The applicant stated he would answer any questions the Commission had.

The Commission questioned whether the applicant was planning on additional lighting for the rear of the parking lot and the parking area. The applicant stated there is one existing light on the utility pole

**PROPONENTS:**

**OPPONENTS:**

**REBUTTAL:**

## **V. FINDINGS**

## **VI. MINUTES**

## **VII. DIRECTOR-S REPORT**

John stated that the City Council and the Urban Renewal Agency will be holding a meeting March 23rd to receive input from Community Groups or individuals regarding the Ardnt Rd project.

John explained that the Planning Commission had provided input already but they haven't had an opportunity to see the revised financial data from Urban

Renewal. The project costs haven't been changed yet but the financial ability of the Agency has been refined and the System Development Charges. The Commission stated they would like information included in the packet.

John stated the NE Canby plan is moving forward; there will be a meeting February 24th at the Four Square for members of the Task Force and another public meeting in March.

Darren will be holding a master planning meeting for the N Redwood area on February 24th also. He stated the topics for discussion are Willow Creek, opportunities for open space and development around the wet lands.

Darren stated 50 to 60 people attended the last meeting and the group worked on street lay outs and access points. Darren stated some of the components that the Planning Commission had presented had been well received.

Darren stated that the March meeting will be discussing residential design standards, subdivision design standards to decide what these neighborhoods should and should not look like.

John stated that the Northwood's application has come back to the City from the Court of Appeals through LUBA, through the City Council to the Planning Commission. John explained that the Court of Appeals determined that the case law the applicant was relying on was overturned, but they did say that there is another category that the City could approve the application under if they chose to.

John explained it is the same application with revised Findings. Mr. Brown asked if the applicant had waived the 120 day rule. John stated that when an application is remanded back to the City, there is no 120 day rule.

Mr. Helbling and Mr. Lucas requested information on the original application. John stated it is not clear if there will be new public testimony or if it will be new Commission deliberations. Mr. Brown questioned how the Commission could not take new testimony. John explained that it is the same application it's just changing the Findings. John stated he would come back to the Commission with the City Attorney to discuss this issue.

John stated there will be 2 public hearings at the next meeting, the School District Middle School and an eight lot subdivision in the Pioneer Industrial Park.

Mr. Brown stated he had an enforcement issue with SMS Auto Fabrics. They still do not have their landscaping installed and have huge containers sitting in their yard. John explained that Matilda had been working with the owners on

their landscaping issue and believes they have bonded for the improvements until spring and they won't get their final until everything is complete.

## **VIII. ADJOURNMENT**