

# MINUTES

## CANBY PLANNING COMMISSION

7:00 PM April 11, 2005  
City Council Chambers, 155 NW 2<sup>nd</sup>

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### I. ROLL CALL

**PRESENT:** Chairman Jim Brown, Commissioners Geoffrey Manley, John Molamphy, Tony Helbling, Geoffrey Manley, Barry Lucas, Dan Ewert

**STAFF:** Matilda Deas, Project Planner, Carla Ahl Planning Staff

**OTHERS PRESENT:** Rick Givens, Scott Salisbury, Roger Harris, Bruce Broetje

### II. CITIZEN INPUT

None

### III. PUBLIC HEARINGS

**DR 05-02** (Salisbury Mini-Storage) The applicant is requesting approval to construct a 7,320 square foot mini-storage facility, north of S. Township, behind Rustbusters and adjacent to Hot Off the Press. The proposal includes 32 units (19-10X20, 7- 10x10, and 6-15x30) and one 300 square foot office. Access to the proposed development will be provided by means of the private shared drive off S. Township Road.

Chairman Brown read the public hearing format. When asked if any Commissioner had a conflict of interest, none were expressed. When asked if any Commissioner had ex-parte contact, none were expressed. No questions were asked of the Commissioners.

Matilda Deas presented the staff report. She explained that this parcel was part of the 4-lot subdivision that had been done by Rustbusters in 2000.

Matilda explained the proposed landscape meets the minimum requirement, but there would be no landscaping in the parking lot. Landscape islands would interfere with backing maneuvers and with loading and unloading of items stored by customers. Matilda explained there were no parking standards in our code for a mini-storage facility so she had contacted surrounding area municipalities to find what their standards were. She explained

it was common to require .3 spaces per 1000 square feet of storage space. The applicant has proposed 4 parking spaces, one of which will be ADA accessible.

Matilda explained that the access would be shared with the neighboring business, Hot Off the Press. A reciprocal access and maintenance agreement for the shared access drive from S. Township Rd was required as part of the approval for the subdivision/design review application. The applicant will provide an updated access agreement.

Matilda stated that the code allows 250 square feet of signage, the applicant would have the details of the proposed signage when he addresses the Commission.

Request for Comments were sent to providers who all state the facilities are adequate for the development. The application scored 74% on the design matrix that requires a score of 65%, so they have exceeded the matrix.

Matilda stated this is an allowed use in an industrial zone, the surrounding property is also designated as light industrial and this development should have minimal impact on the surrounding uses.

Matilda stated that with the added conditions, staff recommends approval of the application.

Mr. Brown questioned the orientation of the plat map and questioned if this property abutted the other storage facility off Redwood. Mr. Brown questioned if there were any fencing proposed. Matilda stated the applicant would better be able to answer those questions.

#### **APPLICANT:**

**Rick Givens** stated he was a partner of the applicant, Scott Salisbury. He explained there is a common boundary with the other storage facility. He addressed the landscape issue and explained that the development is designed to accommodate drive through traffic, which is why they are keeping the landscaping on the perimeter of the development.

Mr. Brown questioned if all 4 of Rustbusters lots would use the shared access. Matilda explained that is what was conditioned with the original subdivision in May of 2000.

**Scott Salisbury** addressed the fence issue and explained there will be an 8' chain link without slats, similar to the fencing at the other storage facility.

Mr. Brown questioned the lighting at the facility. Mr. Salisbury explained that there would be 10-High Pressure Sodium lights, 2-Landscape lights used to illuminate the 2 wall signs that will face Township Rd.

Mr. Helbling questioned if there was adequate flow from the fire hydrant to provide for this application. Matilda explained that it was adequate, but future developments would have to address this issue.

**PROPOSERS:** None

**OPPOSERS:** None

**REBUTTAL:** None

Mr. Brown closed the public hearing and opened Commissioner deliberations.

Mr. Helbling expressed his concern that this business is using job-producing land for a storage facility, but admitted it is an approved use in that zone.

It was moved by Mr. Helbling to approve DR 05-02 as written. Seconded by Mr. Lucas. Motion carried 6-0 with Mr. Tessman absent.

## **V. FINDINGS**

**DR 05-01** It was moved by Mr. Helbling to approve the Findings for DR 05-01 as written. Seconded by Mr. Ewert. Motion carried 5-0-1-1 with Mr. Manley abstaining and Mr. Tessman absent.

**MLP 05-01** It was moved by Mr. Molamphy to approve the Findings for MLP 05-01 as written. Seconded by Mr. Ewert. Motion carried 5-0-1-1 with Mr. Manley abstaining and Mr. Tessman absent.

## **VI. MINUTES**

February 28, 2005 it was moved by Mr. Manley to approve the minutes as written. Seconded by Mr. Ewert. Motion carried 6-0-0-1 with Mr. Tessman absent.

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

Matilda stated there would be a meeting April 14th at the Four Square Church at 6:30 pm regarding the NE Canby Master Plan. There was a meeting April 5 with the newly formed SE Neighborhood Association which was attended

by approximately 30 people, a committee of 12 will be bringing forward bylaws and boundaries and their official application to be recognized as Canby's third Neighborhood Association.

Matilda stated that the N. Redwood Master Plan is currently having State quality interviews and finishing up the stream setbacks and wetlands delineation and looking into density transfers to preserve that corridor. They will probably go back in May to revisit the designs for that process.

Matilda stated April 23rd is Earth Day. The schools will be in Community Park working on trails and cleaning up. She added that everyone is invited to participate.

Matilda stated the traffic calming group will be meeting once a week in May, times to be announced. When the city hires a new Associate Planner it will allow her to be more involved with that issue. A Task Force has been formed to look at existing traffic patterns, appropriate strategies for addressing any identified issues and also new design standards for subdivisions dealing with traffic calming.

Matilda stated staff is working on a Parks and Recreation survey to get a better handle on how to serve the community with Recreation and Park Services and how best to finance that.

Mr. Lucas asked for clarity on whether the Traffic Safety Committee would be the committee dealing with the traffic calming issue. Matilda explained that the Traffic Safety Committee would be the committee that the Traffic Calming Committee would go back to; they would not be the main committee. She explained the Traffic Calming Committee would start with representatives from the neighborhood associations and volunteers and then as meetings are held people become energized and will become more involved. Mr. Lucas asked if someone wanted to be on the committee they should contact her. Matilda stated they could call her.

## **VIII. ADJOURNMENT**