

MINUTES
CANBY PLANNING COMMISSION

7:00 PM September 12, 2005
City Council Chambers, 155 NW 2nd

I. ROLL CALL

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

STAFF: John Williams, Community Development and Planning Director, Kevin Cook, Associate Planner, and Carla Ahl, Planning Staff

OTHERS PRESENT: Craig Caramelli, Krista Grigg, Frank Funk, Lola Bowers, Shirley and Ray Kimlinger, and Mark and Gail Kraxberger.

II. CITIZEN INPUT

None.

III. PUBLIC HEARINGS

MLP 05-10 (Bowers) – This was a request to partition one 14,810 square foot parcel located at the southeast corner of N Aspen St and Knights Bridge Rd into two separate tax lots. Chairman Brown asked if there was any conflict of interest. There was no conflict, all intended to participate. Chairman Brown asked if there was any ex parte contact and there was none.

STAFF REPORT: Mr. Cook said if the parcel was separated into two separate lots, the northern parcel would contain approximately 7,640 square feet and the southern parcel would contain approximately 7,170 square feet. Each parcel would be allowed one single family residence. Access would be off Knights Bridge Rd for the northern parcel and Aspen for the southern lot. Staff recommended both accesses off of Aspen and sidewalks in front of the properties. Utilities could readily serve the site. It met all other requirements.

APPLICANT: Gail Kraxberger of Kraxberger Builders said they did not have a problem with putting both accesses on Aspen, and the reason one lot was bigger than the other was because it was a corner lot and they wanted to make sure there would be plenty of access. It fit with the City's guidelines and all utilities were available.

PROPONENTS: None.

OPPONENTS: None.

REBUTTAL: None.

Mr. Tessman was surprised it had not already been built as he viewed it as a building site.

Mr. Tessman also wondered if Knights Bridge was slated for sidewalks? Mr. Williams said it was a high priority.

There was Commission consensus for staff's recommendations for access on Aspen and sidewalks to be installed.

Mr. Ewert moved to approve MLP 05-10 as submitted. Motion seconded by Mr. Tessman and approved 6-0.

DR 05-06 (Grigg) – This was a request to construct one 11,240 square foot industrial building in the Pioneer Industrial Park, on the north side of SE 4th Ave, west of T & T Pallet and east of Shimadzu USA Manufacturing. This would be the new home of W. W. Grigg, a manufacturer of fishing products. Chairman Brown asked if there was any conflict of interest. There was no conflict, all intended to participate. Chairman Brown asked if there was any ex parte contact and Mr. Helbling said as president of CBRD, he made contact with the applicant to welcome him and CBRD helped bring him to Canby. There was no other ex parte contact.

STAFF REPORT: Mr. Williams said they would be warehousing and using office space in the building, the product was made elsewhere. The site was fully served and the surrounding lots were industrial. The applicant would provide 17 parking spaces. They were proposing loading areas with roll up doors, not actual docks. The site would access Fourth Avenue and there would be pedestrian access. They were proposing the amount of landscaping required. They were requiring street trees on Fourth Avenue. There would be exterior lights and lighting in the parking lot. They met the design review requirements. There would be an advanced financing district and an economic improvement district on the property.

Chairman Brown asked about the landscaping, and Mr. Williams said they included calculations for the total area, he just didn't know where or what they were going to put in.

Mr. Ewert asked about signage, and Mr. Williams said they were not planning to have walk in business and were not planning to have signs.

APPLICANT: Craig Caramelli appreciated the fact they were allowed to submit their application without the completed landscaping plan, and he gave them the plan that night. The building colors were of a cream/beige pallet. They were considering a casting pond out front. It would be 6-7 months before they began construction.

Chairman Brown asked why they put the building so far back on the site, and Mr. Caramelli said they were planning for future development and possibly adding another building and they preferred a low profile. Also they were not planning to have lighting on the south or west of the property or putting up a fence.

PROPONENTS: None.

OPPONENTS: None.

REBUTTAL: None.

Mr. Molamphy said he thought it was straightforward and a nice asset.

Chairman Brown said they needed to add lighting to the parking lot.

Mr. Helbling moved to approve DR 05-06 with the condition of adding two standard light fixtures in the parking lot. Motion seconded by Mr. Lucas and approved 6-0.

IV. NEW BUSINESS

None.

V. FINDINGS

MLP 05-07/ZC 05-01 (Dream House Construction) – Mr. Molamphy moved to approve the findings, conclusion and final order for MLP 05-07/ZC 05-01 as written to recommend denial to the City Council. Motion seconded by Mr. Tessman and passed 5-0 with Mr. Lucas abstaining.

MLP 05-08 (Thomsen) – Mr. Brown said the street should be built to public street levels instead of private. There was discussion about what that suggestion would entail. Mr. Williams suggested that the applicant design it so it could become a public street someday.

Mr. Ewert moved to approve the findings, conclusion and final order for MLP 05-08 with the condition that the entrance drive and the east/west portion of the driveway be constructed to a public street standard and location. Motion

seconded by Mr. Molamphy and passed 4-1 with Mr. Tessman opposed and Mr. Lucas abstaining.

DR 05-04 (Pioneer Pump) – Mr. Tessman moved to approve the findings, conclusion and final order for DR 05-04 as written. Motion seconded by Mr. Ewert and passed 5-0 with Mr. Lucas abstaining.

VI. MINUTES

None.

VII. DIRECTORS REPORT

Planning Director John Williams said they had a second workshop about the public facilities and services plan and they would schedule a joint workshop with the Council to present what had been done and why.

Mr. Helbling asked about some current Measure 37 claims at the corner of Mulino and 13th Ave. Mr. Williams said they were applying to develop large lot subdivisions. There was another application from the Weigands within the industrial park to separate out their existing residence from the industrial property. The Dodds property was going to Clackamas County Commission for 85 units, which had been denied by the voters several times and they were proposing an urban density subdivision with a privately owned wastewater and storm water system. They would be small lots and many of them, and no SDC money would come to the City.

Mr. Tessman asked about the condition of the roads, and Mr. Williams said there was a task force set up and they would be looking at how to get street funding.

VIII. ADJOURNMENT