

MINUTES

CANBY PLANNING COMMISSION

7:00 PM October 24, 2005
City Council Chambers, 155 NW 2nd

I. ROLL CALL

PRESENT: Chairman Jim Brown, Commissioners Geoffrey Manley, John Molamphy, Tony Helbling, Geoffrey Manley, Randy Tessman

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

OTHERS PRESENT: Daniel Muchleck, Robert Klas, Leeks Architects, Mel Lee, Leeks Architects, Todd Gary, Canby Fire Department

II. CITIZEN INPUT

None

III. PUBLIC HEARINGS

DR 05-05 (Canby Place) An application by Sterling Development Corporation to develop a 85,348 sq. ft. CM zoned parcel located at the southwest corner of Hwy 99E and Berg Parkway, with three buildings totaling 18,180 sq. ft. Continued from 9-26-05 and October 10, 2005.

The applicant has requested a continuation of this application and has given staff a letter extending the 120-day rule. Mr. Brown opened the public hearing and continued the application until November 14, 2005 at 7:00pm.

DR 05-07 (Carl's Jr. Restaurants) an application to develop a 33,617 sq. ft. CM zoned parcel with a 3,168 sq. ft. Carl's Jr. drive-through restaurant. The site is located at the extreme northeast corner of the Canby Market Center.

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

Kevin Cook presented the staff report. He explained that this site is located at the corner of Sequoia Parkway and Hwy 99E, within the Canby Market Center; access will be through the existing retail establishment.

The applicant has proposed 36 parking spaces, which exceeds the required parking amount of 32, 4 bicycle parking spaces will be provided. Lancaster Engineering determined there would be no issues with internal traffic or access to the site. Existing facilities will adequately handle the traffic generated by this application. A pedestrian access will access onto Sequoia and to the interior of the retail center.

Kevin explained that the internal directional signs and the menu board were exempted from the sign total per the original design review and were not included in the total square footage allowed for signage. Landscaping requirements have been met. The building will compliment the existing development.

Mr. Ewert asked for clarity on the Engineers comments regarding keeping the footprint of the building out of the easements. Kevin explained that there are utility easements on the site left over from the original 1st Street, and the engineer wants to be sure they stay out of that easement.

Mr. Ewert stated that the intersection at Hwy 99E is already at a level C. Lancaster commented that the traffic study didn't speak to trips generated in the project, he stated there is a trip generation table on page 9 but asked how it worked. Kevin explained that passerby trips weren't counted because the development might increase the traffic inside the retail center but they do not increase the traffic at the intersection.

Mr. Ewert questioned if trips to the site would increase when Sequoia Parkway goes through. Kevin stated that for this kind of development, it is not a destination for most of those vehicles. Mr. Brown questioned the negative numbers in the traffic report. John believed it could be an adjustment to the total figures since the table only deals with site generated traffic.

APPLICANT, Bob Klaas for STOA Architects, explained this project has been in the works for 2 years, the design of this building is in conformance with other buildings in the development.

Mr. Brown questioned how tall the light poles are just to the south of their entrance. Mr. Klaas was not sure how tall they were but believed they matched the other lights in the center. Mr. Brown questioned the location of the menu board. Mr. Klaas stated it was on the right side of the building as you enter the drive-thru lane. Mr. Brown questioned how it would be integrated into the landscaping. Mr. Klaas stated it would be landscaped to match the rest of the lot.

Mr. Brown asked what the Green Burrito was. Mr. Klaas explained it is a new menu item concept that started in California and they are introducing it to Oregon. It combines a Mexican restaurant with the traditional hamburger restaurant.

PROPONENTS: None

OPPONENTS: None

REBUTTAL: None

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

Mr. Ewert questioned why the staff report stated the applicant would utilize 34 parking spaces but staff was only requiring 32 spaces. Kevin explained that at 10 spaces per 1,000 square feet of space the minimum requirement would be 32 spaces, the applicant is providing 34 spaces.

It was moved by Mr. Ewert to approve DR 05-07 as written. Seconded by Mr. Tessman. Motion carried 6-0 with Mr. Lucas absent.

V. FINDINGS

MLP 05-11 (Bristol) it was moved by Mr. Helbling to approve MLP 05-11 as written. Seconded by Mr. Molamphy. Motion carried 3-0-3 with Mr. Brown, Mr. Ewert and Mr. Tessman abstaining.

VI. MINUTES

None

VII. DIRECTOR'S REPORT

John discussed the traffic studies and explained the reasoning behind the negative numbers in some of the charts. The numbers indicate how many trips go through the intersection at this time; after the restaurant opens it shows how many would turn at the intersection, reducing the amount that goes through it. John addressed Mr. Ewert's comment that the intersection is already operating at a C level. He explained it is rated at C level because of Hwy 99E.

John stated Sequoia Parkway is now striped, and the streetlights will be turned on soon.

Canby School District has decided to remove the portable classrooms at Knight School in the summer of 2006.

There are 4 developments in Canby at this time with over 247 homes and they are all within the Eccles School boundaries. Mr. Brown asked if there was a new elementary school planned, John explained that Lee would return to an elementary school when the new middle school opens.

Northwoods is moving forward, they have held several neighborhood meetings and will be coming before the Planning Commission soon for Master Plan approval.

At the next Planning Commission meeting they will hear the Canby Place application, two annexations, a modification application from Mr. Krenshinko regarding his Minor Land Partition on 13th St., along with a new application from Mr. Funk for a single-family house.

Mr. Brown asked what has been done about rezoning that area. Kevin has spoken with some of the residents and will be holding neighborhood meetings. If the Comp Plan is to be changed then there will have to be other areas looked at to accommodate medium density.

Berg Parkway has been funded by ODOT and they have committed 1.23 million dollars to the project. There will be a public meeting to address concerns for everyone who lives in that area, the meeting will be held at the Adult Center.

There have been 2 traffic-calming meetings held and there has been a good turnout for them. They are trying to identify problem spots in the neighborhoods, then prioritize those areas and look at funding options. There are two more meetings scheduled.

Measure 37 has been overturned by the courts, and has been appealed, so it is more confusing than ever. Canby has not had any Measure 37 claims.

The traffic-modeling project has taken longer than originally thought, due to it being funded by ODOT and work donated by Metro. The initial runs are back and hopefully there will be a project list for the first meeting in December.

The Territorial intersection is still on target.

Building has begun in the industrial park.

Building permits have been issued for Darcy's Country Estates.

VIII. ADJOURNMENT