

MINUTES

CANBY PLANNING COMMISSION

7:00 PM July 24, 2006
City Council Chambers, 155 NW 2nd

PRESENT: Vice-Chairman Geoffrey Manley, Commissioners, Randy Tessman, Dan Ewert,

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

OTHERS PRESENT: Jeff Johnson, Havlin Kemp, Ron Berg, Dirk Otis

I. CITIZEN INPUT None

II. NEW BUSINESS

John Williams, Community Development/Planning Director presented a modification to Wilson Construction's 1995 Site and Design review. In 1995 Wilson Construction received approval to construct a 16,000 s.f. office, warehouse, storage, and shop building. The original application included a 4,000 s.f. detached building for vehicle storage, maintenance, and washing. This application is requesting to build 22,000 s.f. detached building for those functions. The building will be a metal sided, 80' X 275' building with 5 bay doors. It will be taupe and blue which matches their existing building and will be compatible with the surrounding development. The application scored 79% on the design matrix, the trash container will be screened, 26 parking spaces will be added with 2 bike spaces. There will be lighting in the parking lot per the recommended levels.

The Fire District has indicated that there may be additional doors required and upgrading of existing fire hydrants. John stated he had created a condition that the Fire District's requirements must be met.

APPLICANT:

Jeff Johnson addressed the Commission. He explained that in 1995 they started Wilson Construction with 12 employees. Today they have 50 employees, this application is necessary to meet the storage demands of their growing company.

Mr. Johnson stated that traffic would continue to access from NW 3rd Ave, and would exit onto N. Baker. He believed widening that area would remove some parking spaces, but they could be accommodated elsewhere and it would provide adequate room for emergency vehicle access. He addressed the parking lot lighting and stated it would be adequate for working and for safety. There would be no increase in the traffic volume or no change in the types of vehicles that would be using the facility since the improvement to the facility is to handle the business they already are dealing with. The trailers that park along N. Baker may be parked elsewhere. All utilities are available to the site, and he stated that they would be able to meet the Fire District's

requirements. Mr. Johnson stated his concern that the teenagers using the skate park could become a problem and stated they are planning to install a fence along both N. Baker and NW 3rd that would have a retractable gate at the entry.

Mr. Ewert stated his concerns of contamination of the City's drinking water due to the wash bay being in close proximity to the proposed detention pond. Mr. Johnson stated that the detention pond is for storm water only the wash bay will have the Landis System which is a self contained unit.

Mr. Ewert supported increasing the "no trailer parking" area along N. Baker, and believed there should be a right turn only for trucks coming out on N. Baker. Mr. Johnson had no issues with those suggestions.

Mr. Manley questioned that size of the fence the applicant was proposing. Mr. Johnson stated it would be a 6' fabric fence with barbed wire on the top, making it about 7.5' tall, the same as most businesses in that area have.

Mr. Ewert questioned if they fenced the yard, would the block wall around the detention pond necessary. Mr. Johnson stated that if the fence was approved they would not build the block wall and would create a pond that would look nice.

Mr. Tessman believed that opening up space along the roadway would allow fire truck movement and easy access for drivers. He stated that most vendors come in on NW 3rd at this time. He would like to see signage on the street to direct vehicles.

Mr. Manley suggested bringing back revised plans to show the new location of the parking spaces, signage for the right turn only onto Baker and to have Public Works look at restricting parking of trailers along Baker and a condition incorporating the Fire Marshal's requirements.

It was moved by Mr. Ewert to approve MOD 06-14 as amended by adding signage for the right turn only, meeting Fire Department requirements, visual screening and continued maintenance for the detention pond, resubmitted parking plan, restricting parking along the west side of N Baker. The Commission discussed if they could restrict parking as part of this application. It was decided to make a recommendation regarding the parking as part of the Findings. Seconded by Mr. Tessman. Motion carried 3-0 with Mr. Brown and Mr. Molamphy absent.

IV. PUBLIC HEARINGS

DR 06-04 Mountain Glass

Vice-Chairman Manley 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, Associate Planner presented the staff report. The applicant is proposing a 29,280 s.f. commercial complex in the Canby Pioneer Industrial Park. Mountain Glass is currently located in Clackamas and is a commercial glazing company that produces glass products. Access to the complex is proposed by means of two access drives onto Hazel Dell Way. The

most southern access will be a shared access with Bowco (a recently approved Site and Design application).

The proposed development would employ 45 people (15.5 per acre) the code requires 12 employees per acre. The applicant has proposed 51 parking spaces, 46 spaces were required. The application has met or exceeded the points needed for the design matrix. The detention pond is designed with a 4' to 1' drop with a maximum depth of 7'. The pond will be visually screened. The landscape requirement has been met. Parking lot lighting has been addressed by condition #18. The applicant has asked that condition #8 be deleted regarding not allowing extra parking and if the pond has a 4 to 1 slope no fence would be required.

APPLICANT

Dirk Otis, representing the owner Tim Sullivan addressed the Commission. He stated that Mr. Sullivan has been very active in this process but was unable to attend this meeting. Mr. Otis explained they are a glazing subcontractor and would have over 40 employees.

Havlin Kemp, VLMK addressed the Commission. He explained the building would be located at the northwest corner of the lot and would be a 2 story complex. The retention pond would be heavily planted along the road to screen, but they would fence it if the Commission required.

Mr. Tessman stated his concern that the parking lot be adequately lit and whether there would be adequate parking for that many employees. Mr. Otis explained that there would be 40 employees but they would not all be parking on site, they would be out at the job sites most of time

Mr. Ewert expressed his concern that the parking lot lighting was adequate for safety.

PROPONENTS: None

OPPONENTS: None

REBUTTAL: None

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

The Commission discussed what the requirements for parking lot lighting should be. They agreed the light should be consistent with the Trend buildings and with the Bowen buildings to provide a uniformed look in the Industrial Park.

The Commission discussed the conditions for the retention pond. It was decided that the pond should be fully fenced with a locking access gate or the applicant could revise the pond with a shallow depth with no more than a 4 to 1 slope.

Kevin stated he would bring back language for that condition with the findings at the next meeting.

It was moved by Mr. Ewert to approve DR 06-04 as amended with condition #8 removed, modifying condition #18 regarding lighting of the parking lot and an added condition regarding

fencing for the retention pond. Seconded by Mr. Tessman. Motion Carried 3-0-2 with Mr. Brown and Mr. Molamphy absent.

V. FINDINGS

MLP 06-02 Withdrawn

SUB 06-03 It was moved by Mr. Tessman to approve SUB 06-03 as written. Seconded by Mr. Ewert. Motion carried 3-0-2 with Mr. Brown and Mr. Molamphy absent.

MLP 06-10 It was moved by Mr. Ewert to approve MLP 06-10 as written. Seconded by Mr. Tessman. Motion carried 3-0-2 with Mr. Brown and Mr. Molamphy absent.

VI. ADJOURNMENT