

**MINUTES**  
**CANBY PLANNING COMMISSION**

7:00 PM August 14, 2006

City Council Chambers, 155 NW 2<sup>nd</sup>

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**PRESENT:** Chairman Jim Brown, Commissioners Geoffrey Manley, Dan Ewert, John Molamphy, Randy Tessman, Janet Milne, Bruce Holte

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

**OTHERS PRESENT:** Don Peterson, Peggy Peterson

**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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 06-05 Scott Family Limited Partnership** The applicant is seeking approval to construct a 5,009 square foot, two-story professional office on the northwest corner of S Ivy St. and SW 2<sup>nd</sup> Avenue. Additional parking for the existing development is also proposed. **(Continued until August 28, 2006)**

**DR 06-06 Ward-Henshaw** The City has received an application from Ward Baker Properties, LLC requesting Site and Design Review approval for a 7,200 square foot office/shop building. The site is a 2.88 acre parcel and located 505 N Baker in Canby. **(To be continued until August 28, 2006)**

**MLP 06-11 David Foster, PLS for Walgreens** The City has received an application for a partition of one 2.28 acre parcel. The area for the western parcel will be 60,451 square feet and the site of the proposed Walgreens retail store and pharmacy drive-through. The area for the western parcel will be 38,761 square feet available for future retail and/or manufacturing uses.

**DR 06-07 Baysinger Partners Architects for Walgreens** The City has received an application from Seven Hills Properties, LLC requesting Site and Design Review approval for a 14,500 square foot retail building. The site is a 2.28 acre parcel and located at highway 99E and Berg Parkway in Canby.

## **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**