

**MINUTES**  
**CANBY PLANNING COMMISSION**  
7:00 PM – November 27, 2006  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

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**PRESENT:** Chair Jim Brown, Commissioners John Molamphy, Geoffrey Manley, Randy Tessman, Bruce Holte and Janet Milne

**ABSENT:** Commissioner Dan Ewert

**STAFF:** Kevin Cook, Associate Planner; Jill Thorn, Planning Staff

**OTHERS PRESENT:** Dan Hawkins and Lans Stout

**I. CITIZEN INPUT** None

**II. PUBLIC HEARINGS**

**DR 06-09 – The Human Bean** – A request for site and design review approval for an espresso drive thru on an 18,744 square foot site located at 400 SW First Avenue (Hwy 99E).

Chair 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. The City has received DR 06-09; an application request to develop 18,744 sq. ft. CM zoned land with an espresso drive-through. Access to the site will be by way of the existing Hwy. 99E access. No new access is proposed for the site. The site is adjacent to, and part of the property currently developed as a gas station, which will remain. The business will not have any indoor/outdoor seating for customers; rather it will be solely for drive-up and walk-up business only. The small building will feature a drive-up window on the north side and one on the south side. A walk-up window is also proposed for the west side

Commissioner Tessman asked if the staff had any information on the history of the trees that would be removed. Mr. Cook responded that he had looked at the application for the service station and found no mention of the trees.

Commissioner Manley asked about the comments of the Bike and Pedestrian Committee requesting marked pedestrian walkways from the sidewalk. Mr. Cook responded that staff had looked at the issue but felt pedestrians would take the shortest route.

**Applicant:** Dan Hawkins of The Human Bean and Lans Stout of T. M. Rippey Consulting Engineers.

Mr. Hawkins said the company was located in Medford and had 26 stores in the state and had looked at Canby for a long time for the right site.

Mr. Stout indicated that the applicant had no problem with the ODOT condition. He said that it was their intention to have a striped pedestrian walkway and would like to have kept the trees but they were inside the curb line.

Commissioner Molamphy asked if the gas delivery trucks would cause problems to the traffic flow. Mr. Hawkins indicated that the gas deliveries would be scheduled outside of the peak hours of the coffee business.

Commissioner Milne asked if the trees would be replaced. Mr. Stout indicated that six trees would be planted.

Chair Brown asked about the part of the building that was to be seen from the intersection of Grant and Hwy 99E and why it was basically the back of the building that people would see. Mr. Hawkins said that was necessary for the staff to see customers approaching the drive thru lanes, but they had tried to make that part of the building more attractive.

Chair Brown asked about the drainage and how it would be handled. Mr. Stout indicated that the roof drains would be contained within the building.

**Proponents:** None

**Opponents:** None

**Rebuttal:** None

Chair Brown closed the public hearing.

It was moved by Commissioner Manley to approve DR 06-09 with the following additions:

1. Submitted site plan including a full access configuration for the eastern entry and if the full access configuration is not approved by ODOT, the applicant shall submit a new site plan to the Planning Commission to be reviewed as a modification of this approval.
2. A striped pedestrian crosswalk to be installed between the walk-up window and the sidewalk along Highway 99E as proposed by the applicant.
3. All roof-drains shall drain internally within the walls of the structure and not be located externally.
4. Building lights shall be architecturally appropriate as determined by the Planning Department.

It was seconded by Commissioner Holte. Motion carried 6-0.

**V. FINDINGS** None

**VI. MINUTES** November 13, 2006

Commissioner Manley moved to approve minutes of November 13, 2006 as presented. Motion seconded by Commissioner Tessman and passed 5-0 with Chair Brown abstaining.

**VII. NEW BUSINESS** None

**VIII. DIRECTOR'S REPORT** No Report

**IX. ADJOURNMENT**