

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – February 26, 2007
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Jim Brown, Vice Chair Dan Ewert, Commissioners John Molamphy, Bruce Holte and Jared Taylor

ABSENT: Janet Milne

STAFF: John Williams, Community Development and Planning Director; Matilda Deas, Project Planner; Kevin Cook, Associate Planner; and Jill Thorn, Planning Staff

OTHERS: Shirley Tessman, Bob Westcott, Randy Tessman, Barbara LaBaron,
PRESENT: Frank Russell, Cherrol Pacholl, Harold Blessing, Eleanor Blessing, Bruce LaBaron, Beth Anne Cacka, Job Cacka, Mary Balcom, Pat Ewert, Michelle Stevens, George Johnson, R J Larios, Tom Kotzian, Walt Daniels, and Russ Daniels

I. CITIZEN INPUT None

II. NEW BUSINESS

Commissioner Taylor reported he had read the staff reports and records of the meetings for the North Baker Drive and the DR 06-10 application and would be participating in the discussion of the items.

North Baker Drive Update – Commissioner Dan Ewert said that as an adjoining property owner he felt it better if he not sit on the Commission for this agenda item and left the Commission dais.

On September 13, 2006 staff met with a group of citizens who had participated in previous discussions regarding traffic, safety and parking issues on N. Baker Drive and adjacent residential streets. Participants discussed previously reviewed options and then generated a list of recommendations they believed the majority of both residents and industrial tenants in the area would support. These recommendations reflected compromises made by both residents and industrial tenants attending the meeting.

Matilda Deas reported the draft compromises included four recommendations:

1. Install clearly visible “Truck Route” signs on Knights Bridge Road at the point where vehicles head up from the hill from crossing the bridge; and at Knights Bridge Road at Holly.
2. Install “No Trucks Allowed” or similarly worded signs at North Ash and North Aspen and North Cedar where they intersect Knights Bridge Road.
3. Sign North Baker as “One Way – Do Not Enter”. The signage would be on North Baker before the curved section that connects North Baker to NW 6th Avenue.

4. Install “No Truck Parking – Tow Away Zone” signage on North Baker from NW 3rd Avenue to the proposed one way portion of North Baker at the curve.

Ms Deas said the residents and industrial park tenants had tentatively agreed on the four proposals.

Staff did receive a letter from a group of industrial park tenants stating that they agreed on points 1 and 2, and requested point 4 be modified for signs to read “No Unattended Parking – Tow Away Zone”. The group disagreed with point 3 and requested it be left as a two way street, straightened and improved to City street standards.

Commissioner Molamphy asked who would pay for the changes.

Ms Deas said the City would have to identify funding sources.

Chair Brown reminded the Commission that the Commission would be making a recommendation to the City Council who would make the final decision.

Randy Tessman of 601 N Baker Drive presented a Power Point presentation on many of the issues and concerns of the residents of the area. He gave the Commission a copy of a traffic count of vehicles who exited onto NW 6th and N Baker between 3:30 PM to 5:30 PM. Forty vehicles turned left onto Knightsbridge at Ash and left town while only two turned right onto Knights Bridge at Ash.

Dan Ewert of 596 N Baker Drive said the hedge at the edge of his property was to stop the trucks from using the unsafe street. He felt many people used the area as a short cut and this had never been the intended use. He stated he was willing to lower the hedge if the area was to become a one-way street.

Cherrol Pacholl of 725 N Baker Drive stated she was in favor of the one way traffic plan and felt speed is a big issue.

Job Cacka of 620 N Baker Drive stated the bank behind Mr. Tessman's home was fragile because of the type of soil, very sandy loam. He suggested that a sign like one in Tualatin that was 4' x 4' stating there was no through truck access ahead.

Bob Wescott of 1825 NE 21st Avenue and owner Wesco Parts Cleaners said he had hoped the compromise would be accepted by the industrial park businesses, but that did not happen. He said there were concerns about not having access to the area when the street was closed for work to be done as recently happened when it was closed for a day and vehicles could not get in and out of the area except through the N Baker area.

Walt Daniels of 687 N Ash stated there were many safety issues and the Ash had not been designed for trucks.

Elizabeth Cacka of 620 N Baker Drive expressed concern about speeding and small children. She liked the idea of the one way street and speed bumps.

Pat Ewert of 596 N Baker Drive spoke to the dangerous intersection and felt safety was important.

Eleanor and Howard Blessing of 751 N Baker Drive spoke about their concerns in crossing the street to get the newspaper as cars come around the bend too fast.

Frank Russell of 692 N Baker Drive suggested the buffer strip should become a street which then would relieve the traffic in the neighborhood.

Commissioner Taylor stated he wondered about the same area.

Ms Deas responded that it was a special buffer identified in the City of Canby's Comprehensive Plan as an "area of special concern" and could not be used for a street.

Commissioner Holte said he was in favor of a one-way road; additional signage and speed tables. He was not in favor of widening the narrow street.

Commissioner Molamphy said he was opposed to speed bumps but okay with speed tables. He did not want to improve the street as it was not designed for that type of use. He was in favor of the proposed signage.

Commissioner Taylor said he was in favor of the speed tables and liked the idea of a 4' x 4' sign out on Knights Bridge to let truck drivers know the route that was to be used. He felt the idea of a one-way street heading south. He would like to see pedestrian access off of the road.

Chair Brown stated he was in favor of the signage options. He liked the one-way connection and suggested that the road be improved for a single lane 12 feet wide with curbs and a sidewalk on one side for pedestrians. He also said he was not a fan of speed tables.

John Williams said the next step was that the comments received tonight would be passed to the City Council who would make the final decision.

Chair Brown thanked those who attended and encouraged them to attend the City Council meeting and express their concerns to the Council. Chair Brown said anyone who signed the Sign In sheet would receive notice of the City Council meeting.

Tree Plan for DR 06-11 – Knott Commons – Kevin Cook presented the proposed plan to the Commission. There were no concerns expressed by the members of the Planning Commission.

Election of a Vice Chair - Commissioner Molamphy nominated Commissioner Ewert. Commissioner Holte seconded. Motion carried 5-0.

III. PUBLIC HEARINGS

MLP 06-16/VAR 07-01 – Willamette Valley Country Club – The hearing has been rescheduled for March 26, 2007 in order to notify all adjacent property owners.

DR 06-10 – 1410 S. Township Road– Site and Design Review approval for a two-story warehouse building. The hearing had been continued from January 8, 2007 and February 12, 2007.

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 had received a revised site plan for the proposed Larios Building. The new plan shows a reduced building size of 9,600 sq. ft. (10,200 previously proposed). The proposed floor area consists of 4,800 sq. ft. of office space and 4,800 sq. ft. of warehouse space.

The parking requirement is for 22 parking stalls, which is what the applicant is now proposing on the revised plan.

A trash enclosure has been added to the site plan west of the parking area. The paved area is approximately 10,056 sq. ft. and the proposed landscaping is 4,523 sq. ft. (45%). Two drywells are shown on site.

It is recommended that all conditions of approval from the original staff report remain with the exception of condition 5. Staff will require detail sheets of the lighting plan, landscaping, and stormwater to be submitted with the construction plans at the time of pre-construction meeting.

Applicant: R J Larios said that new plans had been submitted based on the comments and suggestions received at the last hearing and felt the changes were good for the project. Mr. Larios said an easement would be given as requested and that a portable loading dock was being added for possible future tenants of the building.

Commissioner Ewert thanked Mr. Larios for taking seriously the suggestions the Commission had made at the previous hearing and felt such actions made the job of the Planning Commission much easier.

Commissioner Ewert asked Mr. Larios if the findings were conditioned that a future owner of the building would have to come back to the Commission to discuss the loading dock and future uses of the building would there be any problem.

Mr. Larios responded there was no problem.

Chair Brown asked about the color of the roof of the building that was shown on the drawings.

Mr. Larios responded that it was the intention to use shades of brown on the exterior of the building.

Proponents: None

Opponents: None

Rebuttal: None

Chair Brown closed the public hearing.

Chair Brown felt the design of the project was so much better and thanked Mr. Larios for following through on the suggestions made at the previous hearing.

Chair Brown suggested that the colors for the building exterior be reviewed by the staff,

It was moved by Commissioner Ewert to approve DR 06-10 as amended with Condition 22 that the staff is to review the final building colors. It was seconded by Commissioner Holte. Motion carried 5-0.

TA 07-01 – Miscellaneous Minor Amendments to the Community Development Code.

Chair Brown read the public hearing format. When asked if any Commissioner had a conflict of interest, none was expressed. No questions were asked of the Commissioners.

John Williams presented the staff report. This application contains many fairly minor modifications to Canby's Land Development & Planning Ordinance (Canby Municipal Code Title 16). Some of the modifications fix typographical errors or inconsistencies, others are more substantive changes recommended by staff. The last similar application was processed in 2002.

Staff's intent with applications like this is to keep the subject matter fairly routine and uncontroversial, separating out items that may generate more interest or require additional public process. A variety of "more significant" code changes are needed at this time. They include updates to code sections dealing with storm water disposal, site lighting, parking standards, public street design standards, sign regulations, subdivision design, and annexations. These items were purposefully left out of the current application to simplify and target discussion of the more complex issues.

The proposals were reviewed in detail by the Planning Commission at a workshop on February 12, 2007. The Commission made about a dozen changes, which were reflected in the draft proposal before the Commission.

Commissioner Ewert asked if schools were included in the minor public facilities section. Mr. Williams clarified that schools were included for minor public facilities that would not add capacity or traffic to a school.

Commissioner Ewert voiced concerns about eliminating the requirement for garages on manufactured homes in the R-1 zone.

Chair Brown said that even if there was no garage, the applicant still had to provide two off street parking places.

Commissioner Taylor said that some people don't need a garage and should not have to bear the cost of building a garage. He felt there were people who did not drive or used public transportation as a life style choice.

Commissioner Holte felt the two off street parking places was appropriate.

Mr. Williams said that based on comments received at the work session on February 12th he had crafted language for Chapter 16.35.050 K. It was suggested to add at the end of the sentence "as approved by the Planning Commission".

Mr. Williams noted that recently it had come to staff's attention that Chapter 16.32.010 W listed an official interpretation hearing and there was no such process. He suggested that be eliminated.

Chair Brown closed the public hearing.

Chair Brown said the application met the criteria and thanked Mr. Williams for all the work in putting the application together.

It was moved by Commissioner Molamphy to approve TA 07-01 as amended on Chapter 16.35.050 K adding "as approved by the Planning Commission" at the end of the sentence and Chapter 16.32.010 W removing "through an official interpretation hearing". It was seconded by Commissioner Holte. Motion carried 5-0.

IV. FINDINGS

None

V. MINUTES

February 22, 2007 - Commissioner Molamphy moved to approve minutes of February 22, 2007 as presented. Motion seconded by Commissioner Taylor and passed 5-0.

VI. DIRECTOR'S REPORT

Mr. Williams announced there were no public hearings scheduled for the March 12, 2007 meeting.

VII. ADJOURNMENT