

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – August 27, 2007
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Jim Brown, Commissioners John Molamphy, Janet Milne, Misty Slagle and Jared Taylor

ABSENT: Dan Ewert and Bruce Holte

STAFF: John Williams, Community Development and Planning Director; and Jill Thorn, Planning Staff

OTHERS PRESENT: Art Cooper, Bob Hill, Troy Blomquist, Jessica Iselin, and Tony Helbling

Chair Brown welcomed new Planning Commissioner Misty Slagle to the Commission.

- I. **CITIZEN INPUT** None
- II. **NEW BUSINESS**

MOD 07-13 – Wilson Construction – DR 95-17 – The applicant is requesting approval to add 10,000 sq ft of manufacturing space to their existing building; this would create a total of 18,272 sq ft of office space with 16,232 of manufacturing area.

John Williams presented the staff report. The addition will be compatible with the existing structure and of similar design and construction as surrounding buildings in the industrial area. The 10,000 sq ft addition will conform to City standards in lot coverage, height, setbacks, screening and street appearance.

The proposed addition will be located to the rear of the site and will have minimal visual impact. No existing trees will be removed and the existing landscape will be maintained. The parking requirement will increase to a total of 89 stalls and the applicant will stripe the additional parking areas on the existing asphalt. No new impervious area will be created.

There will be no exterior loading or unloading of materials at this site and the overhead entrance doors will be located to the rear of the structure. No new signage has been requested.

Tony Helbling, Logistics Manager for Wilson Construction said he was available to answer any questions the Commissioners may have.

Commissioner Molamphy asked about the connectivity between the buildings. Mr. Helbling said that it was a three sided building with a cover.

Commissioner Milne asked where on the site plan the trees were that would be removed. Mr. Helbling said they would be removed to allow for a lay down area during the construction and then the trees would be replaced.

It was moved by Commissioner Molamphy to approve MOD 07-13 as presented. It was seconded by Commissioner Taylor. Motion carried 5-0.

DR 06-02 – Willamette Falls Medical Center – Proposed resolution to conditions of approval in regard to roof structure.

John Williams presented the staff report. At the Planning Commissions' request, staff contacted Willamette Falls and asked them to provide a proposal for screening of the large mechanical unit on their roof. The proposal to paint the unit and pictures are included in the Commissioners' packet.

Bob Hill presented the Commission with additional pictures of other buildings with large units on the roof. He said that mechanical units are not generally shown on renderings.

Chair Brown said that the facility was a first class building and the entrance to the City and industrial area that had been 30 years in the making and was disappointed that this unit was so large and out of proportion.

Commissioner Milne asked what the significant cost to screen the unit would be.

Mr. Hill said it would be between \$25,000 and \$40,000.

Commissioner Taylor asked if the unit were to be painted, would the grills be painted also.

Mr. Hill said they would have to work with the architect as the grills could not be painted.

Commissioner Milne noted it was a beautiful building, but wondered how come no one noticed that the unit was going to be so large?

Mr. Hill said that no patients entering the building had commented.

Commissioner Milne asked if it was possible to design a building to hide the unit.

Mr. Hill said the construction costs would have been beyond the break point.

Commissioner Molamphy said the eventually people would stop seeing the unit and that paint would only last a few years. He wondered what it would look like then.

Chair Brown said he had search through the code, but could not find anything that the Commission could require of the owner to lessen the impact of the size of the unit. He requested that staff look into how this could be prevented in the future.

Commissioner Milne suggested that the property owner set up a fund to save for a screen.

It was determined that no action could be taken.

Mr. Williams said that in the future the staff would bring a code change for this situation.

III. MINUTES

July 23, 2007 - Commissioner Milne moved to approve minutes of July 23, 2007 as presented. Motion seconded by Commissioner Molamphy and passed 4-0-1 with Commissioner Slagle abstaining.

IV. DIRECTOR'S REPORT

Mr. Williams reported that he and Dan Mickelsen had examined the finished road project at Hwy 99E and Territorial Drive which is now complete. He said that ODOT would be doing a speed study on Territorial to Hwy 99E and probably drop the speed from 45 mph in the future.

He reported that Berg Parkway was almost open and the final designs for traffic calming on 13th Avenue were close to being finished. A neighborhood meeting would soon be scheduled to show the plans to the public.

V. ADJOURNMENT