

**MINUTES**  
**CANBY PLANNING COMMISSION**  
7:00 PM – October 22, 2007  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

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

**ABSENT:** Bruce Holte

**STAFF:** John Williams, Community Development and Planning Director; Matilda Deas, Project Planner

**OTHERS PRESENT:** Bill McCormack, Scott McCormack, Mike Wells, Doug Hoffman, Rhys Konrad, Charles Burden, Scott Moore, David Briggs, Mathew Draper, Ralph Henderson, Erica Jankowski, Lonny Deffenbaugh, Terry Tolls, Bob Zimmer, Allen Patterson, Greg Nesting, Gordon Root,

**I. CITIZEN INPUT** None

**II. PUBLIC HEARINGS**

**DR 07-08 – Wilco** – The proposed development is Phase I of a multiple phase development located on 8 acres of land. The first phase includes construction of a Wilco Farm Store, a shell building to be leased to multiple tenants, and construction of site utilities this and all future phases. The Wilco Store will be a total of 35,000 SF, with Greenhouse structure of 5,000 SF and outside storage yard of 34,850 SF. The lease building will be a 7,200 SF shell.

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.

Matilda Deas presented the staff report. The applicant requests approval to construct Phase I of a multi-phase development. Phase I includes 32,200 square feet of retail space, 15,000 square feet of warehouse space, plus 34,850 square feet of storage yard space. The current request is for approval of Phase I, which includes approval of the overall access plan. Future phases will require separate Design Review approval for the particular buildings in each phase. The overall site is 8.1 acres and Phase I covers approximately 5 acres. Two 36' wide full access drives are proposed for the entire site; one off Hazel Dell Way and one off Sequoia Parkway at the southern end of the site.

Storm water will be managed on site with one storm water collection area adjacent to Sequoia Parkway directly north of the southern access drive and a larger storm water collection are in the northwest corner of the site adjacent to Hazel Dell Way.

Ms Deas said that Conditions 20 and 21 should be deleted and language has been added to Condition 11 that vegetation should not be greater than three feet high at the street level to allow for clear vision.

Ms Deas said that comments had been received from the Oregon Department of Transportation (ODOT) in regard to Hwy 99E and Sequoia Parkway. However ODOT has no jurisdiction on

this application and the issues raised are being addressed in the Transportation System Plan (TSP) update.

Chair Brown asked if the remaining property was an adequate site for future industrial development.

John Williams said it was a three-acre site and should be sufficient.

Commissioner Ewert asked about the swales and run off.

Ms Deas responded it would all be handled on site.

Commissioner Ewert asked about the retention pond landscaping.

Ms Deas responded that the vegetation requirement will have to be met.

**Applicant:** Mike Wells, Wells Development Company, said that he had reviewed the 28 conditions and agreed with the staff recommendation of dropping Conditions 20 and 21 and the new language addition to Condition 11.

The alignment of the driveway was discussed with the original design of Sequoia Parkway and would be handled in the plan.

At this time the tenants for the retail space are not known, but the uses would be compatible. The space is a spec building for one to four tenants.

Wilco will have a loading door and a will call door; and water quality would be handled on site.

Doug Hoffman, President and CEO of Wilco, said there had been a Wilco store on Ivy Street since the 1930's and they had purchased Canby Garden and Pet and will be combining the two operations into this new site. He expects to add 10 to 15 new employees.

Lonny Deffenbaugh, architect for the project, stated the staff report was very comprehensive. He said that since the plans had been submitted there had been a change in the wall height from 22 feet to 25 feet 4 inches, but nothing else had changed. Current code allows up to 45 feet in height.

Commissioner Ewert asked how many large trucks entered on a daily basis.

Mr. Wells said two to three per day.

Commissioner Molamphy asked if they would have propane gas tanks. Mr. Wells responded that they would and will be working with the Fire Marshal to make sure they were in compliance.

Commissioner Milne asked about the entrance on Hazel Dell Way which is one lane in and two lanes out and could a semi-truck get in and out with other cars at the entrance.

Mr. Hoffman said that generally they try to control the times and would get trucks in and out on Sequoia.

Commissioner Milne asked if there was sufficient sight distance.

Ms. Deas said the traffic engineer felt it was adequate.

Commissioner Milne asked if a new condition 20 should be a requirement for a 40 foot driveway.

Chair Brown asked Mr. Deffenbaugh to describe the signage.

Mr. Deffenbaugh responded that it would be raised letters with a stucco backing and the letters would be illuminated.

Chair Brown asked if there would be a problem adding a new Condition 21 to require the mechanical unit on the roof to be screened.

Mr. Deffenbaugh responded that it was no problem.

Chair Brown asked about the landscape plan and the reference to “future” landscape plan.

Mr. Wells said the future would be temporary landscaping of a hydra-seed mixture.

Chair Brown asked if there would be any objection to removing “future” and requiring all landscaping at the time of development.

Mr. Wells agreed it would be okay.

**Proponents:** None

**Opponents:** None

**Rebuttal:** None

Chair Brown closed the public hearing.

Chair Brown summarized the changes to the conditions: Remove Condition 20 and replace with a requirement for a 40 foot driveway cut on Hazel Dell Way; remove Condition 21 and replace with a requirement to screen the mechanical unit on the roof; modify Condition 11 to require vegetation no higher than three feet above the grade and add a new Condition 29 to modify the landscape requirements.

Chair Brown felt it was a straight forward application and was glad to see they are raising the building height.

Commissioner Taylor was concerned about the possible vacancy of a big box store as it would leave an ugly hole.

Commissioner Molamphy felt it was a good addition to the industrial park.

It was moved by Commissioner Ewert to approve DR 07-08 with the following changes: Condition 11 with the bios wale and plantings less than three feet high; Condition 20 to require a 40 foot drive width; Condition 21 that the mechanical units screened and Condition 29 to require

landscape areas to be installed now which are shown as “future landscape.” It was seconded by Commissioner Molamphy. Motion carried 6-0.

**DR 07-09 – Kendal Floral** – Site and Design Review for a 132,600 SF flex manufacturing warehouse distribution project. 92,040 SF portion of the proposed building is intended to serve Kendal Floral’s business and the remaining for a future tenant.

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.

Matilda Deas presented the staff report. The applicant is proposing to construct a 132,600 square foot tilt-up construction flex warehouse and distribution development on 7.56 acres. Kendal Floral will occupy 92,040 square feet of the development. The remaining space will be occupied by a future tenant. Kendal Floral imports fresh flowers from overseas and assembles arrangements that are then distributed to various grocery outlets such as Fred Meyer, Safeway, and Costco.

The site is located on the south side of Hazel Dell Way. Kendal Floral will occupy 92,040 square feet of the development, and the remaining 40,560 square foot area will house a future tenant.

Kendal Floral is currently located in Aurora, but they have outgrown that facility and will relocate to Canby. Their operations include importing flowers and assembling and distributing floral arrangements to grocery stores such as Fred Meyer, Safeway, and Costco (more information available on-line at <http://www.kendalfloral.com>).

The proposed use is permitted outright in the M-1, M-2 and I/O zone Kendal Floral expects to employ 170 people, far exceeding the 12 employees per acre requirement for the I-0 zone.

Commissioner Ewert asked if the traffic study had considered the large number of employees that were anticipated for the project.

Ms Deas responded that the engineer had received the entire application packet which contained that information.

Chair Brown said he had articulation issues he would address later.

**Applicant:** David Briggs, General Manager for Kendal Floral, said the business imported flowers from South America and other places and sold to Costco, Safeway and other retail organization. This project when completed would bring all the employees together in one facility and be a state of the art floral business. Four weeks out of the year prior to Valentine’s Day and Mother’s Day they have seasonal help and run two shifts.

Rhys Konrad, project manager with Group Mackenzie, thanked the staff for getting the application to the Planning Commission in such a timely manner. He agreed with the staff report and the proposed conditions. He said the future space would either be another warehouse distribution business for future use for Kendal Floral.

Scott Moore, architect with Group Mackenzie, said the wall panels would be 38 feet to allow for screening.

**Proponents:** None

**Opponents:** None

**Rebuttal:** None

Chair Brown closed the public hearing.

Chair Brown said the application seems to be what the industrial park was designed for but felt something was needed to make the building look good. He said the design passed all the matrix issues except for the articulation issue. He felt the articulation and detail was not sufficient.

Commissioner Molamphy asked how far Mr. Brown thought the Commission should go on design issues in regard to articulation.

Chair Brown said he was not proposing that the Planning Commission be a design review board, but the application needed additional conditions to address the lack of sufficient articulation and detail.

Commissioner Taylor said he disagreed and felt the application had met the criteria.

Commissioner Milne said she was not that disappointed in the application.

Commissioner Ewert felt the flat panels did not meet the matrix criteria.

Commissioner Slagle felt it would fit well in the area.

Commissioner Molamphy felt it was a good application and that the Commission should not design the project for the applicant.

Mr. Williams said that staff would prefer the Commission continue the hearing and allow the applicant to submit changes and then the Commission make a decision. He also said the Commission had approved a similar building in the American Steel application.

Commissioner Milne requested that the public hearing be re-opened to hear from the applicant.

Chair Brown re-opened the public hearing.

**Applicant:** Rhys Konrad said the applicant would like to opportunity to come back that they had a sense of what the Commission was concerned about.

**Proponent:** None

**Opponent:** None

Chair Brown closed the public hearing.

Commissioner Ewert said he would like to see the changes and approve the application on November 13<sup>th</sup>.

Chair Brown said he would like to approve with conditions and have the Commission approve the final plan.

Commissioner Ewert felt there needed to be a condition to require a left turn only out of the site to put the trucks on Hazel Dell Way to Sequoia Parkway to Hwy 99E and keep traffic off of First and Haines.

John Williams said that traffic was not limited on previous projects on Hazel Dell Way.

Chair Brown polled the Commission on this proposed condition. Four Commissioners felt the condition was not needed. Two Commissioners felt it was needed.

Chair Brown felt there should be increased articulation of the façade with the intent to try to pump up the entrance areas.

Commissioner Taylor felt the Commission should vote to approve or not approve without additional conditions.

It was moved by Commissioner Molamphy to approve DR 07-09 as amended to require increased articulation and detail to the building facade to break up the large building surfaces and trucks to be left turn only out of property. It was seconded by Commissioner Milne. Motion carried 5-0-1 with Commissioner Taylor abstaining.

**III. NEW BUSINESS** None

**IV. FINDINGS**

**DR 07-06 Rite Aid** - Commissioner Molamphy moved to approve the findings for DR 07-06 as presented. Motion seconded by Commissioner Taylor. The motion passed 6-0.

**DR 07-07 Panda Express Restaurant** - Commissioner Molamphy moved to approve the findings for DR 07-07 as presented. Motion seconded by Commissioner Slagle. The motion passed 6-0.

**V. MINUTES**

**October 8, 2007** - Commissioner Ewert moved to approve minutes of October 8, 2007 as presented. Motion seconded by Commissioner Molamphy and passed 6-0.

**VI. DIRECTOR'S REPORT**

Mr. Williams announced that the work session on design standards would be on November 26<sup>th</sup>. At the November 13<sup>th</sup> meeting there would be a review of the Street Maintenance Funding program. Also, Melissa Hardy, the new Associate Planner, would be presenting proposed standards for lighting and seeking direction from the Commission. The staff will have information on the school bus traffic routing and a list of the long range planning projects. Mr. Williams also reminded the Commission the meeting would be on Tuesday instead of Monday because of Veteran's Day on Monday.

Commissioner Taylor asked if a list of criteria in the various sections of the code that need clarification could be presented to the Commission. Mr. Williams responded that generally

these types of things only become evident on applications like the one handled earlier in the meeting.

**VII. ADJOURNMENT**