

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – January 28, 2008
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Commissioners Janet Milne, Misty Slagle and Jared Taylor

ABSENT: Bruce Holte

STAFF: Matilda Deas, Project Planner; Melissa Hardy, Associate Planner and Jill Thorn, Planning Staff

OTHERS PRESENT: Bill McCormack, Scott McCormack, Havlin Kemp and Charles Burden

I. CITIZEN INPUT None

II. PUBLIC HEARINGS

DR 07-11 – Trend Business Center Bldg D – Site and Design Review for development of 1.88 acres, including a 29,160 sq ft building (34,328 sq ft total floor area includes 29,160 sq ft ground floor plus 5,168 sq ft of mezzanine) and an approximate 33,889 sq ft a.c. paved parking and access area.

Chair Ewert 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.

Melissa Hardy presented the staff report. Development – The proposed development will encompass approximately 1.88 acres. The applicant is proposing to construct a 29,160 square foot single-story building (the total floor area proposed is approximately 34,328 sq ft, consisting of a 29,160 sq ft ground floor plus a 5,168 sq ft mezzanine), two multi-bay concrete loading docks totaling 4,060 sq ft, approximately 33,889 sq ft of a.c. pavement (parking and access areas), 14,898 sq ft of landscaping, a garbage/ recycling bin enclosure, and two monument signs.

Location and Existing Conditions – The project site is located adjacent to the south right-of-way line of SE Sequoia Parkway, approximately one-quarter mile northwest of the intersection of SE Sequoia Parkway and SE 4th Avenue. The area of proposed development actually impacts four lots. Lots 1 and 2 are zoned Heavy Industrial (M-2); Lots 3 and 4 are split-zoned Light Industrial (M-1) and Heavy Industrial (M-2); All four lots are located in the Canby Industrial Area Overlay (I-O) Zone.

The project site is currently undeveloped. Vegetation on site consists of a variety of grasses and deciduous and evergreen trees. The applicant did not provide information as to the exact number of existing trees on site, but it would appear in visiting the site that there are at least four deciduous trees and six evergreen trees.

Neighboring properties to the north, east, and south are zoned M-1 and M-2, and are currently undeveloped. Property to the west of and adjacent to Lot 1 is developed.

Ms Hardy said additional comments had been received from Juanita Struble of J. B. S. Estates, LLC and the Bike and Pedestrian Advisory Committee.

Commissioner Taylor asked about the storm water retention and how it would be handled. Ms Hardy did not have the information.

Chair Ewert asked about the split zone. Ms Hardy said there was no prohibition in the code. The development standards for property zoned M1 and M2 in the Industrial Overlay zone are all about the same.

Applicant: Bill McCormack said it was the intention to build a small to midsize building to bring business into Canby or provide the opportunity for a business already in Canby to expand. He ask that five conditions be considered for modification.

Condition 4 – He felt that this condition was binding on the future of all lots and all 23 conditions would apply to those lots. He asked for clarification or the deletion of the condition...

Condition 9 – He felt there was no material benefit to the public for an entrance on the north side of the building. The current design, in his opinion, was much safer. He would like the condition deleted.

Condition 13 – Related to Condition 9 and thus should be deleted also.

Condition 12 – Would like the condition changed to allow for 3' x 3' scored concrete instead of pavers.

Condition 18 – He requested that this condition be deleted until Building C was built. Construction traffic would damage the area and it would have to be redone after Building C was constructed.

Havlin Kemp of VLMK who designed the project questioned Condition 12 and how the matrix was scored. He felt the points should have been given.

Commissioner Slagle asked Mr. Kemp to describe what other details were in the design to provide connectivity to the street.

Mr. Kemp said the main door and glass provided the design details and it was not the intent for public access on the north side of the building.

Mr. Kemp said the building faces the common access coming off the sidewalk and provides for parking.

Commissioner Slagle ask on Condition 9 describe what other type of details are provided to provide connectivity to the street.

Mr. Kemp described how the building had upper and lower window area. The single man doors are used for possibility exiting out of a first floor office. The intent that they would not be public accessible entrances.

Commissioner Taylor asked why the door needed to be moved from the west to the north side.

Mr. Kemp said it wouldn't have to be moved and the condition states that a public entrance needed to be on the north side of the building facing the street.

Ms Hardy said the Canby Municipal Code 16.35.050. i 1 states that at least one public entrance shall face the street and a direct pedestrian connection shall be provided.

Commissioner Taylor asked why Condition 18 should be deleted. Mr. Kemp said that transformers and construction equipment would damage that area when Building C was constructed.

Commissioner Taylor asked if the square lights would cut off light. Mr. Kemp said that no light would go up.

Commissioner Taylor asked about the storm water. Mr. Kemp explained it would be four drywells similar to the type for Building A and B.

Proponents: None

Opponents: None

Rebuttal: None

Chair Ewert closed the public hearing.

Commissioner Milne asked how bound to the municipal code was the Commission.

Ms Hardy responded that development standards may be modified through a variance application process, provided that the request meets the City's variance criteria, but that the applicant has not submitted a variance application for consideration.

Commissioner Milne said she agreed with the applicant on Condition 4.

Ms Hardy said the condition is a courtesy notice to future property owners to let them know that any modification of the development approved under DR-07-11 must first be approved by the City.

Commissioner Slagle asked if it could be re-worded.

Commissioner Milne said she tended to agree with the applicant on the brick pavers and would prefer the scored concrete; Condition 13 could be deleted and agreed with the Applicant on Condition 18.

Commissioner Taylor said Condition 13 could be combined with Condition 9 and then 13 deleted.

It was moved by Commissioner Milne to approve DR 07-11 with modification of Condition 4 to be reworded to clarify that the intention of the condition is to give notice to future property owners that the approved development cannot be modified without City approval; Condition 9 to be amended to read that the public sidewalk will extend westward across the north face of the building in order to serve at least one public entrance on the north façade; Condition 12 to be amended to read that all pedestrian walkways include scored concrete as opposed to brick

pavers; and Condition 18 to be amended to not require street improvements across the frontage of lot 1 until lot 1 is further developed in the future. It was seconded by Commissioner Slagle.

Commissioner Milne amended the motion to reword Condition 12 to read and shall use scored concrete 3'x3' pavers or brick or similar pavers for all walkways and cross walks; and reword Condition 9 to say the required public entrance on the north façade and delete Condition 13. It was seconded by Commissioner Slagle.

Amended motion carried 4-0. Main motion carried 4-0.

III. NEW BUSINESS None

IV. FINDINGS

MLP 07-07 – Bristol – 307 S Knott Street - Commissioner Milne moved to approve the findings for MLP 07-07 as presented. Motion seconded by Commissioner Taylor. The motion passed 4-0.

MLP 07-08 – Milne – 1513 N Maple Street - Commissioner Taylor moved to approve the findings for MLP 07-08 as presented. Motion seconded by Commissioner Slagle. The motion passed 3-0-1. Commissioner Milne abstained.

V. MINUTES

January 14, 2008 - Commissioner Slagle moved to approve minutes of January 14, 2008 as corrected. Motion seconded by Commissioner Milne and passed 4-0.

VI. DIRECTOR'S REPORT

Matilda Deas gave an update on various projects the Planning Department will be working on in the coming months.

VII. ADJOURNMENT