

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

PRESENT: Chair Dan Ewert, Commissioners Bruce Holte, Janet Milne, and Misty Slagle

ABSENT: Jared Taylor

STAFF: Melissa Hardy, Associate Planner; Catherine Comer, Economic Development Manager; and Jill Thorn, Planning Staff

OTHERS PRESENT: Ken Diener, Ken Ginsinger, Charles Burden, Chris Stutes, ELna Lee Lawrence, Jim Newton, Kevin Batridge, Debbie McKee, Gordon Root, Matt Hastie

I. CITIZEN INPUT None

II. PUBLIC HEARINGS

TA 08-01 –Text Amendment for Canby Downtown/Highway 99E Design Standards – A Canby Municipal Code Amendment for the purpose of amending the Streets, Sidewalks and Public Places Title (Title 12), amending the Land Development and Planning Title (Title 16), and amending the Zoning Map of the City of Canby (Title 16), for the purpose of implementing new downtown design standards.

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. In developing new design and development standards, the project team focused on the following elements:

New development standards that guide how new sites can be developed, including the overall size and location of buildings and other site elements.

New design standards that describe how buildings will look with an emphasis on the exterior of the building or building “façade.”

Targeted revisions to requirements related to the types of uses allowed in the new overlay zone.

Modest revisions to the City’s landscaping standards.

The project resulted in a proposal for a new overlay zone with specific site design, architectural design, and landscaping design requirements, that are intended to follow the recommendations that were set forth in the Canby Downtown Plan.

Ms Hardy also presented an addendum to the written staff report of April 8, 2008 that dealt with several typographic errors and an additional proposed amendment concerning covered bicycle parking.

Catherine Comer introduced Matt Hastie of Cogan, Owens and Cogan who is the consultant for the project.

Matt Hastie presented a power point presentation on how the standards were developed and a general overview of the proposed amendments.

Chair Ewert asked how many stories would be in buildings that were 60 feet tall. Mr. Hastie responded that it would be four to five stories.

Chair Ewert asked if the transition areas were defined so that one could easily tell if they were in or out of an area. Mr. Hastie responded the map was well defined.

Chair Ewert asked if any person present had comments to present to the Commission.

Gordon Root said that his property was in the OHC (Outer Highway Commercial) area and he had concerns with the FAR (Floor Area Ratio) of .3. He felt this was too high and would force the developer to build to a tight site for auto and truck. He felt this would be hard to attract tenants who would prefer a lower ratio. He asked to lower the ratio in the OHC zone to .22 to .25.

Matt Hastie responded that the code was being changed from 5 spaces per 1,000 square feet of gross leasable area.

Commissioner Milne asked Mr. Hastie what would be the down-side of reducing the ratio. Mr. Hastie said the higher ratio promoted more intensive use of the land.

Charles Burden said he had been involved with the task force throughout the process and was generally pleased with the results, but that Ken Diener his architect would have additional comments about some areas of concern.

Ken Diener said the OHC area is auto oriented and would like to see the FAR reduced. He also has issues with the 15 foot landscaped setback requirement and would like to see that reduced. He requested that the hearing not be closed as he knew of several property owners who wanted to submit letters of concern. Mr. Diener also mentioned several areas in the draft code that need to be clarified.

Chair Ewert requested that Mr. Diener submit those items in writing for the staff to give their comments.

Catherine Comer said the intent of the code was to encourage well designed development. She also said there had been an intensive outreach to the business community. Over 400 property owners and tenants had been notified of various public meetings.

Commissioner Milne asked about the format of the draft plan. She thought it had been changed and felt it was harder to read.

Melissa Hardy responded that the format had been changed from a horizontal to a vertical format to fit into the current City code. Catherine Comer said that staff would review the format.

It was moved by Commissioner Milne to continue the public hearing to May 27, 2008 and accept comments from the public until May 13, 2008 in written, email or telephone formats, to maintain Matt Hastie of Cogan, Owens and Cogan on contract, to change the FAR from .3 to .25 and to respond to comments. It was seconded by Commissioner Holte. The motion passed 4-0.

III. NEW BUSINESS None

IV. FINDINGS

MLP 08-02 Maple Street Property of City of Canby - Commissioner Milne moved to approve the findings for MLP 08-02 as presented. Motion seconded by Commissioner Slagle. The motion passed 3-0 with Commissioner Holte abstaining.

MLP 08-03 STJ, LLC – Canby Square - Commissioner Slagle moved to approve the findings for MLP 08-03 as presented. Motion seconded by Commissioner Holte. The motion passed 3-0 with Commissioner Holte abstaining.

V. MINUTES

April 14, 2008 - Commissioner Milne moved to approve minutes of April 29, 2008 as amended on Page 7 in the fourth paragraph by inserting the word “not” between “did” and “like”. Motion seconded by Commissioner Slagle and passed 3-0 with Commissioner Holte abstaining.

VI. DIRECTOR’S REPORT

Commissioner Milne asked for an update on the railroad property and what the City was doing to acquire the property in order to meet the goals that had been set in the Downtown Plan several years ago. She felt it was necessary to acquire the property in order to enhance the downtown area.

Commissioner Ewert agreed the site was important and hoped the City was working on the project.

Catherine Comer said that the staff needed direction to move forward and that the Urban Renewal Agency had discussions about this issue at a previous meeting and suggested staff investigate a plan. The Commission requested staff to work towards a re-development plan.

VII. ADJOURNMENT