

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – November 9, 2009
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Vice Chair Jan Milne, Commissioners Sean Joyce, Chuck Kocher, Misty Slagle and Jared Taylor

ABSENT: None

STAFF: Bryan Brown, Planning Director; Melissa Hardy, Associate Planner; and Jill Thorn, Planning Staff

OTHERS PRESENT: Tom Vandervert, Lisa Bonifant and City Councilor Brian Hodson

1. CALL TO ORDER

2. CITIZEN INPUT None

3. PUBLIC HEARINGS None

4. NEW BUSINESS

MOD 09-04 of DR 98-08 - The applicant is requesting an Intermediate Modification of Site and Design Review approval DR-98-08 in order to change Condition #39 to reduce the amount of vehicle parking required, and to allow removal of 10 vehicle parking spaces and construction of a drive-through automated teller machine (ATM) with signage.

Melissa Hardy presented the staff report of November 9, 2009 and explained the process.

Commissioner Slagle asked if other changes in the center would have to go through some process.

Ms Hardy said that there are three levels of modifications, a minor, an intermediate, and a major modification, and that any new buildings or additional floor space would require the Planning Commission to review.

Mr. Brown said some changes could be considered a Minor Modification, in which case it would be a decision of the Planning Director and not the Commission.

Commissioner Ewert stated that the change in the parking requirement would free up 20,000 square feet and would that application have to come before the Commission

Mr. Brown stated that if another pad was developed it would be a Type 3 application which was the same as the original application.

Commissioner Ewert asked if there was a reason to bring the parking requirement in line with the current code.

Ms Hardy said the Commission could instead find that removal of only 10 parking spaces is needed and adjust the ratio to that number.

Commissioner Milne said she had concerns about the safety of the placement of the ATM in regard to the location of the bottle return machine and small children.

Mr. Brown said that possibly the applicant could be able to address that question.

Commissioner Joyce asked how the standard went from 5 to 3 spaces per 1,000 vehicles.

Mr. Brown stated that 5 was based on Christmas and Thanksgiving parking but over the years it had been found that covering that much surface was extreme. Also, with encouragement, more people were using transit and bicycles; so most of the jurisdictions have reduced to 3 spaces per 1,000 vehicles.

Applicant: Tom Vandervert of CLC Associates stated they would like to have Condition No. 39 modified in order to eliminate 10 parking spaces. He stated they supported the recommendation of the staff. He felt the location of the ATM will not interfere with people entering the bottle return area. The ATM is designed for 2 or 3 cars to stack. He felt the ATM structure qualified as a building, thus the wall signs would meet the code.

Commissioner Ewert expressed concerns about the high risk of problems with the stacking area.

Mr. Vandervert stated that at the most there would be only 2 or 3 vehicles as the location of the ATM was off the beaten path

Commissioner Ewert expressed concerns about the stacking of vehicles and whether trucks would have space to operate.

Mr. Vandervert said this was the location that Fred Meyer wanted to have the ATM area.

Commissioner Taylor asked if there was any statistical information from Fred Meyer on the number of actual empty spaces.

Mr. Vandervert stated that there was no information. He also stated that Fred Meyer would be fine with a 4 spaces per 1,000 square feet and that Wal-Mart requires 5 spaces per 1,000 square feet.

Ms Hardy stated the only information the City had on parking space use was from the 1998 parking demand analysis where they surveyed two other Fred Meyer shopping centers and found that the demand was 2.2 per 1,000 vehicle space.

Commissioner Milne asked if this ATM would be replacing the branch on Holly Street.

Ms Bonifant said no.

Commissioner Kocher suggested the ATM be moved further away from the bottle return be moved down to separate the two functions more.

Mr. Vandervert said Fred Meyer had already said no to that proposal.

Commissioner Joyce noted that in the drawing the 3rd car stuck out a little and wondered if taking 12 parking spaces would not be a safer thing.

Commissioner Ewert felt this was creating another activity and creating a potential traffic jam.

Commissioner Milne felt there was congestion now when the trucks deliver to Denny's now.

Commissioner Taylor stated it was not the Commission's concern as the code is being met.

Ms Bonifant stated there would be 3 ATM machines inside and outside the store that most people would use during the hours of 7 AM to 11 PM when the Fred Meyer store was open.

Commissioner Ewert expressed concerns about flow and queuing.

Mr. Vandervert stated he understood the concerns, but this was not a high intensive use and that Fred Meyer did not feel there is a problem.

Commissioner Joyce stated that taking 2 or 3 more spaces would allow for better stacking.

Commissioner Taylor said that would require removing some of the landscaping and that could be an issue.

Ms Hardy said that taking out the small landscape island would still allow the over all landscaping requirements to be met. She suggested the Commission could require the applicant to submit a transportation analysis or give the applicant six months to see if the current configuration works, and if not they would come back to the Commission to request additional changes.

Commissioner Milne stated she was not concerned as most of the use would be after hours.

Mr. Brown stated that this was an internal private parking lot and cars could go around cars that were in line to use the ATM.

Commissioner Slagle stated that the average time to use the ATM machine was not long enough to cause great delays.

Commissioner Milne stated she liked holding a card that could fix any problems in the future.

Commissioner Ewert had concerns about freeing up 20,000 square feet that could be developed.

Mr. Brown stated that was not likely to happen.

Commissioner Taylor said he had concerns about providing something the applicant had not asked for in the reduction of the parking.

Commissioner Slagle stated she didn't want to give more, but wanted the ability to review future development.

Commissioner Ewert asked about normal size spaces compared to compact size spaces.

Ms Hardy said that the code allowed up to 30% of the spaces to be for compact.

Commissioner Taylor said he was good with the signage request and would like to see the 4.1 spaces per 1,000 vehicles be reduced to only 4.

Proponents: None

Opponents: None

Neutral: None

Rebuttal: None

Commissioner Taylor moved to approve Modification 09-04 of DR 98-08 application as presented but to modify Condition 4 to change the parking ratio to from 3 vehicle parking spaces per 1,000 to 4 vehicle parking spaces per 1,000 vehicle parking spaces. It was seconded by Commissioner Slagle. The motion passed 5-1 with Commissioner Ewert voting No.

5. FINAL DECISIONS

a. MOD 09-04 of DR 98-08 – Chase/Fred Meyer - It was moved by Commissioner Taylor to approve the written findings for MOD 09-04 of DR 98-08 – Chase/Fred Meyer – as presented but to modify Condition 4 to change the parking ratio from 3 vehicle parking spaces per 1,000 square feet to 4 vehicle parking spaces per 1,000 square feet. It was seconded by Commissioner Kocher. The motion passed 5-1 with Commissioner Ewert voting No.

6. MINUTES

September 28, 2009 - Commissioner Milne moved to approve minutes of September 28, 2009 as presented. Motion seconded by Commissioner Kocher and passed 4-0 with Commissioners Ewert and Taylor abstaining.

7. ITEMS OF INTEREST FROM STAFF – Planning Director Bryan Brown stated he had finished the bi-monthly report for the City Council and would have the Planning Department Work Plan emailed to the members of the Commission. He also welcomed City Councilor Brian Hodson as the new liaison from City Council to the Planning Commission.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION – Commissioner Milne expressed her appreciation for the fact the new theater was now open.

9. ADJOURNMENT