

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – November 29, 2010
City Council Chambers – 155 NW 2nd Avenue

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

ABSENT: Commissioner Randy Tessman

STAFF: Bryan Brown, Planning Director; Matilda Deas, AICP, Project Planner; Markus Mead, Associate Planner; Jill Thorn, Planning Staff; and Chris Maciejewski of DKS Associates

OTHERS PRESENT: Peggy Savage, Charles Burden, Randy Carson, Buzz Weygandt, Lisa Weygandt, Kathleen Polley, Tim Dale, Mike Diggles, Jackie Jones, Erik Berkey, Roger Skoe, Bob Zimmer, Bev Doolittle, Doug Thomas, Florence Ball, Richard Ball, Chris Kittridge, Cynthia Schuster, Susan Myers, Chris German, Sandy Woods, Neale Inahara, Matt English, Craig Gingerich, Dan Edwards, Therese Carson

1. CALL TO ORDER

2. CITIZEN INPUT **None**

3. PUBLIC HEARINGS

a. Conditional Use Permit, Site and Design Review and Lot Line Adjustment CUP 10-01/DR 10-02/LLA 10-05 – The applicant is requesting a Conditional Use Permit, Site and Design Review and Lot Line Adjustment to construct a new 9,470 square foot, 16-resident Memory Care Community. The proposed building is mostly one story with an 8,700 square foot footprint with a small upper level at the corner of 2nd and Fir which will be used for storage and administrative office spaces.

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.

Markus Mead, Associate Planner, entered the November 10, 2010, staff report into the record.

Commissioner Milne asked about surface materials and why 48% was acceptable when the standard was 70%. Mr. Mead responded that the applicant should be able to answer the question.

Commissioner Joyce asked for clarification on the roofing material and why that was not in compliance. Mr. Mead responded that the applicant should be able to answer the question.

Commissioner Ewert asked how state requirements affect not meeting the standards. Mr. Brown said the two-story corner presence was the way to meet the requirement.

Applicant - Cynthia Schuster, LRS Architects, 720 NW Davis in Portland spoke for the applicant. She said the application was for a residential care facility that will home for 16 people. She said the stone would equal the base thus the percentage was low. She said they had no issues with the conditions of approval.

Chris Kittredge of Kittredge Engineering, 6975 SW Sandberg Street in Tigard, said the swales would take the roof and sidewalk water and the grates would allow the water to disburse into the swales rather than onto the street and this plan will allow for full sidewalks to be available.

Commissioner Ewert asked if the alley would be improved. Mr. Brown stated the alley would be improved.

Commissioner Ewert asked about the laundry facilities. Ms Schuster said the laundry would be done across the street and there would be some shared employees between the two buildings.

Commissioner Slagle asked if the mechanical equipment would be housed on the roof of the building. Ms. Schuster said it would be in the back of the building and not visible.

Commissioner Joyce asked about the non-compliance on the roofing materials. Ms. Schuster responded that it would be compost shingle and would last longer.

Proponents: Bev Doolittle, Canby Area Chamber of Commerce, stated this was good redevelopment for the downtown area.

Kathy Polley stated she worked for Marquee an at home service company and had visited Countryside and found it to be very comfortable.

Opponents: None

Neutral: None

Rebuttal: None

Chair Ewert closed the Public Hearing

Commissioner Milne said she was aware of the need and importance for care facilities. She realized the site had been vacant for some time and did not like seeing historic older homes torn down, but realized it was not practical to renovate this building. She felt the applicant had met all the criteria.

Commissioner Ewert felt it was a good plan and glad to see the applicant was working with staff. He felt the facility was a great use for downtown. He had a little concern about the crossing between the two buildings, but felt extra reflectors could help.

Commissioner Kocher felt the application met the criteria and suggested that the crosswalks needed to be more visible.

Commissioner Slagle moved that the Planning Commission approve application DR 10-02/CUP 10-01/LLA 10-05 – Countryside Living as presented in the staff report. It was seconded by Commissioner Kocher. The motion passed 6-0.

b. Canby Municipal Code Amendment TA 10-02/CPA 10/01 - Recommendation to City Council for a Comprehensive Plan and Land Development and Planning Ordinance Amendment pertaining to adoption of the 2010 Transportation System Plan. The TSP identifies existing and future transportation needs to guide future transportation investment in the City and determine how land use and transportation decisions can build on one another. It identifies specific transportation improvement projects and programs needed to support the City's goals and policies, serve planned growth through the year 2030, and improve safety and mobility for all travel modes in Canby.

Chair Ewert read the public hearing format.

Matilda Deas, AICP, Project Planner entered the September 17, 2010 staff report into the record.

Chris Maciejewski of DKS Associates presented an overview of the proposed changes and modifications.

Commissioner Slagle asked how removing the turning on First and Ivy help. Mr. Maciejewski said it pulls traffic to Grant Street.

Commissioner Milne asked what will tell you that you can't turn. Mr. Maciejewski said there would be a loop through the parking lot and over time people will be trained that they can't turn.

Commissioner Proctor asked what kind of curb would be there. Mr. Maciejewski said that would be in a design phase.

Ms Deas said the City would be moving forward on the redevelopment of First Avenue.

Commissioner Joyce asked if there were triggers in the revisions. Mr. Maciejewski said that he didn't delve into triggers when the one-way streets went away.

Chair Ewert announced he would take testimony on the changes presented by the consultant and staff; then other issues people wanted to comment on.

Bev Doolittle, Canby Area Chamber of Commerce, stated that directing traffic through the parking lot did not seem right.

Susan Myers expressed concerns about the turn onto 3rd Avenue at Ivy when a train is passing.

13th Avenue – Industrial Park

Therese Carson, Canby Bike and Pedestrian Committee, said she was opposed to adding the 13th Avenue to Sequoia Parkway into the plan. Thus she supported the current proposals in the plan.

Matt English favored adopting the plan as presented.

Sandy Woods stated she was a realtor and was concerned about the home values if the connection between Sequoia and 13th Avenue was completed. She also was concerned about hazardous materials that truck could be transporting.

Mike Diggles said that by supporting the draft TSP he agreed that there should be no truck route on 13th Avenue because of the three schools, adult center, City Park, and athletic fields.

Lisa Weygandt submitted a letter and spoke of her property which is in the Canby Pioneer Industrial Park that not completing the Sequoia Parkway to 13th Avenue would leave future property owners without adequate access. Commissioner Ewert asked if the Otto Road connection would not serve that purpose. Ms Weygandt stated it would not.

Ms Weygandt also gave the Commission a letter from American Steel. Chair Ewert read the letter to the Commission. He felt the City should continue to honor the agreements to the property owners in the industrial park.

Buzz Weygandt read a letter of his opposition to the draft TSP which he felt did not adequately address the issues of the industrial park property owners.

Charles Burden read his letter opposing the draft TSP because as a property owner in the industrial park he felt the transportation needs would not be met.

Kathy Polley read a letter opposing the draft TSP because she did not feel the property owners in the industrial park would be well served.

Bob Zimmer stated he was one of the original owners of property in the industrial park. He suggested that further studies should be done to deal with the 13th Avenue options.

Chris German presented a letter in favor of the TSP as presented and said she was an advocate for the Safe Routes to School program.

Craig Gingerich, Hope Village administrator, said he was in favor of the TSP as proposed.

Tim Dale presented a letter supporting the draft TSP and felt the 13th Avenue corridor was "child rich".

Susan Myers asked what the commitment to American Steel was. Commissioner Ewert said the general consensus was that Sequoia Parkway would be extended to 13th Avenue. She also read a letter for the record supporting the draft TSP plan.

Chair Ewert closed the public hearing.

Commissioner Joyce said he felt that the industrial park property owners and the property owners along the 13th Avenue corridor should work together for a solution.

Commissioner Slagle said she felt it was a good plan and the City Council needs to make it right with all of the property owners.

Mr. Brown reminded the Commission that only the City Council could commit money.

Commissioner Joyce felt the plan needs to have trigger points; 13th Avenue – Sequoia Parkway extension should be designed to keep as much traffic off of 13th Avenue as possible and the City Council should look at agreements that have been made.

Commissioner Kocher felt the plan should be approved with the City involved to solve the industrial park issues.

Commissioner Proctor said he agreed with the other commissioners that the plan should be approved as presented.

Commissioner Ewert asked about traffic calming on 13th Avenue. Mr. Maciejewski stated there were numerous tools that could be implemented. Commissioner Ewert stated he felt that 13th Avenue should be livable with robust traffic calming.

Commissioner Milne said that two things stood out in her mind. One was that the Canby Pioneer Industrial Park was a critical component of the community and two was that the integrity of the neighborhood should be preserved. She favored moving the plan to the City Council and urged the Council to deal with the commitments to the industrial park property owners.

Commissioner Joyce moved that the Planning Commission recommend to the City Council approval of TA 10-02/CPA 10-02, based on the record of the November 29th Planning Commission public hearing and findings in the November 12, 2010 Planning Commission staff report with the downtown circulation improvements be triggered by Canby's new mobility standards; robust traffic calming for SE and SW 13th Avenue; at such time that a connection from Sequoia Parkway to SE 13th Avenue be deemed necessary and prior to construction, a traffic mitigation plan for SE and SW 13th Avenue shall be developed and adopted in collaboration with local areas residents; and 13th Avenue will be a collector. It was seconded by Commissioner Slagle. The motion passed 6-0.

4. NEW BUSINESS None

FINAL DECISIONS

a. DR 10-02/CUP 10-01/LLA 10-05 – Countryside Living - It was moved by Commissioner Milne to approve the written findings for DR 10-02/CUP 10-01/LLA 10-05 – Countryside Living – as presented. It was seconded by Commissioner Slagle. The motion passed 6-0.

5. MINUTES

September 27, 2010 - Commissioner Slagle moved to approve minutes of September 27, 2010 as presented. Motion seconded by Commissioner Milne and passed 3-0-3 with Commissioners Joyce, Milne and Proctor abstaining.

6. ITEMS OF INTEREST FROM STAFF None

7. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION None

8. ADJOURNMENT at 11:00 PM.