

MINUTES
CANBY PLANNING COMMISSION
7:00 PM Monday – May 23, 2011
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Vice Chair Jan Milne, Commissioners Sean Joyce, Misty Slagle and Randy Tessman

ABSENT: Commissioners John Proctor, Chuck Kocher

STAFF: Bryan Brown, Planning Director; Markus Mead, Associate Planner; and Jill Thorn, Planning Staff

OTHERS Robert Bitter, Bill Harper, Rhys Konrad, Tim Dale, Eric Wonderly, Roger Skoe, Brett Hanson

PRESENT:

1. **CALL TO ORDER** 7:01 pm

2. **CITIZEN INPUT** None

3. **PUBLIC HEARINGS**

a. **Canby Police Facility DR 11-02** – *The applicant is requesting Site and Design Review approval to construct a new 25,300 sf. police facility, including a 10,000 sf. Day-light basement for future expansion. The site is located at 1175 NW 3rd Avenue. Approximately 4.63 acres of the 13.91 acre city owned track is to be modified or disturbed by this project.*

Chair Ewert read the public hearing format. Commissioners indicated no ex parte contacts, no conflict of interest, and nobody reported on any aspect about an on-site visit.

Staff Presentation: Markus Mead, Associate Planner entered the May 23, 2011 staff report into the record. He explained the materials that had been placed in front of them at the dias and pointed out some recent updated aspects to the staff report since it was originally distributed. Focus was on four major considerations outlined in the report.

Urban Renewal Agency Representatives Presentation: Bill Harper, proctor for City URA project manager Robert Bitter who could not attend, explained several aspects of the project, including the key Traffic Study recommendations concerning mitigation for sight distance issue at the intersection of 3rd Avenue & Cedar, directional signage to the police station to direct traffic to utilize 3rd Avenue rather than 2nd Ave. and construction of a traffic diverter to prevent traffic from going south on Cedar past 3rd Avenue to protect the residential area from local street traffic on Cedar and 2nd Avenue from exceeding the new adopted traffic standard.

Harper noted they considered storm water runoff quality with use of treatment swales to address staff's concern that runoff from this site has a close proximity to the City's water intake pipe on the Mollala River just below this site.

Harper noted that the management company for nearby Darcy Estates is trying to reactivate the Homeowner's Association. Three different emergency access options were described. One route involves the designated emergency access easement through Darcy Estates. Another route goes through the existing residential local streets and was described as suitable because the use of the emergency access route was considered to be a rare event – maybe only once in a year's time and would avoid expense needed in preparing the designated emergency

easement route. A final third option results in a new road just west of the backs of homes and has impact due to significantly changing the grade. This was considered the least desirable route for continued consideration at this point.

Chair Ewert asked about the emergency access along the wall parallel to the railroad tracks and wondered if it was just meant for fire trucks. Brown responded that the notes on the plat of record were labeled for emergency use. Tessman and Ewert indicated that dried vegetation could pose a hazard in the emergency access road and Ewert thought it was required to be paved with approval of the subdivision.

Staff mentioned we had received one public comment reminding us that no truck parking was to be allowed on SW 3rd Avenue.

Rhys Konrad of Group MacKenzie was present to represent the applicant (City) in addressing the approval criteria. He stated they had no objections to the staff report or findings. He also stated that the architect and civil engineer were present if the Commission had any questions for them. He mentioned that the mechanical units would be well screened from both 99E and the nearby neighborhood as they are to be enclosed within a penthouse.

Chair Ewert opened the public hearing for testimony: The only testimony was from Eric Wonderly, a Darcy Estates resident, who primarily wanted to raise the issue of why the final lift of paving for the 2 driveways into Darcy Estates off of 3rd Avenue were not paved as part of the Darcy Bond in 2009. He was told that those streets were private and did not qualify. Staff indicated they would follow-up on this item with him. He mentioned sound might be a concern with emergency access use at night but he otherwise had no opposition to the proposal presented and was in support of the project. No one opposed the project and no rebuttal was given.

Planning Commission Deliberations: Chair Ewert closed the public hearing and the Commission entered into discussions.

Joyce said he did not understand the proposed diverter. Discussion ensued, and there was consensus about preferring the traffic diverter over the traffic circle! The commission considered the traffic circle only as a last ditch solution should the diverter not work as expected. They requested that the traffic circle option be taken out of the final order.

The Commission discussed spraying to keep the weeds down in the emergency access easement. This route was clearly intended for fire truck access but should also be available for the police emergency access as well. It was indicated that a gate was needed but with easy access to not slow down emergency response. It was requested that finding be included to indicate that the route through the local neighborhood streets was not suitable or viable. They asked for a condition of approval to be added that half-block crosswalk painting be provided on south side of 3rd crossing Cedar at the diverter. Commission mentioned that a stop bar would be needed for the new stop sign on Cedar Street. They noted a change in a condition to be an informational meeting only with the Darcy Estates residents.

Staff explained where the Berg Parkway extension was planned at the request of Commissioner Joyce. Milne asked who makes a decision with regards to the bike lane or path indicated in conditions 8 and 9? Mead indicated that the applicant would. In response to Chair Ewert, the mechanical units would be well screened within enclosed penthouse on the river side of the roof. Milne noted what a good job everyone had done on this project.

The Commission discussed the merits and problems with several of the conditions of approval. They felt strongly that use of the existing emergency access easement was the only viable

option of the 3 alternatives described. Brown indicated staff would develop findings for this route. Mead indicated he will reflect changes discussed in preparation of the final order.

A motion was made by Milne, and seconded by Slagle for the approval of DR 11-02 with modifications as indicated and discussed, including choosing the Route 3 emergency access using the existing easement through Darcy Estates, use of the diverter in condition #5 – not the traffic circle, using safety stripping at the intersection of 3rd & Cedar, and providing an informational meeting with Darcy Estates residents. Motion Passed 5 – 0.

4. NEW BUSINESS None

5. FINAL DECISIONS

a. Canby Police Facility – DR 11-02 – Order was not yet prepared and would be approved at a subsequent meeting.

6. MINUTES

April 25, 2011 - Commissioner Slagle moved to approve minutes of April 25, 2011 as presented. Motion seconded by Commissioner Tessman and passed 5-0.

7. ITEMS OF INTEREST FROM STAFF Mr. Brown indicated that the Planning, Building, and Economic Development staff had completed their move into the new remodeled building at 111 NW 2nd Avenue. Mead indicated that the Village on the Lochs expansion was having a traffic analysis completed, and that Hope Village Annexation would be set for a June 28 hearing.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION None

9. ADJOURNMENT at 8:50 PM.