

MINUTES
CANBY SPECIAL PLANNING COMMISSION MEETING
7:00 PM Monday – June 6, 2011
Development Services Building Conference Room – 111 NW 2nd Avenue

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

ABSENT: Commissioners John Proctor, Chuck Kocher, Sean Joyce

STAFF: Bryan Brown, Planning Director; Markus Mead, Associate Planner;

OTHERS Scott Scarborough with Potter's Industries

PRESENT:

1. **CALL TO ORDER** 7:13 pm **Note: This meeting was not televised or recorded.**

2. **CITIZEN INPUT** None

3. **PUBLIC HEARINGS** None

4. **NEW BUSINESS** None

5. **FINAL DECISIONS**

a. **Canby Police Facility – DR 11-02** – After a discussion of each condition modification agreed to by the Planning Commission at their oral decision on the Police Building at the May 23 meeting, it was moved by Commissioner Tessman to approve the written findings as presented which found to accurately reflect the decision made at the public hearing for DR 11-02 – Police Facility. It was seconded by Commissioner Slagle. The motion passed 4-0.

6. **MINUTES** None

7. **ITEMS OF INTEREST FROM STAFF** None

8. **ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION** None

9. **ADJOURNMENT** at 7:30 PM.

WORK SESSION

Topic: Applicability of Previous Landscaping Condition of Approval for Potters Industries current Modification Application for a Warehouse Expansion

Direction Provided: The Planning Commission provided the following input and direction to assist staff in what was otherwise an administrative staff level decision for MOD 11-04:

They felt it was appropriate to allow one hundred percent (100%) of the area preserved under any mature, healthy tree or grove of trees retained in the landscape area of the Potters Industry site at 350 N. Baker Drive to be counted directly toward the percentage of landscaping required

for this and future site development; provided the site maintain the required minimum amount of impervious area and parking lot landscaping.

This agreement is for this property only and not necessarily to apply to other sites in the City unless otherwise singularly approved. Nor should this decision set precedence. This decision was in response to the request by staff for clarification of the “landscape area” referenced in the findings (condition #5) for the previous warehouse approval in DR 95-20. This decision effectively allows the proposed warehouse in MOD11-04 to be placed in its proposed location, and to count existing vegetation toward the minimum standard of 15%. The applicant has stated that they would enter into a maintenance agreement to maintain this vegetation on the corner of NW Baker Drive and NW 3rd Avenue (for each frontage) to the same mortality standards and maintenance standards as exist in the Pioneer Industrial Overlay CMC 16.35.

The Planning Commission did not recall precisely why the area was designated for landscaping but one Commissioner thought it may be due to a 1995 tree survey which identified chestnut trees on this site; but not for specific retention. Additionally, the designated area does not include the trees.