

MINUTES
PLANNING COMMISSION

July 23, 2012

City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chairman Dan Ewert, Vice-Chair Randy Tessman, Commissioners Sean Joyce, Charles Kocher, John Proctor, Misty Slagle and Tyler Smith

ABSENT: None

STAFF: Bryan Brown, Planning Director, Angie Lehnert, Associate Planner

OTHERS: Jake Tate, Lee Leighton, James S. Coombes, Brent Ahrend, Mike Connors, Dave Kimmel, and Ryan Oliver

1. CALL TO ORDER

Planning Commission Chair Dan Ewert called the meeting to order at 7:00 pm.

2. CITIZEN INPUT ON NON-AGENDA ITEMS: None

3. PUBLIC HEARING:

- a. Text Amendment to change a subarea boundary of Downtown Canby Overlay for a Fred Meyer fuel station located at 351 SE 1st Avenue, 369 SE 1st Avenue, 391 SE 1st Avenue, 354 SE 2nd Avenue and 392 SE 2nd Avenue (**DR 12-03, TA 12-01 FRED MEYER FUEL STATION**)
- b. Site and Design Review for a Fred Meyer fuel station located at 351 SE 1st Avenue, 369 SE 1st Avenue, 391 SE 1st Avenue, 354 SE 2nd Avenue and 392 SE 2nd Avenue (**DR 12-03, TA 12-01 FRED MEYER FUEL STATION**)

Associate Planner Angie Lehnert entered her staff report into the record regarding the request from the applicant to change a subarea boundary of the Downtown Canby Overlay from Core Commercial (CC) to Outer Highway Commercial (OHC) to accommodate a Fred Meyer Fuel Station at the southwest corner of Hwy 99E and South Locust Street.

Ms. Lehnert said staff recommended approval of the text amendment. She said the design issues can be addressed in the design review portion of the application.

There was discussion between the Commissioners and staff regarding a pedestrian crossing and pedestrian refuge island on 99E near South Locust Street.

APPLICANT:

Jim Coombes, Fred Meyers talked about the proposed Fred Meyer Fuel Station and how 70% of their stores now have fuel centers. He said they try to locate the fuel centers within about a half mile of the stores and this location seemed perfect. However, he said, during the pre-

application period, it was pointed out by staff that the location was just inside the Downtown Overlay Zone but the applicant could apply for a text amendment to bring the properties into the Outer Highway Commercial subarea of the Downtown Overlay Zone. Mr. Coombes introduced Lee Leighton, Westlake Consultant, Jake Tate, Great Basin engineer and Brent Ahrend, Group Mackenzie traffic consultant.

Mr. Leighton presented reasons for moving the overlay boundary about 300 feet to change the subarea boundary of the Downtown Canby Overlay Zone to accommodate the fuel station.

PROPOSERS:

Ryan Oliver said he was part of the group who put together the Downtown Overlay District design standards and the intent was not to exclude any type of businesses including service stations but to bring some uniformity to building designs. He also stated he is one of the property owners of the site proposed for the fuel station. Mr. Oliver explained the historical reasons why the Downtown boundary stretches to So. Locust St.

OPPOSERS:

Mike Connors, attorney for Hathaway, Koback and Connors and representative of a coalition of Canby businesses named “Save Downtown Canby” entered a letter into the record detailing the concerns of the group regarding the Fred Meyer’s Text Amendment application.

Commissioner Smith asked if Mr. Connors was representing any gas stations in the Save Downtown Canby group and Mr. Connors responded yes.

NEUTRAL: None

REBUTTAL:

Mr. Leighton requested a recess to speak to his client regarding the information entered into the record by Mr. Connors.

Chair Ewert called for a five minute break to allow Mr. Leighton to speak with his client.

The meeting was reconvened

Mr. Leighton said all parties would need more time to respond to the material provided by Mr. Connors. Mr. Leighton requested a continuance to a date certain and agreed to waive the 120 day review rule.

The Planning Commission and Mr. Leighton agreed to continue the Public Hearing until a date certain of Monday, September 24, 2012.

4. NEW BUSINESS - None

5. FINAL DECISIONS – None

(Note: Final written version of previous oral decision).

6. MINUTES

- a. Approval of July 9, 2012 Regular Planning Commission Minutes

Commissioner Slagle moved to adopt the July 9, 2012 minutes with changes to who was in attendance. The motion was seconded by Commissioner Kocher. The motion passed 6/0 with one abstention.

7. ITEMS OF INTEREST/REPORT FROM STAFF -- None

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

9. ADJOURNMENT: 9:11 p.m.