

APPROVED
MINUTES
PLANNING COMMISSION

October 22, 2012

City Council Chambers – 155 NW 2nd Avenue

PRESENT: Commissioners Dan Ewert, Sean Joyce, Charles Kocher, and Tyler Smith

ABSENT: Commissioner John Proctor, Misty Slagle, and Randy Tessman

STAFF: Bryan Brown, Planning Director, Angie Lehnert, Associate Planner, Laney Fouse, Planning Staff

OTHERS: Steve Abel, Jake Tate, Lee Leighton, James S. Coombes, Brent Ahrend, Mike Connors, Ryan Oliver, E. Wayne Oliver, Roger Skoe, Gary Palfrey, Charles L. Burden, Curt Hovland, Vicki Lang, Ashley Danielson, Regan Danielson,

1. CALL TO ORDER

Planning Commission Chair Dan Ewert called the meeting to order at 7:13 pm.

2. CITIZEN INPUT ON NON-AGENDA ITEMS: None

3. PUBLIC HEARING

a. Continued from July 23, 2012 applicant is requesting a Text Amendment/Zone Change to shift a subarea boundary of the Downtown Canby Overlay at this site from Core Commercial to Outer Highway Commercial to accommodate a Fred Meyer fuel station to be located at 391 SE 1st Avenue (**TA 12-01, ZC 12-01 FRED MEYER FUEL STATION**)

b. Continued from July 23, 2012, applicant is requesting a Site and Design Review for a Fred Meyer fuel station located at 391 SE 1st Avenue (**DR 12-03 FRED MEYER FUEL STATION**)

Chair Ewert closed the public hearing reaffirming the action taken at the close of the previous meeting on this item which had left the record open for 21 days total – 7 days for submittal of additional written evidence, another 7 days for rebuttal, and a final 7 days for closing written argument by the applicant. Commissioner deliberation began regarding the Fred Meyer Fuel Station without any public input taken.

Commissioner Kocher would like to see some building being done on the lot but doesn't like the level of traffic to be introduced nor the change proposed to the Downtown Core Subarea Overlay boundary.

Commissioner Smith thinks the traffic analysis performed was sufficient and the traffic impact is no longer an issue. He said the DCO is an overall guideline and is not intended to be a restriction which could not ever be changed.

Commissioner Joyce has no concerns with traffic analysis but has problems with the driveway if not restricted to right in and right out and with the process of circumventing the DCO because it sets a bad precedent.

Chair Ewert said the traffic analysis fell short and is a recipe for a real bad problem. He said they were trying to create a pedestrian friendly area. He said they had spent a great deal of time working on the DCO and felt that changing it would not better the quality of life in Canby.

Commissioner Smith said he looks at it more legalistically and felt the applicant had met all of the criteria related to what he considered to be a "minor" boundary change.

Commissioner Kocher said changing the overlay subarea boundary still bothers him especially having to change it after they did so much work. He said he might go along with the right in right out driveway but did not support left turns from the highway into this site.

Commissioner Joyce said the biggest thing for him was the timing associated with the vision they have for the 99E corridor and mixing that with safe walk routes in that location.

Commissioner Kocher moved to reject TA 12-01 & ZC 12-02 based on the reasoning included in the discussion they had and to forward this recommendation to the City Council, Commissioner Joyce seconded it. **The motion passed 3/1.**

Chair Ewert said the Planning Commission's recommendation will be moved to the City Council's review at a public hearing to be held on Nov. 7, 2012.

4. NEW BUSINESS -- None

5. FINAL DECISIONS – None

6. MINUTES

a. Approval of the Regular Planning Commission Minutes

MOTION:

Commissioner Kocher moved to approve the 9-24-12 minutes as written. The motion was seconded by Commissioner Smith. **The motion passed 4/0.**

7. ITEMS OF INTEREST/REPORT FROM STAFF – City of Canby Vision meeting will be held tonight, Tuesday, and Wednesday evenings at the Canby Police Facility Community Room at 7:00 p.m.

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

9. ADJOURNMENT: 7:39 p.m.