

MINUTES
SPECIAL CANBY PLANNING COMMISSION
May 28, 2013 at 7:00 PM
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Commissioners Tyler Smith (Chair), Sean Joyce (Vice Chair), Charles Kocher, and Shawn Hensley

ABSENT: Commissioners John Savory and John Proctor

STAFF: Bryan Brown, Planning Director, Angie Lehnert, Associate Planner, Laney Fouse, Planning Staff, and City Councilor Liaison - Clint Coleman

OTHERS: Bill Lambert, VLMK Engineers, Jerry Corcoran, JSL Investments/Pro-Active and Steve Skinner, JSL Investments

1. CALL TO ORDER

Chair Smith called the meeting to order at 7 pm.

2. CITIZEN INPUT ON NON-AGENDA ITEMS - None

3. PUBLIC HEARINGS

4. Consider approval of **Site and Design Review application (DR 13-02)** from applicant representative VLMK to construct a 12,000 SF warehouse addition for Pro-Active Sports at 1200 SE 2nd Avenue within a (CM)-Heavy Commercial/Manufacturing; (DCO-OHC) Outer Highway Commercial Subarea of the Downtown Canby Overlay Zone. (**Staff: Angie Lehnert**)

Chair Smith opened the public hearing and read the public hearing format.

Commissioners responded that they had no conflict, ex parte contact and had not visited the site.

Staff Report:

Angie Lehnert, Associate Planner entered her Staff Report into the record. She said the proposed warehouse addition consisted of 12,000 sq. ft. to the east side of their existing building

Ms. Lehnert said this is a 2.21 acre site which is zoned CM (Heavy Commercial/Manufacturing) and is occupied by an existing 23,000 sq. ft. metal building. She said the site also includes an existing parking lot and is located on the east end of a SE 2nd Avenue.

Ms. Lehnert said primary vehicle access is going to remain from SE 2nd Avenue, but with this project the applicant will also be gaining access via a new 30' access/utility easement from the neighboring property to the east from SE 3rd Avenue. She said the new warehouse will accommodate storage of sporting goods.

Ms. Lehnert said Canby Utility Board, the City Engineer and Canby Telcom had commented on this application. She said Canby Utility expressed their concern about the weight of large trucks going across their water line along the access road from SE 3rd. She said the City Engineer commented on the ability of this driveway to accommodate large trucks and feels it is okay for 55 foot trucks but is unsure about the 65 foot trucks which the applicant is proposing to use. Ms. Lehnert said Canby Telcom responded with standard service information.

Discussion:

Commissioner Joyce had questions regarding depth of water line, improving the access road, and length of the trucks.

Mr. Brown explained the applicant had provided templates for the 55 foot long trucks but not the 65 foot long trucks. He said because of this the City Engineer is not ready to give approval for the 65 foot long trucks. Mr. Brown said the access road is a private and the only reason to improve it is to protect the water line but if a problem develops it could potentially mean the responsibility will fall to the applicant. He said there are questions whether the water line was buried to the normal depth to protect it as well as the standards used for paving the access road.

Applicant:

Bill Lambert, VLMK Engineers said the proposed warehouse will match the existing building in color, height and materials. He pointed out the landscaping planned for the site which includes islands in the parking area. Mr. Lambert said he would provide the templates for the 65 foot long trucks for the City Engineer. He said he did not think the owner was planning on using 65 foot trucks and they are planning for the future possibility of having a tenant who might use 65 foot trucks.

There was discussion about the issue with the depth of the water line and Mr. Lambert said it is standard to have 3 feet of cover over it. He said, the access road over it only has 28 inches of cover in a portion and not the 36 inches required so it brings into question whether there is adequate protection. Mr. Lambert said the owner has talked to CUB about replacing the pipe with a cast iron pipe but CUB says they are the only ones who can do that at an estimated charge of \$16,000.

There was discussion about who the water line services and about CUB's requirement that the waterlines be connected for looping the system with this project.

Proponents: None

Opponents: None

Rebuttal: None

There was discussion about adding language to Condition #9 in the Staff Report, which states the applicant/owners shall work with CUB to address the issue of truck weight on the water line along the access road from SE 3rd Avenue, in order to help clarify it.

Mr. Lambert explained that the owner had already contacted CUB and talked to them about what they have to do. He said there were a couple of different proposals about adding asphalt or replacing the line. He said they are already working with CUB and intend to meet their requirements.

Public hearing was closed at 7:49 pm.

Commissioner Deliberation:

Commissioners further discussed Condition #9 and decided to strike it from the conditions of approval because it was already sufficiently covered in Condition #2.

MOTION:

Commissioner Joyce moved to approve Site and Design Review DR 13-02 as submitted except for striking line #9 which states that the owner/applicant shall work with the Canby Utility Board to address the issue of truck weight on the water line along the access road from SE 3rd because it is covered under Condition #2, Commissioner Kocher seconded the motion. Motion passed 4/0.

5. NEW BUSINESS - None

6. FINAL DECISIONS

Note: These are final, written versions of previous oral decisions. No public testimony.

- a. Site and Design Review, Pro-Active Sports, **(DR 13-02)**

Commissioners agreed that Chair Smith should sign the Final Findings with the agreement that staff would make the change to strike Condition #9 from the Conditions of Approval because it was adequately covered under Condition #2.

7. MINUTES

- a. Regular Planning Commission Minutes, May 13, 2013.

MOTION:

Commissioner Kocher made a motion to approve the May 13, 2013 minutes as presented, Commissioner Hensley seconded. Motion passed 4/0.

8. ITEMS OF INTEREST/REPORT FROM STAFF

- a. Mr. Brown said the June 10th meeting will consider the revised Library application.
- b. Mr. Brown said the June 24th meeting will consider the Fred Meyer application.
- c. A Work Session is being planned to consider modifying or deleting the Development Concept Plan requirement from the Annexation ordinance.

9. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

- a. None

10. ADJOURNMENT

MOTION:

Commissioner Kocher made a motion to adjourn the meeting, Commissioner Joyce seconded. Motion passed 4/0.

Meeting adjourned at 8:08 pm.

(Approved June 10, 2013)