

**APPROVED**  
**MINUTES**  
PLANNING COMMISSION  
January 27, 2014, 7:00 PM  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

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**PRESENT:** Commissioners Shawn Hensley, John Savory, and John Serlet

**ABSENT:** Commissioners Tyler Smith, and John Proctor

**STAFF:** Bryan Brown, Planning Director, and Laney Fouse, Planning Staff,

**1. CALL TO ORDER**

Commissioner Savory called the meeting to order at 7 pm. Due to a lack of a quorum, Commissioners instead had a work session to discuss the downtown two-story building standard and floor area ratio requirements.

**2. CITIZEN INPUT ON NON-AGENDA ITEMS - None**

**3. PUBLIC HEARINGS - None**

**4. NEW BUSINESS**

- a. Discussion on the Downtown two-story Building Standard and Floor Area Ratio requirements in the code.

Bryan Brown, Planning Director entered his staff report into the record. He said there was a need to adjust the ordinance provision pertaining to the Downtown two-story building standard and possibly the related floor area ratio (FAR) requirement in order to more clearly reflect what the City's intent is. Mr. Brown said the code needs to be more specific in whether or not two-story buildings are a requirement in the Downtown Commercial zone. He said this work session was to follow-up on the City Council meeting regarding the two-story requirement and then shared the direction he received from the Council.

Mr. Brown said the Council could not agree nor provide any specific direction but they did make some general statements that the Planning Commission and staff might be able to focus on and respond to.

He said the Council clearly believed that the City's regulations should reflect what modern zoning theory would require for a downtown area in terms of having the right landscaping ratio and whether or not to require two-story buildings downtown, and if 2-story's is required if there are any appropriate exceptions to the two-story requirement they could identify. He said the code is only applicable to a very limited area on the northwest side of Canby and which is zoned C-1 Downtown Commercial and fall under the Downtown Canby Overlay zone. He said both the Council and

himself would like to see more certainty in the downtown area regarding two-story buildings and floor area ratios.

Mr. Brown said the landscaping issue was somewhat related and asked if the requirement of 7.5% is more than it needs to be or should it be lowered to 5% so it would not be so burdensome to meet like it was for the library project. Many buildings in the downtown do not have any landscaping.

Commissioners and staff discussed what makes a vibrant downtown and how they did not want Canby to look like Portland, a city which does not have any landscaping requirements. They agreed that a decision would need to be made about how intense landscaping would be in the Downtown area.

Commissioners and staff discussed the intent of the two-story code requirement in the Downtown area and agreed that the language in the statement, "The proposed FAR in conjunction with the maximum lot coverage ensures that the development will be a minimum of two floors along the street in the C-1 portion of the Core Commercial area," is a purpose statement and can be argued that it is not a development standard.

Mr. Brown said the text does appear to convey an intent for new buildings to be 2-story but the statement is wrong, as they discovered with the library proposal. He said there is no maximum lot coverage standard and the authors did not account for the result of no on-site parking. He said the on-site surface parking is included in the FAR calculation which if provided would ensure a two story building. Mr. Brown pointed out that the FAR on its own does not work to prohibit one-story structures when on-site parking is not provided.

Commissioners and staff discussed two potential ways to compromise on the two-story building requirement -- buildings could look like two-story buildings similar to the recent library design or the second floor of the building would not have to be the same square footage as the first floor.

Commissioners did agree with staff that they would either need to: 1) Amend the relevant code sections to clarify their intent with regard to requiring 2-story buildings in the "Downtown; 2) ensure that the 2-story standard is fully implemented by adding a 2-story development standard and possibly a "maximum lot coverage" standard, or 3) add an adjustment to the FAR upward to assure all new buildings in the "Downtown" will contain 2-stories and/or at least the appearance (as defined) of 2-stories, applicable to the C-1 zoned area of the core commercial subarea of the Downtown Overlay.

There was also discussion that the Development Standards could contain a 2-story exception for buildings (as defined) that present a tall one-story appearance for a minimum percentage of the overall building length along the street frontage or Commissioners could amend the applicable ordinance sections to encourage and incentivize 2-story buildings but retain flexibility to approve new 1-story buildings.

Mr. Brown said the reasons for doing this might include – there are likely to be potential future new or redevelopment proposals that do not contain 2-stories due to the added expense or particular

needs of the use. He pointed out that many of these uses would likely not be compatible with the goals of the Downtown Plan and therefore less likely to result in an increased intensity of use within the downtown with little to no opportunity for future upper story housing within the “Downtown” contributing to a lack of uniqueness and sense of place which may lead to a less vibrant “Downtown”.

Commissioner Savory suggested they think on it and then move forward when there are more Commissioners present.

**5. FINAL DECISIONS - None**

**6. MINUTES**

**7. ITEMS OF INTEREST/REPORT FROM STAFF**

- a. Next meeting February 10, 2014

**8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION**

- a. Commissioner Savory asked for an update on the Fred Meyer Fuel Station project and the Mobile Salsa Processing Cart.

**9. ADJOURNMENT**

**Adjourned at 8:18 pm**