

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – November 23, 2015
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Commissioners John Savory, Shawn Hensley, John Serlet, Kris Rocha, and Derrick Mottern
ABSENT: Larry Boatwright and Tyler Smith
STAFF: Bryan Brown, Planning Director, and Laney Fouse, Planning Staff, and Clint Coleman, Councilor and Planning Liaison
OTHERS: Scott Salisbury, Jason Phillips, Scott McCormack Charles Burden, Pat Sisul, Craig Lewelling, and Craig Harris

1. CALL TO ORDER

Chair Savory called the meeting to order at 7:00 pm.

2. CITIZEN INPUT – None

3. MINUTES

a. September 28, 2015 Planning Commission Minutes

Motion: A motion was made by Commissioner Rocha and seconded by Commissioner Serlet to approve the September 28, 2015, minutes as written. Motion passed 5/0.

4. PUBLIC HEARING

a. Consider a site and design and conditional use approval to construct a new self-storage facility. (Canby Self-Storage DR 15-06/CUP 15-03)

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

Bryan Brown, Planning Director, entered his staff report into the record. He discussed the Site and Design Review and Conditional Use for the two zones on the property, CM and M-1, and the Industrial Zone Overlay. The City Council recently made a policy to not enforce the 12 person per acre requirement in the Industrial Park, but to make it a target to aspire to. This project would create one full time and two part time employee positions. The use was permitted outright in the M-1 zone if it was considered a warehouse use, however the Industrial Overlay District said uses that did not relate to and support industrial uses needed a Conditional Use Permit. It could be considered a commercial use which was outright permitted in the CM zone. Staff recommended approval of this use in this location. Mr. Brown then discussed the elevations of the buildings. The applicant was proposing metal roll up doors and the Industrial Overlay District said the exterior was not to have metal, but metal accents were allowed. He then

discussed the landscape design, chain link fence, two phases which included buildings A & B first with C & D to come at a later date, road improvements on SE First Avenue, and driveway access with a right turn only to exit. The street had the minimum of 20 feet of road width to allow two-way traffic. The applicant agreed to sign a Waiver of Remonstrance Agreement to future local improvements that would require them to connect to a future gravity sewer line on SE First when other properties developed or to not protest a Local Improvement District the Council might want to form for the benefit of the surrounding properties that would install a sewer line. The proposed facility would have one restroom for the employees. A gravity sewer system would eventually be constructed to serve the other lots in this area, but he thought it was appropriate to allow the applicant to use a private grinder pump system connected to a private line to pump the sewage to a manhole in SE First in the meantime. The applicant thought visibility on 99E was important and would like a pole sign, but pole signs were not allowed in the Industrial Overlay District. The CM district did allow large monument signs and a 30 foot high monument sign was being proposed and it would be put in the CM zone. At the time other properties were developed they would have to do away with their private grinder pump system and connect with the gravity sewer or not protest and participate in a Local Improvement District to get the needed improvements on First Avenue. The traffic study recommendations were for the right turn out only. A letter was received from one of the adjacent business owners, Scott McCormack, in objection to the applicant using a metal roof. In talking with the applicant, it would not be a roof that people could see due to the elevations. This was true for most of the buildings in the Industrial Park. The parking standard was one parking space for every 1,000 square feet and this would be built out to about 43,000 square feet. However, that did not make sense for this warehouse facility. Staff looked at a parking generation study which indicated for a warehouse use of this many square feet, there should be seven parking spaces. The City's Code said a minimum of five parking spaces for a warehouse. The applicant was proposing six parking spaces. Staff thought that was sufficient. Staff recommended approval with the conditions in the staff report with the exception of modifying Condition #2 regarding extending the gravity fed sanitary line to the development. The condition was written before the applicant agreed to the alternative for the private grinder pump. The modification would read, "Conform with the applicable findings of the City Engineer except regarding the sanitary sewer service for which agreement had been made to allow a grinder pump and private line to be installed with a tracer wire in the SE First Avenue right-of-way to an existing manhole located approximately 200 feet to the west of the property." He also suggested adding a Condition #9 which would state, "The applicant shall execute and record a prepared consent to local improvements and Waiver of Remonstrance Agreement to assure future connection to the public sanitary sewer at the time a gravity sewer main was available in SE First Avenue when extended to or across the easterly property line of the development by others and to consent to the formation of an LID by the City Council for the purpose of assessing the cost of such sanitary sewer improvement projects to the benefitted properties including any part of this property." The stormwater would be handled separately on the site.

Applicant: Scott Beck, architect in Canby, said the project was to construct four buildings in two phases. He discussed the cutting edge design, log in kiosk, and modern look of the buildings. The purpose of the use of metal was to eliminate a pole building appearance. Metal buildings could be tastefully done like JV Northwest. He explained the materials were primarily hardy cement panels to give the appearance of stucco and concrete tilt. The metal doors were a necessary evil as wooden doors tended to warp and required more maintenance. It was difficult to find another door type that would be appropriate. Other metal components would be the door jams and headers. He described the perimeter landscaping. This was a flag lot and not as desirable for certain types of businesses that wanted street frontage. He thought a mini storage facility made sense for this type of property. He showed examples of what the metal roof would look like. It would not be unattractive and because of the flat pitch it would not be seen. There would be security cameras on the property as well.

Jason Phillips, co-owner of the property, explained they were still deciding whether or not the project needed to be done in two phases due to finances. They were seeking approval for two phases in case that was what had to be done. They had discussed putting down asphalt in the C and D building area if it was done in phases.

Proponents:

Jason Phillips, co-owner of the property, said the unique shape of the property lent itself well to a project like this to pull vehicles off of the main street and use the key pad to gain access. Customers would not be obstructing any traffic flow. The property had been vacant for several years and no buildings were being proposed on the nearby parcels. They would be adding value and taxes to the City as well as construction jobs. There would be an employee on site 24 hours, seven days a week to answer problems or questions from customers as well as janitorial and landscape staff. The project would have low impact on utilities. There weren't a lot of alternatives to the metal doors as they needed to roll up into a drum.

Scott Salisbury, resident on Henrici Rd in Oregon City, said in order to use the kiosk people had to pay with their credit card for a passcode. When they came to the gate they were on camera and the security showed what time they came and when they left. Storage space was in demand and was a need in the City. If they had to do it in phases, construction of the second phase would happen quickly. Regarding the metal doors, there was no other option.

Opponents: None

Neutral:

Craig Lewelling, property owner in the Industrial Park, had participated in the creation of the Overlay Zone and the purpose of the zone was to make the park a high quality park that had

good family wage jobs. He also discussed cost fairness and the Advanced Financing District for Hazel Dell Way. They had to come up with a formula to make it equitable and fair.

Craig Harris, AAI Engineering of Beaverton, said when the park was created and streets put in, there was a formula created for properties using the systems to participate in bringing the systems up to speed. They were happy about the waiver for remonstrance for the sewer, but it needed to cover more of the improvements. He did not know if RV storage was a use that was allowed, and if it was, the RV storage would need screening. The buildings were all backed up to the property line and once all the phases were built the roll up doors would not be seen. If they stayed with the same color palette, the roof would not be an issue. He discussed the stormwater system on behalf of Charlie Burden, which was too close to Mr. Burden's drinking water well.

Charlie Burden was representing the property owners of CCD Hazel Dell LLC to the north of this property at 23230 S Hwy 99E. He wanted to make sure the well was safe. It looked like the stormwater system was within the 100 foot zone and it should be extended outside of that zone. He wanted to make sure what was done onsite did not contaminate the drinking water system.

Rebuttal:

Pat Sisul of Sisul Engineering, 375 N Portland Avenue, Gladstone, said they were not aware of the well and could certainly move the stormwater infiltration system for the lower part of the site to create a 100 foot separation. If Mr. Burden allowed them to come on his property to do a survey on the location of the well, they could make sure there would be adequate distance from his well. He explained how the stormwater system was planned for the site.

Chair Savory closed the public hearing at 8:00 pm.

Commissioner Deliberation:

Commissioner Rocha asked about the aesthetics of the buildings and blending in with the rest of the area.

Mr. Salisbury replied this would be set back from the street and those buildings that could be seen would be made to look aesthetically pleasing.

Chair Savory was glad to hear the well request could be accommodated. He did not have a problem with the metal roof and doors. The Planning Commission had recommended the number of employees per acre be waived for applications such as this and the Council had addressed the issue. His major concern was since they were already at the 20 foot minimum for the street width, people would not follow the right turn only sign and try to make left hand turns out. He thought there needed to be some sort of a divider to prevent that from happening.

Mr. Harris clarified that type of divider was called a pork chop.

Mr. Brown suggested modifying Condition #1 to read, “Comply with the findings of DKS traffic analysis including the requirement for a physical improvement such as a pork chop to direct traffic for a right turn out only while still allowing left turns in.” He also suggested adding a Condition #10, “The applicant shall comply with the required separation distances from the existing well.”

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Rocha to approve Canby Self Storage DR 15-06/CUP 15-03 with the modifications to Condition #1 and #2 and adding Condition #9 and #10 as proposed by staff. Motion passed 5/0.

5. NEW BUSINESS – None

6. FINAL DECISIONS

a. Canby Self Storage DR 15-06/CUP 15-03

Mr. Brown said he would add the modified and additional conditions as well as the following findings: agreement for the use of the private grinder system, the amount of metal utilized was appropriate, and due the unique use, the overhead metal doors were functionally required.

Motion: A motion was made by Commissioner Hensley and seconded by Commissioner Serlet to approve the Final Findings for Canby Self Storage DR 15-06/CUP 15-03 as modified. Motion passed 5/0.

7. ITEMS OF INTEREST / REPORT FROM STAFF

a. Next regular Planning Commission meeting scheduled for Monday, December 14, 2015

1. Minor Land Partition – Mr. Brown said the Hostetler Minor Land Partition was the only item on the December 14 agenda.
2. Leave of Absence – Mr. Brown stated that now there was a new Planning Commissioner, he strongly urged the Commission to make a formal decision on Commissioner Smith’s long term leave of absence.

Chair Savory recommended that Mr. Smith resign as he had stayed at the request of the Commission because they were short on members. He would talk to Mr. Smith about it.

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

Chair Savory welcomed new Commissioner Mottern.

There was discussion regarding formalizing a process to handle long term absences by Planning Commissioners.

9. ADJOURNMENT

Motion: Commissioner Rocha moved for adjournment, Commissioner Hensley seconded. Motion passed 5/0. Meeting adjourned at 8:27pm.

The undersigned certify the November 23, 2015 Planning Commission minutes were presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 14th day of December, 2015

Bryan Brown, Planning Director

Laney Fouse, Meeting Recorder

Assisted with Preparation of Minutes – Susan Wood