

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – January 11, 2016
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Commissioners John Savory, Larry Boatwright, Shawn Hensley, John Serlet, Kris Rocha, and Derrick Mottern

ABSENT: Tyler Smith

STAFF: Bryan Brown, Planning Director, and Renate Mengelberg, Economic Development Director

OTHERS: Russell Cole, Mike Wells, Dale Poppe, Mark Person, Brent Ahrend, Kathy Polley, and Clint Coleman, Council liaison

1. CALL TO ORDER

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

2. CITIZEN INPUT – None

3. MINUTES

- a. December 14, 2015 Planning Commission Minutes
- b. December 28, 2015 Planning Commission Minutes

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Boatwright to approve the December 14, 2015, Planning Commission minutes. Motion passed 6/0.

Motion: A motion was made by Commissioner Hensley and seconded by Commissioner Mottern to approve the December 28, 2015, Planning Commission minutes. Motion passed 6/0.

4. PUBLIC HEARING

- a. Consider a request from Premier Gear for a Site and Design Review and Conditional Use Permit for new industrial development located at 387 S Sequoia Parkway (DR 15-07/CUP 15-04).

Chair Savory opened the public hearing and read the public hearing format. He asked if any Commissioner had a conflict of interest or ex parte contact to declare. There was none. Commissioner Hensley stated he drove by the site.

Bryan Brown, Planning Director, entered his staff report into the record. This was a site and design review as well as a conditional use application. It was conditional use as the applicant would not be meeting the encouraged requirement to have 12 employees per acre. The City Council gave direction to continue to use the requirement as a goal to try to reach, but when appropriate it could be less. The property was located 387 S Sequoia Parkway, which was City owned and was the original planned site for the new police building. The City found a tenant for

the property. Premier Gear proposed to build a manufacturing facility and corporate offices totaling 60,000 square feet. They also showed an option for a 20,250 square foot addition that could be added in the future. Two public comments had been received, one from Scott McCormack, Trend Business Center, who was in support of the application and one from Don Steiner with the wastewater pretreatment program who said Premier was a non-permitted industry because all oils were recycled. This would be confirmed by an inspection. The proposal had two driveways, one at each corner of the site. A traffic study was done and staff accepted the findings in the study. There would be no significant impacts to the surrounding transportation system. Staff supported the applicant's findings regarding the conditional use. Even though there were less than 12 employees per acre, these were solid, good paying manufacturing jobs and this industry fit well with the marketing efforts of the City to expand machine-type uses within the Industrial Park. The site and design review met all of the development standards in the Code. Staff recommended approval subject to the conditions of approval.

Applicant: Mark Person, land use planner with Mackenzie in Portland, was representing the applicant. He introduced the members of the development team.

Proponents: Russ Cole, president of Premier Gear, said this was a third generation family business. They currently manufactured all types of metal and plastic goods for different industries, most of which were gears. They had 26 employees and would like to relocate from Portland to Canby.

Dale Poppe, Mackenzie, gave an overview of the site plan. The proposal was for a 54,000 square foot manufacturing building with 6,000 square feet of office in the front. Parking would be in the front and there would be a water quality pond. The circulation of the site would make it easy to bring product in and out of the site. They made efforts to retain most of the trees on the site. The landscaping exceeded the minimums and it would fit with the neighborhood. The building would be a concrete tilt up building similar in character with other buildings in the neighborhood. The manufacturing building height would be 36 feet, which was under the 45 foot maximum, and the office building would be a single story structure.

Mike Wells, founder of Stratus Real Estate Developers, was the developer for the project. This was the fourth building he had developed in Canby. Premier Gear was in the process of selling the previous property in Portland and timing was important. They were in agreement with the nine conditions of approval, although putting all the landscaping in prior to occupancy might be a challenge as it would be winter time.

Renate Mengelberg, Economic Development Director, thought this was a great company who made the traded sector products that the City was trying to attract. They added to the metals

industry cluster and provided technically skilled jobs which paid well and were stable. There was an existing well on the site that they were negotiating to transfer over to Canby Utility.

Opponents: None.

Neutral: Kathy Polley, Oregon City resident, said she owned land directly across from the southeast exit of the proposed site. She was happy to have Premier Gear come to the Industrial Park as they would raise land values and create other interest in the park. She was concerned that her two lots were only allowed one entrance and exit which was located where the two lots joined which happened to be directly across the street from the proposed exit of Premier Gear. The concern was that her entrance/exit would have to be moved which would make one of the lots unsellable. She would like something in writing that the access she currently had would not be changed without her approval.

Mr. Brown thought the driveway was not likely to be moved unless a development proposed to move it.

Rebuttal: Brent Ahrend, traffic engineer with Mackenzie, discussed the City's standards for locations for access to the property including site distance and spacing. The distance between the driveway on the other side of the street that Ms. Polley was referring to was 154 feet from the center of the proposed driveway for Premier Gear which met the standards. He thought if the lots across the street were developed, they would meet the standards to be able to keep the driveway where it was.

Chair Savory closed the public hearing.

Motion: A motion was made by Commissioner Hensley and seconded by Commissioner Boatwright to approve DR 15-07/CUP 15-04 with the conditions in the staff report. Motion passed 6/0.

5. NEW BUSINESS

- a. Northwood Investment Partnership request for 1-year extension of Northwood Estates Development Agreement and Conceptual Plan to Expire February 24, 2017

Mr. Brown said this was an annual extension that had been going on for a few years. The platting and build out of the entire master plan project consisted of four plat phases. All four were taking longer than anticipated. The applicant would like to keep the approved master plan in effect so they would not be subject to possible redesign or change to the agreement for the park dedication. No regulations had been changed that would cause the project to be redesigned in a different manner. It was still a good layout.

Motion: A motion was made by Commissioner Serlet and seconded by Commissioner Rocha to approve the one year extension of Northwood Estates Development Agreement and Conceptual Plan to expire February 24, 2017. Motion passed 6/0.

6. FINAL DECISIONS

- a. DR 15-07/CUP 15-04 Premier Gear

Motion: A motion was made by Commissioner Hensley and seconded by Commissioner Boatwright to approve the final decisions for DR 15-07/CUP 15-04 as written. Motion passed 6/0.

7. ITEMS OF INTEREST / REPORT FROM STAFF

- a. Next regular Planning Commission meeting scheduled for Monday, January 25, 2016

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

9. ADJOURNMENT

Motion: Commissioner Mottern moved for adjournment, Commissioner Rocha seconded. Motion passed 6/0. Meeting adjourned at 7:37 pm.

The undersigned certify the January 11, 2016 Planning Commission minutes were presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 14 day of March, 2016

Bryan Brown, Planning Director

Laney Fouse, Meeting Recorder

Assisted with Preparation of Minutes – Susan Wood