

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – Monday, July 22, 2019
City Council Chambers – 222 NE 2nd Avenue

PRESENT: Commissioners John Savory, Larry Boatright, Derrick Mottern, Andrey Chernishov, and Jeff Mills
ABSENT: Commissioners Jennifer Trundy and Ryan Adams
STAFF: Bryan Brown, Planning Director, Sandy Freund, Senior Planner, and Laney Fouse, Recording Secretary
OTHERS: Lisa Weygandt, Buzz Weygandt, and Bob Cambra

CALL TO ORDER

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

CITIZEN INPUT ON NON-AGENDA ITEMS –

- a. Bob Cambra, Canby resident, talked about the recently passed HB 2001 which allowed duplexes and triplexes in single family residential zones. He was concerned about the increase in the number of cars that would be parking on the roads as most people used their garages for storage and most households had more than one car. He asked the Commission to be mindful of the impacts on the older neighborhoods, roadways, and pedestrians especially those that did not have the road width or sidewalks. He was also concerned about the sizes of driveways that were being approved as they were not big enough for some vehicles and the vehicles were overlapping the sidewalks.

Commissioner Boatright agreed with Mr. Cambra. He would be taking those comments into account for new subdivisions and developments.

Chair Savory agreed as well. He thought HB 2001 would change the nature of the City.

Mr. Cambra said when these developments came in, he asked that the Commission only approve the ones that fit. The Commission should be selective in their approvals.

- b. Bob Cambra, Canby resident, talked about a potential storage unit application. He thought the staff report should include some missing information such as how many acres of land and units of occupancy were remaining in the industrial area. The industrial area was meant to create jobs for the community, but storage units would have limited employment. He did not think it fit the vision.

MINUTES: July 8, 2019 Planning Commission meeting.

Motion: A motion was made by Commissioner Boatright and seconded by Commissioner Mottern, to approve the July 8, 2019 Planning Commission minutes. Motion passed 4/1 with Commissioner Mills opposed.

NEW BUSINESS

- a. Use determination in an M-1 Light Industrial Use Zone for a personal mini-warehouse.

Sandy Freund, Senior Planner, entered her memorandum regarding a use determination in the M-1 Light Industrial Zone into the record. There was no particular application in front of the Commission, but a discussion regarding the use type. She explained there had been several requests in the Industrial Overlay Zone for development of personal mini-warehouses for properties zoned M-1. There was no definition of mini-warehouse currently in the code. The Planning Commission would need to determine if this use should be considered heavy commercial or light industrial under a Conditional Use that would be allowed in the industrial park. She discussed what was allowed in the C-M, M-1, and M-2 in the Industrial Overlay Zone. The recent text amendments that had been approved by the Planning Commission and were going to the City Council included a definition for mini-warehouse personal storage facilities. The facilities would be a use permitted outright in the C-M and C-2 zones and a Conditional Use in the C-R zone. Parking requirements were also added for mini-warehouses of 2 parking spaces per 1,000 square feet of space. This was more a commercial type of use, not industrial. She discussed the four potential solutions in the staff report. There was a code provision that if a use would have less than 12 employees per developed acre in the industrial park that it would take a Conditional Use for approval. In the text amendments going to Council, that number had been reduced to 3 employees per developed acre. In reviewing the master plan for the industrial park, the overall intent of the M-1 zone was to provide development of light manufacturing goods and products. The Industrial Overlay Zone was intended to provide a mix of employment commonly found in industrial parks. The question was if this was the type of use one would think of as being in an industrial park. Mini-warehouses and self-storage units were typically categorized differently from general warehousing and storage as was often found in industrial areas. The mini-warehouses were more commonly found in commercial and retail areas.

Bryan Brown, Planning Director, said this decision would affect the industrial park because they had many requests for mini-warehouses and there was one facility that had already been constructed and currently existed in the industrial park that was zoned C-M and M-1.

Commissioner Mottern said they already allowed the use in C-M. He thought they could rezone an area specific for this use.

Mr. Brown said the issue was eliminating a valuable industrial manufacturing zone which could not be located anywhere else in the community. They had already done so for an apartment complex near Fred Meyer which was very controversial.

Chair Savory did not want to give up any industrial land for anything other than industrial uses, especially since they were experiencing an explosion of growth. They needed to retain their industrial land for industrial purposes and not dilute it. He was in favor of Option 4, prohibiting personal storage and/or mini warehouse storage facilities in the M-1 zone.

Commissioner Mottern said there was a lot of interest in the industrial area for the purpose of the current zoning. He asked how much C-M and C-2 was left to be developed.

Mr. Brown said in general there was a shortage of commercial zones in the City and there was a recommendation for where to place more in the Land Needs Analysis which would be brought to the Commission in August.

Commissioner Mills said if the Conditional Use method was used, would it overrule the other Industrial Overlay requirements, specifically the employment requirement?

Ms. Freund said all of the requirements would be part of the Conditional Use review.

Commissioner Mills was not in favor of prohibiting it outright in case there were applications for things they could not envision at this time. Applications would still need to meet the employment requirement. He was concerned about utilizing land in the industrial park for this type of product. It was important to keep the land for employment, however he thought the code would provide the protection they needed and did not need to be changed.

There was discussion regarding what these types of facilities would be used for and how in the past the Commission had waived the employment requirement for this area.

Commissioner Mills hesitated to put in specific prohibitions in the code.

Commissioner Boatright was also against putting in a prohibition. He did not think they should give away any industrial land and thought they should leave the code as it was written which said it was not permitted.

Commissioner Chernishov thought the mini-warehouses/self-storage uses were commercial uses, not industrial. They should add more commercial zones instead of using the industrial land.

Mr. Brown reviewed the appeals process if applicants did not like the Planning Director's interpretation of this issue.

Lisa Weygandt, Canby resident, owned property in the industrial park. Some properties were configured in such a way that was not conducive to a lot of industrial uses. She understood they did not want the industrial park to be all mini warehouses. The parcel she owned would have residential surrounding it, it was a weird shape, and she thought it would be a good fit for mini warehouses.

FINAL DECISIONS – None

ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- a. Next regularly scheduled Planning Commission meeting – Monday, August 12, 2019
 - MLP 19-02 Minor Land Partition to create a flag lot zoned R-1 Low Density Residential
 - TA 19-02 Temporary Vendor Permit – Text Amendment

Mr. Brown discussed upcoming agenda items.

ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION – None

ADJOURNMENT

Motion: A motion was made by Commissioner Mottern and seconded by Commissioner Chernishov to adjourn the meeting. Motion passed 5/0. Meeting adjourned at 7:55 p.m.