



## **MINUTES CANBY PLANNING COMMISSION 7:00 PM – Monday, January 11, 2021**

**PRESENT:** Commissioners John Savory, Jennifer Trundy, Jeff Mills, and Michael Hutchinson

**ABSENT:** Larry Boatright and Jason Taylor

**STAFF:** Don Hardy, Planning Director; Ryan Potter, Senior Planner; Brianna Addotta, Associate Planner; Laney Fouse Lawrence, Recording Secretary;

**OTHERS:** Jeff Wright, K Hamrell

### **CALL TO ORDER**

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

### **INTRODUCTION OF NEW PLANNING DIRECTOR**

Laney Fouse Lawrence, Recording Secretary, introduced Don Hardy, new Planning Director.

Mr. Hardy was excited to start work at the City.

### **CITIZEN INPUT ON NON-AGENDA ITEMS – None**

### **MINUTES**

Approval of Planning Commission Minutes for December 14, 2020

**Motion:** A motion was made by Commissioner Trundy and seconded by Commissioner Hutchinson to approve the December 14, 2020 Planning Commission minutes. Motion approved 4/0.

### **NEW BUSINESS - None**

### **PUBLIC HEARINGS**

- a. To consider a request for the redevelopment of the existing Taco Bell quick service drive-thru restaurant on SW 1st Ave, while retaining the building footprint (DR 20-05).

Chair Savory opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest or ex parte contacts to declare for either application. There were none.

Brianna Addotta, Associate Planner, presented the staff report. This was a request for improvements to an existing drive through restaurant, Taco Bell, including moving the drive through lane closer to the existing building, removing 12 parking stalls, increasing landscaping, building a new trash enclosure, and installing a drive-through canopy. She described the existing conditions on the site. It was located at 845 SW 1<sup>st</sup> Street. It was a 0.64 acre site zoned C-2, Highway Commercial, and was within the OHC, Outer Highway Commercial Overlay. It was a drive through restaurant with a 7.7% floor to area ratio and 30 parking stalls. The proposed changes were: use the existing building footprint with the installation of a walk in freezer, move the southern portion of the drive through lane closer to the building, increase site landscaping from 15% to 20%, reduce the number of parking stalls from 30 to 18, replace the existing chain link trash enclosure with a CMU and wood slat enclosure, install a drive-through canopy, and replace the asphalt/concrete with pervious pavement. She reviewed the site plan and applicable criteria. The use and dimensional standards were consistent with the C-2 zone. The project design met the design requirements of the base zone. There were 17 parking stalls required and the applicant was providing 18. There were no anticipated impacts to traffic and utilities as the use and

building footprint would remain the same. The two existing driveways would remain the same. The Outer Highway Commercial Overlay included additional site design requirements. One was a required minimum floor to area ratio of 15% and the applicant was proposing 7.7%. The applicant stated that the nature of the use as a drive in restaurant along with the required parking stalls made meeting this standard infeasible. Staff noted that the floor to area ratio was existing at the time of application and was not being reduced. Another requirement was for the length of the building along a street was to be 50 feet. The applicant was proposing 32 feet, 9 inches along Highway 99E and 4<sup>th</sup> Street. The lot was deeper than it was wide and the street facing sides must also accommodate required driveways, parking, and landscaping as well as building mass. Staff acknowledged the dimensional standards of parking and circulation could constrain narrow lots and that minimum parking and landscaping requirements had been met. Another requirement was for 45% minimum glazing on the secondary street side (4<sup>th</sup> Street). There was no glazing proposed. A walk in freezer was required for the use and had been proposed to front 4<sup>th</sup> Street. This elevation was 32 feet, 9 inches and the walk in freezer would occupy the majority of that length, making glazing infeasible. Staff noted this elevation would be largely screened by landscaping. She explained the correspondence received from agencies. No public comments were received. The City Engineer said inspections would be required for the facilities along Highway 99E and SW 4<sup>th</sup> Street. No improvements were required along SW 4<sup>th</sup> Street. The current private storm system was sufficient. The Public Works Director stated that street lighting was required along Highway 99E and the applicant would need to coordinate with Canby Utility. The Wastewater Pretreatment Coordinator stated a grease interceptor was to be installed in place of the existing grease trap. She then reviewed the conditions of approval which included:

- Inspection of public facilities
- Installation of street lighting along Highway 99E
- Provide bicycle parking detail
- Provide lighting plan consistent with CMC 16.49.065
- Building permits through Clackamas County
- Landscaping longevity provision

Staff recommended approval of the application with conditions.

Questions: Commissioner Mills requested that staff always try to define an acronym when it is first used in a document. He also encouraged staff to show their work and provide a summary or completed table in the report.

Applicant: Jeff Wright, MCA Architects for the applicant, said this was a renovation of the existing Taco Bell facility. This would be an update to the interior and exterior of the facility, keeping the footprint identical except for the expansion of the walk in freezer to be a little larger. The windows and exterior façade on the front half of the building would be modified facing 99E. The cooking layout, seating area, and restrooms would generally stay the same with minor modifications. The parking would be reduced for the required landscaping and they would be using the modern Taco Bell appearance with faux brick rather than stucco.

Proponents: None

Opponents/Neutral: None

Chair Savory closed the public hearing.

Deliberation: None

**Motion:** A motion was made by Commissioner Mills and seconded by Commissioner Hutchinson to approve DR 20-05 with the conditions as proposed. Motion approved 4/0.

**FINAL DECISIONS** (Note: These are final, written versions of previous oral decisions. No public testimony.)

- a. Taco Bell Redevelopment Final Findings DR 20-05

**Motion:** A motion was made by Commissioner Mills and seconded by Commissioner Trundy to approve the final findings for DR 20-05. Motion approved 4/0.

#### **ITEMS OF INTEREST/REPORT FROM PLANNING STAFF**

- a. Next regularly scheduled Planning Commission meeting – Monday, January 25, 2021

Ryan Potter, Senior Planner, said staff planned to schedule a Work Session on traffic studies soon. The January 25 meeting was canceled.

#### **ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION**

There was one applicant for the open Commission seat and an interview would be scheduled soon.

#### **ADJOURNMENT**

**Motion:** A motion was made by Commissioner Trundy and seconded by Commissioner Hutchinson to adjourn the meeting. Motion approved 4/0.

The meeting adjourned at ?? pm.