

DRAFT MINUTES
CANBY PLANNING COMMISSION
6:00 PM – May 9, 2022
City Council Chambers – Virtual Meeting via Zoom

PRESENT – Commissioners Michael Hutchinson, Jason Padden, Judi Jarosh, Chris Calkins, Matt Ellison

ABSENT – James Hieb, Dan Ewert

STAFF – Don Hardy, Planning Director, Brianna Addotta, AICP, Associate Planner, Laney Fouse Lawrence, Recording Secretary

OTHERS – Ben Hageman

1. CALL TO ORDER

Chair Padden called the meeting to order at 6:00 p.m.

2. CONSENT ITEMS

a. Old Mac Steel Processing Final Findings

Motion: A motion was made by Commissioner Jarosh, seconded by Commissioner Calkins to approve the consent item. Motion approved 5/0.

3. CITIZEN INPUT ON NON-AGENDA ITEMS – None

4. NEW BUSINESS – None

5. PUBLIC HEARINGS

a. **American Welding (DR 22-02)**

- American Welding Services is seeking approval to construct a new 17,500 square foot warehouse with accessory office spaces, split into three tenant spaces. American Welding Services will occupy approx. 60% of the building with the remaining percentage vacant to be leased to an occupant of similar construction activity nature.

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

Brianna Addotta, Associate Planner, presented the staff report. She discussed the subject property, zoning, applicable criteria, site plan, how the application met the standards, parking, loading berths, and conditions. No public comments had been received. Staff recommended approval of the application with conditions.

Don Hardy, Planning Director, discussed the loading berths and coordination with Clackamas County. He believed the site plan review on the business license process was appropriate.

There were questions regarding the site plan review and commercial vs. industrial use.

Ben Hageman, representing the applicant, discussed the proposed building and site plan. The height was below the maximum allowed. The existing shared driveway on Hazel Dell Way was put in place during the original subdivision partition and he explained the access to the property. The loading berths were not meant for large semi-trucks and would be at grade level. There would be space for turning movements, as well as for a fire truck. He then discussed the proposed landscaping, site lighting, and examples of jobs American Welding did. He thought the application met all the requirements.

Mike Livermore, American Welding, explained daily operations on the site.

There was no other public testimony.

There was discussion regarding the number of employees.

Chair Padden closed the public hearing.

Motion: A motion was made by Commissioner Calkins, seconded by Commissioner Hutchinson to approve DR 22-02 subject to the conditions of approval provided in the staff report. Motion approved 5/0.

b. Continue Code Amendment Update Discussion

Don Hardy, Planning Director, discussed the language changes to the remand process. He said the City Attorney interpreted the language that the remand was not about judging the Commission's review of the information, but that new information had been received that the Commission had not seen yet.

The Commission wanted to change #3 to say the Council may overturn or remand the decision to the Planning Commission, and to add a letter stating the Commission did not receive correct or complete information in the original application.

Motion: A motion was made by Chair Padden, seconded by Commissioner Calkins, to recommend approval of the code amendments to the City Council as presented by staff including the changes to Section 16.89.f.3 as discussed, and moving forward with the previously reviewed permit fees. Motion approved 5/0.

6. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- a. The next Planning Commission meeting will be held on Monday, May 23, 2022, at 6:00 pm

Mr. Hardy discussed upcoming agenda items, budgeting for the Comprehensive Plan and Transportation System Plan work, staffing, permit fees, and future code updates.

7. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

Commissioner Calkins suggested a work session on transportation issues. Mr. Hardy thought that discussion should be part of the TSP update process. Chair Padden thought the Commission could forward specific questions to Planning staff to be brought back at a work session where the Commission would create a working list for the TSP process.

Chair Padden noted the Council approved the food cart code with minor changes.

8. ADJOURNMENT:

Motion: A motion was made by Commissioner Ellison, seconded by Commissioner Jarosh, to adjourn the meeting. Motion approved 5/0.

Meeting adjourned at 7:36 p.m.