

ORDINANCE NO. 608

AN ORDINANCE ADOPTING AN INTERIM GENERAL PLAN AND INTERIM GENERAL PLAN MAP FOR THE CITY OF CANBY.

WHEREAS, the City of Canby wants to assure the highest possible level of livability within the City; and

WHEREAS, it therefore becomes necessary to provide for properly prepared and coordinated planning which is the expression of public policy; and

WHEREAS, public policy requires a generalized, coordinated plan for the orderly management and development of the land within the City of Canby that interrelates all functional and natural systems and activities relating to all the use of the land, air and water within the City, including but not limited to sewer and water systems, transportation systems, recreational facilities, air and water quality management programs, residential, commercial and industrial developments, and the provision of public services; and

WHEREAS, a plan is necessary as a basis for more specific rules, regulations and ordinances which implement the policies expressed through the plan; and

WHEREAS, the Mayor's Citizen Advisory Committee has held a public meeting on March 16, 1976, and open house meetings on February 14, 1976, and March 6, 1976, and the City Council has held public meetings on April 12, 1976, April 26, 1976, May 10, 1976, and July 20, 1976; and

WHEREAS, the Planning Commission has reviewed the Mayor's Citizen Advisory Committee's general plan; and

WHEREAS, the Mayor's Citizen Advisory Committee has reported to the City Council, and the City Council now finds that the Interim General Plan:

1. Preserves the quality of the air, water and land resources of the City,

2. Conserves open space and protects natural and scenic resources,

3. Provides for the recreational needs of the citizens of the City and visitors,

4. Preserves prime farm lands for the production of crops,

5. Provides for an orderly and efficient transition from rural to urban land use,

6. Protects life and property in areas subject to floods, landslides and other natural disasters,

7. Provides and encourages a safe, convenient and economic transportation system, including all modes of transportation, and recognizes differences in the social cost in the various modes of transportation,

8. Develops a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development,

9. Diversifies and improves the economy of the City,

10. Insures that the development of properties within the City is commensurate with the character and the physical limitations of the land.

Now, therefore;

THE CITY OF CANBY ORDAINS AS FOLLOWS:

Section 1: The Interim General Plan for the City of Canby, a copy of which is attached hereto marked Exhibit "A", and the Interim General Plan Map which is attached hereto marked Exhibit "B", are


both by this reference and their attachments hereto expressly made a part hereof. The Interim General Plan and Interim General Plan Map were prepared by the Mayor's Citizen Advisory Committee, revised by the Planning Commission on August 11, 1976, and revised again in some particulars by the Canby City Council and now approved as the Interim General Plan and Interim General Plan Map for the City of Canby, Clackamas County, Oregon.

Section 2: It is intended that existing planning efforts and activities shall continue and that such efforts shall be applied to conform to the planning goals and guidelines of state agencies, county agencies and special districts.


Section 3: Copies of the Interim General Plan and Interim General Plan Map shall be prepared by the City Administrator and made available to anyone on request for a fee as may be determined from time to time by the City Administrator.

Section 4: A copy of the Interim General Plan and Interim General Plan Map shall be furnished without cost to the governing bodies of Clackamas County and to any other public agency upon request.

Passed on first reading of the Canby City Council at a regular meeting thereof on Monday, October 4, 1976; ordered posted as provided by the Charter of the City of Canby; and to come up for final reading and action of the Canby City Council at a regular meeting thereof on Monday, the 1st day of November, 1976, at the hour of 7:30 p.m. at the Canby City Hall.


PAUL N. ROTH - Mayor

ATTEST:


HAROLD A. WYMAN - City Recorder

Passed on final reading of the Canby City Council at a regular meeting thereof held on the 1st day of November, 1976, by the following vote: Yeas 6. Nays 0.



PAUL N. ROTH - Mayor

ATTEST:



HAROLD A. WYMAN - City Recorder

INTERIM GENERAL PLAN
City of Canby

EXHIBIT "A"

GROWTH PLAN

GOALS

- 1) To direct development into concentrated settlement patterns which will facilitate social contacts and common action, maintain the community pride and identity characteristic of a small town, make possible optimum living conditions and be most economical for taxpayer and resident.
- 2) To protect and promote the vitality of the City as a center for civic, social, cultural and recreational activities and a primary source of goods and services for residents of the City and surrounding rural areas.
- 3) To establish a recognized and reliable distinction between areas intended for urban services and development, and outlying areas where full urban services will not exist and an essentially rural character will be maintained.
- 4) To conserve land and soils highly suited to agriculture, and to protect farmers from undue pressures and other adverse effects of urban expansion.
- 5) To assist the City to achieve a balanced, self-sufficient economy which provides employment for a substantial number of local residents, but also to allow the City to play a role as a place of residence for persons employed in the larger Portland Metropolitan area.
- 6) To locate all major public and private developments, such as schools, roads, shopping centers and places of employment so that these do not attract development into areas not intended for urban use.
- 7) To locate areas for industrial development to provide for a balanced community.

OBJECTIVES

- 1) To determine where and when development will take place through deliberately programmed extensions of utilities, facilities and annexations.
- 2) To encourage urban types and densities of development to take place within the City and its urban service area.
- 3) To establish within the City and urban service area, complete and balanced conditions of livability, including health, safety, education, recreation, and other public requirements. To facilitate and encourage the use of available vacant land in the city, and to reduce the tendency for development to take place in rural areas.

GROWTH PLAN

OBJECTIVES (Continued)

- 4) To avoid a scattered, sparsely settled community which be expensive in city services and facilities and wasteful of land resources.
- 5) To include within the urban service boundary ample land for future development. Within the limits established by the comprehensive plan, Canby growth should not be inhibited by a lack of suitable building sites unless it is subsequently determined, and incorporated into the comprehensive plan that a specific maximum city size is to be set. Vacant sites should be capable of accomodating predicted growth and reflect the desires of prospective residents.
- 6) To maintain vacant areas on the city's periphery, outside the urban service boundary, in an open, unsubdivided and undeveloped character. In this condition, the options for their use will be left open, and the best use to which they may be put can be determined in light of circumstances existing in the future.

IMPLEMENTATION

		<u>Responsi- bility</u>	<u>How</u>	<u>Priority</u>
G-1	Adopt the Growth Plan, as a document of the Canby Comprehensive Plan. The adoption process should include study and recommendations by the Mayor's Citizen's Adcisory Committee, City Planning Commission, and should provide opportunities for review and comment by the general public and by affected public agencies such as Clackamas County, School Districts, Columbia Region Association for Governments (CRAG), and Portland Metropolitan Area Boundary Review Commission.	M.C.A.C. P.C. C.C.	Mot. Mot. Res.	1 1 1
G-2	Initiate study of areas beyond urban service boundary in order to develop priorities for possible expansion of urban service area. Criteria in the plan for analysis of amendments to urban service area should be used as appropriate. The priority study will prepare the city in advance for dealing with requests for annexations.	M.C.A.C.	Mot.	2

GROWTH PLAN

IMPLEMENTATION (Continued)

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
G-3 Determine the question of whether Canby should have some ultimate or absolute boundary or limit for its growth. The boundary established in the Growth Plan is subject to enlargement, and no final or desirable limit for such expansion has been set.	P.C.	Mot.	2
G-4 Determine whether Canby's growth should be in defined stages, over specific time periods, in particular directions, or in accordance with other criteria, in addition to those listed for evaluating proposals for urban service area amendments. As the plan now stands, boundary change proposals could be made and accepted at any time.	P.C.	Prog. (FS)	3
G-5 Keep abreast of efforts being made by the State and CRAG to explore, promote and initiate legal, taxation and other methods to simplify and make more feasible a city growth program.	S.	Prog.	1
G-6 Keep abreast of efforts by other small cities in situations such as Canby's to adopt procedures for guiding and managing city growth. (See Bibliography, Appendix 1)	S.	Prog.	2

LAND USE

GOALS

- 1) To guide and influence the location and nature of land development so that different activities are harmonious with each other and their environment.
- 2) To arrange the uses of land so they are orderly, convenient, and suitably related to each other, fulfill the needs of residents and property owners, and are adequately provided with necessary improvements and facilities.
- 3) To provide a balance between residential, commercial, and industrial properties in the City.

OBJECTIVES

- 1) To designate separate land use areas within which optimum conditions can be established for compatible activities and groups.
- 2) To facilitate a grouping or clustering of similar, supporting uses which will afford greatest convenience for users and economize on public services and facilities.
- 3) To prevent undue concentrations or densities of uses which would overload streets and other public facilities or destroy living qualities and natural amenities.
- 4) To control land development and use so that the City retains its living qualities and natural amenities. The intensity and density of uses should be such that the City will be quiet, pleasant, and with a small town character.
- 5) To establish an efficient, economical relationship between private land use and the public facilities such as streets, sewers, water supply, electricity and fire protection which serve under these uses.
- 6) To relate the use of land to the limitations and suitabilities of the natural environment such as soils, wind, view, slope and vegetation.
- 7) To guide the use and improvement of the land so that the goals and objectives embodied elsewhere in this plan may be realized.

LAND USE

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
L-1 Adopt the land use plan. Zoning districts, densities, and other standards are intended to correspond to, and be compatible with, the Land Use Plan, and to accomplish its objectives. During refinement and adoption of the comprehensive plan and in subsequent adjustments to the plan or Zoning ordinance, this compatibility should be retained and strengthened.	M.C.A.C.	Mot.	1
	P.C.	Mot.	1
	C.C.	Mot.	1
L-2 Planned Unit Developments are permitted under Ordinance No. 517. Special procedures and Planning Commission approval will allow flexibility and diversification in the use of land in order to achieve desirable grouping of buildings and open spaces and other objectives of the Plan.	P.C.	Pol.	2
L-3 No areas in Canby, except along the banks of the Molalla River, and at the north end of the golf course, are within the flood plain. Where such areas appear likely to be subject to development, a suitable flood plain zone similar to that applied by Clackamas County, should be adopted.	P.C.	Mot.	3
	C.C.	Ord.	2
L-4 Where the Land Use Plan map shows the Conservation and Open Space category, any proposed development should be carefully reviewed to insure that plan objectives are realized. Planned unit developments should provide for the permanent setting aside of such areas in their natural condition.	P.C.	Pol.	5

LAND USE

IMPLEMENTATION (continued)

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
L-5 The fair grounds and golf course are shown in Conservation and Open Space categories. If any alteration or conversion to more intensive use is proposed for these areas, the City should seek ways to avoid this.	P.C.	Pol.	5
L-6 The industrial land use section of the plan suggests that additional industrial sites may be appropriate in the vicinity of the Forest Road crossing of Highway 99E. This is not fully shown on the Land Use Plan map because it is outside the urban service boundary. If it appears that such industrial development is likely, the matter should be carefully reviewed for possible extension of the urban service boundary and other appropriate amendments to the Land Use Plan.	M.C.A.C.	(FS)	2
L-7 The plan calls for an area between Cedar and Elm Streets south of N.W. Fourth Avenue to be developed for general commercial purposes, although it is now zoned R-2. This is to provide space for commercial expansion of downtown Canby. Other areas, now zoned R-2, along the north boundary of the present C-1 zone, and along the south boundary of the present C-2 zone south of 99E, are shown for central commercial area expansion. The City should carefully review and oversee the transition of such residential areas to commercial use so that present residents are subject to as little disruption as possible.	P.C.	Pol.	6

LAND USE

IMPLEMENTATION: (Continued)

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
L-8 Along 99E at the west boundary of the City, a mixture of commercial and industrial uses exists in an M-1 zone. This area is designated for general commercial purposes in the plan. It is intended as a location for businesses which require large sites for storage, such as building materials and auto sales. Such uses can take advantage of highway access, will have less impact upon the high school and nearby homes, and provide a more attractive City entrance than industry would.	P.C.	Pol.	6 7
L-9 Older, close-in areas which would be suitable for apartments are already quite solidly built up. The plan, therefore, indicates new, open and unsubdivided areas, near major arterials, where apartment projects might be appropriately located. Fairly large areas now zoned low density residential in north and south Canby are shown for medium residential development. It is not expected, however, that apartments would occupy all these areas.	P.C.	Pol.	8 8
L-10 Areas outside the city limits but within the established Urban Service Area would remain under county zoning until annexed. Outside the urban service area, buildable areas are shown in the agricultural category. The city should work with Clackamas County within the area of concern, on zoning, subdivisions and building regulation matters to insure that objectives of the Canby Comprehensive Plan are met.	P.C. S.	Pol. Prog.	9 1

TRANSPORTATION

GOALS

Canby should have a coordinated and well-planned transportation system with major emphasis on the automobile. It should be a small self-sufficient city or town.

- 1) The transportation system should define, interconnect and reinforce the identity of the total community. The street system should provide a loop system around the city, arterials through the central area of the city, north and south, east and west, improved access to industrial areas, and improved access to Interstate 5.
- 2) Mass Transit: An Intra-city bus system should be established for Canby. We would encourage this system to serve the public with no charge. At the present time Intercity efforts should be limited to the bus system.
- 3) Non-motorized Traffic: Interconnecting with the county bikeways, a system of paths should be established primarily for the use of bikes and pedestrians in the city of Canby. In conjunction with this, there should be established bridle paths.
- 4) Airports: In our sphere of influence, existing airports can be utilized for air traffic and should be protected from incompatible land use encroachment.

A new airport, which is being considered by the Port of Portland for Clackamas County, should not be permitted in any location within Canby's area of concern or influence without thorough review and acceptance by the City of Canby, including study and evaluation by the Citizen's Advisory Committee and Planning Commission.

OBJECTIVES

- 1) To establish an integrated system of local, arterial, and regional streets and highways for the Canby area which is properly related to land use and other elements of the comprehensive plan, particularly residential neighborhood patterns.
- 2) To contribute to the unity and small Town quality of the City by making travel between all parts convenient, safe, and rapid.
- 3) To provide street and arterial traffic capacity to and through the downtown area which is adequate for the large volumes of traffic destined there. These routes, however, must avoid creating undue hazards or disruption for pedestrians in the City's central retail core.

TRANSPORTATION

OBJECTIVES (Continued)

- 4) To establish a loop or circumferential arterial through outer portions of the city. This would tie together radial arterials which move traffic from outside the city to central areas.
- 5) To provide an adequate local street circulation system so that residents will not have to utilize highway 99E to reach destinations within the city.
- 6) To develop improved access to industrial and employment areas and to other major traffic generators such as the fairgrounds and high school. Routes for heavy traffic to industrial areas will avoid or bypass residential and shopping areas wherever possible.
- 7) To make adequate provision for and to encourage metropolitan mass transit service to Canby. It is expected that this will consist of busses in the foreseeable future. Even with adequate mass transit, it is expected that private vehicles will still be the major means of transportation.

To provide a more direct connection between the center of Canby and the I-5 Freeway.

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
T-1 Adopt a transportation plan including the maps and reference documents to be used as a guideline for the provision of transportation needs in the future.	M.C.A.C.	Mot.	1
	P.C.	Mot.	1
	C.C.	Res.	1
T-2 To review all new subdivisions proposed for development within the city for type of connection required through the subdivision and for type of streets required in the subdivision. Review with respect to the overall transportation plan.	P.C.	Pol.	2
T-3 Issue building permits only after establishing that the building or improvement will not impede street projections or will not be in the right-of-way of proposed streets.	S.	Prog.	1
T-4 Issue building permits for proposed buildings only after a dedication of the required right-of-way width and a waiver of remonstrance for improvements for the appropriate section of street on existing streets.	S.	Prog.	2

TRANSPORTATIONIMPLEMENTATION (Continued)

		<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
T-5	Notify the County and the State agencies and the Regional agencies that the city will cooperate on plans and programs to improve street highway and other transportation facilities in the Canby area of concern. Develop procedures and organization which will be utilized to insure continuing coordinated decision making and action in the transportation system improvements.	P.C. S.	Pol. Prog.	3 3
T-6	Establish street construction programs priorities outside the city, in the "area of concern". Develop progressive programs to assure them of our continued interest in the improvement and establishment of those streets outside the city which are prioritized.	M.C.A.C.	Mot.	2
T-7	Develop a program for non-motorized circulation including improvement, maintenance, and the priorities of segment to be first constructed.	M.C.A.C. (Trans. Committee)	Mot.	3 1
T-8	Develop a program for provision of intra-city bus system. Coordinate this system with the inter-city bus system.	M.C.A.C. (Trans. Committee)	Mot.	5 2
T-9	Notify CRAG and the Port of Portland that no airports are to be located in the Canby area of influence without adequate local public hearings and without the recommendation of the Transportation Committee of the Mayor's Citizens Advisory Committee.	M.C.A.C.	Mot.	5
T-10	Develop a program for the acquisition and allocation of revenues from the following lists to finance transportation improvements.	M.C.A.C. (Fin. Committee)	Mot.	6 1
	1) General Fund.			
	2) State gasoline tax refund.			
	3) Federal revenue sharing funds.			
	4) Community development funds through apartment housing and urban development.			
	5) Special street improvement levy or bond issue.			
	6) State Highway Division special city allocations fund.			
	7) Bikeway funds through the Oregon State Highway Division.			
	8) Bureau of Outdoor recreation & Parks funds for bikeway improvements.			
	9) Railroad crossing improvements under Title 11 of the Federal Highway Act, 1973.			
	10) National Highway Safety Program (traffic safety study required)			
	11) Federal aid secondary funds available to the counties to expand city FAS routes.			

PUBLIC FACILITIES - SEWER

GOALS

- 1) Assure that optimum use of facilities will continue.
- 2) Provide an adequate sanitary & Storm sewage collection system.

OBJECTIVES

- 1) Meet or exceed State Department of Environmental Quality and Federal treatment standards.
- 2) Establish component areas of service.

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
1) Continue to monitor requirements in sewage treatment and inform the administration of needed material to maintain standards.	S.	Prog.	1
2) Review 1973 Master Plan to establish component areas and facilities.	S.	Prog.	2
3) Establish priorities for area service.	M.C.A.C. P.C. C.C.	Mot. Mot. Res.	1 1 1
4) Review and recommend systems of financing.	M.C.A.C.	Mot.	2

PUBLIC FACILITIES - WATER

GOALS

- 1) Maintain adequate quality, supply and distribution to meet State and Federal standards and the obvious needs of the City.

OBJECTIVES

- 1) Maintain quality.
- 2) Provide a minimum of 20 P.S.I. under heavy usage.
- 3) Develop a supply to furnish short and intermediate needs.

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
1) Develop a coordinated water master plan.	M.C.A.C. C.U.B.	Mot. Prog.	1 1
2) Prioritize service areas and facilities provision. Give high priority to replacements and corrections.	C.U.B.	Study	2
3) Review alternative supply sources and establish best source.	C.U.B.	Study	3
4) Develop coordination with adjacent communities.	C.U.B.	Study	4

ELECTRIC

The City of Canby has enjoyed lower rates through its municipal system than surrounding areas supplied by private power companies.

1. The committee recommends continuance of the municipal type system with power being supplied by B.P.A.
2. That a distribution system be maintained and operated in good standards as to best serve the citizens of Canby.
3. That an over-all plan for upgrading and maintaining be developed and followed so that any input would solve long term problems as well as current problems.

UTILITY BOARD

1. The committee recommends maintaining the Utility Board as at present, but more accountability to the City be secured through a charter change.
2. At such time as a registered Civil Engineer is added to either the City staff or the Utility Board Staff, then consideration should be given to re-encompassing the water and electric departments into the City Public Works Department.
3. If the water and electric departments are returned to the city administrations, care should be taken that they do not support the city revenue needs and thus be allowed to develop better utilities and reserves for future water and electrical needs.

Note: Many have stated that sewer and water department should be together. If the water was brought back under the city public works then the electric should come back too.

SHOPS

The committee recommends moving the present City Shop Site to a tract south of the present sewer plant on Territorial Road, or, secondly, to a site at the west end of N.W. Third Avenue.

PUBLIC FACILITIES - FIRE

GOALS

- 1) Take the necessary steps to assure an insurance rating of five (5) for the city.

OBJECTIVES

- 1) Provide sufficient water supply and distribution.
- 2) Combine Rural and City Fire Districts.
- 3) Maintain fire department ambulance service.

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
1) Increase water improvement priorities to assure the desired ratings.	M.C.A.C.	Mot.	1
2) Merge the fire districts. Appoint a committee to study procedures for the merger.	C.C.	Mot.	1

PUBLIC FACILITIES - POLICE

GOALS

- 1) Provide the men and material for optimum police protection.
- 2) Provide the necessary space for optimum police operation.

OBJECTIVES

- 1) Maintain a ratio of 1.8 to 2. uniformed policemen for each 1,000 population.
- 2) Provide on automobile for each two (2) to three (3) officers.
- 3) Provide 1,000 to 500 square feet of space for each 1,000 people of City population. Required ratio decrease as the City grows.
- 4) Arrange the dispatch center location to serve both the fire and police departments. Provide stringent security for the dispatch center.

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
1) Channel sufficient funds to police department to provide the personnel and equipment.	C.C.	Mot.	1
2) Review space needs and space organization in Capital Improvement and space needs study.	M.C.A.C.	Prog. (FS)	1

LIBRARY

Many people in Canby voice their concern for the library facilities, or the lack of. It is the committee's recommendation that a library facility be established of at least 7,000 square feet, and with off-street parking for twenty cars.

The committee recommends that the Historical Society be included space-wise in the library plans.

Further, that if practical, a Senior Citizens activity center be a part of the library facilities.

Further, that a small community meeting facility be encompassed.

The sites have been discussed and the committee recommends consideration of the Earl Oliver property at 3rd and North Ivy, and consideration of the Old Green School site at 4th and Grant for future possibilities.

ACTIVITY CENTER

The committee feels there is a need for an activity center either separate or combined with the library if big enough. If it is either downstairs or upstairs, it should use ramps. Food facilities do not necessarily have to be included. It could be in the city complex or not.

POOL

The committee recommends city assumption of the pool facilities. The pool is too important a facility to lose because of under financing ability. It is able to meet expenses, but has not been able to retire debt.

YOUTH

The committee encourages private enterprise to establish wholesome recreational youth activities such as skating, theater, malt shop, etc.

SCHOOLS

With the recent passage of the two bond issues to alleviate crises in school housing problems, the committee felt they need not make recommendations other than:

1. That there being sufficient buildings and equipment to meet state and federal standards to have a quality educational program for the children of Canby.
2. That prudent economics prevail in the management and operation of the educational school system.

NEIGHBORHOODS & HOUSING

GOALS

- 1) Maintain and provide good residential living.
- 2) To maintain adequate protection against air and noise pollution.
- 3) To maintain the tranquility and the friendly atmosphere of a small rural town, and to provide the residents safety from hazards and the maximum possible protection against crime.
- 4) Maintain and encourage pride of ownership in the residential community.
- 5) Maintain the rural atmosphere with the agricultural base and the landscaped "garden center" atmosphere of the City.

OBJECTIVES

- 1) Through the careful consideration of esthetics, the protection of existing investments, through the provision of adequate Urban services, and through the careful consideration of safety for the residents, we will maintain the desirable living character of the City of Canby.
- 2) To separate industry, to limit industry, and to separate heavy commercial from residential areas.
- 3) Provide maximum combination of privacy without isolation.
- 4) Provide residents with safety from sanitary problems.
- 5) Provide adequate traffic safety for the residents.
- 6) Combat crime by encouraging neighborhood identification and providing the opportunity for neighbors to get to know one another and thus be able to offer mutual protection.
- 7) Encourage the ownership of property and individual residential ownership.
- 8) Maintain the property value of the existing residential units.
- 9) Maintain rural atmosphere by keeping the visual image and the densities.

NEIGHBORHOODS & HOUSING

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
N-1	M.C.A.C. P.C. C.C.	Mot. Mot. Res.	1 1 1
N-2	P.C.	Pol.	2
N-3	P.C.	Pol.	3
N-4	P.C.	Pol.	4
N-5	S.	Prog.	1
N-6	S.	Prog.	2
N-7	M.C.A.C.	Mot.	2
N-8	M.C.A.C.	Mot.	3
N-9	P.C.	Pol.	5

NEIGHBORHOODS & HOUSING

IMPLEMENTATION (Continued)

		<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
N-10	Develop walkway systems to the schools and to the parks and to the commercial areas.	M.C.A.C.	Mot.	4
N-11	Develop a street improvement program.	M.C.A.C. P.C. C.C.	Mot.(FS) Mot. Res.	5 6 2
N-12	Adopt the plan which defines the neighborhoods and encourages the neighborhood identification.	Same as N-1		1
N-13	Provide parks and other gathering places specifically designed to encourage the use of individual neighborhoods where people meet and become acquainted.	Same as N-1		1
N-14	Make the neighborhood school the focal point of the community and encourage multi-use of the schools for the same objective as above.	Same as N-1		1
N-15	In all new residential developments, require the installation of street lights and sidewalks.	P.C.	Pol.	7
N-16	Limit the number of apartments whose rental would be available to the community to 20 percent or less of the living units. Twenty percent is the average throughout the Nation.	P.C.	Pol.	8
N-17	Write to subsidy agencies inquiring about the availability of home purchase programs as well as expressing our preference for ownership programs rather than rental programs in the City of Canby.	M.C.A.C.	Mot.	6
N-18	Adopt the Neighborhood Plan and establish the boundaries of the neighborhoods. This will preserve the integrity of the residential areas and help protect it from arbitrary encroachment of commercial or industrial uses.	Same as N-1		1
N-19	Develop a monitoring system for overgrown lots and areas which collect trash.	S.	Prog.	3

NEIGHBORHOODS & HOUSING

IMPLEMENTATION (Continued)

		<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
N-20	Maintain an up-to-date list of financial programs available to the resident for improvement and modernization of their homes.	S.	Prog.	4
N-21	Do not change the density designation without compelling reasons and a review of the overall density. Change tends to encourage speculation rather than the repair and maintenance of existing residential units.	P.C.	Pol.	9
N-22	Maintain agricultural uses on the immediate adjacent boundaries of the city by establishing the growth plan and the growth boundaries which are a part of it.	Same as N-1 P.C.	Pol	1 10
N-23	Encourage the development of planned unit development to help provide open space within the City.	P.C.	Pol	11
N-24	Review the ordinances to ascertain that the height requirements are sufficiently low to maintain this visual image.	P.C.	Pol	12
N-25	Develop Tree planting programs.	M.C.A.C. P.C. S.	Mot. Pol. Prog. (FS)	7 13 5
N-26	Establish a design review board for all buildings above a fourplex and develop stringent landscaping requirements for them to administer.	C.C. P.C.	Ord. Pol. (FS)	3 14
N-27	Require underground utilities in the future and start a program which will encourage those presently above ground in the city to be buried in the future.	P.C. C.C.	Pol. Ord.	15 4

PARKS, OPEN SPACE AND AGRICULTURE

GOALS

General Goal: To preserve small-city living in Canby, retaining natural surroundings insofar as possible, with agricultural balance, open space and park accommodations to meet the needs of people of all ages.

IMPLEMENTATION

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
P-1 The 40-acre <u>Clackamas County Fair-Grounds</u> should be re-zoned immediately from R-1 (single-family) to public use. The committee strongly urges that this action be taken so that the fir and pine groves and other plantings can remain as an important open space within the City.	P.C. C.C.	Mot. Ord.	1 1
P-2 <u>Canby Community Park:</u> Hazards to park visitors should be removed, but the concrete foundation of the City's first electric generating plant should be retained for its historical interest. Picnic facilities should be provided in natural settings, the roadway, shelter and restrooms improved, and river access kept open. A resident caretaker's presence would be a deterrent to vandals, who have destroyed earlier picnic facilities.	C.C.	Res.	2
P-3 <u>Marshall-Erland Parcel:</u> This should be developed as a neighborhood playground in a quadrant of the city in which 42 per cent of the City's residents presently live.	C.C.	Res.	3
P-4 <u>Canby Utility Board's Parcel:</u> Formerly known as the Galyn Leffler property, on S. Fir Street near S.W. 13th Avenue, would make a good playing field with mowing as need. (Acquisition or trade to the City.)	C.U.B.	Prog.	1

PARKS, OPEN SPACE AND AGRICULTURE

IMPLEMENTATION (Continued)

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
P-5 <u>Outside the City Limits</u> but in its influence area: Encourage development of a recreational facility for disabled persons by expanding ponds and building ramps in the projected state park on Wilamette Greenway property (the former Neal Thompson farm) at the north end of N. Holly Street. (The ponds are some distance from the moorage for the Wilamette River boating access in the same proposed development.)	M.C.A.C. P&R SubCom.	Mot. Ord.	1 1
P-6 Seek opening for public use of the Molalla River flood plain land owned by the State of Oregon (ask Mr. Stiles, State Highway Division, Parks Department). Recommended for community effort to clear away brush and lower tree limbs and provide parking for summer access to the river. This is just off Knight's Bridge Road south of Canby Grove Camp.	M.C.A.C. P&R SubCom.	Prog. Ord.	2 2
P-7 In high density developments, some mini-park (landscaping and open space) areas should be provided. The Committee suggests 15% as approximate for such purposes.	P.C.	Pol.	2
P-8 Bicycle paths should lead to parks and major living and shopping areas. This type of development should also link Canby and the Greenway area to be developed by the state along the Wilamette River near the Canby Ferry.	M.C.A.C. TransSubCom.	Mot.	3 1
P-9 Agricultural land in the City and its "influence area" also is important open space and should be selectively preserved.	P.C.	Pol.	3

PARKS, OPEN SPACE AND AGRICULTURE

IMPLEMENTATION (Continued)

	<u>Responsi-</u> <u>bility</u>	<u>How</u>	<u>Priority</u>
P-10 Wherever possible, the natural state of riverbanks, roadsides, and railroad property should be retained to afford habitat for wildlife.	P.C.	Pol.	4
P-11 <u>Trees</u> : The plantings of appropriate street trees should be encouraged and preservation sought for existing trees.	Staff C.C.	Prog. Ord.	1 5
P-12 <u>Agriculture</u> : Importance of agriculture to Canby's economy cannot be over-emphasized. Seventy-five percent of Clackamas County's horticultural crops are produced within a few miles of Canby.			
Within the City's limits and influence area are numerous small parcels which are most productive and should be retained in agriculture. They are important for food production, open space, and economy.	M.C.A.C. P&R SubCom.	Prog.	4 3
P-13 Canby's historical spots should be marked for the benefit of visitors and residents. Some of those which should have identification include:	Canby Historical Society	Prog.	1
The Philander Lee oak tree at the southeast corner (near the railroad) of the Package Containers Building, as a reminder of the pioneer Lee who platted the City in 1870.			
The concrete foundation of Canby Canal Company's electric generating plant (in Canby Community Park).			

PARKS, OPEN SPACE AND AGRICULTURE

IMPLEMENTATION (Continued)

Responsi-
bility

How

Priority

Riverside Clubhouse (once the Riverside School and later located on the northwest corner of Wait Park and used as a Canby School classroom). Its fir grove on N.W. Territorial Road (once known as Fir Lane because of its evenly spaced fir trees) should be preserved. (This is beside the pioneer road to the Molalla River ford from Canby's City limits, but in its sphere of planning influence.)

Canby's oldest frame buildings still standing: The 1870-71 built Southern Pacific railroad depot (then the Oregon & California Railroad); the 1874-75 built William Knight house, now an apartment house, on S.W. 4th Avenue at S. Elm Street; and the original Methodist Church (built about 1884 and relocated one block north in 1912), now in private ownership on N.W. 3rd at Elm Street.

Markers should identify also; (1) the concrete pillars of the original (1877 built) Knight's Bridge, just upstream from the present bridge over the Molalla River; (2) the W.H. Bair warehouse beside the railroad at S. Grant Street (now owned by William T. Stevens of Canby Farm Store) built in 1909 and one of three early-day commission houses from which grain, potatoes and hay were shipped by the carload; and (3) the Sandsness building (now housing Amundson Auto Parts) 394 N.W. First Avenue as the original Carlton and Rosenkrans store building, built in 1891 of hand-planed lumber by William Knight, and whose second floor housed the City of Canby's first Council meetings (1893).

LAND USE CATEGORIES

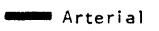
NON URBAN AREAS

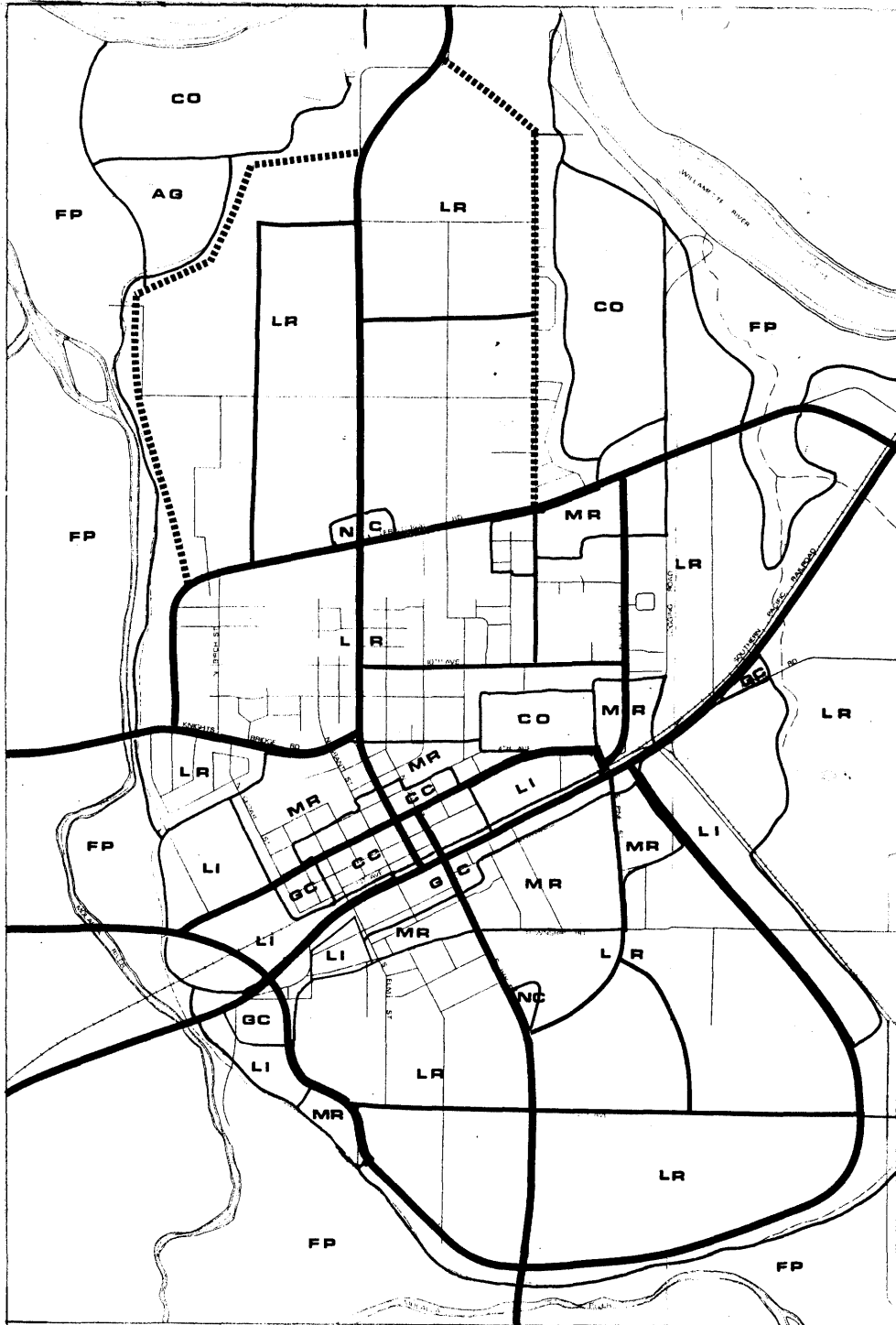
- AG** Agricultural
- FP** Flood Plain
- CO** Conservation-Open Space

URBAN AREAS

- LR** Low Density Residential
- MR** Medium Density Residential
- NC** Neighborhood Commercial
- CC** Central Commercial
- GC** General Commercial
- LI** Light Industrial

TRANSPORTATION

-  Arterial
-  Collector
-  Local
-  Parkway



9-29-78

CITY OF GANBY INTERIM GENERAL PLAN

SCALE IN FEET
0 100 200 400
MAP
MELVIN F. EDWARDS
PLANNING CONSULTANTS




EXHIBIT "B"