



**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF CANBY**

**A REQUEST FOR A COMPREHENSIVE PLAN)
MAP AMENDMENT AND ZONE CHANGE)
FROM LOW DENSITY RESIDENTIAL TO)
MEDIUM DENSITY RESIDENTIAL)**

**FINDINGS, CONCLUSION & FINAL ORDER
853 & 861 S REDWOOD ST
CPA-ZC 17-01, PETER HOSTETLER**

NATURE OF APPLICATION

The applicant is seeking a Comprehensive Plan Land Use Map and Zoning Map Amendments to change two exiting tax lots (41E03BB00503/41E03BB00504 totaling 0.66 acres located at 853 & 861 S Redwood Street from the existing low density residential land use designation (LDR) and low density residential zoning district (R-1) to the medium density land use designation (MDR) and medium density residential zoning district (R 1.5). Land division plans were shared as a part of this application but are not a part of the approval process at this time.

HEARINGS

The Planning Commission held a public hearing and considered these applications at its meeting of August 28, 2017.

CRITERIA AND STANDARDS

In judging whether or not the Comprehensive Plan Land Use Map and Zoning Map should be amended or changed, the Planning Commission and City Council shall consider the Canby Comprehensive Plan and Section 16.88 and 16.54.040 of the Canby Municipal Code which states the applicable review criteria when reviewing a quasi-judicial comprehensive plan land use map amendment and zone change map amendment, including the following:

The Comprehensive Plan (Updated January, 2007 and Statewide Planning Goals:

1. Goal 2 – Land Use Planning
2. Goal 10 – Housing
3. Goal 12 – Transportation

For a Comprehensive Plan Land Use Map Amendment:

(Section 16.88.180(D)

In judging whether a quasi-judicial plan amendment shall be approved, the Planning Commission and City Council shall consider:

1. The remainder of the Comprehensive Plan of the city, as well as the plans and policies of the county, state, or any local school or service districts which may be affected by the amendments;
2. Whether all required public facilities and services exist, or will be provided concurrent with the anticipated development of the area.

(Section 16.88.180)

- E. For proposed comprehensive plan amendments, which must consider the long-term adequacy of the transportation system for TPR 660-10-060 compliance, ODOT must be consulted to determine whether a highway project is “reasonably likely to be funded” based on funding projections at that time.

Section 16.88.190

- A. A proposed comprehensive plan amendment, zone change or land use regulation change, whether initiated by the city or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with the Transportation Planning Rule (OAR 660-012-0060). A plan or land use regulation amendment significantly affects a transportation facility if it:
 - 1. Changes the functional classification of an existing or planned transportation facility;
 - 2. Changes standards implementing a functional classification system;
 - 3. As measured at the end of the planning period identified in the adopted plan:
 - a. Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or,
 - b. Would reduce the performance of the facility below the minimum acceptable performance standard identified in the Transportation System Plan.
 - c. Would worsen the performance of a facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the Transportation System Plan.

For A Map Amendment (Zone Change) (CMC Section 16.54.040):

In judging whether or not the zoning map should be amended or changed, the Planning Commission and City Council shall consider:

- A. The Comprehensive Plan of the city, giving special attention to Policy 6 of the land use element and implementation measures therefore, and the plans and policies of the county, state and local districts in order to preserve functions and local aspects of land conservation and development;
- B. Whether all required public facilities and services exist or will be provided concurrent with development to adequately meet the needs of any use or development which would be permitted by the new zoning designation.

(Section 16.54.060)

- A. In acting on an application for a zone change, the Planning Commission may recommend and the City Council may impose conditions to be met by the proponents of the change before the proposed change takes effect. Such conditions shall be limited to improvements or physical changes to the property which are directly related to the health, safety or general welfare of those in the area. Further, such conditions shall be limited to improvements which clearly relate to and benefit the area of the proposed zoned change.
- B. The city will not use the imposition of improvement conditions as a means of preventing

planned development, and will consider the potential impact of the costs or required improvements on needed housing. The Planning Commission and City Council will assure that the required improvements will not reduce housing densities below those anticipated in the Comprehensive Plan.

FINDINGS AND CONCLUSIONS

After holding a public hearing and considering the August 28, 2017 dated staff report, the Planning Commission deliberated and reached a decision on August 28, 2017 recommending approval of the applicant's request for a Comprehensive Plan Land Use Map and Zoning Map change. The Planning Commission finds that the applicant's request is in compliance with the Comprehensive Plan of the City of Canby, therefore also with the applicable Statewide Land Use planning goals, and that all required public facilities and services exist or will be provided concurrent with development to adequately meet the needs of any use or development which would be permitted by the new zoning designation. The Commission adopts the findings and conclusions contained in the staff report and as reference to the applicant's narrative.

RECOMMENDATION

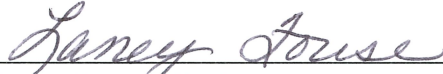
IT IS RECOMMENDED BY THE PLANNING COMMISSION of the City of Canby that the Canby City Council approve **CPA & ZC 17-01**.

I CERTIFY THAT THIS ORDER approving CPA 17-01/ZC 17-01 was presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 28th day of August, 2017


John Savory
Planning Commission Chair


Bryan Brown
Planning Director


Laney Fouse, Attest
Recording Secretary

ORAL DECISION: August 28, 2017

Name	Aye	No	Abstain	Absent
John Savory	✓			
John Serlet	✓			
Larry Boatright	✓			
Derrick Mottern	✓			
Tyler Hall	✓			
Shawn Varwig	✓			
Andrey Chernishov				✓

WRITTEN DECISION: August 28, 2017

Name	Aye	No	Abstain	Absent
John Savory	✓			
John Serlet	✓			
Larry Boatright	✓			
Derrick Mottern	✓			
Tyler Hall	✓			
Shawn Varwig	✓			
Andrey Chernishov				✓



Canby Public Library Annual Report

2017

The Library's Grand Opening!



The Grand Opening of our new library was held on October 15th 2016! Over **2,500** items were processed and cataloged for our opening day collection. We experienced an **83% increase** from FY 15/16 in walk-in patrons since we opened the new library.

Our Community Knows the Value of Library Cards!

50% of our service population now have library cards! Shortly after July 1, 2017 we hit our goal of **12,000** registered borrowers with the Canby Public Library!



Increased Computer Access

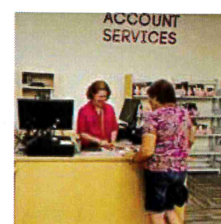
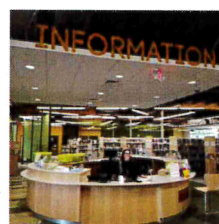
Twenty new computers were added (thanks to Direct Link) with 1 gigabit high speed internet. **14,305** people logged onto our public Internet computers in FY 2016/2017!

We Depend On Our Volunteers!

Our Volunteers contributed **2,605 hours** to the library, saving the city **over \$25,000 in wages**. Volunteers work daily on pulling an average of 300 holds to fill patron requests, as well as shelving as many as 1,000 items each day.

Enhanced Customer Service with Two Service Desks

With the opening of the new library we expanded our customer service by introducing two service desks. The **Account Services Desk** assists patrons with account issues, fine and fee payments, checking out materials and new library cards; the **Information Desk** focuses on providing computer help, answering reference questions, book recommendations, room reservations, program sign-ups, database and e-book help.



More and More People Are Attending Our Programs!

9,721 people attended our **387 programs** that ranged from storytimes, book clubs, music events, game nights and crafts, to topics on health, science, history, and finance. 83% of our library programs are funded by the Friends of the Canby Public Library. The remainder comes from state grants.



Expanded Hours

As of April, we are now **open seven additional hours** each week. We now consistently open Monday thru Saturday at 10:00 a.m. (1:00 on Sundays) and are also open four evenings each week.

Our New Hours:

Monday thru Thursday 10:00 a.m.—8:00 p.m.
Friday and Saturday 10:00 a.m.—5:00 p.m.
Sunday 1:00 p.m.—5:00 p.m.

New "Lucky Day" Materials

The Canby Public Library now has a "Lucky Day" Collection. The books and movies in this collection consist of non-reservable hot new DVDs and best sellers, available for our walk-in patrons.



Implemented RFID Technology

We began the implementation of Radio Frequency Identification (RFID) technology in March of this year. With the help of staff and volunteers, over **63,000 items** in our collection were tagged (**saving the city over \$22,000** in fees other libraries outsourced). RFID will provide faster checkout for our patrons and faster check-in for library staff, freeing them up to provide expanded programming and outreach to the community.



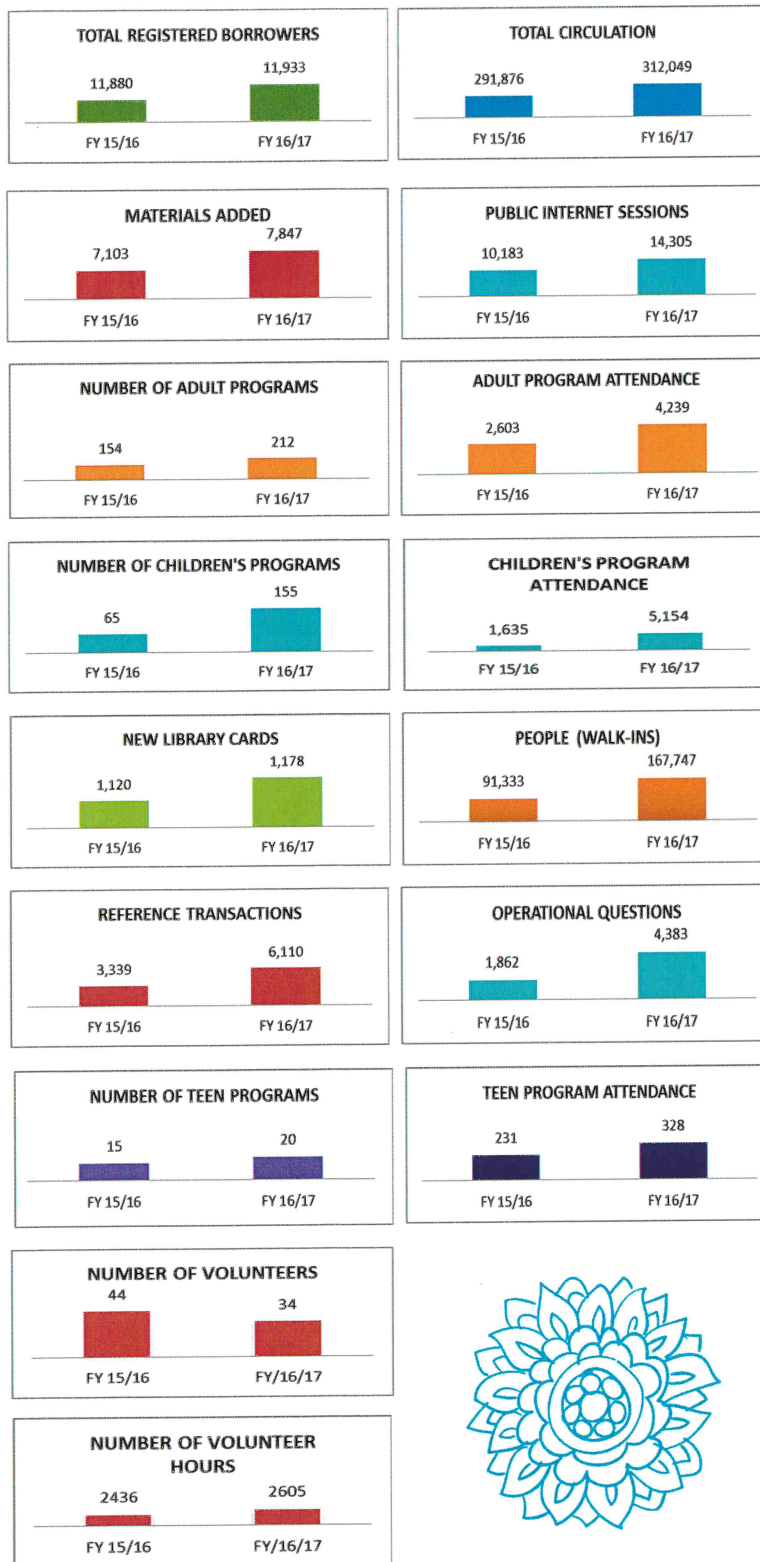
We Welcomed New Citizens!

Our weekly citizenship class enabled 9 members of the Canby community to become United States citizens.



Canby Public Library Annual Report

2017



Future Goals:

- ◆ Increase in-house program attendance for families, children, teens and adults.
- ◆ Increase community outreach to underserved populations (ex. seniors and the Spanish speaking population).
- ◆ Increase the number of registered borrowers

Mission Statement

Canby Public Library serves as a center of community life, offering opportunities for people to enrich their lives through educational, cultural, and artistic experiences. The library safeguards the future of its community by promoting print and technological literacy, the free expression of ideas, and lifelong learning among its citizens.

LIBRARY BUDGET

	2016-2017 Budget	2017-2018 Budget
CASH CARRYOVER	1,484,008	157,748
REVENUE		
Clackamas County Library District	818,849	862,813
Grants	3,384	3,384
Miscellaneous LIBRARY (Fines and Fees)	30,000	30,000
Interest Revenue	2,500	2,000
Donations	42,618	2,000
Friends of the Library Programming Donation	15,883	17,531
New Library Building Donations	26,113	0
Total Library Revenue	939,347	917,728
FOL Pass-thru	14,400	14,400
Total Library Resources	2,437,755	1,089,876
EXPENDITURES		
PERSONNEL SERVICES		
Regular Salaries and Wages	409,855	434,612
On-Call Wages	17,093	27,571
PERS Contributions		82,009
Insurance Benefits		118,669
Taxes/Other		45,228
Employee Benefits	223,358	
Total Library Personnel Services	650,306	708,089
MATERIALS & SERVICES		
Computer Hardware and Software	7,500	5,000
LINCC Consortium	13,055	24,235
Copier Lease & Maint	4,800	7,500
Travel & Training	2,500	1,500
Office Supplies and Services	8,000	9,000
Cash Over/Short		
Library Materials and Processing	98,747	80,000
Volunteer Recognition	1,500	1,500
Grants Library Expended	3,384	3,384
Donations Library Expended	61,275	2,000
Donations Expended FOL	15,883	17,531
FOL Pass-thru Expense	14,400	
Internal Charges - Facilities	43,672	25,372
Internal Charge Tech Services	17,138	32,726
Total Library Materials & Services	291,854	209,748
TRANSFERS OUT/SPECIAL PAYMENTS		
FOL pass-thru		14,400
O/H to General Fund	96,295	119,031
Transfer to Building Project	1,284,967	
	1,381,262	133,431
OPERATING CONTINGENCY	114,303	38,608
TOTAL LIBRARY REQUIREMENTS	2,437,725	1,089,876

FTE 8.5 8.7

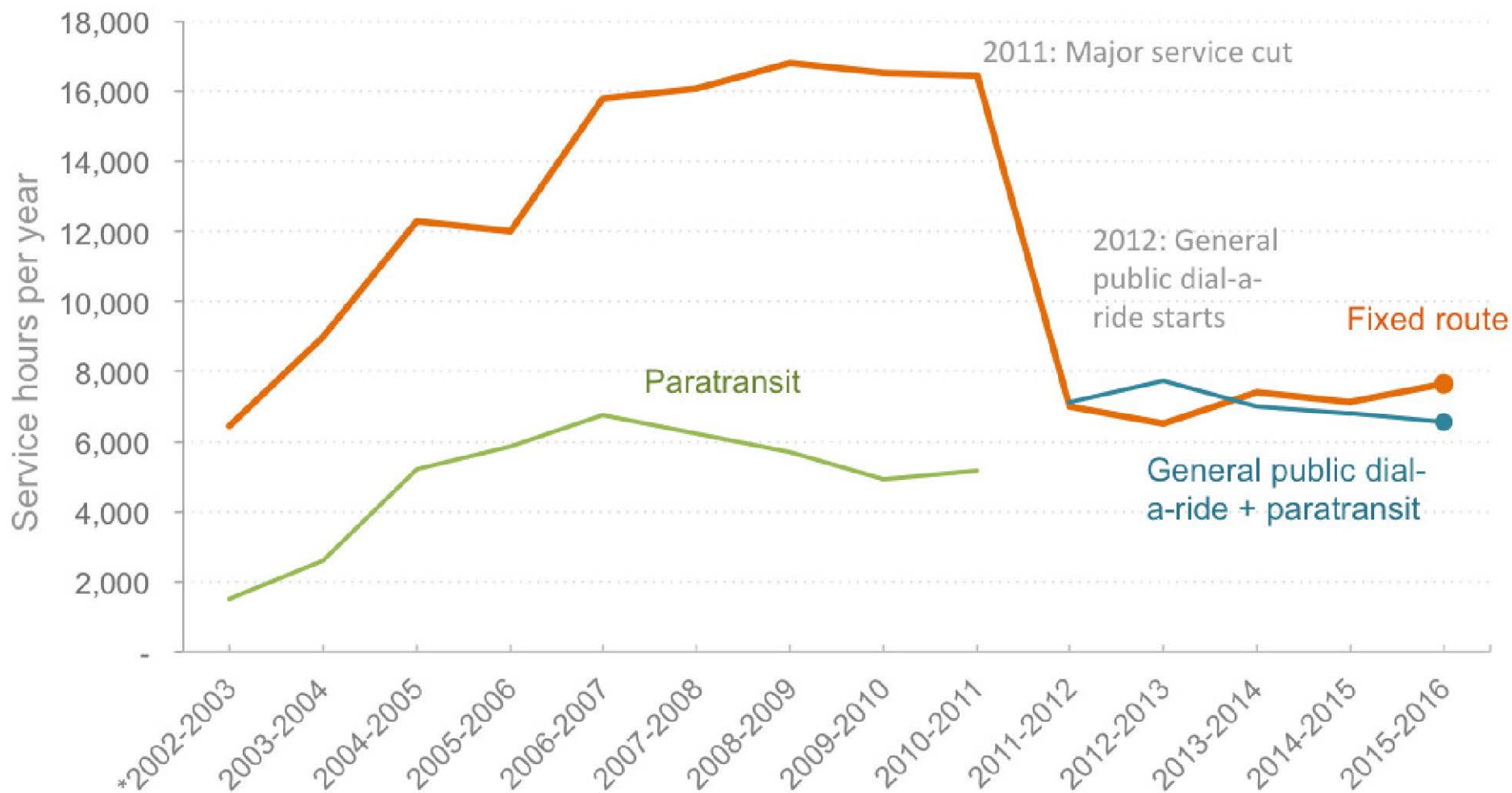
City Council Worksession
September 6, 2017

Draft Transit Master Plan

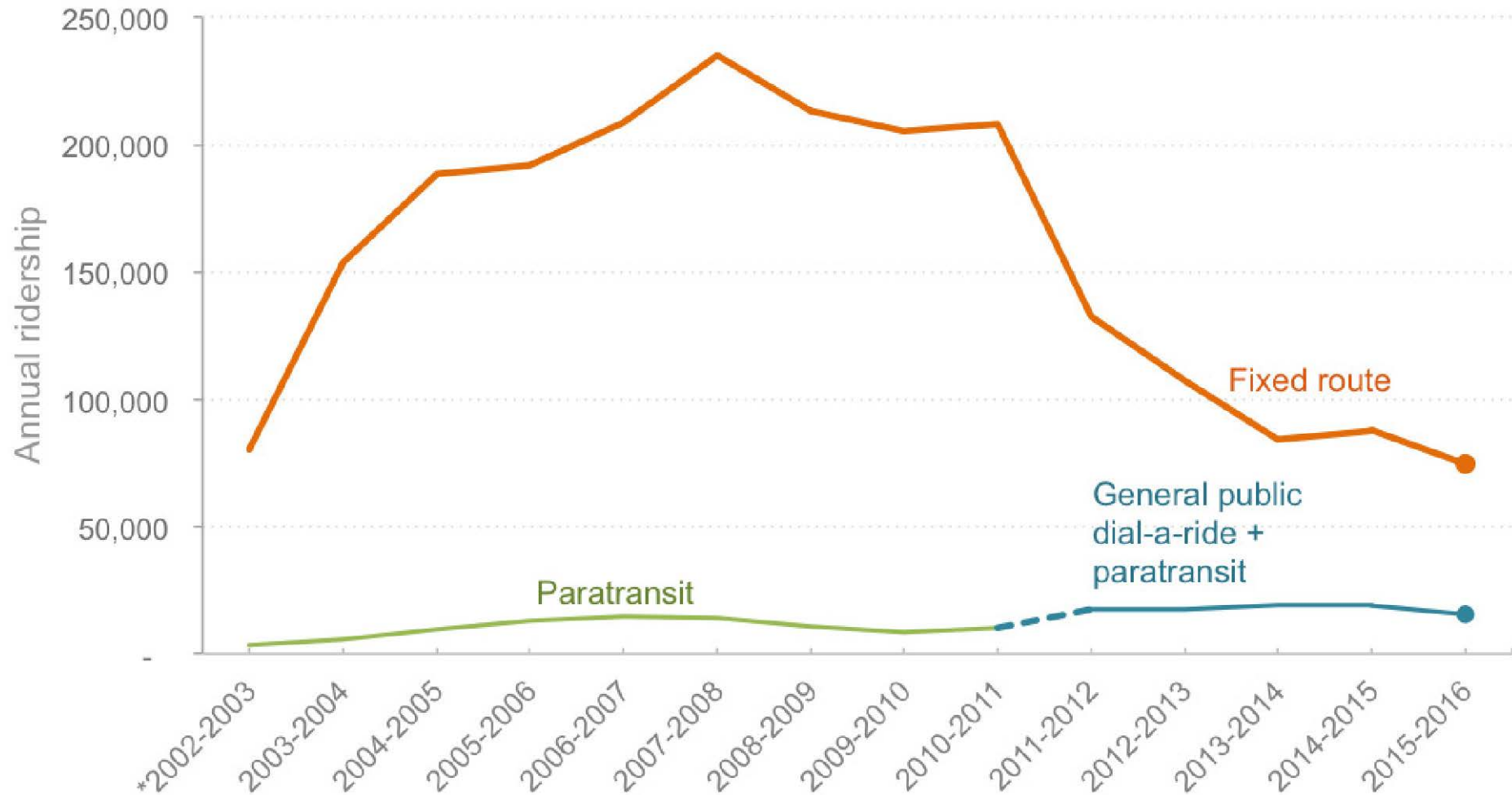
Michelle Poyourow, Senior Associate

JARRETT WALKER + ASSOCIATES

Transit service levels, 2002-2016



Ridership, 2002-2016



Ridership relative to cost

Service	Hours of Service Supplied	Boardings	Boardings per Hour	Operating Cost per Hour	Boardings per Hour	Operating Cost per Boarding
Route 99	7,647	74,685	9.8	\$58.78	9.8	\$6.02
Dial-a-ride and ADA paratransit	6,553	15,575	2.4	\$58.78	2.4	\$24.73

Technical Recommendation: DAR

- We believe that CAT can serve the *same number of riders and trips* on dial-a-ride and paratransit, at a slightly lower cost
- Instead of 2.4 boardings per hour, it would achieve 3.1 boardings per hour. Same number of people! But more sharing of buses.
- This would save a little budget every day.
- So then the question is: *What should be done with the savings?*

Technical Recommendation: Route 99

- We can make the schedule for Route 99 clearer, and more simple.
- The connection with buses to Salem (in Woodburn) can be made better.
- ...with very little, or no extra cost.

Key Choice

We asked the community:

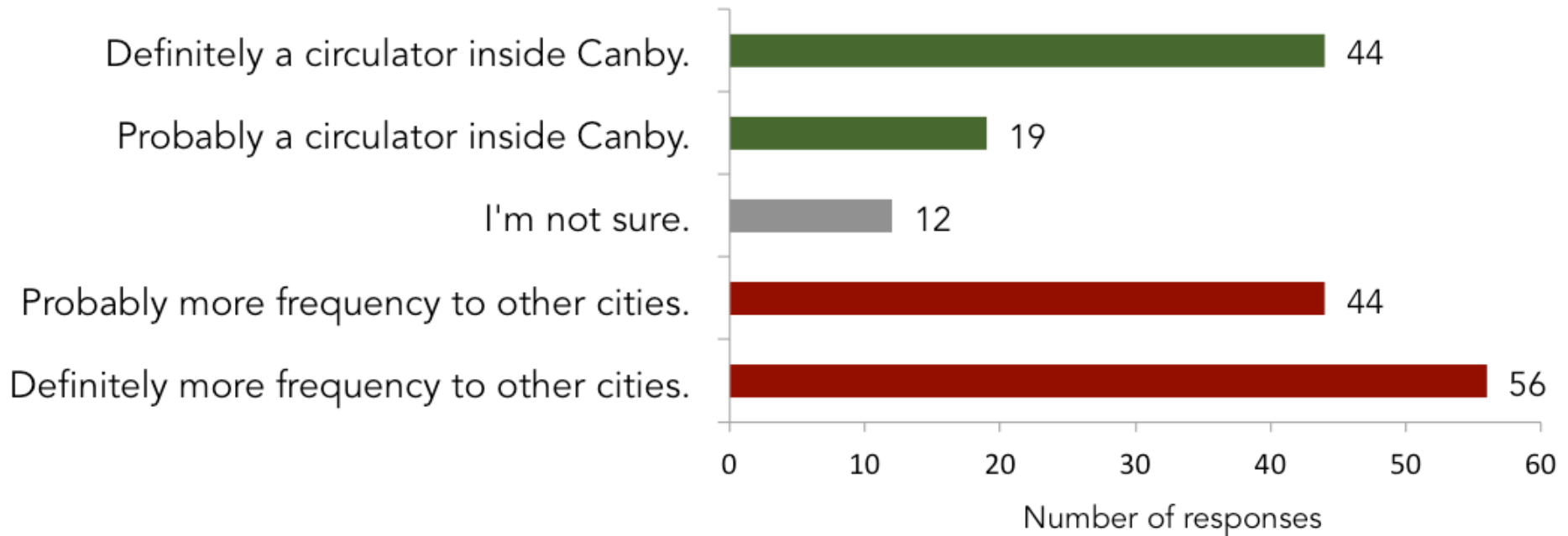
- Should service on intercity routes (e.g. Route 99) be increased?
- Or should a local circulator be restored?

Two major sources of guidance

- Stakeholder Workshop on March 18th
 - 36 attendees
- Web and print survey, for the month of March
 - Usable responses from 175 people

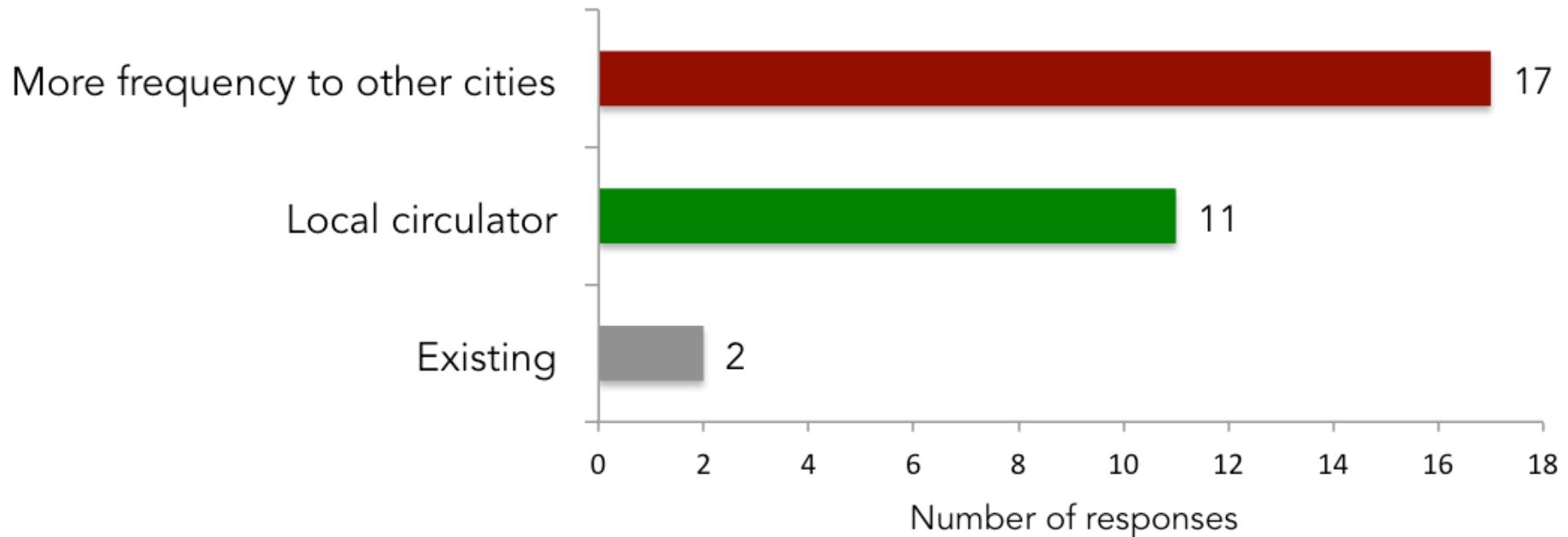
Web and paper survey (bi-lingual)

What should Canby invest in first? Survey responses, 175 total



Stakeholder Workshop

Which is more valuable for the entire city?
Stakeholder Workshop, 30 total



Public input in summary:

- Clear but not unanimous support for prioritizing Route 99 frequency over a local circulator, among many different types of people:
 - 57% support for Route 99 frequency (vs. 37% support for circulator) at workshop
 - 100 responses in support of Route 99 frequency (vs. 63 in support of local circulator) in survey
 - Opinions cross demographic and current-use boundaries
- Continuing clamor for weekend service

Recommended Phase 0

- Efficiency improvements to dial-a-ride and ADA paratransit
 - Move the same number of people with less cost
 - Performance target: 3.1 boardings per hour, instead of 2.4
 - Improvements already underway
- Simplify Route 99 schedule
 - If additional service is not available, this can be done anyway
 - However, additional service is likely to be available, making this step unnecessary

here

Uses existing Route 99 budget only (29.5 service hours per day)

Woodburn
Bi-Mart
(depart)

Recommended Phase 1:

- Add some frequency and/or span to Route 99
- Improve connections to Salem
- Consider restructuring premium paratransit service to Oregon City

d here

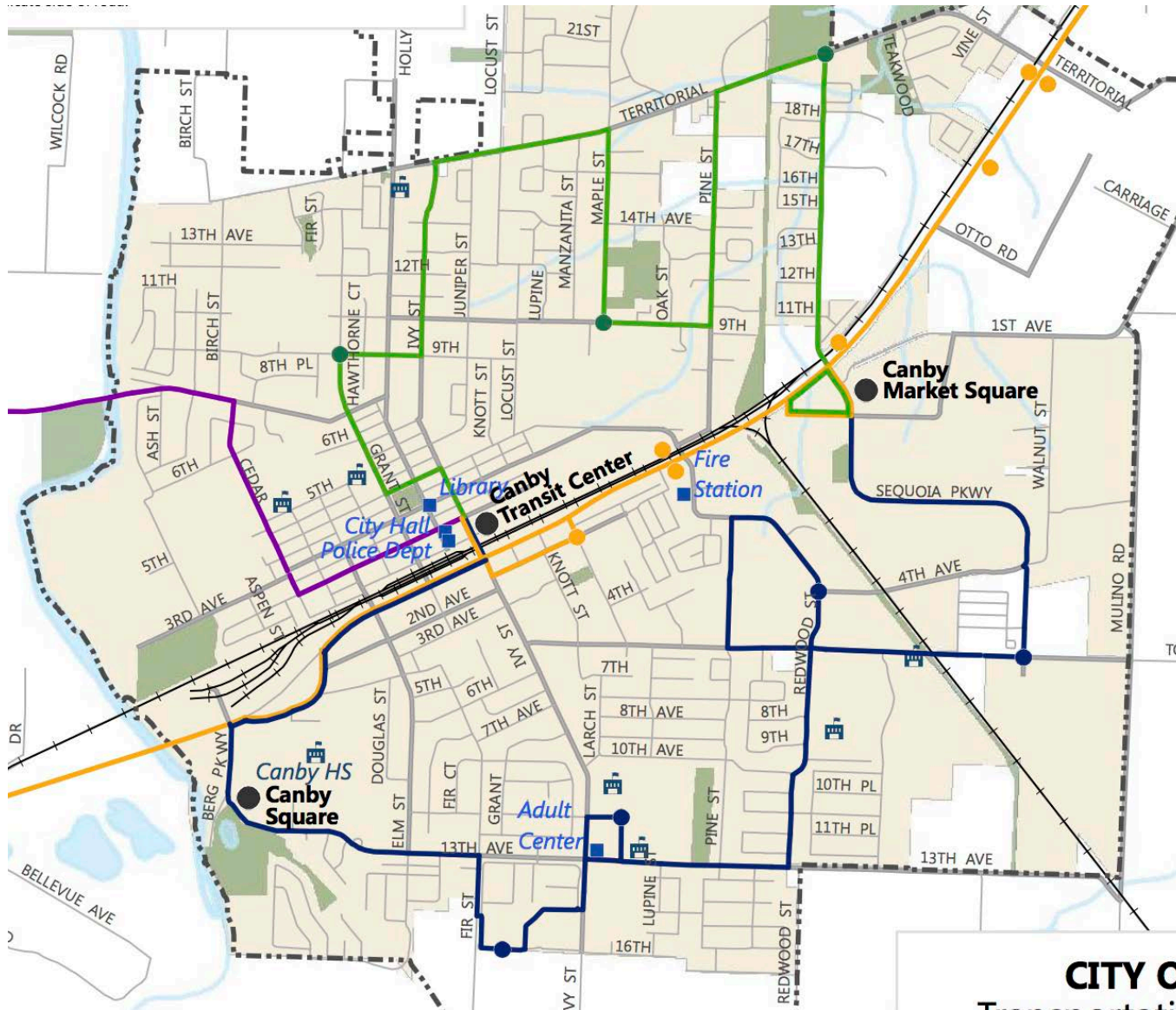
Northbound

Woodburn
Bi-Mart
(depart)

Recommended Phase 2:

- Unclear what the relative priority are of these steps; additional public consultation should happen when CAT is ready to make the next investment:
 - Phase 2a: Add Saturday intercity express trips on Route 99
 - Phase 2b: Add a local circulator route on weekdays within Canby
 - This may trigger a conversation about whether to maintain both dial-a-ride *and* ADA paratransit.

Local circulator – what is realistic?



*2010 local services
(blue and green).*

Probably not a
return to this, at
least not without
additional funding.

Recommended Phase 3:

- Add more weekend service (e.g. Sundays and holidays) on Route 99
- Or, add Saturday service to dial-a-ride or local circulator.

Next Steps

- Draft is out for public comment through September 28th
- Public meeting with TAC on September 28th
- Depending on the type of comments received, Final Plan may be ready for your consideration in October or November.
- YOUR comments at this time are crucial! Help us make it easy for you to adopt the Plan.
- (Meanwhile, Highway 99E corridor study with Cherriots in Salem is proceeding.)

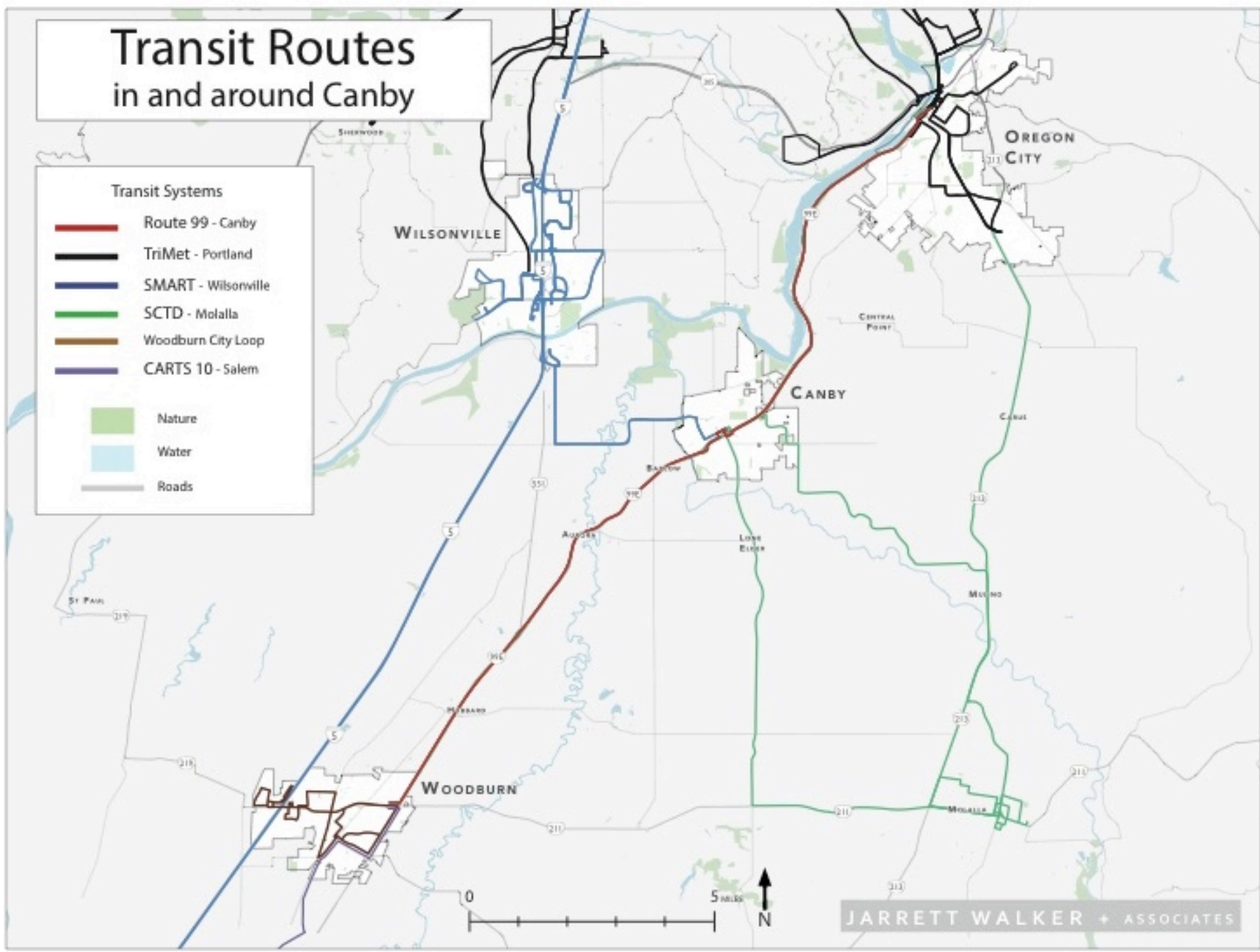
Extra slides

Transit Routes in and around Canby

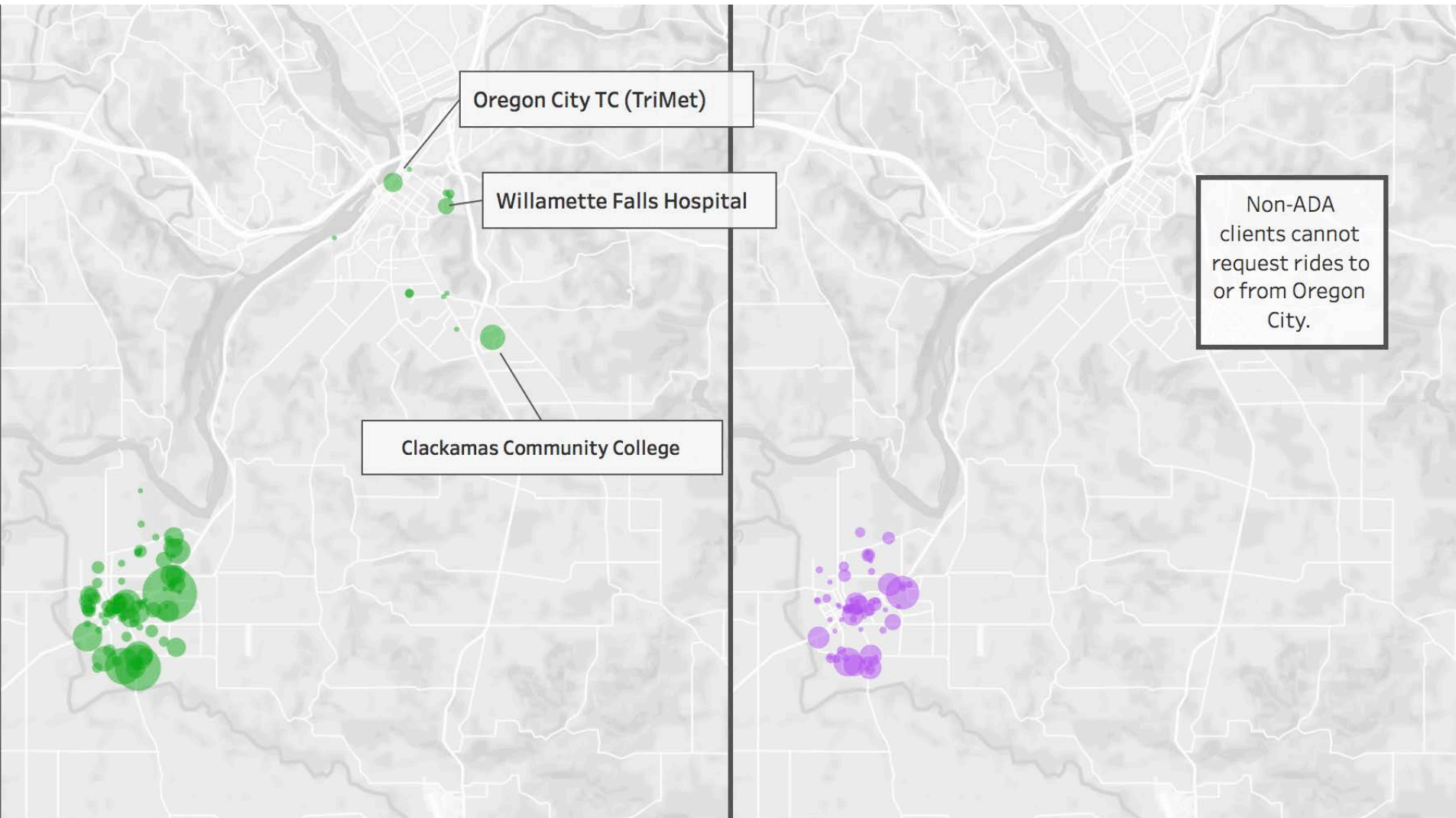
Transit Systems

- Route 99 - Canby
- TriMet - Portland
- SMART - Wilsonville
- SCTD - Molalla
- Woodburn City Loop
- CARTS 10 - Salem

- Nature
- Water
- Roads



Dial-a-ride + paratransit use

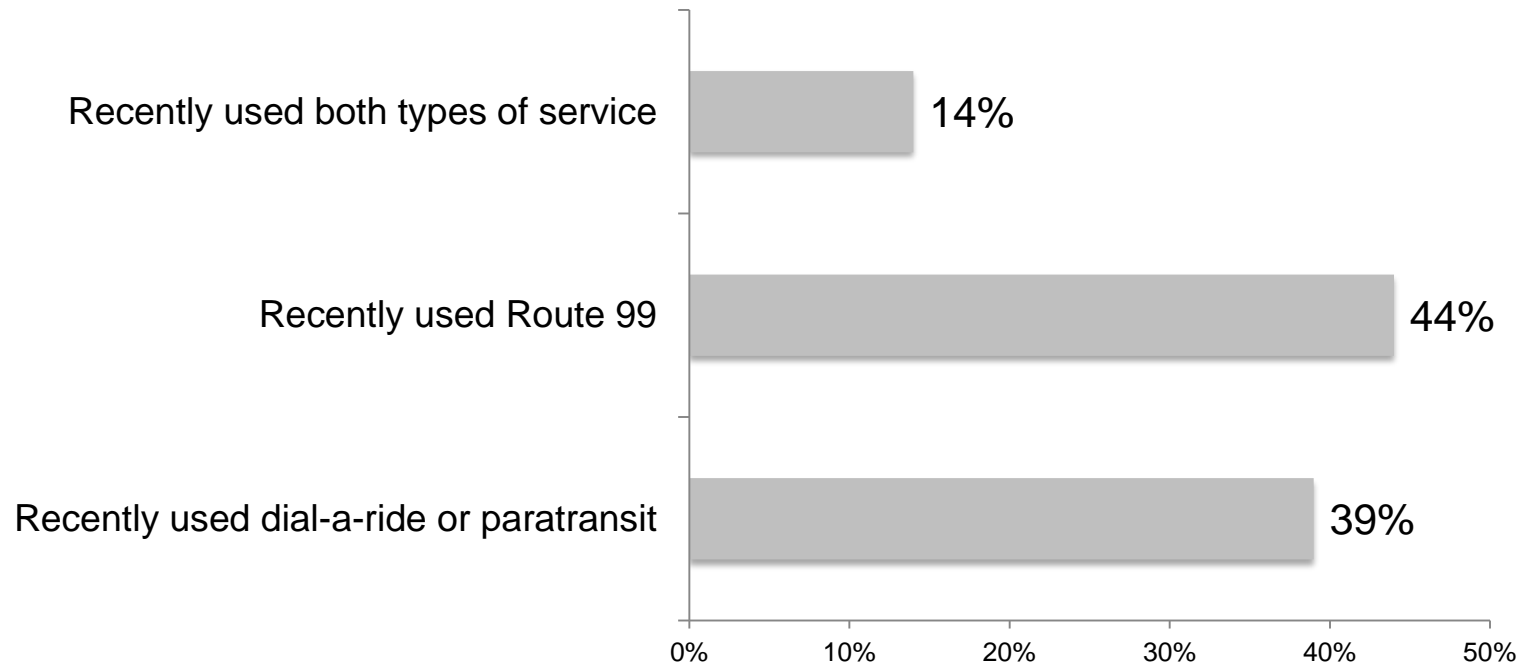


Ridership relative to cost (only Route 99)

Route 99 Segment	Daily Bus Round Trips	Average Daily Boardings	Boardings per Bus Round Trip
Canby–Oregon City	20	220	11.0
Canby–Woodburn	8	75	9.4

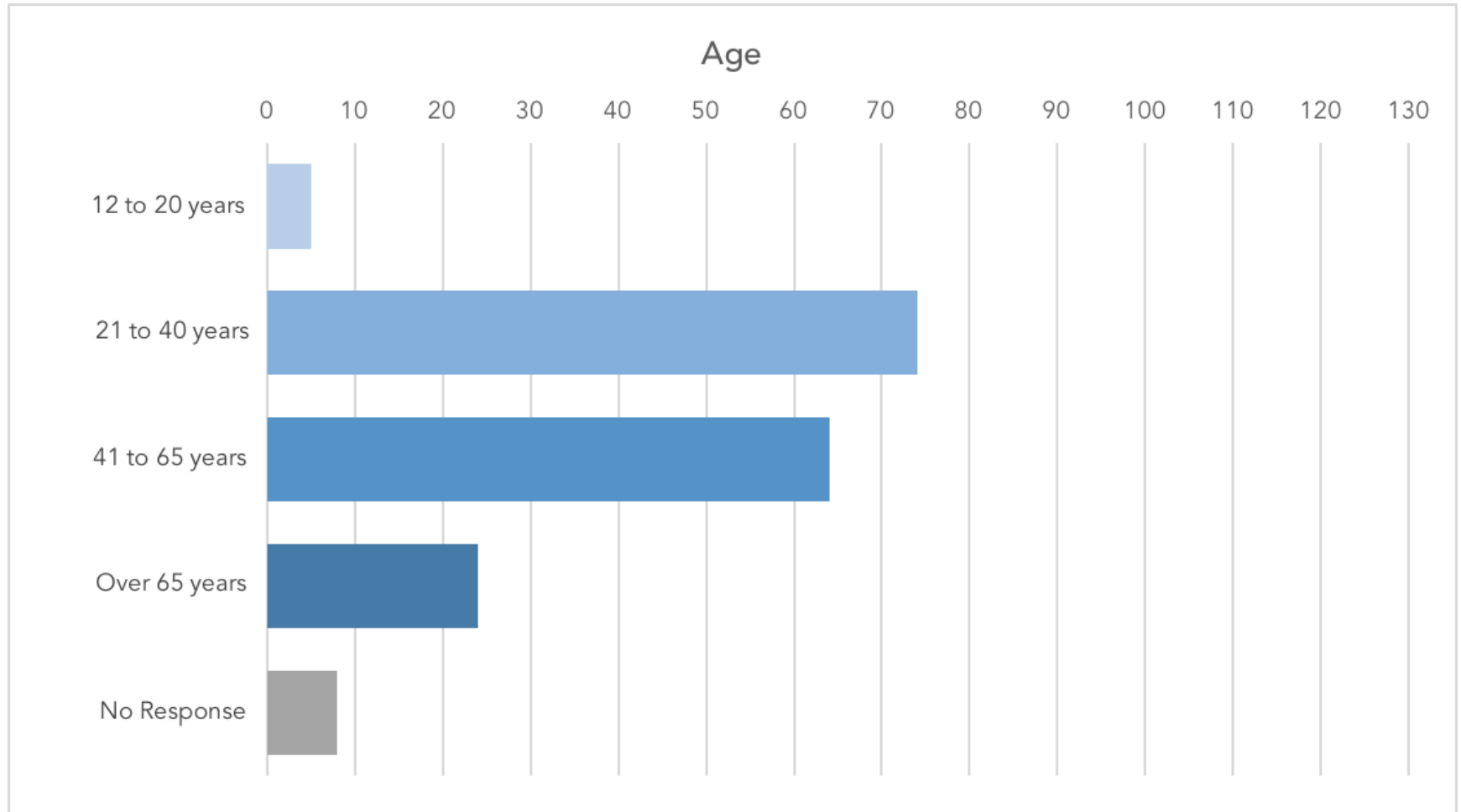
Who was at the Stakeholder Workshop?

Stakeholder Workshop Attendees
(36 total)

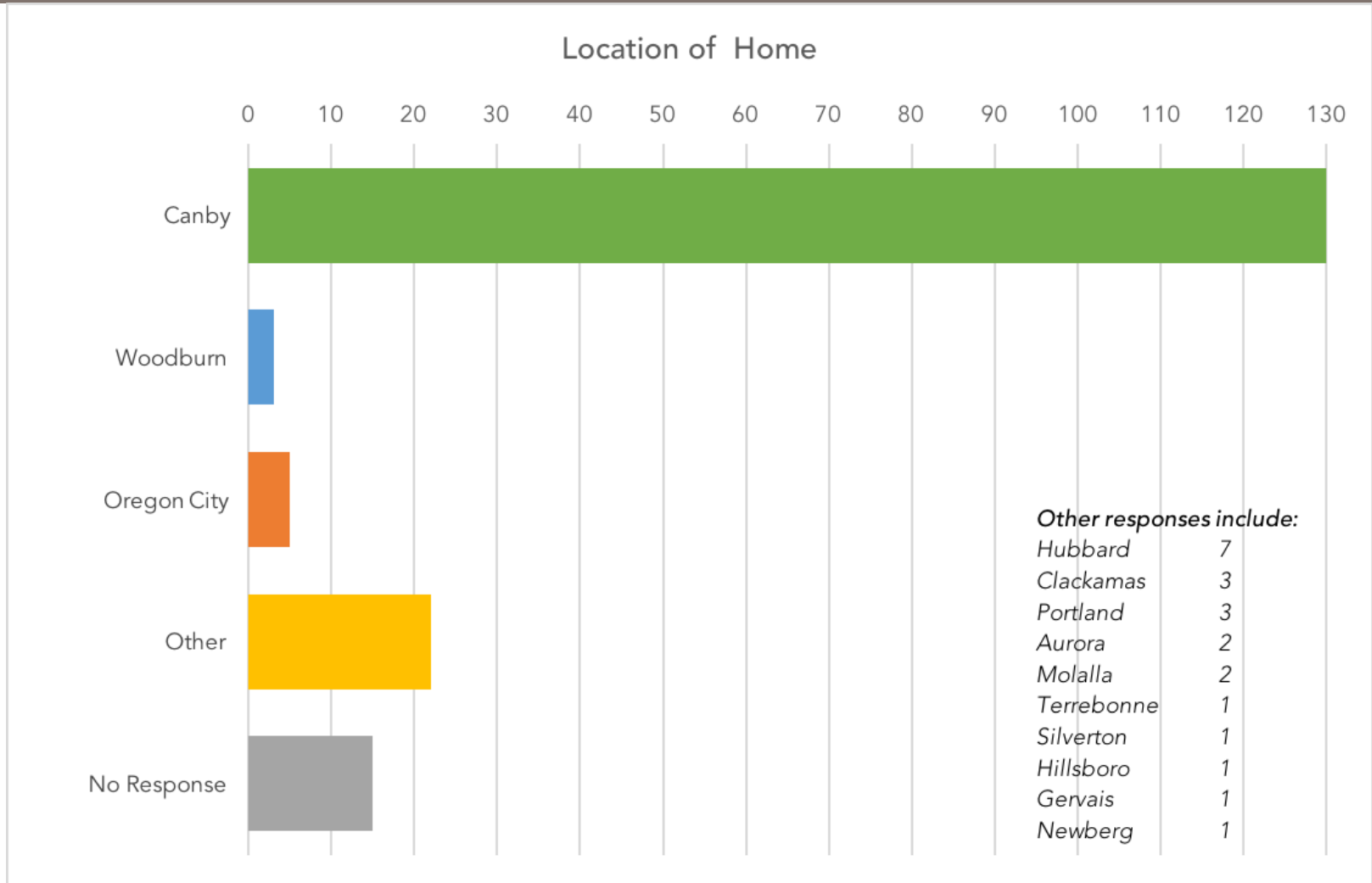


(1/3 of attendees were Hispanic)

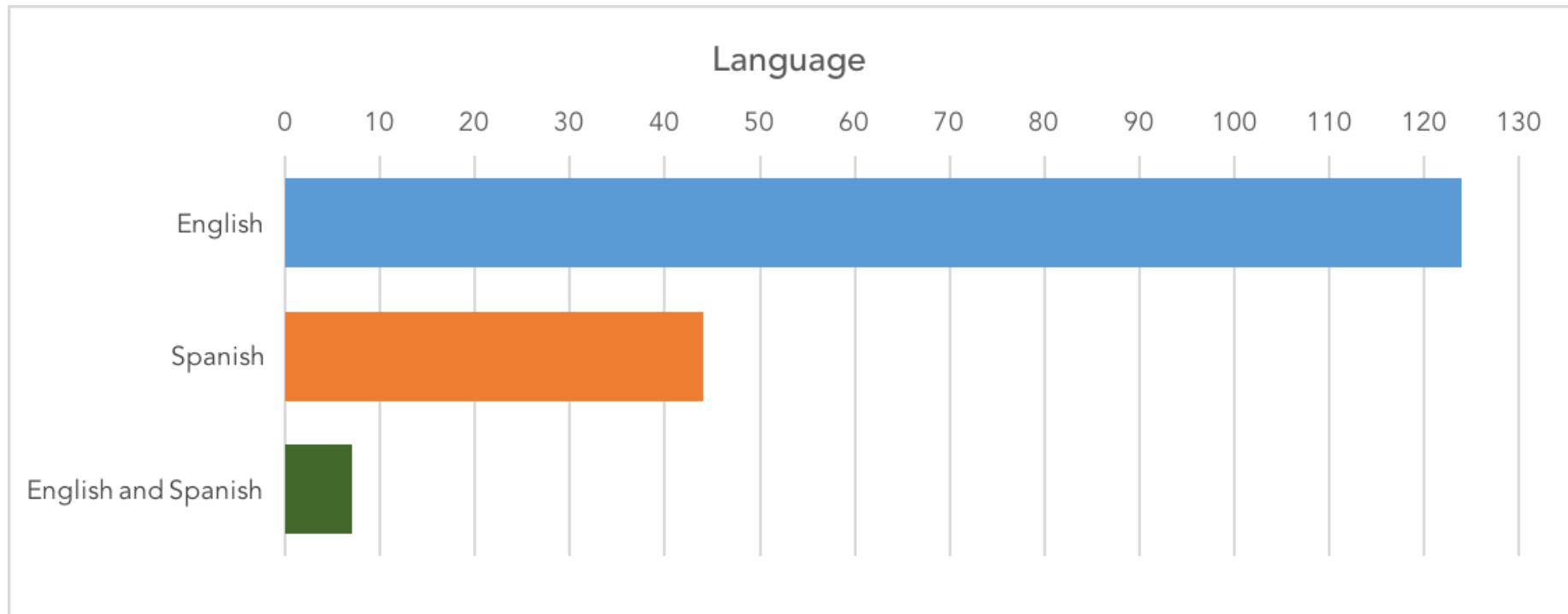
Who took the survey?



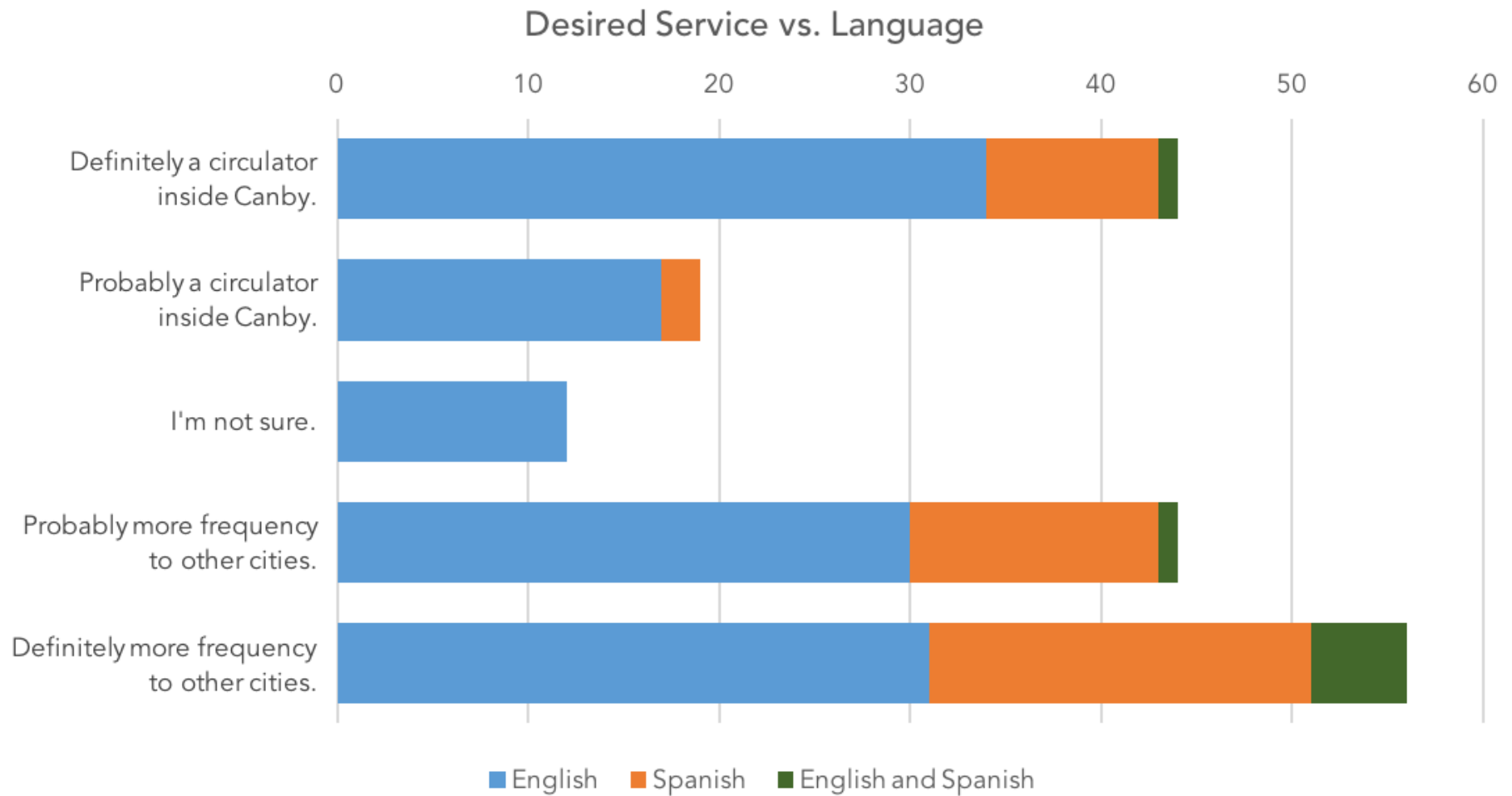
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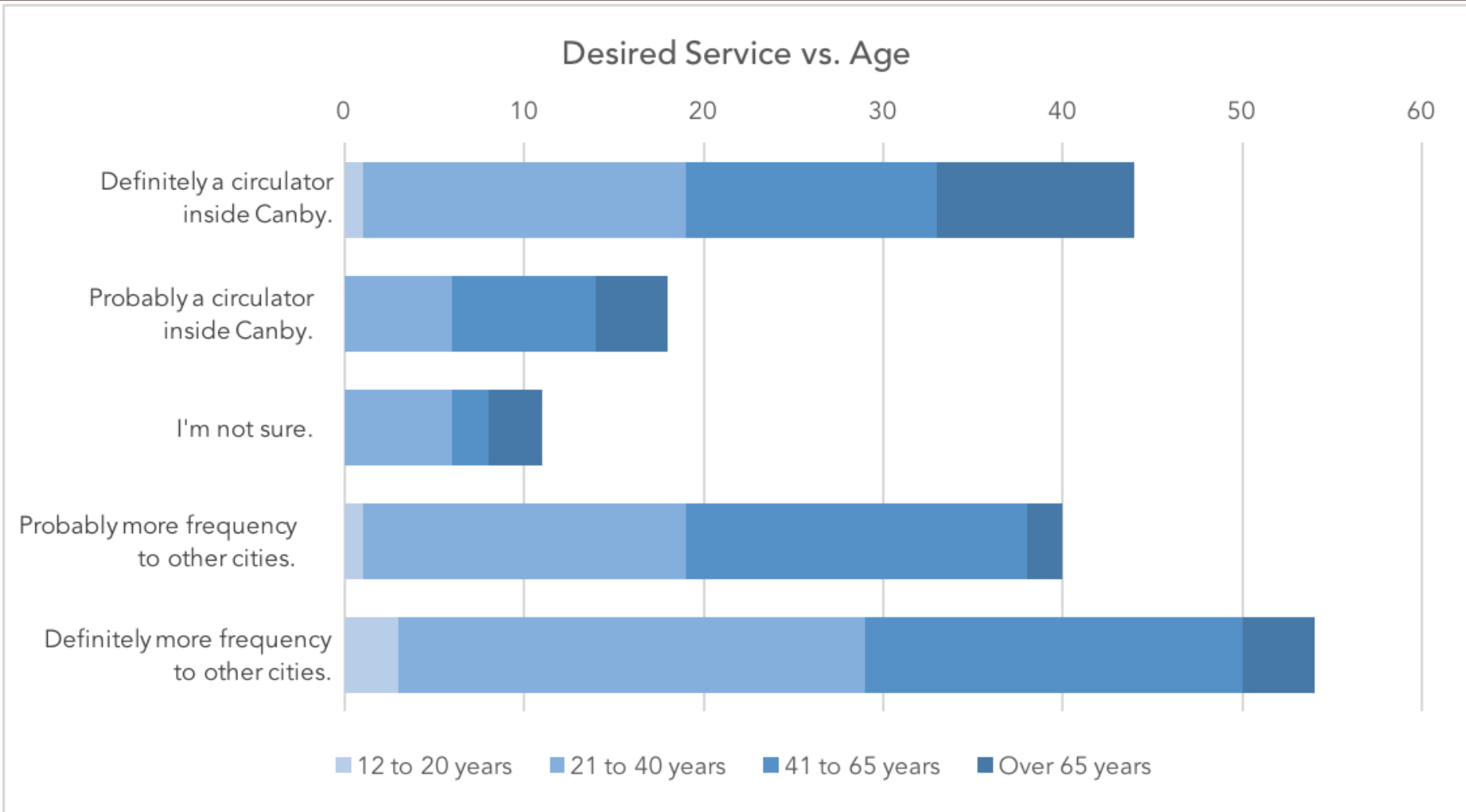
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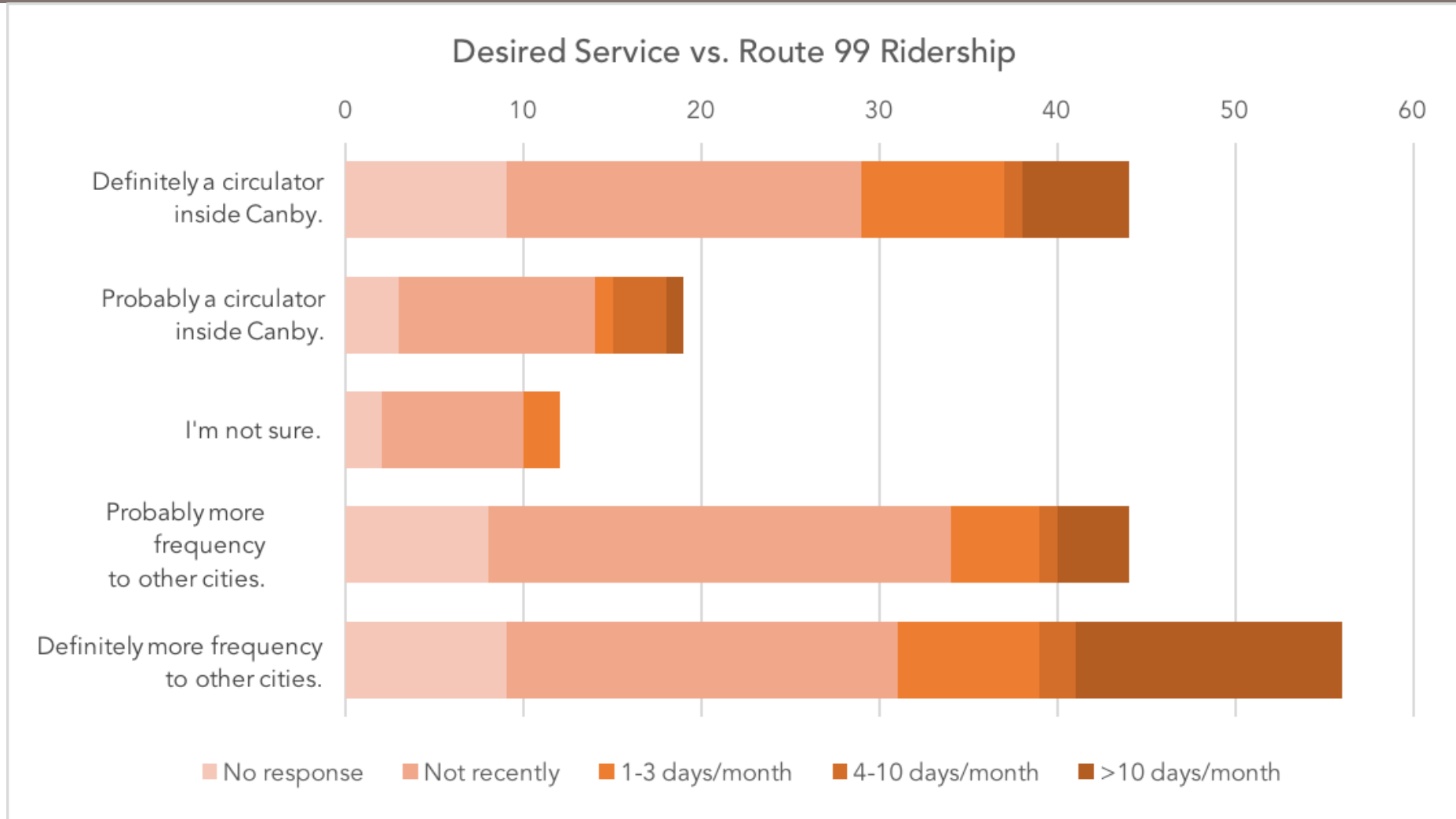
Cross-tabbing survey results



Cross-tabbing survey results

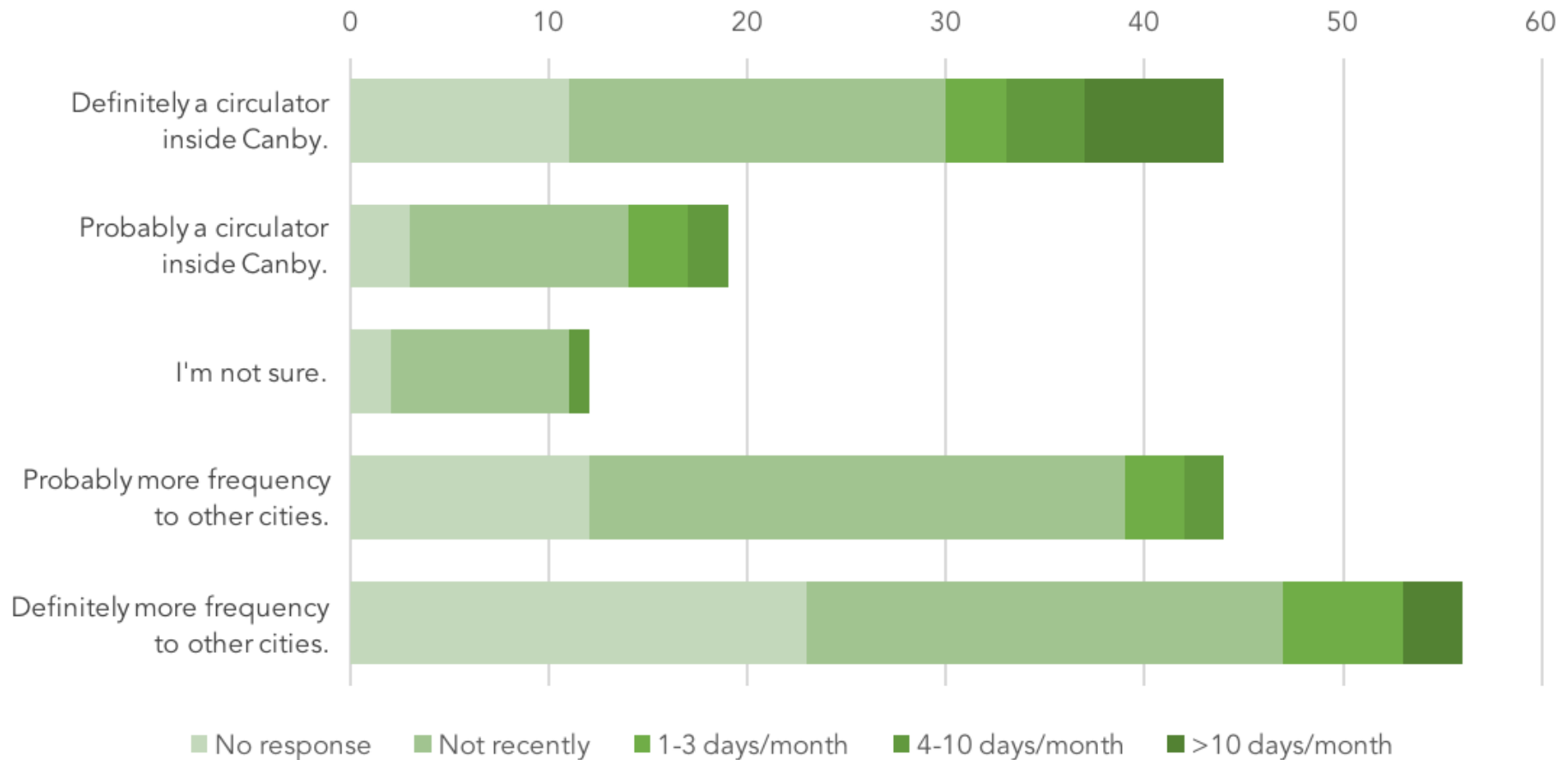


Cross-tabbing survey results



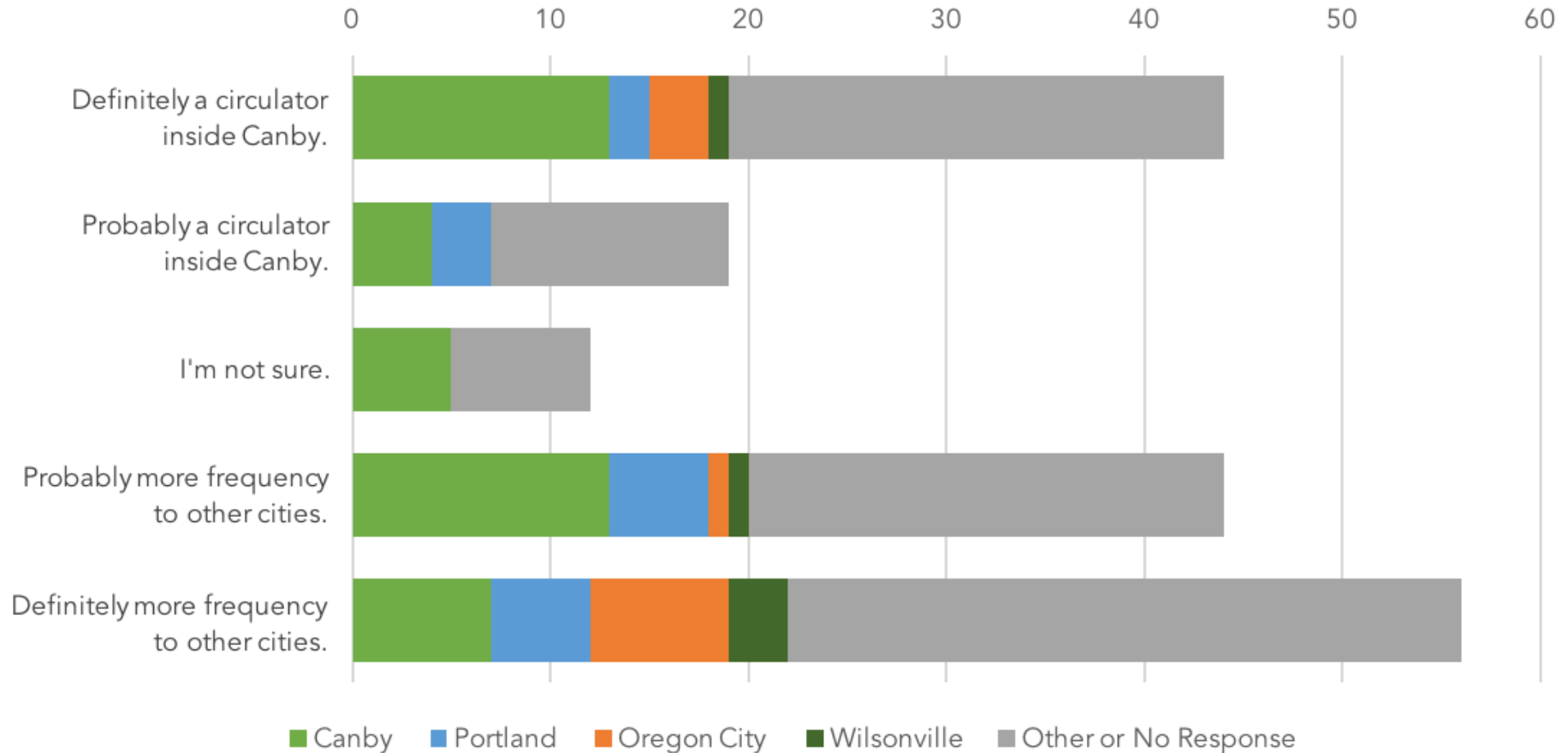
Cross-tabbing survey results

Desired Service vs. Dial-a-Ride or Paratransit (in Canby) Ridership

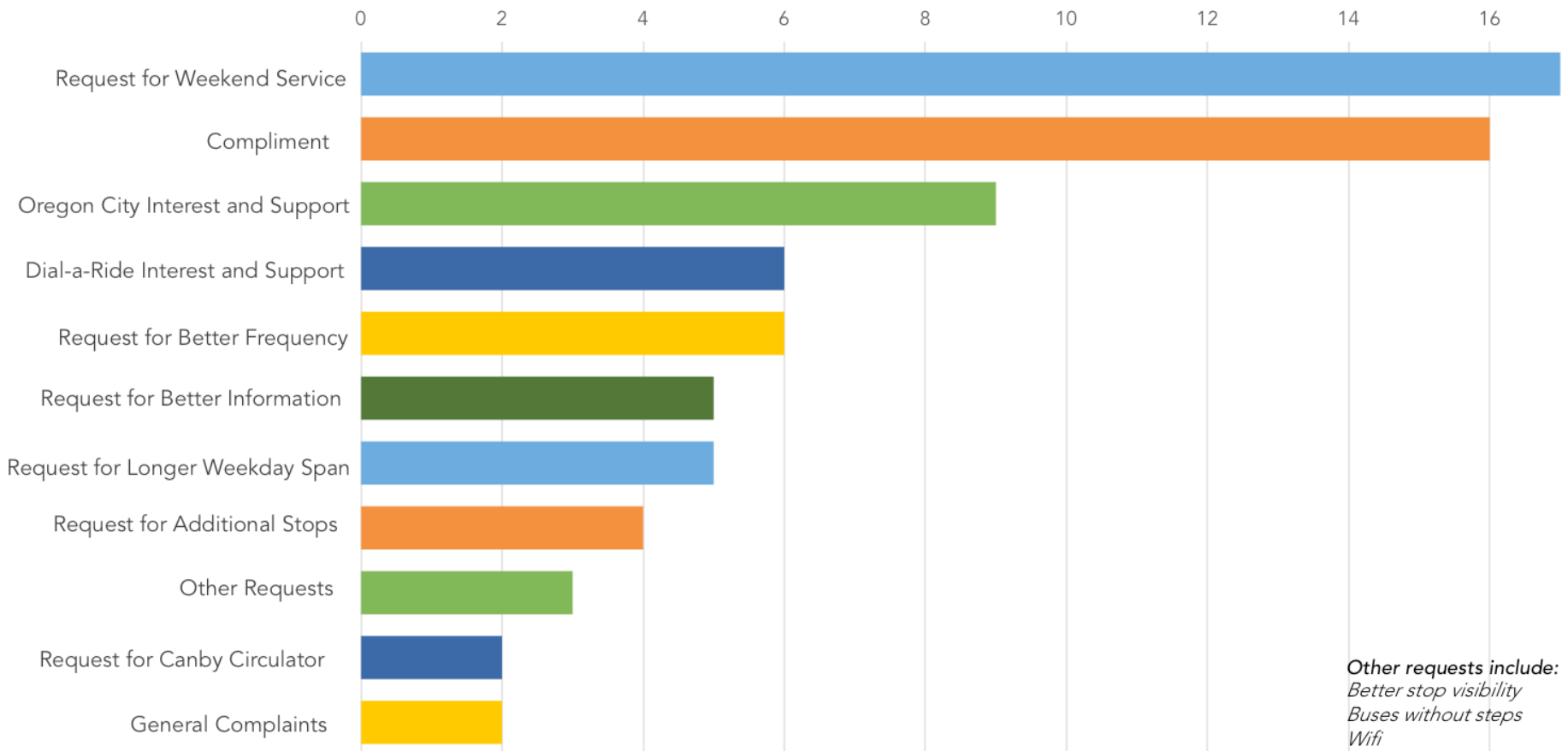


Cross-tabbing survey results

Desired Service vs. Location of Work or School



Free-form comments



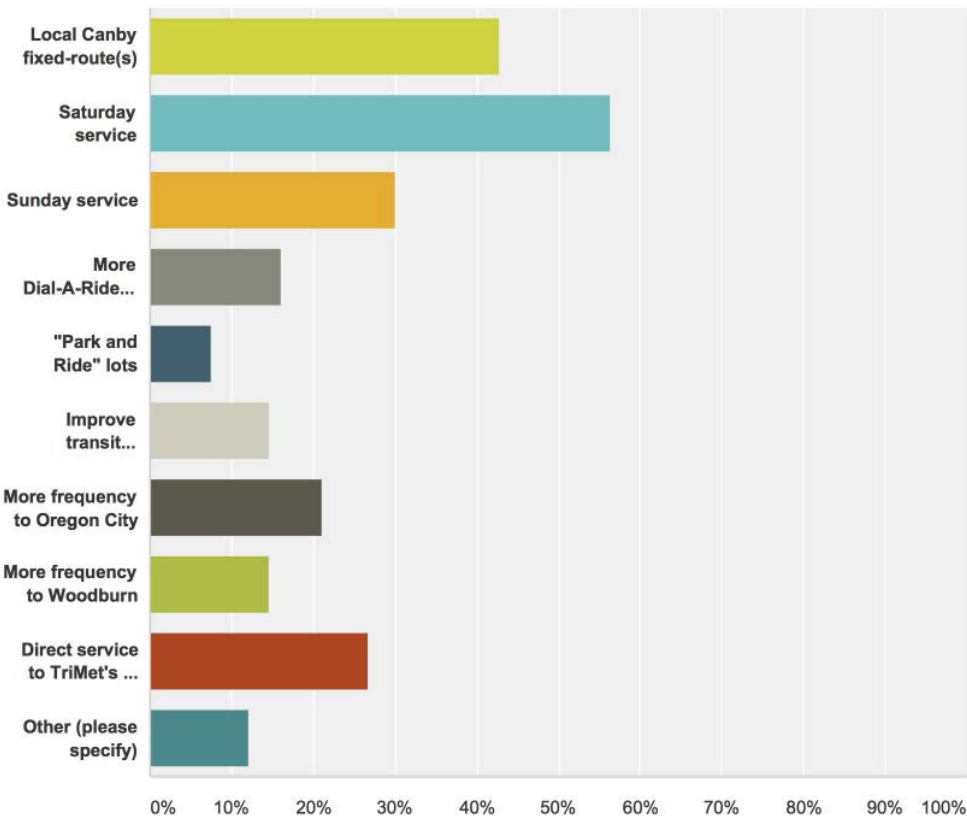
Who is using each service?

	Riders purchasing Senior or Disabled fare	Riders purchasing a Youth fare	Riders purchasing a General fare
Route 99 – Oregon City to Canby	13,472	2,024	40,710
Route 99 – Woodburn to Canby	4,952	1,429	12,098
Dial-a-ride and paratransit	12,721	351	1,503

Public input from 2013

Q5 Which of the following is most important for CAT to add to its service when new funding is available?

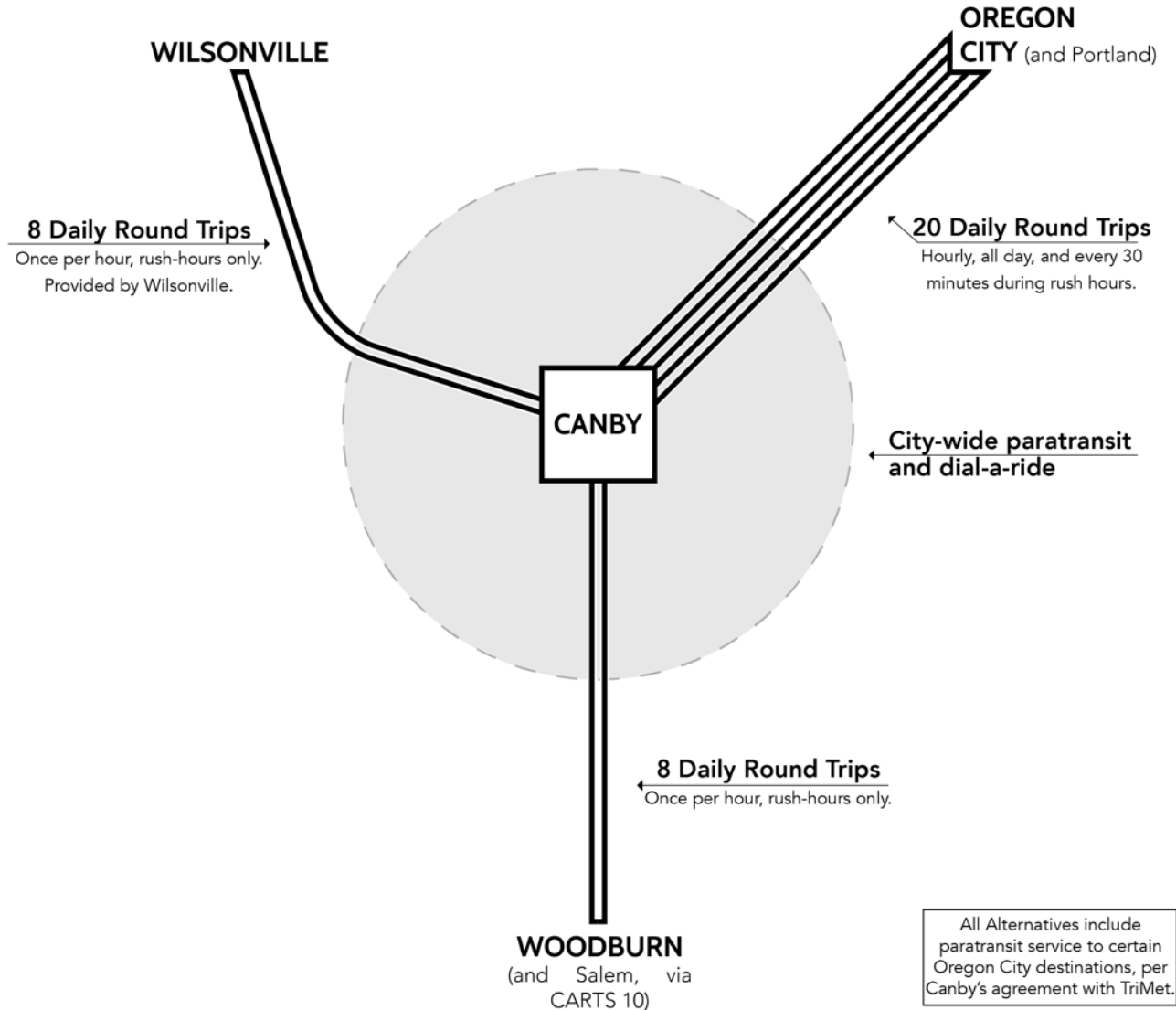
Answered: 199 Skipped: 12



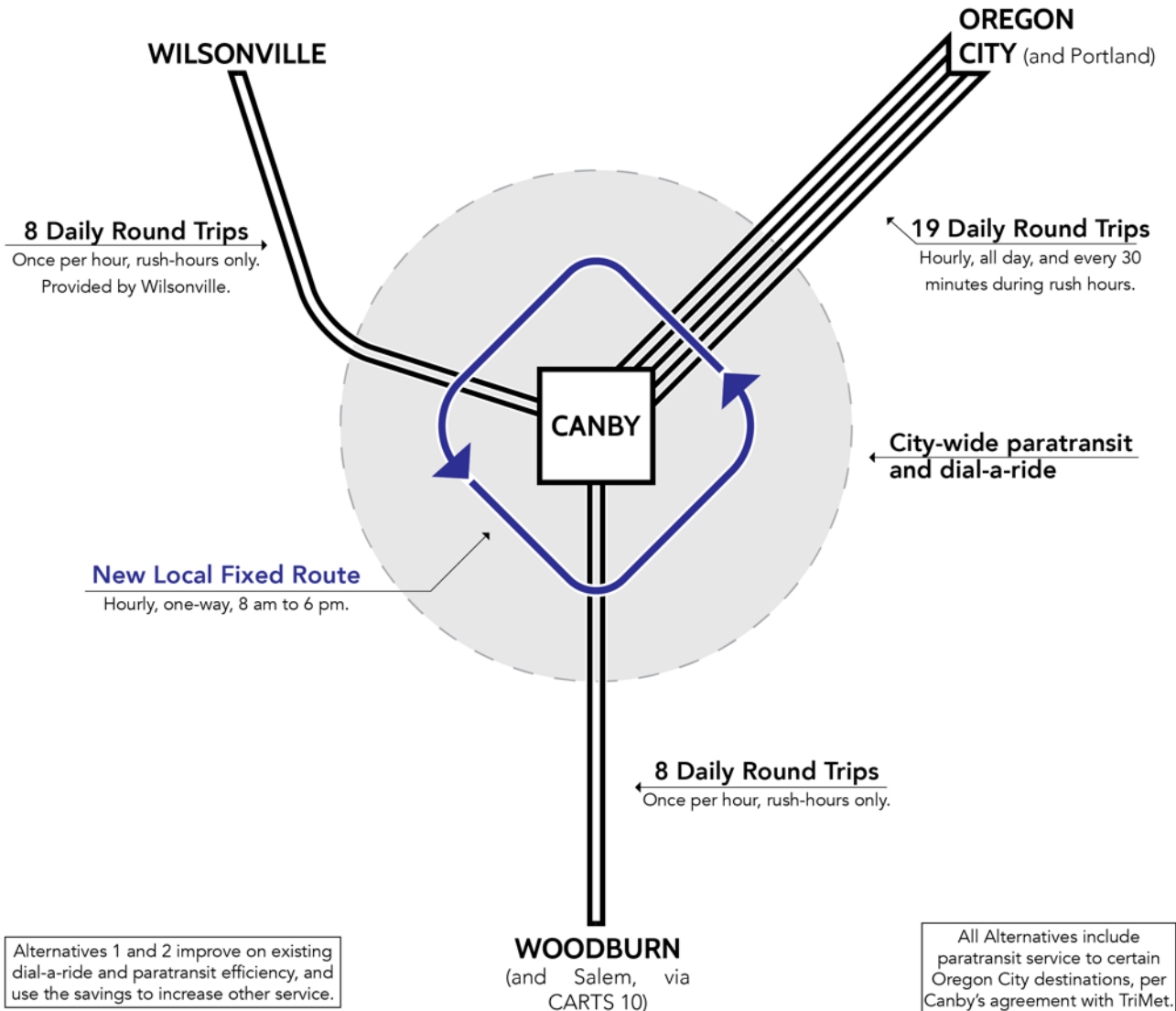
Dial-a-ride + paratransit rides:



Alternative 0: Existing Services



Alternative 1: Local Fixed Route



Alternative 2: More Route 99 Service

