

Canby Planning Commission
Regular Meeting
November 27, 1989

MEMBERS PRESENT: Chairman Kahut, Commissioners McKibbin, Meeuwsen, Harmon, Lindsay, Nicholson and Schrader

OTHERS PRESENT: City Planner Hank Skinner, Public Works Director Rusty Klem, City Administrator Michael Jordon, Secretary Virginia Shirley, Milt Dennison, Don Bear, Ron Tatone, Rosa Hemphil, Kermit Scarborough, Maroun Stuart and others.

The purpose of the meeting tonight was to hold a public hearing on a proposed Parkland Dedication Ordinance.

Planner Skinner Mr. Skinner gave a short presentation of the different parts of the proposed ordinance and of the staff's critique and proposed changes.

Commissioner Schrader - Presented the Commission with a proposed ordinance which he had written. He explained that his proposal calls for sixty (60) percent to be financed by this ordinance and forty (40) percent through bonds. Com. Schrader also stated that he wanted to assure the developer fair market value of the land acquired. Com. Schrader also proposed that a small assessment be exacted against non-residential developments. He asked that staff add language to the proposed ordinance so that it would better relate to the Comprehensive Plan. He suggested that as the Comprehensive Plan sets goals for 5 acres of parkland per 1,000 population, the new ordinance should also reflect that goal, but that perhaps new development would only be responsible for approximately 60 percent of that figure or 3 acres per thousand. That would then allow the City's population as a whole to provide the remaining 40 percent share through bonds or a reallocation of general fund revenues, and meet the goal of 5 acres per thousand consistent with the Comprehensive Plan.

Commissioner Harmon Stated that he didn't want to see an appellant required to hire an appraiser should there be a question of value.

There was much discussion on the method and timing for collecting such fees. Com. Schrader expressed that the method he had used has standing in the court and he was not sure if other methods did.

Public Hearing Portion

Ron Tatone Stated that Canby has an ideal location with three rivers in close proximity, a good education system and Molalla State Park. He went on to say that there was the Willamette Greenway, large lots in the city, and wide streets. Mr. Tatone expressed the feeling that the money and efforts should be directed to things like sidewalks. Mr. Tatone feels that Canby does have suitability due to the price range within which you can buy a lot. Mr. Tatone was concerned that more assessments will price the city out of business.

Rosa Hemphil Requested that the city have more open space and parkland as she has small children and wants to see developed parks. Expressed the opinion that 2.5 people per household was to small a figure to use.

Kermit Scarborough Stated that the City needs interaction with the schools, in order to protect livability and attract new people.

Com. Schrader Stated that the school districts work well with the City, but the City can't rely on that always being the case. He further stated that Mr. Wayne Oliver with Canby Kids had told him there wasn't enough park area for the existing number of people in the City.

Milt Dennison Stated that in-door space was a problem, maintenance of outdoor equipment was always a problem and there will be a need for new facilities. Mr. Dennison explained that largest percentage of the children the schools are enrolling now are either from Charbonneau or migrants.

Administrator Jordon Explained that the City has a Capital Improvement Plan that includes streets, sanitary sewer installation, library, parks and any other needs of the City, except the capital.

Ron Tatone Stated that everyone should work together to keep Canby a livable City.

Chairman Kahut Suggested the Commission leave the public hearing portion open and get to the Commission discussion of different portions of the proposed ordinance.

Com. McKibbin Asked if this was just for park land, or if the money would also go to recreation.

Com. Schrader Referenced areas of the Comprehensive Plan and the definition section of the proposed ordinance.

Com. Nicholson Expressed the opinion that money will do no good if the City can't get the land at a reasonable price.

Com. Schrader Stated that now is the time for new people moving into the City to pay the bill for new parks.

Com. Harmon Expressed the opinion that the developers should be at the meeting.

Mavourn Stuart In her opinion, the City should get a hold of land and hold it. Once houses are built, the land is lost for parks or open space.

Com. Nicholson Asked for a weighted average dollar per acre for park development.

 A discussion was held on who should pay assessment - residential vs commercial/industrial.

Com. McKibbin Asked the City Planner to spell out why - rationalize the pros and cons.

Com. Schrader Stated that other items that should be addressed as supplemental ordinances perhaps, first that a separate fund be set-up to hold the fees collected and second a definition of the fund - creating the fund, setting up and custodian for it.

By consensus of the Commission, a special meeting will be held on December 18, 1989, beginning at 7:00 p.m.

Respectfully submitted,


Virginia Shirley, Secretary
Canby Planning Commission