

MINUTES
CANBY PLANNING COMMISSION
Regular Meeting
August 26, 1996
7:30 P.M.

I. ROLL CALL

Present: Chairman Schrader, Vice-Chair Ewert, Commissioners Stewart, Dillon, Hartwell and Keller.

Staff: James Wheeler, Planning Director; Lawrence Vasquez, Assistant Planner; and Joyce Faltus, Secretary

Others Present: None

II. MINUTES

The minutes of July 8, 1996 were approved as submitted.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. FINDINGS

SUB 96-03 - Oregon Development

The Commission requested that staff revise the findings section of the Final Order to include the Commission's discussion of issues that led to the decision during Commission deliberation. Commissioner Stewart moved to approve the Final Order for SUB 96-03, as amended to include issues discussed. Commissioner Dillon seconded the motion and it carried 6-0.

DR 96-09 - Bogue

The Commission discussed the issue of parking on the property. It was agreed to add wording to the conditions to ensure that outside parking is limited to a maximum of 4 spaces parking spaces can be used for resale purposes and/or customer use and not for storage of vehicles. This would ensure that Mr. Bogue would not be parking cars in for repairs, or equipment, in the 4 outside parking spaces. **Commissioner Ewert moved to approve the Final Order for DR 96-09, as amended. Commissioner Stewart seconded the motion and it carried unanimously.**

V. PUBLIC HEARINGS

"Right-to-Farm" Ordinance

Mr. Wheeler explained that the Commission was not actually required to hold a public hearing on this ordinance, just to discuss it and make a recommendation to City Council.

After a short discussion, **Commissioner Stewart moved to recommend that City Council adopt the "Right-To-Farm" Ordinance as an agricultural protection ordinance. Commissioner Ewert seconded the motion and it carried 5-1, with Commissioner Keller voting against adopting the proposed ordinance.**

Mr. Wheeler explained that this would probably come before the City Council at the same time as the text amendments, on October 2nd.

VII. COMMISSION DISCUSSION OF PLANNING ISSUES

With regard to the Planning Commission's concerns about traffic on N. Ivy Street where the Oregon Development 6-lot subdivision is proposed, and the proposed extension of N. Ivy from 13th Avenue to N.E. Territorial, Mr. Wheeler explained that the Public Works Supervisor is recommending a 'STOP' sign at the intersection of NE 14th because there is more cross traffic on 14th Avenue than at 13th Avenue. This recommendation has been related to the Police Chief and will be going before the Traffic Safety Committee.

VIII. DIRECTOR'S REPORT

Mr. Wheeler distributed demographic information with regard to Canby, which was submitted by Clackamas County. It deals with more than the City limits - a 1 mile, 5 mile, and 10 mile radius from Canby from the intersection point of Ivy/Highway 99-E.

He pointed out some noteworthy items: that the population increase is most substantial in the 40-49 year age range, and that increases in the estimated household income is in the \$50,000+ range. The same trends are indicated for the 1 mile, 5 mile, and 10 mile radius around Canby.


Mr. Wheeler also distributed an article from the Business Journal which relates how residents in McMinnville are trying to put the brakes on rampant growth and the loss of the "small town" atmosphere. McMinnville citizens recently approved an initiative that requires every future annexation proposal to come before the citizens for a public vote. A similar initiative passed in Newberg recently, and other cities are considering passing similar initiatives. Corvallis was the first to enact such voter control over annexations about 20 years ago and has found that the quality of proposed developments has improved. According to the article, Mr. Jordan explained that Canby will be reevaluating its Comprehensive Plan next year, to assess if it has enough land for the next 20 years, and whether it will need an urban growth boundary expansion. The definition of a moratorium was discussed. Commissioner Schrader explained that it is not considered a moratorium if it only affects one section of town

Systems Development Charges were discussed. Mr. Wheeler explained that there is a very strict methodology with which to calculate such fees. Mr. Bartlett is the consultant responsible to ensure that the City does not violate the rules. The Commission asked staff to see if Mr. Bartlett would be agreeable to coming before the Commission to review the methodology, for informational purposes only. Dr. Schrader explained that the Parks SDC was instituted prior to Mr. Bartlett's involvement and includes a 5-year clause, that after 1996, it would be reevaluated and Park SDC's would go up based on the Cost Construction Index [CCI]. When asked about the new increase in sewer fees, Mr. Wheeler explained that for single family homes, the fee decreased. There is now an improvement and reimbursement fee, whereas prior to this, there was only an improvement fee with no reimbursement for City expenditures to upgrade and maintain the system based on increased capacity issues. At the present time, there are only improvement fees built into the Transportation SDC, with no reimbursement fees, but there has been no discussion yet of changing the Transportation methodology.

VIII. ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,


Joyce A. Faltus