

Planning Commission/City Council
Workshop
August 10, 1998

ATTENDANCE: Mayor Scott Taylor, Roger Harris, Barry Lucas, Dennis Nolder, Terry Prince, Jean Tallman, Jim Brown, Clint Chiavarini, Jason Kruckeberg, Dixie Harms

A workshop to look at what issues were important to Canby. What areas need to be looked at during the Comprehensive Plan Review.

1. **HEALTHY BUSINESS COMMUNITY.**
 - A. Active downtown redevelopment.
 - B. Vibrant downtown businesses and business community.
 - C. Thriving town core area.

2. **ATTRACTIVE**
 - A. To create an idyllic small town with urban services.
 - B. People able to live and work here.
 - C. Pride.
 - D. Make Canby self-sufficient (economically, etc.)
 - E. Self sustaining.

3. **GROWTH MANAGEMENT**
 - A. Still have ABC plan for annexation
 - B. Progressive-Organized-Planned
 - C. Orderly development with affordable, adequate housing.
 - D. Mixed Residential and Commercial uses.
 - C. Wide range of housing types.

4. **LIVABILITY**
 - A. Citizen input.
 - B. Neighborhood friendly.
 - C. Rural feel
 - D. Maintain a sense of community.
 - E. Not driving our older neighborhood into greater densities.
 - F. A public that is pleased with Canby's quality of life and recreational opportunities

5. **QUALITY OF LIFE.**
 - A. A public that feels safe on the streets and in their homes.

6. **INFRASTRUCTURE/TRANSPORTATION**
 - A. Safety.
 - B. Good traffic flow.
 - C. A traffic system that is safe and adequate with the communities tied together.

MINUTES
CANBY PLANNING COMMISSION
Regular Meeting
August 10, 1998
7:30 P.M.

I. ROLL CALL

Present: Chairman Stewart, Vice-Chairman Keller, Commissioners Brown, Tallman and Prince

Staff: Jason Kruckeberg, Planning Director; Clint Chiavarini, Project Planner; Dixie Harms, Secretary

Others Present: Sam Jones, Guy Romine, Randy Carson, Dan Stoller

II. MINUTES

June 8, 1998

Commissioner Brown made a motion to approve the minutes of June 8, 1998, as submitted. Commissioner Keller seconded the motion and carried by a vote of 5-0.

June 22, 1998

Commissioner Brown made a motion to approve the minutes of June 22, 1998, as submitted. Commissioner Tallman seconded the motion and it carried by a vote of 5-0.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. FINDINGS

DR 98-06

Commissioner Brown made a motion to approve the Findings, Conclusions, and Final Order for DR 98-06 as submitted. Commissioner Prince seconded the motion and it carried 4-0 with Commissioner Tallman abstaining as she was absent for the hearing on this application.

CPA 98-05

Commissioner Prince made a motion to approve the Findings, Conclusions, and Final Order for CPA 98-05 as submitted. Commissioner Brown seconded the motion and it carried 3-1 with Commissioner Tallman abstaining as she was absent for the hearing on this application..

V. PUBLIC HEARINGS

None

VI. NEW BUSINESS

Parking situation at Fultano's Canby Pizza. Clint Chiavarini stated that there are two outstanding applications to be resolved. One is an application for a business license by a new tenant in the Canby Plaza Building. The other is a building permit application to expand Fultano's Pizza Parlor. Staff is unable to approve either of these applications due to a parking deficiency under current code requirements. Mr. Chiavarini explained the history of the two parcels that are involved, and that of the Anderson property nearby.

Commission discussion regarding the business license application in Canby Plaza included:

1. Parking spots and shared parking for off peak hours.
2. Substandard parking and re-striping the existing parking.

Commissioner Brown proposed a motion that Mr. Sam Jones re-stripe the six spots to the rear and the two compact spots as indicated in the agreement with the city, bringing the total parking spaces to 27 and accept the variance for the parking to allow 27 spaces for existing uses. Commissioner Keller seconded the motion and it passed by a vote of 5-0.

Commission discussion regarding the building permit application included:

1. Expansion of Fultano's Pizza Parlor would make the parking 5 spaces short.
2. Problems might occur when and if the uses of surrounding properties change.

Commissioner Keller made a motion to deny the expansion of Fultano's Pizza Parlor. Commissioner Brown seconded the motion and it passed by a vote of 5-0.

VII. DIRECTOR'S REPORT

Mr. Kruckeberg explained that he had talked to Doug McClain and discussed the Intergovernmental Agreement for green corridors and rural reserves with Canby, Clackamas County, Metro. Commission discussion followed with explanation of the

terminology such as urban growth boundary, urban reserve, rural reserve. The Planning Commission asked for a color map showing the area involved in the Intergovernmental agreement. Commission asked to move the discussion to the August 24 meeting.

Mr. Kruckeberg said that we have received our order from the State and we have 4 months to evaluate our Comprehensive Plan and our Land Use regulations. We need to have a detailed work program, but we need to go through an evaluation process first. Staff will write a report after reviewing the questions from the State. Public input with regard to what they think should be modified will be considered.

Chairman Stewart stated that Mike Jordan would like 2 Commissioners and 2 Councilors to be part of the initial group to look at the scope of the review before we have a public hearing. Commissioner Prince and Chairman Stewart volunteered to participate.

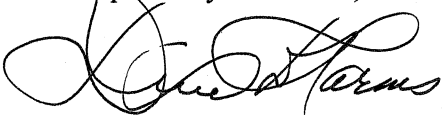
Mr. Kruckeberg told the Commission that DR 98-03 Pacific Rock Products will be heard on September 14, 1998, and DR 98-08 Gramor on September 28, 1998

Mr. Kruckeberg told the Commission that he had been named Planning Director. The Planning and Building department has hired part-time office help.

VIII. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Dixie D. Harms".

Dixie D. Harms