

MINUTES

CANBY PLANNING COMMISSION

Regular Meeting
March 22, 1998
7:30 P.M.

I. ROLL CALL

Present: Chairman Stewart, Commissioners Brown, Tallman, Bliss, Blackwell, Manley

Staff: Jason Kruckeberg, Planning Director; Dixie Harms, Secretary

Others Present: Robert Cambro, Bud Roberts, Judy Price, Ron Tatone, Nicholas Gitts, Buzz Weygandt, Delbert Hemphill, Bob Trappe, Joan Jones, Lee Wiegand

II. MINUTES

November 9, 1998

Commissioner Brown made a motion to approve the minutes as amended.
Commissioner Tallman seconded the motion and it carried 6-0.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. FINDINGS

MLP 99-01 Fillis

Commissioner Tallman made a motion to approve the Findings, Conclusions, and Final Order as corrected. Commissioner Blackwell seconded the motion and it passed by a vote of 5 ayes and one abstaining as he was not present at the oral desidion.

DR 98-09 Cutsforth

Commissioner Bliss made a motion to approve the Findings, Conclusions, and Final Order for DR 98-09 as recommended by staff. Commissioner Manley seconded the

motion and it passed by a vote of 5 ayes and one abstaining as he had a conflict of interest..

V. PUBLIC HEARINGS

Periodic Review Work Plan

Chairman Stewart read the notice published in the Canby Herald.

Jason Kruckeberg, Planning Director, gave background on the Periodic Review process and explained the timelines that his department has been following to this point. He explained that the Draft Work Plan was completed on March 5, 1999. An article and notice was published in the Canby Herald on March 17, 1999 to advise the public of the public hearing being held on March 22, 1999.

Step one in the Periodic Review process was the evaluation report which was reviewed and accepted by the City Council December 2, 1998. Periodic Review work plan preparation is step two and we have 4 to 8 months to complete the work plan. Interested parties have been sent a copy of the Draft Work Plan and it is available at the Planning department to anyone to pick up.

Mr. Kruckeberg explained the three major building block for periodic review that this city has in place, those being an update of the Transportation Systems Plan, completion of the Highway 99-E Access Management Plan, and completion of the Buildable Lands Analysis.

All of these Plans are scheduled to be completed by June 30, 1999.

Canby has all their Master Plans in place, many jurisdictions are still developing their master plans. He covered the work plan items proposed and tasks associated with those work plan items.

Commissioner Brown asked if we know at what point we have to add additional capacity to our current facilities. Mr. Kruckeberg explained that the Master Plans are designed for full buildout of the UGB.

Mr. Kruckeberg spoke about Land Use and Development issues. Preliminary studies suggest the City is deficient in Medium and High Density residential land. He discussed changes that could be made by re-zoning, methods of infill, and different development options that could be evaluated through Periodic Review. He discussed downtown re-development plan. He stated that we have issues with our Solar and Sign Ordinances that would be a good addition to any work plan. Commissioner Brown felt we should do a full blown Master Plan for downtown. He felt we need to decided on a community aesthetic-how do we want the community to look. He asked if it was possible to coordinate all master plans into the text and comprehensive plan map.

Commissioner Tallman asked how much of the solar ordinance is dictated by the State. Mr. Kruckeberg explained that there is very little oversight by any State agency.

Mr. Kruckeberg discussed Planned Unit Development ordinance and stated that it is not used very much. The standards could be fixed up and promoted.

Land use and development will drive the growth management element of the work plan. The current A,B,C priority phasing needs to be looked at, as well as the current UGB lines.

Commissioner Brown asked the question "How do we know when we are done?" Mr. Kruckeberg said that there were many ways we could look at being finished, one of them could be when we have completed the items in the work plan. The DLCD has a stake in this too. They will review and hopefully approve our work plan.

Testimony

Chairman Stewart opened the public hearing portion and asked anyone that wanted to testify, please come forward and sign in.

Bud Roberts, David Evans & Associates, stated that he felt this is a wonderful work plan. He discussed the A,B,C priority land issues and urged us to keep flexibility in decisions. He felt we have not followed the priority land designations as we have annexed "C" land ahead of "B" and "C".

Chairman Stewart noted there would be no moratoriums. Under Oregon law we do not meet the criteria for moratoriums. He also stated that through the Periodic Review process, the Planning Commission will continue to do day to day business.

Delbert Hemphill discussed growth management as his concern. He stated that he served on the Growth Management II Committee and became educated. He is an advocate of increased density as an alternative to sprawl. It would also minimize the use of farmland. He does not believe that we should change the UGB. Commissioner Brown asked if there were any specific areas he would favor changing the UGB for. He would be in favor of the ground north of Territorial that is the special Canderle soil. Commissioner Brown noted that the Commission had recently heard testimony with regard to the type of soil Mr. Hemphill was talking about.

Bob Trappe stated that he is in favor of higher density and more mixed use area to increase people using the downtown area more than they do now. Commissioner Brown asked if he thought some of the things mentioned for high density would work in downtown Canby. He feels we should have a downtown development. He asked about the economic development issue and Mr. Kruckeberg explained that most issues would be addressed somewhere in the work plan. Commissioner Brown asked Mr. Trappe if he thought some of the ideas mentioned would work in Canby and he stated that he really did not know. Mr. Trappe felt the City really needed a downtown development plan.

Vicki Pounds stated she is a resident of Dietz Airpark which is outside the city limits. She sees the City eating up the land. She stated that she is very active with the Canby Kids and the sports programs in the City. Mr. Kruckeberg noted our Parks plan is set up to address the needs of the community. Commissioner Stewart talked about the green space area that former Commissioner, now Councilman Prince has moving through the approval process. He suggested that Ms Pounds give her input about the parks in the City.

Ron Tatone stated he is one of the owners of the IFA property. He stated that it was his understanding that the Transportation plan was not final at this time. Also that one of the statewide goals is an energy conservation plan. He stated that there is a large parcel of property that is outside the UGB but within the city limits. City services are on three sides of this parcel. Mr. Kruckeberg discussed the unique situation that this piece of property presents and stated that there is a letter from Mr. Tatone in the record and it is an important piece of property to consider. Commissioner Stewart stated that all boundaries in the City will be looked at during the Periodic Review.

Bob Cambro asked how he could become educated in this process. Mr. Kruckeberg explained the process and that there will be citizen involvement and hopefully a reenergizing of the former Canby by Design group. He stated he came to the area because of the "sleepy little town" atmosphere and does not want to lose that and have a 24 hr urban area. Commissioner Brown suggested that we need to make ourselves better understood.

Nick Gitts, Swan Island Dahlias, whose farm is on the sandy loam that was discussed earlier tonight. He would like to see it all be saved, however he is sure it probably won't be. Commissioner Brown asked if it would possible to get a soils map so that the Commission would be able to see where the soil being discussed was located.

Jason Kruckeberg read into the record a letter from the Manuel family. All the letters that have been submitted will be part of the record. Commissioner Blackwell ask if the Commissioners will get copies of letters that are submitted and Mr. Kruckeberg answered that they will get copies of all correspondence.

Chairman Stewart closed the public hearing.

Mr. Kruckeberg summarized the presentation of the work plan and explained the time line adoption process. He stated that April 21, 1999 is the scheduled hearing in front of the City Council for possible forwarding to the State . The program items are left fairly broad at this time and they will be refined as the process goes forward and input is gained from the public at hearings.

Chairman Stewart opened Commission deliberations.
Deliberations included.

- Citizen Involvement Committee

- Historic Review evaluation and Goal 5 items
- Public facilities and services including schools and their future. Mr. Kruckeberg was asked to talk to the school district about their needs.
- Master Plan for the city and evaluating the design review criteria
- Questions about things that are outside the city and their effect the livability in the city
- Growth management issues need to be weighed
- Access management policy and transportation issues and connectivity
- Land use and development, including Downtown Redevelopment
- UGB issues and all the ramifications involved in changes

Mr. Kruckeberg then discussed the summary table on pages 10 and 11 of the work plan, and the time table. He stated that we are fixing as we go and hopefully we will have all the building blocks in place by the time we finish the work plan.

Commissioner Brown made a motion to recommend approval with amendments indicated to staff of the Periodic Review Work Plan dated March 5, 1999. Commissioner Tallman seconded as amended. Amendments were discussed and Mr. Kruckeberg stated those amendments. Motion passed by a vote of 6-0.

VI. COMMUNICATIONS

None

VII NEW BUSINESS

The Interpretation of the "side-by-side" parking requirements has recently requested clarification by a builder that is building several duplex units in the Forsythe Field development. The current ordinance states 2 parking spaces per residence and they are side by side parking spaces. Due to the narrow lots in this case, the whole front area would be paved, leaving little lawn area. Chairman Stewart asked if we could give permission to do tandem parking for this complex because of the S. Pine Street parking issue. Commissioner Bliss asked what staff opinion was in this issue. Mr. Kruckeberg stated he was in favor of tandem in this case and he would check with the City attorney.

VIII. DIRECTOR'S REPORT

VIII. ADJOURNMENT

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Dixie D. Harms