

MINUTES
CANBY PLANNING COMMISSION
Regular Meeting
April 26, 1999
7:30 PM

I. ROLL CALL

Present: Chairman Keith Stewart, Commissioners Jean Tallman, Terry Blackwell, Derek Bliss, Jim Brown, and Geoff Manley.

Staff:, John Williams, Associate Planner; Dixie Harms, Planning Secretary; Jerry Pineau, Community Development Director.

Others Present: Councilman Terry Prince

II. MINUTES

Commissioner Tallman made a motion to approve the minutes of the **March 8, 1999** meeting as written. Commissioner Blackwell seconded the motion. Motion passed with a vote of 5-0. Commissioner Brown abstained due to the fact that he was not present at that meeting.

Commissioner Brown made a motion to approve the minutes from the **March 22, 1999** meeting as amended. Commissioner Manley seconded the motion. Motion passed with a vote of 6-0.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

Jerry Pineau addressed the Planning Commission. Mr. Pineau discussed the Urban Renewal District. He talked about forming an Economic Development Committee. Mr. Pineau talked about the Canby Business Revitalization Committee and the Canby Area Chamber of Commerce. These groups have some ideas on the development of downtown, but they have not determined the direction in which they would like to proceed. Mr. Pineau will be making a monthly report to the Planning Commission to inform them about the projects he is working on. Mr. Pineau is interested in involving the Planning Commission with these projects.

Commissioner Brown has met with some people from the Chamber of Commerce and has been told of the different groups in town. He would like to know how the different groups in town are working together.

Mr. Pineau explained that he has been hired to get all of these different groups to work

together and coordinate their efforts. He will be concentrating on getting them together.

Commissioner Tallman asked how many groups were involved in community development issues?

Mr. Pineau explained that there are about 20-25 groups. He has identified 13 or 14 already and will be working to get them together.

Commissioner Tallman asked if these groups had any affiliation with the City.

Mr. Pineau explained that they all have a relationship to the community and the City is a part of the community.

Commissioner Tallman clarified her question by asking who set these groups up.

Mr. Pineau said some have been around for 29 or 30 years. Some are breakfast groups or dinner groups, but they all are very important.

Commissioner Stewart asked if these groups are familiar with the Comprehensive Plan Review.

Mr. Pineau explained that the more formal groups do have the knowledge but don't fully understand the process. Gramor has had a tremendous effect on the things going on downtown right now. The downtown businesses are trying to figure out how to be competitive and what they can do to bring more people to their businesses.

Commissioner Stewart explained that the Planning Commission and the Planning Staff are going to be doing a lot of community outreach. Commissioner Stewart would like to be able to "dove tail" into the town hall style meetings that Mr. Pineau is planning as an effort to get the different groups together.

IV. FINDINGS

None.

V. PUBLIC HEARINGS

None.

VI. Planning Commission Workshop on Periodic Review of Comprehensive Plan and Land Development Ordinance.

Commissioner Stewart has met with the Mayor and the Mayor believes that the Planning Commission and the Planning Staff should spearhead our Comprehensive Plan Review process. That will require a lot of outreach to the community. The Mayor informed

Commissioner Stewart that 13% of our community is over 65 years old, and that 13% is Hispanic. These populations are growing and the outreach should include these populations. Commissioner Stewart is looking for a time line to come out of this and a way to do outreach.

John Williams explained the Comprehensive Plan and that this is an opportunity for the community to be involved in the process of shaping goals. Mr. Williams explained that the work plan has been approved, through a Resolution, by the City Council and has now been sent to the DLCDC. We are currently waiting to receive approval from them. Most of the information in the work plan has been prepared by Planning Staff, some of the information originally came from state agencies. Now it is time to involve the citizens, the City Council, and the Planning Commission.

Commissioner Stewart said that during the citizen input on non-agenda items section of the regular Planning Commission meetings they will be spending 5-10 minutes on each of these subjects. This will begin with the next regular meeting.

Mr. Williams explained the work plan. Citizen involvement is one of the first tasks. What kind of citizen involvement are we looking for during the periodic review process will be one of the first questions asked.

Commissioner Stewart asked if the handouts on the statewide planning goals were available to the public. Mr. Williams said we could have them on hand at the Planning Department for people to pick-up.

Mr. Williams explained that Statewide Planning Goal #5 is open spaces, scenic areas, historic areas, and natural resources. Canby is surrounded by agricultural land and there are a lot of natural areas around us. We haven't had a lot of problems with these areas from a long range planning standpoint. The Comprehensive Plan outlines wetlands, and riparian corridors. We want to get better data than we currently have on these areas, and we need to develop buffers around the Willamette River.

Commissioner Bliss stated that he is an advocate for the "rich sandy loam soil". He feels it is a historic resource and could promote revenue into the City. He would like to see the citizens bring things they would like to see preserved to the attention of the Planning Commission.

Commissioner Stewart asked how the GIS works.

Mr. Williams explained that eventually we need to have someone that knows more about the GIS to deal with it, but it is a mapping system.

Commissioner Tallman asked what GIS stands for.

Mr. Williams explained that it is the Geographic Information System.

Commissioner Manley wanted to see the Planning Commission become more informed on what a wetland means so that in making decisions about those areas they were more educated. He hopes that this will happen during this process.

Public Facilities and Services: Mr. Williams explained that we need to eliminate conflict between different documents and integrate them all into the Comprehensive Plan.

Commissioner Stewart stated that we need to be prepared for growth. Our code has to be ready and the language needs to be understood. If the documents are not prepared to react to growth they need to be modified.

Commissioner Bliss asked for a clarification of "Master Plan".

Mr. Williams explained that the ones we are talking about here are the ones that presently exist, such as sewer, stormwater, parks, etc.

Commissioner Bliss asked if we have a Bike Path Master Plan.

Mr. Pineau explained that he and Beth Saul are working on this as part of the TSP.

Mr. Williams showed Commissioner Bliss a Master Bike Facilities Map and let him know that bikes are addressed in the T.S.P.(Transportation Systems Plan)

Commissioner Blackwell asked if these master plans were available to view by the public..

Mr. Williams said that they can be made available.

Mr. Williams explained that the T.S.P. is wrapping up. The Access Management Plan should be complete this summer. Consultants and staff are working on final revisions and code language in these documents.

Commissioner Brown asked if these documents will be brought to the Planning Commission before final approval.

Mr. Williams said that they will come to the Planning Commission, and they will also go to the City Council.

Commissioner Stewart asked if this was where we could review SDC methodology.

Mr. Williams explained that this was where that could happen.

Commissioner Stewart said maybe we could compare with other cities as to how we deal with SDC's. Commissioner Stewart asked how often we review the charges.

Mr. Pineau said about every 5 years. Informally at least once a year. Mr. Pineau said comparing SDC's to other communities wouldn't necessarily be relevant. Each community is different with regard to service provision.

Mr. Williams explained that SDC's really depend on the growth you are expecting as compared to where you are now.

Land Use and Development: Mr. Williams explained that staff has included some ideas as to what they would like to see changed in the Development Code.

Commissioner Bliss asked if this is where Buildable Lands come into the process.

Mr. Williams said that this would be the place. Mr. Williams explained that the results of the Buildable lands analysis provides us with information on re-zoning areas. If we wanted more of one zone and less of another, for example.

Commissioner Bliss asked if the City should speak up on this as to how they feel about being required to have 20 years worth of industrial growth area. Commissioner Stewart said he felt like to City has already told the legislators about how they feel on this issue. The City has talked to Representative Schrader, and Senator Metzger and told them how they feel about the rule. Commissioner Bliss wanted to make sure people were aware of this rule.

Down town redevelopment: Mr. Pineau is trying to facilitate the Canby Business Revitalization Committee so that their plans come to the Planning Commission before final approval.

Growth Management: Mr. Williams explained that this is where the buildable lands analysis, and the annexation priority system are located within the Work Plan. The results of the Buildable lands analysis will help set priorities in the expansion of the UGB. Commissioner Brown would like to see citizen involvement on this issue.

Commissioner Stewart said the ABC priority will be a large issue because there have been so many people for and against this. Commissioner Stewart asked what each of the commissioners thought about the ABC system.

Commissioner Bliss would like to see it as a guideline.

Commissioner Tallman said she would like to see Canderly sandy loam out of the UGB.

Commissioner Manley thinks it is a good plan for helping us keep priorities. He would like to see it as a guideline and not a rule.

Commissioner Brown stated that he is completely on the fence with this issue. He feels there are good and bad points about it.

Commissioner Stewart asked the Commission to consider for a moment if the ABC priority system was not in place to deal with annexations. He sees it as a tool to proceed in an orderly manner.

Commissioner Brown stated that he has not seen this system used anywhere else.

Commissioner Stewart stated that ultimately the voters have the final say.

Councilman Prince said this system is uniquely Canby. He said that no other city has taken the onslaught of growth the way Canby has, and been able to diffuse it the way we have.. This process allows us to grow from the inside out.

Commissioner Brown stated that this system was devised about 14 years ago and the designations were 14 years old.

Councilman Prince said that it is not a perfect plan, it has weaknesses, but it has helped us accomplish what we want.

Mr. Williams stated that master planning for areas falls into this section.

Councilman Prince stated that Urban Reserves also fall into this section. Urban Reserves are areas outside the UGB identified for an urban expansion area. Every 5 years we look at the UGB to see if it has 20 year supply of buildable lands, and we either expand it or we don't. He stated that he wasn't sure how the ABC priority system would work in those areas. This issue was something we needed to think about.

Commissioner Brown stated that he thought the role of the Planning Commission is to be a visioning body. Each person on the Commission has their own ideas. He would like to see each Commissioner have the opportunity to express their vision. This is an opportunity to "think outside the box", and we need to start big and whittle down the ideas we come up with. He explained that 65% of the adults that live in Canby leave everyday to go to work. He had been told when he moved here that Canby has a 10 mile tax associated with it. A 10 mile tax means that if you want to buy something locally you have to pay a little more for it. We want to be able to draw retail by creating a market. Down town is considered to be the North side of the tracks. People usually purchased goods while they are out of town because a special trip is necessary to get down town. The gap between the north side of town and the south side of town is too large. Wouldn't it be nice to have a linear park with heritage markers, and to re-locate some of the historic structures. Possibly have the train stop in Canby to use as a commuter service to Portland and south. It would be nice to use the train as a resource. We would need to build a facility for rail traffic, and this would create a reason for people to commute through down town. Down town also needs to densify and have two level development.

Commissioner Stewart asked what would happen with the historic areas down town.

Commissioner Brown said that they would be left. He felt we should remove some of the UGB, and we should move ahead with parks projects already in the Master Plan. Commissioner Brown feels like Fred Meyer has been a wake up call for businesses in the area. Business owners are now looking at ways they can do things differently.

Commissioner Bliss stated that he likes the idea of the Planning Commission being able to speak. It helps him to see the vision of each of the Commissioners. We should use this time as a time to express not only the vision of the Commissioners but their neighbors as well.

Commissioner Brown stated that this process opens up significant opportunities.

Commissioner Bliss said that he did see some conflicts with Commissioner Brown's ideas but nothing that he didn't think couldn't be worked out. Commissioner Brown had talked about densifying, closing streets, and making it safe for pedestrians.

Commissioner Brown suggested maybe structured parking areas, something to create an area where people want to visit.

Commissioner Tallman mentioned two areas in Portland where she likes to go because of the atmosphere they have created there. They have unusual shops. Canby has a quilt shop that people are coming into town for. There are things that Fred Meyers just isn't there to provide.

Mr. Pineau said we need to have something to provide a good shopping experience. The ideas discussed this far are basically the same.

Commissioner Brown stated that people like to go to malls. We need to have more high density stores linked together by pedestrian and vehicular passageways. A regional mall.

Mr. Pineau stated that parking would be an issue that would need to be discussed. Fred Meyer has a program where they help the community to compete with them. They work together with community to help draw people into town.

Commissioner Stewart said we should use the railroad that goes right through the middle of town to our advantage.

Commissioner Manley stated that he would like to see a better system for bike paths. We need to have a good network of bike paths to commercial areas and parks.

Commissioner Blackwell stated that she has been impressed with the creativity in the people who care about Canby. She applauded Commissioner Brown for articulating his ideas so well.

Commissioner Brown said he would like to see many people come forth and express their

ideas on what they would like to see.

Commissioner Blackwell said it is good to have citizen involvement.

Mr. Pineau stated that Canby has a lot of its own services. Not a lot of cities have that to work with.

Commissioner Brown would like to have the opportunity to do this a couple of times a year. It is good to have the opportunity to provide vision as well as decision making.

Commissioner Stewart said we need to lay the ground work to encourage citizen involvement. We need to find out what people are thinking and to get feedback. We need to continue thinking about this issue.

Commissioner Brown suggested getting a preliminary sampling. Maybe we should run a questionnaire in the Canby Herald and have people return it to City Hall.

Commissioner Tallman suggested canvassing neighborhoods with a questionnaire.

Commissioner Stewart said we needed to try for a larger response.

Councilman Prince suggested a booth at General Canby Days, going to the Adult Center, and targeting groups that are already involved in the community. He felt that having a questionnaire was a good idea.

Commissioner Stewart asked each of the Commissioners to come up with one good idea to create outreach.

The next meeting will be in two weeks. May 10, 1999,

Mr. Williams stated that April 30, 1999 is the deadline for annexations to be on the November ballot. We should have a couple of MLP's coming up.

Commissioner Stewart stated that he thought the subject for the next meeting should be citizen involvement.

VII. ADJOURNMENT