

**MINUTES  
PLANNING COMMISSION  
WORKSHOP/REGULAR MEETING**

May 8, 2000  
6:00PM

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**PRESENT:** Chairman Keith Stewart, Commissioners Geoff Manley, Paul Thalhofer, Jean Tallman, Corey Parks, Teresa Blackwell

**STAFF:** John Williams, Interim Planning Director, Matilda Deas, Project Planner, Carla Ahl, Planning Staff

**WORKSHOP** Downtown Master Plan

Matilda Deas, Project Planner presented the Commission with an update on the Downtown Master Plan. She stated that there should be a final agreement with the consultant company by Friday.

Items discussed included:

- The owners of the Mangus Building donated their building to be used for presentations.
- Channel 5 will provide live coverage.
- A task force will be formed to include a wide variety of citizens.
- Coordinating with the Park Plan Update (making them inclusive of each other).
- Making 2<sup>nd</sup> Ave. a priority, (funds are already available).
- Getting people comfortable with crossing Hwy 99E.
- Business Retention/Business Expansion.
- Possibility of a movie theater.
  - A.A Where would the money come from?
  - A.B Land being too expensive for theater use.
  - A.C Possible private donation of land.
  - A.D Getting a 4 night a week movie to show at the Fine Arts Center.
- Approaching the private sector for improvement projects (such as picnic tables for Arneson Park).
- New Director for the Canby Business Revitalization, new faces, new energy.
- Keeping the energy level and focus during a long drawn out process.
- Creating "concrete" steps to get buy-in for implementation money.

**II ROLL CALL**

**PRESENT:** Chairman Keith Stewart, Commissioners Geoffrey Manley, Paul Thalhofer, Jean Tallman, Corey Parks, Teresa Blackwell.

**ABSENT:** Commissioner Jim Brown.

**STAFF:** John Williams, Interim Planning Director; Matilda Deas, Project Planner; Carla Ahl, Planning Staff.

**OTHERS:** Matt Grady, Gramor of Oregon; Dean Sorensen, Construction Manager for Gramor of Oregon; and Eric Faas.

### **III CITIZEN INPUT ON NON AGENDA ITEMS**

None

### **IV PUBLIC HEARINGS**

None

### **V FINDINGS**

**SUB 00-02 ASSET DEVELOPMENT GROUP** an application to subdivide an existing 1.44 acre lot into 9 parcels (existing home, 3 new duplexes, and 5 new single family units). It was moved by Mr. Manley to approve SUB 00-02 as written. Seconded by Ms. Blackwell. Motion carried 5-0 with Mr. Thalhofer abstaining and Mr. Brown absent.

**SUB 00-03/DR 00-04 RODNEY ROSE/RUSTBUSTERS** an application to subdivide 1.9 acres into 4 equal lots, building 2 buildings on one lot to accommodate his automobile rust repair business. It was moved by Mrs. Tallman to approve SUB 00-03/DR 00-04 as written. Seconded by Mr. Parks. Motion carried 5-0 with Mr. Thalhofer abstaining and Mr. Brown absent.

### **VI MINUTES**

**April 10, 2000**

Mr. Manley moved to approve the minutes of April 10, 2000 as written. Seconded by Ms. Blackwell. Motion carried 5-0-1-1, with Mr. Thalhofer abstaining due to not being present at the meeting, and Mr. Brown being absent.

**April 24, 2000**

Mrs. Tallman stated that the words "an access to" needed to be added to page 3, paragraph one. Ms. Blackwell moved to approve the minutes of April 24, 2000 as amended. Seconded by Mr. Parks. Motion carried 5-0-1-1, with Mr. Thalhoffer abstaining due to not being present at the meeting, and Mr. Brown being absent.

## **VII DIRECTORS REPORT**

**MOD 00-02 GRAMOR OF OREGON** a request to alter condition #35 of Gramor Design Review.

John explained that at the April 10<sup>th</sup> meeting Gramor had asked to amend condition #35 of their Design Review, a bond that covers the cost of removing the Sequoia Parkway access, (if it becomes a safety issue) and replacing it with lien rights to the property. There were questions the Commissioners needed answers to before making a decision.

Mr. Matt Grady stated that John had presented him with three simple questions:

- 1). Will the lien right transfer to new owners?
- 2). Can the City legally foreclose on the property?
- 3). Can the condition be recorded at Clackamas County?

Mr. Grady presented the Commission with Gramor's responses.

- 1). Conditions of Design Review approval usually run with the property, and are enforceable with future owners.
- 2). By accepting the conditions of the Design Review approval the City will have a contractual right to lien under ORS 88.010.
- 3). The condition could be recorded at Clackamas County, if it was in recordable form.

Mr. Grady stated the second document was an agreement for both Gramor and the City to sign, addressing the Commissioners concerns regarding the modification of condition #35, and written in a form that would be recordable at the County. Mr. Grady added John Kelley had agreed the form meets the Commissioners concerns.

Mr. Parks asked for clarification if Gramor was asking for approval of both MOD 00-02 and of the agreement, Mr. Grady stated that he was asking for approval of both. It was discussed and agreed to by the Commission to establish a ninety day time line for having the agreement finalized at the County.

It was moved by Mr. Thalhoffer to approve MOD 00-02 and approve signing the recommended agreement with the City and Canby Market Center, LLC, as drafted. Seconded by Mr. Parks. Motion carried 6-0-1 with Mr. Brown absent.

John stated that:

- The Planning Director interviews are 6:30pm, on Thursday, May 11<sup>th</sup>.
- The annexation application is in the Planning Office, public notice will be sent soon, and the hearing has been set for June 12<sup>th</sup>. Only one hearing on the annexation is planned due to a limited time frame, but it may be continued to the 26<sup>th</sup> to accommodate citizen input.

There will be one public hearing next meeting, an annexation on NE 22<sup>nd</sup> Ave.

Mr. Stewart explained the interview process for the Planning Director position. Each representative will give a land use application presentation to the Commission, then there will be a short question and answer period. He added Mr. Pineau, Community Development Director, would like a firm recommendation from the Commission that evening. Mr. Parks stated it was important for the panel to be aware of the subject of the public hearing prior to the applicants presentation to enable the panel to ask informed questions. Mr. Stewart explained that he would be available at 6:00pm if any Commissioner wanted to look at the proposed situations.

Mr. Stewart invited the public to attend the workshop sessions on the first meeting of every month, there is no public testimony, but it is an opportunity for the Commissioners to look at the Comp Plan, Downtown Revitalization, and other central issues that greatly affect the community.

Mr. Parks asked for a list of all committees and community activities the Commission Members are involved in.

**Mr. Manley:**

- School Budget Committee,  
School Siting Committee (looking for property to place a new school).

**Mr. Thalhoffer:**

- Economic Enhancement Committee (sub committee of the Canby Business Revitalization Committee)

**Mr. Stewart:**

- Urban Renewal Advisory Committee  
Historic Review Board  
Parks and Recreation

• **Mrs. Tallman:**

Committee surveying/collating information from school children  
Access Management

• **Mr. Parks:**

Backup for the Parks Committee  
Downtown Redevelopment  
Clackamas County Economic Development Board.

• **Ms. Blackwell:**

Blue Heron Recreation District Board  
Backup for Park and Recreation  
Depot Museum  
Canby Historical Society Board

**VII ADJOURNMENT** 7:50 pm