

MINUTES
PLANNING COMMISSION
WORKSHOP/REGULAR MEETING
September 11, 2000
6:00PM

I. PLANNING COMMISSION WORKSHOP

Presentation by the University of Oregon on the Parks Master Plan

PRESENT: Keith Stewart, Jean Tallman, Teresa Blackwell, Paul Thalhofer, Corey Parks, John Williams, Matilda Deas, Carla Ahl, Dara Decker, Alex Dupey, Bob Parker, Beth Saul, Randy Carson, Terry Prince

Items discussed:

- Canby's population forecast (20,000 people by the year 2015)
- ▶ Public survey regarding the community's opinion of City parks:
 - ▶ 92% say parks are "Very Important"
 - ▶ The most wanted activities are nature enjoyment, walking, jogging, special events, picnicking & barbequing
 - ▶ New facilities suggested, trails (walking, & biking), open spaces
 - ▶ Citizens are willing to pay additional taxes for added benefit of parks
- ▶ Public opinion of what Canby's park system needs includes:
 - ▶ To connect the parks together (via trails)
 - ▶ Signs to direct people to parks
 - ▶ More neighborhood parks
 - ▶ Parks next to waterways
 - ▶ Maintain Canby's existing parks
- Canby's level of service for parks is 5.5 acres per 1000 people, is this enough?
- Canby currently does not have a subdivision requirement for new parks and open spaces
- Canby's current SDCs are too low to cover purchase of property, improvements, and they cannot be used for maintenance
- Dedications of 7% will maintain Canby's 5.5 acre per 1000 people system, is it enough?
- Fees-in-Lieu of Dedication maybe accepted if dedication would be too small or the land would be unsuitable for park
- Canby needs to establish an acquisition plan.

It was decided by the Commission that another meeting was needed to discuss the Parks Master Plan before the joint meeting with the City Council.

II. ROLL CALL

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

ABSENT: Jim Brown, Geoff Manley

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

OTHERS PRESENT: Randy Carson, Terry Prince, Debra Sommer, Canby School District Superintendent, Don Staehley, Canby School District

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. PUBLIC HEARINGS

CUP 00-04 An application by Canby Public School District, to extend the use of modular classrooms at Knight School

Chairman Stewart reviewed the hearing process, procedure and format. He referred to the applicable criteria posted on the wall and on page 2 of the staff report. When asked if any Commissioner had a conflict of interest, none was stated. When asked if any Commissioner had ex-parte contact, Mr. Stewart stated he had visited the site often, but had drawn no conclusions. No questions were asked of the Commissioners.

John Williams explained that in 1997 a 3-year extension was granted to the school district with the anticipation that new facilities would be built by the year 2001. John explained the new bond measure that was passed this year included money for the purchase of property for a school, but the proposed facility would not be ready until the year 2006, so the school is asking for a 6-year extension to save the school district the expense of refiling again in three years.

John stated that staff recommended approval of the application with the condition of annual reports from the school district regarding the need for the modular classrooms.

APPLICANT: Don Staehley, Business Manager, Canby School District, explained that modular classrooms are an economical way to meet the growth needs of the school district, utilize available space and maximize the use of existing buildings.

Mr. Parks questioned the condition of the modular classrooms. Mr. Staehley explained that they are in very good shape, they were installed to code and inspected by the City's Building Inspector when they were put in, and have been well maintained since then.

Mr. Staehley explained that Trost School was expected to relieve the overcrowding in the school district. But it was at capacity when it opened due to new developments in the area. Mr. Parks asked if the applicant's intention was to remove the modulators when the new middle school is built. Mr. Staehley stated that the current projections show that the modulators will not be needed after the middle school is built, but he stressed the projections are no guarantee of what the actual need will be in the future.

Ms. Blackwell asked if the bond measure in 2004 does not pass would the School District ask for more modulators to meet an increase in enrollment. Mr. Staehley agreed that it may be a solution.

Mr. Stewart asked if Mr. Staehley had any objections to coming back for approval in three years if the Commission waived the application fee. Mr. Staehley stated he would welcome the opportunity to come before the Commission and update them and the public on the school's situation.

PROPONENTS:

None

OPPONENTS:

None

Mr. Stewart closed the public hearing.

The Planning Commission discussed the importance of supporting the school system, they agreed there was a need for the additional classrooms.

Mr. Thalsofer moved to approve CUP 00-04 with condition the applicant come back to the Commission in 3 years with an update, at no charge to the school district. Seconded by Mrs. Tallman. Motion carried 5-0.

V. NEW BUSINESS

Dr. Debra Sommer, Superintendent of Canby School District gave an update on the school situation to the Commission. She stated that the current enrollment figures were right on target with approximately 5200 students.

Dr. Sommer stated that the committee that was formed to find property for the new middle school recommended 3 sites to the School Board, and they have given the go ahead to 2 of the sites. She stated the plan is to have the process of purchasing the property started before the end of the year, due to the boundary work that is tied to the location of the school.

Dr. Sommer predicted that there will be some parents in favor of purchasing modular classrooms for Trost school so they would not have to send their children to other schools, but over crowding is not just a Trost issue, and the whole district will have to be looked at when making boundary decisions.

Dr. Sommer stated a committee had been formed with representatives from local businesses, Intel, Clackamas Community College, Portland State and the Department of Education to look at improving the High School, not just to remodel it, but to focus on how to prepare the students for the 21st Century. She explained that they are looking at a high tech facility, connected with the Community College, and offering classes that would earn credits towards an Associate's Degree. The first Phase is the instructional piece, the next phase is the facility that supports that structure. She would prefer something built in front of the High School that would be attractive, high tech with lots of glass sending a message to the community that technology skills are for all students.

Mr. Stewart stated that there is a perception with some citizens that there was money in the last bond measure that was allocated for a new school building. Mr. Staehley stated that it was spelled out on the bond measure exactly what the money was to be used for, it includes renovation of all the buildings, along with the purchase of land for a middle school site, and the purchase of land for expansion of the high school. Mr. Staehley added that a bond for the building will be coming out in 2004 for a school to be built on the newly acquired property.

Mr. Staehley gave an update on the progress of the work that has been going on this summer, he explained that the district has worked with a roofing contractor and has scheduled roof repairs over a 5 year period, doing the most needed roofs first. Mr. Staehley explained that the renovation to Carus School is not completed yet, he explained that it has been a major project requiring unanticipated dryrot repair. He stated the completion date is September 30th, and that everything is being done to protect the safety of the children, and to make sure the classrooms are not affected.

Mr. Staehley explained that the play structure at Knight School had been removed due to lack of structural integrity, and the replacement of the structure will be looked at in Phase II.

Mr. Staehley stated that at Ackerman and Lee have kindergarten students and have to have adequate playground equipment, which was part of the bond measure upgrading playground to meet the School Districts standards.

Mr. Staehley stated that Eccles siding renovation should be finished by September 15th.

Mr. Staehley explained that the first Phase was to maintain the schools' shells, and have dry, structurally sound buildings. He explained the next phase would be design, how to incorporate the science rooms, and the infrastructure, technology, up grading the clocks and bells.

Mr. Parks asked if any of the bond funds were used to increase personnel, Mr. Staehley stated that the bond was for specific expenses and could not be used on going general maintenance.

Mr. Stewart asked how the new security system was coming along. Mr. Staehley replied that the school has been working with a consulting firm who will be managing the construction services and develop a management plan (when all the projects will be completed) coordinate projects to consolidate costs.

Mr. Stewart stated he appreciated the school District reestablishing boundaries instead of asking for more modular classrooms.

VI. FINDINGS

None

VI. MINUTES

August 14, 2000

It was moved by Mrs. Tallman to approve the minutes as written. Seconded by Mr. Thalhofer. Motion carried 4-0-1 with Mr. Stewart abstaining due to being absent at the meeting.

August 28, 2000

It was moved by Mr. Thalhofer to approve the minutes as written. Seconded by Ms. Blackwell. Motion carried 5-0.

VII. DIRECTOR'S REPORT

John gave an update on the Downtown Design Workshop. The first three presentations were attended by approximately 70 citizens, and received a lot of good comments. The next presentations will be September 12th and 13th with a final presentation of revised designs on September 19th.

John stated that the downtown element of periodic review will be finished this spring so the Commission should be seeing code amendments this winter.

John stated Mr. Parks and Mr. Manley attended the joint meeting with the City Council last week, and the consensus was to go ahead with the fast track on the industrial Area code amendments, and a special joint meeting with the City Council has been scheduled for September 27th, to consider a formal application for text amendments.

Mr. Parks explained that September 27th was the first day that a hearing could be held and still give 20 day notice for the public hearing. He explained the goal is to have language in place that would prevent undesirable businesses from slipping in before the code is perfected. John asked if fast tracking the text amendments should go ahead if the annexation fails at the election. It was decided by the Commission that it needs to go ahead, but the fast-track may not be necessary.

John stated that the Citizen Involvement Committee has become the Residential Zoning Task Force and their first meeting will be September 18th at 7:00. He added that Commissioner Blackwell and Commissioner Thalhoffer had asked to be members of that group, they will be reviewing last years code audit and deciding where do we go from here.

Mr. Stewart stated that Saturday September 16th is MIA/POW Day, 10:00am at the Zion Cemetery. He added that next month is the annual salute to the Fire Department, and there will be a Chili Feed at the VFW Hall for the firefighters, and he would welcome volunteers.

John reminded the Commissioners that the joint meeting on September 20th had been canceled. Mr. Stewart stated that he would like to have another meeting regarding the Parks Master Plan. It was agreed by the Commissioners that they need more substantial information before any decisions could be made.

Mr. Parks stated that he would like a chart which shows each committee in the City and who the liaison from the Planning Commission is, then he would like a time set aside once a month for updates from the liaisons.

John informed the Commission that interviews for the Associate Planner will take place this coming week, and the new person should be on board in early October.

Mr. Parks asked if the meeting list could be published on the City's web page, it was explained that the City intends to utilize the web page more, but there are problems at this time that need to be worked out.

There was a discussion by the Commission regarding a \$5.00 gift exchange at the Christmas party this year, details to be worked out later.

VIII. ADJOURNMENT 8:25