

MINUTES
PLANNING COMMISSION
REGULAR MEETING
September 25, 2000
7:00PM
City Council Chambers
155 NW 2nd

I. ROLL CALL

PRESENT: Chairman Keith Stewart, Commissioners, Jean Tallman, Teresa Blackwell, Paul Thalhofer, Jim Brown, Geoff Manley

ABSENT: Corey Parks

STAFF: John Williams, Planning Director, Carla Ahl, Planning Staff

OTHERS PRESENT: Beth Saul, Recreation Services Director

II. CITIZEN INPUT ON NON-AGENDA ITEMS

Mrs. Tallman asked if the Commissioners had read an article in the Oregonian regarding the State of Oregon reworking the Urban Growth Boundary Rules. John stated there would be a revised draft around the beginning of the month and he would bring it before the Commissioners.

Mr. Stewart explained that the City is going through review of the Comprehensive Plan, and invited citizens to become involved with the process.

III. PUBLIC HEARINGS

CPA 00-01 Proposed amendments to the Parks and Recreation Master Plan concerning the acquisition of property on the Molalla Forest Rd.

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. Brown stated he had visited the site, but drew no conclusions.

John Williams presented the staff report. He explained this amendment to the Comprehensive Plan would allow the City to spend System Development Charge funds to acquire property north of the Eco Park.

John explained that some of the money has been acquired from projects that are already done and had cost less than originally estimated, and the rest will come from deleting some of the accessories from Eco Park since the vision for the park has changed and the items no longer fit with the future plan for the park.

John stated this is a temporary measure to allow the purchase of the Logging Road right now, then in the Parks Master Plan update they will look and see what is actually needed for the parks at this time.

He noted some of the property is located outside of the City Limits, and some is even outside the Urban Growth Boundary. He added that the City Attorney has confirmed there is no legal problem with the City's purchase of the property.

Mrs. Tallman asked for clarification of the location of the property. John stated there were 3 pieces of property being purchased, two are additional sections of the Logging Road which will connect with a parcel located right on the Willamette River.

Mr. Thalhofer asked if the City Police Department or the County Sheriff would be responsible for responding to emergencies. John stated he was unsure of the answer but thought the City Police Department would be able to respond to the park.

Mr. Brown asked for clarification on what would be lost from the original Master Plan. John stated that the accessories that will be deleted from Eco Park include a covered picnic area, drinking fountains, trash receptacles, and benches. He added that those items don't "mesh" with the Parks Departments plan for Eco Park, they see it as an undeveloped, wilderness, educational type of park.

Mr. Brown asked if John had figured the math on how much of an increase it would be to the SDCs. John responded that he had not, since he believes there will be more things to add after the Master Plan is done. Mr. Brown stated that the park system was important to the citizens of Canby and he thought they would approve additional SDCs if asked to vote.

Mr. Stewart asked for clarification regarding the Capital Improvement Plan that was discussed in the minutes from the City Council. John explained that there is no Capital Improvement plan for parks projects, the goal is to have a plan that can be altered by resolution of the City Council instead of having to change the Comp Plan.

Mr. Stewart questioned if the changes would come before the Planing Commission or if they would go directly before the City Council. John stated that the kinds of amendments that would go directly to the City Council would be project scheduling and alterations. Wholesale changes to the projects such as eliminating a park would still be land use issues and would come before the Planning Commission.

Mr. Stewart opened the public hearing.

APPLICANT: Beth Saul, Recreation Services Director addressed the Commission. She stated that the City had received a 50% money match from the State Parks Grant Program to acquire these properties. She explained the original vision for Eco Park was as a nature park,

which would have a cleared area for a classroom, with composting toilets to fit with the "eco" theme, a parking lot and maybe have some interpretive signs describing the forest and animals.

Ms. Saul stated that the students who worked on the Parks Master Plan added the frisbee golf course and the covered picnic area, the Parks and Recreation Advisory Board has agreed the extension of the Logging Road to the riparian area of the Willamette River is a more valuable asset to the City.

Mr. Stewart asked for clarification regarding the location of 3 more parcels that may be acquired by the City. Ms. Saul stated there is a plan to connect all of the State and Public water front land together, and those 3 pieces (which are located further along the river from the piece that is to be purchased) would be a major part of that plan. There was a discussion on the possibility of continuing the park to the Community Park on the Molalla River.

Mr. Brown asked if there was still talk regarding the donation of property on the south side of the Molalla Forest Road for a terminus. Ms. Saul stated it is still a possibility, Mr. Bob Traverso has stated he would donate the property contingent on the Blue Heron ballot measure passing in November.

Mr. Stewart asked if the gate on the Molalla Forest Rd would be removed. Ms. Saul stated that the owner of the property may want to move the gate. She added the City would put bollards in to prevent vehicle traffic, and that emergency response vehicles would have keys to them.

PROPOSERS: None

OPPOSERS: None

Mr. Stewart closed the Public Hearing.

Mr. Manley stated he fully supported this application. Mr. Thalhoffer stated that supporting the park system is as important as supporting the school system to keep Canby a livable community. Mr. Brown stated this is an incredible asset for the community. Mrs. Tallman agreed this is a great asset, and added it is a gorgeous area. Ms. Blackwell stated there has been a lot of work on the Parks Master Plan, and one of the key elements in it is the acquisition of property. She stated she supports the addition of the greenways to the park system.

Mr. Stewart complimented every one who worked so hard on getting \$187,000 from the State in matching funds. He stated his support for pressing ahead to obtain the other 3 parcels.

Mr. Stewart asked if any thought had been given regarding naming parks in honor of founders of the City. Ms. Saul stated that currently there is a contest for the naming of the Skate Park section of the regional park, she added that there is a suggestion to name the regional park

“Veteran Memorial Park” since Veterans have offered to help with the eventual build out of the entire regional park. She agreed that the opportunity exists to strengthen the City’s heritage in renaming some of the parks. She added there is also a need to have adequate signage to the parks in the city.

It was moved by Mr. Thalhoffer to approve CPA 00-01 as written. Seconded by Mr. Brown. Motion carried 6-0.

IV. FINDINGS

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

It was moved by Mr. Thalhoffer to approve the Findings for CUP 00-04 as written. Seconded by Ms. Blackwell. Motion carried 4-0 with Mr. Brown and Mr. Manley abstaining due to being absent at the meeting.

CPA 00-01 Proposed amendments to the Parks and Recreation Master Plan concerning the acquisition of property on the Molalla Forest Rd.

Mr. Stewart explained John had asked the Commission to approve the Findings for CPA 00-01 so the City Council would have a chance to look at it and hopefully give Beth Saul the opportunity to purchase the property by the end of the month.

It was moved by Mr. Thalhoffer to approve the Findings for CPA 00-01 as written. Seconded by Mr. Brown. Motion carried 6-0.

V. NEW BUSINESS

Mr. Stewart addressed the Commissioners regarding a discussion he had with a sight-impaired individual at the Fred Meyer Complex. It was brought to Mr. Stewart’s attention that there were some items that needed to be addressed by the City that would be a benefit to physically impaired citizens.

- A stairway that would connect the Logging Road with the sidewalk on Hwy 99E.
- Safety Islands in the middle of Hwy 99E.
- Bell, chime, or strobe system to facilitate sight-impaired individuals in knowing when to safely cross.

Mr. Brown added that this is a major issue. He explained that the ADA is enforced through the courts. Instead of coming up with every possible scenario that a disabled person could encounter, they have allowed the courts to make individual determinations. He stated the City is open to lawsuits because the mechanism in place allows for someone to file suit against

the City, then the City is compelled by judgement to make changes. He recommended making ADA accommodations part of the standard street design for intersections, and building them into the City's infrastructure.

Mr. Brown suggested making a determination on what the level of service the City should provide, it would be impossible to design for every possible physical anomaly, but the City should make some prudent policies regarding the citizens. He questioned the timing of the lights on Hwy 99E at Fred Meyers, was it possible for an elderly, or physically impaired person to cross the Hwy in the sequence there.

Mr. Brown recommended a safety island for Hwy 99E. Mr. Manley agreed a safety island would be a good idea, adding that a walk signal should be installed on the island so people would not have to look all the way across Hwy 99E to find out if it's safe to cross. Mr. Thalhofer stated the intersection at 13th and Ivy would also be a good candidate for a safety island since the Adult Center is located there.

VI. MINUTES

September 11, 2000 These minutes will be brought back after listening to the audio tapes for clarification.

VII. DIRECTOR'S REPORT

John informed the Commissioners that the special meeting regarding the industrial zoning code has been canceled due to the failure of the industrial area annexation, which allows him more time to work on the exact code language.

John explained there will be 3 public hearings on the 9th of October, but none are scheduled for the 23rd. He stated that he could send an advanced version of the code language in the next packet which would give the Commissioners more time to look at it.

John stated the City Council is interested in another joint meeting with the Planning Commission and suggested having it on the 23rd. Mr. Stewart stated he would like to see how the code works out before having a joint meeting.

John explained there are approximately 50 acres of property in the industrial area at this time, two pieces owned by Mr. & Mrs. Burden (totaling approximately 40 acres) and one piece south of the Gramor (totaling 10 acres) any new annexations would take approximately 9 months to be brought into the City.

John stated that Mr. Thalhofer had attended the first residential zoning meeting. He explained there were discussions regarding the code audit that was done last year, and the State's recommendations on what codes should be worked on (minimum density, mixed use in the

downtown, duplexes in the R1 zone, etc.).

John stated he would like more citizen involvement in the discussions, currently there are no Realtors or Developers on the committee and he thought their input would be valuable. He informed the Commissioners that the next meeting on residential zoning would be October 16th.

Mr. Thalhofer added that if this goes through the whole process there could be a nice impact on Canby by reducing lot size requirements, then the City would not expand into surrounding farm land as quickly as anticipated.

Mr. Stewart stated that discussions with developers in the last couple of years have indicated Canby is deficient in the R2 zone. He explained there are areas zoned R2 that have been developed with R1.5 densities. Mr. Thalhofer agreed that there might be a need to reevaluate the current zones and come up with more realistic figures.

Mr. Manley stated he would be in favor of having some way to require developers to try and meet code densities, currently the code allows developers in the R2 zone to build out at R1 standards.

Mr. Brown commented that "Smart Development" could work anywhere if it was imposed on people, but he believes that people do not move to Canby to live in apartments, they move to Canby for a lifestyle based on the idea of low density housing with a yard, and garden. Mr. Stewart stated that there were agreements with the State that Canby would take 22,000 people and there must be a mechanism in place in order to do that.

Mr. Thalhofer stated the committee discussed if there is any interest in these types of developments, would developers build them here in Canby and do they believe they could market projects like that.

Mr. Brown stated the place to build density is around the downtown area, it would be convenient for people to live close to shopping and services, but right now the downtown can't support apartments. So there has to be an influx of interest and spending in downtown so that the perimeter of downtown can become denser.

John encouraged the Commissioners to come to the residential zoning meetings. He explained that after there are some recommendations they will hold neighborhood meetings in peoples homes to get their ideas.

Mrs. Tallman reported that the public transportation committee is up and running, and they have identified 16 or 17 areas where the need for public transportation is the greatest, and are trying to map possible routes.

Mr. Stewart stated that the City's monthly reports are a wealth of information, and a good source for knowing what is going on.

John reminded the Commissioners and the audience that there will be a 5K /10K Fun Run Saturday September 30, and the official opening of the Skate Park is scheduled later that day.

VIII. ADJOURNMENT 8:25