

CANBY CITY COUNCIL

SPECIAL MEETING

MAY 28, 1980

Mayor Robert E. Rapp presiding. Councilmembers present: Beryl Brown, Beauford Knight, Richard Nichols, Bill Pulver, Robert Swayze and Robert Westcott.

Also present: City Planner Stephan Lashbrook, Secretary Marilyn Perkett, Canby Herald Editor Steve Frederick, Oregonian Reporter Dana Speilmann, Mr. & Mrs. W.E. Stransky, Davidy Bury, Helen Stricklin, Sadie Stricklin, Earl Oliver, Gary Sowles, Buzz Weygandt, Len & Rosemary Chaffey, Beth Chaffey, Albert & Ethel Skoe, Jeff Bond, Sally Rettke, Brenda Lashbrook, Gerald Grossnickle, Dana Tyler, Bob Hale, Charles MacKenzie and Mr. Westcott.

Mayor Rapp called the Special Meeting to order at 7:37 p.m., followed by the flag salute and roll call of Council.

The Mayor recessed the Special Meeting to go into a Public Hearing on the Comprehensive Plan at 7:38 p.m. Mayor Rapp instructed the audience as to the proper proceedings for testimony during the hearing.

City Planner Stephan Lashbrook gave his staff report reiterating the Urban Growth Boundary and reviewing the Land Uses. He stressed that the adoption of an urban growth boundary places the same sort of "Burden of Proof" on the City that is placed upon a developer who is proposing some sort of major project. Mr. Lashbrook addressed some major questions: 1) Why does the UGB have to be reduced from the 4,500 acre area studied by the CAC? - The City must justify its UGB and the proposed area is sufficient to accommodate 30,000 people, rather than the 20,000 figure that Canby has agreed to use in coordination with the County projection; 2) What other kinds of changes does the City Council have to make in order for the Plan to be acknowledged by LCDC? - Some important changes are to provide more opportunities for mobile home development, to allow increased residential densities in R-1 or to designate more land for R-2 development, and what types of industries to encourage or discourage; 3) What happens if LCDC does not approve the Plan? - we still need finalizing however, most of the plan will be acknowledged providing we meet reasonable decisions on the UGB and housing issues; 4) Who besides LCDC has to approve the Plan? - after Council adoption, LCDC has the authority to approve or reject the plan, however, Clackamas County has a great deal to say about whether or not the Plan gets acknowledged.

Mr. Lashbrook reviewed briefly written testimony that the Council had received in their packets.

At this point in the hearing, Mayor Rapp asked for comment or questions from the audience.

DAVID BURY (Township Road) - Mr. Bury expressed his feelings on the following: the Barlow Flats should be out of the plan; keep all proposed heavy industry especially the pit area; keep all proposed light industry; a need for parks or recreation on the south side of town; low density proposed is adequate; all R-2, medium density, should be done by zone change only; eliminate the R-2 area on Township.....

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WESTCOTT - Questioned if all R-2 areas had to go through a zone change?

LASHBROOK - Yes, however, he felt Mr. Bury's concern was whether the Council would initiate these zone changes. We could specify certain criteria which would make the zone change justifiable.

BURY - Would like to keep the C-1 area as proposed and keep the downtown area as is; change the lot size to 6,000 and also change the set backs; more duplexes; provide mobile home subdivisions; and provide a new annexation ordinance which would mandate that all services be available before annexing.

WESTCOTT - Noted that we could lose balance of apartments vs. single family, can we set a formula for the designation?

LASHBROOK - We can, however, we lack a lot of information needed to base housing decisions and we must set provisions to change our decisions if need be after the 1980 census

BURY - Reiterated the fact that he wished to see the R-2 area on the south side of Township completely dropped from the Plan.

Mayor Rapp noted that we must have implementation strategies on what we plan to do in the way of Ordinances. Mr. Lashbrook said that these Ordinances must be passed before the LCDC will review the plan and we then would have control on how to implement our strategies.

Mayor Rapp recessed the Public Hearing at 8:20 p.m. and reconvened the hearing at 8:50 p.m.

GARY SOWLES (N. Maple Street and merchant) - What happens if some of the areas are excluded from the UGB?

LASHBROOK - We've been planning for more area than we can justify, so we will have longer range plans than for the year 2000 for land use. We can say we don't see that land being developed by the year 2000 but if circumstances change then we can amend the UGB.

SOWLES - Noted seeing a small area for C-1 zone and questioned where a new shopping center could be located.

LASHBROOK - Noted that big stores (such as K-Mart, Fred Meyer, etc) focus on highway access and the railroad through town has created an access problem. A department store could be located in the S.E. side of town in the Light Industrial zone with a conditional use.

SOWLES - We have no heavy industry, what type would the City consider?

LASHBROOK - The CAC took a strong position on heavy industry and Mr. Lashbrook felt we should encourage the type of industry we'd like to have in Canby. We can describe the criteria for industry and the CAC felt tax wise and in terms of employment, perhaps mills should be a necessity. A performance standard system was suggested for the criteria.

FREDERICK - Questioned if the railroad will be a problem.

RAPP - Noted that over a number of years there has been a lot of comment on the railroad, even suggesting an overpass or underpass, which is economically out of the question. Plans are made however, to have a No. 2 Fire Station on the north side of town.

WEYGANDT - Questioned the logging road status and possibility of using that overpass.

LASHBROOK - Reported that Dennis Petriquin, a consultant working with him, had made contacts concerning this and in some point in the future could be used. Crown Zellerbach doesn't use that road and do not maintain it beyond Territorial Road .

Mayor Rapp called for response from the Councilmembers.

KNIGHT - Noted that he had be asked why we didn't do something about what we've heard? He replied that we must hear it all first. He reiterated the cutting back the UGB in the northwest area.

NICHOLS - Appreciated all the work that has gone into the plan and felt we had alot of work yet to do and then make this a working document.

BROWN - Noted a need for mobile homes in the area.

PULVER - No questions or comments.

SWAYZE - No questions or comments.

WESTCOTT - Questioned the difference between Light and Heavy Industry zoning? He felt a mill would be Extra-heavy Industry. This type of industry he felt should be a planned unit type with some sort of overlay for control.

PULVER - Noted that DEQ has some very strick rules for new construction and also said that on newer mills you do not have the noise as in the past.

WESTCOTT - Felt the R-2 zoning was a little heavy on the south side. He also felt the UGB on the north side should be near 22nd Avenue or Territorial Road for the boundary. He questioned agricultural land that is in the UGB and is not available for development, Would the boundary then be expanded .

LASHBROOK - Said we have that in the Industrial Forest area and could consider a special designation for an area such as this other than R-1.

RAPP - Strongly urged another designation for areas such as the Industrial Forest. He expressed some concerns on the industrial and commercial area and felt we needed more C-2. He also expressed a wish to avoid wet industry as it overtaxes our sewage and water systems and tends to lead to transient workers. He expressed a strong desire to keep definite boundaries so Canby can keep their established identity and not become a suburb of Oregon City. He also noted a need for more parks and recreational areas and felt the schools and fairgrounds should not be mapped as such.

LASHBROOK - Reminded everyone of the June 2 and June 9 Public Hearings that are still scheduled on the Comprehensive Plan. Mr. Lashbrook reviewed some of the UGB areas and recommended the boundary in the north be from 22nd Avenue down Locust to Territorial and over to N.W. Birch. We then would be within a justifiable reach of the criteria. The area we exclude can still be made a part of a "Dual Area Interest Agreement", and if we have a major development forthcoming which might

affect the County, we will give the County ample time to comment and express their concerns on how it might affect their Comprehensive Plan and they will do the same for us.

NICHOLS - Questioned if LCDC would question the reducing the northwest area?

LASHBROOK - The best way to justify our actions is with the large amounts of testimony we have on file regarding annexations in that area.

Mayor Rapp adjourned the Public Hearing at 9:35 p.m. The Special Meeting was reconvened at 9:48 p.m.

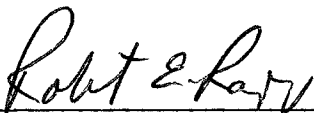
Mayor Rapp brought up the subject of appointing someone to the Community Action Board and decided to make an appointment at the next meeting on Monday, June 2.

Councilman Westcott noted the letters that the Council received from the Utility Board explaining Amendment #4 with James Montgomery Engineering and after reviewing the letter, \*\*Councilman Westcott moved that Amendment #4 Water Systems Improvements Engineering Services Agreement Contract be approved for an estimated engineering budget of \$20,100 for construction phase pipeline segments # 1, 2 and 5 and for \$1,450 for special services pipeline segments # 1, 2 and 5, for a total of \$21,550. Seconded by Councilman Swayze and approved 6-0.

Councilman Swayze brought up the fact that he had been approached several times concerning the condition of Territorial Road. Mayor Rapp requested from the Public Works department a staff memo for the next Regular Meeting on June 4, detailing what exactly is left to do in all phases of the road and when to expect the work to be completed.

Councilman Westcott also expressed to the Council to be considering exactly what the Council wishes to report to Montgomery Engineers regarding the chain of command on their contract. Council consensus was to let the Canby Utility Board be responsible, however, a firm decision will be made later and their firm will be informed.

Mayor Rapp adjourned the Special Meeting at 9:55 p.m.



Robert E. Rapp, Mayor



Harold A. Wyman, Administrator/Recorder