

CANBY CITY COUNCIL

SPECIAL MEETING

JUNE 2, 1980

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

Also present: Administrator Harold Wyman, City Planner Stephan Lashbrook, Secretary Marilyn Perkett, Dennis Petrequin of Stramm Engineers, David Bury, John Tattone, Norris Hart, Michael McGee, Buzz Weygandt, Earl Oliver, Bob Baller, Jerry Grossnickle, Toby Tyler, Bob Hale, Brenda Lashbrook, Gary Sowles, Catherine Davis, Elsie and Glenn Cutsforth and Dana Speilmann of the Oregonian.

President Westcott called the Special Meeting to order at 7:38 p.m., followed by the flag salute and roll call of Council. The Special Meeting was recessed at 7:40 p.m. to go into a Public Hearing on the Comprehensive Plan.

STAFF REPORT FROM CITY PLANNER LASHBROOK - Mr. Lashbrook continued on the Land Use designations with alternatives presented before finalizing the plan. He felt we were very near having established an UBG. Mr. Lashbrook noted he would review the zoning of industry, commercial and residential, with emphasis on the latter for the most appropriate way for Canby to meet LCDC's Housing Goals. He referred to the maps and reviewed the proposed zones for industry and commercial areas. One major change would be that the "rock pit" would be heavy industry rather than light industry and the area along the hiway could become commercial rather than industrial. The CAC's concern about the strip of land between the hiway and "rock pit" would be to allow this as commercial development. On the S.E. end of town about 500 acres is shown for industrial development with about 1/5 of that reserved for heavy industry. He noted there are concerns as to what type of industries Canby will allow. A major focus is for a performance standard set up, in affect a point sytem to balance the good against the bad factors of an industry. However, absolute limits could be applied, for instance the amount of water or electricity an industry could consume. The CAC also recommended that the "rock pit" could be used for heavy industry, however, a special category could be set up for that particular area.

KNIGHT - Questioned if Southern Pacific had been contacted as to what they anticipated for the "rock pit" in the way of use?

LASHBROOK - Their greatest interest is for an industry which will use the rail lines, but if that's not possible they would consider others. He said that Southern Pacific had received a copy of the Draft Comprehensive Plan and not responded.

Regarding the commercial zones, there is concern that not enough land in the total plan is shown to accomodate the projected 20,000 people. He noted the City has made a commitment for the downtown area by zoning a larger area for downtown use-age than is presently in use and eventually could expand there. In the transition of the residential areas to commercial in the downtown area, we will have to deal with it very effectively. The CAC also recommended expanding the commercial

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downtown area to the school (Knight School) and to the other side of Wait Park. Another hiway commercial area designated is on the S.E. of town near Haines Road, and this gives us time to get there, which means by the time we reach that area in City Limits we would be more prepared as to what the growth will need and it also could easily be expanded to the south. Another issue to consider would be if a PUD might have a commercial area within, such as a small store.

WESTCOTT - Questioned if a subdivision had a small commercial area for a store such as a 7-11 Store, how do we deal with this?

LASHBROOK - The developer must prove a need and then a plan amendment could be initiated.

WESTCOTT - Questioned if the parking issue had been addressed, noting however, that new development require parking.

LASHBROOK - It is not addressed in the plan and should be. Some cities allow a parking lot as a permitted use in a residential zone.

BALLER - Felt the commercial and industrial areas were adequate but that we should consider the Barlow Flats area for future industry.

LASHBROOK - Noted that the Mayor was concerned about adequate areas for commercial development but did not elaborate on any specific areas.

Regarding residential areas there are two basic categories, low density and medium density. Presently the lots are 7,000 sq ft. minimum for low density and approximately 15 to 16 units per acre for medium density area. The CAC approach is not to show alot of multi-family use but to focus on moving out from existing developed areas and increasing densities in low density areas. To accomplish this a lot size average technique is proposed (this is where lots vary in size from large to small but average out to the required sq. ft.); allowing duplexes on corner lots; and mobile home regulations. Some proposed expansion of multi-family areas are on Township Road, Territorial Road, the Dack development near S.W. 13th Avenue and some on the N.W. side. In regards to mobile homes there are three types of approaches: mobile homes on a single lot; mobile home subdivisions with certain criteria in a R-1 zone (this is the CAC recommendation); and restricting mobile homes to certain preselected areas. We could designate given areas for mobile home development and our task is to designate which areas that is still a justifiable approach with LCDC in terms of the housing goal. Mr. Lashbrook pointed out some recommendations of the Mayor: he recommended designating areas for mobile homes; supported duplexes on corner lots in R-1 zones; recommended lot size averaging; and felt there could be areas between commercial and residential development where the mobile home development might occur. At this point, Mr. Lashbrook passed out graphic examples of the existing Pitts Addition and an example of the same area with lot size averaging. He also expressed another design which he did not have time to work out graphically using the same format, this concept would create an island in the center with approximately 6½ acres for recreation; 88 condominium units on both sides; and 100 single family units around the area.

BROWN - Expressed her liking of the last concept with the park development in the center.

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McGEE - Noted he had a piece of ground at 497 N.W. Cedar and through the State of Oregon was planning subsidized housing for the handicapped elderly. He urged the Council to consider condominiums and trailer parks for the elderly, which would be state subsidized. He presented a plan from Lake Oswego where they allow 30 units per acre in residential for this particular program. The requirements are to be for handicapped by State standards and the approximate age is 62 years, this is not a nursing home situation.

President Westcott called for a recess at this point, 8:30 p.m. The public hearing was reconvened at 8:47 p.m.

LASHBROOK - Regarding mobile homes, the two issues are whether to take the CAC recommendation and allow mobile homes in a low density area the same as a regular constructed home or whether we can designate a select area for mobile home subdivisions or mobile home parks. If the latter is approached, then we must designate how many acres we would need and Mr. Lashbrook suggested between 150 to 200 acres if the City eventually accomodates 20,000 people.

KNIGHT - Noted that we do have two mobile home areas presently in the City which are not really visible to one passing by, he questioned what would happen if we designated an area for mobile homes and the owner did not want this situation.

LASHBROOK - Noted this was the nature of zoning, but would depend upon how you would structure the ordinances.

NICHOLS - Questioned if we weren't talking about things that would be allowed in an area and not forced upon anyone.

LASHBROOK - Yes and No....either absolutes or recommendations could be the difference in approval by LCDC of our plan, however, as long as we have a good justification of setting it up the way we do we should be on pretty good grounds. The CAC encouraged putting standard construction in mobile home areas, noting that mobile home appearances are beginning to look more and more like standard homes. He noted that many mobile or modular homes meet the code requirements and if they are not permitted, law suits have been initiated in similar situations.

NICHOLS - Noted that in a recent County hearing they established calling the units modular homes.

BURY - Felt this should be a gradular movement with the Planning Commission responsible for the decisions, however, Mr. Bury noted that he was against zoning certain areas for modular homes only.

WESTCOTT - Suggested a check off system rather than an outright zone. He noted that some subdivisions have certain criteria to meet, such as two-car garage and break in the roof line and he felt with these types of restrictions it would tend to preclude a mobile home in this situation.

LASHBROOK - Reminded that the burden of proof would be on the Planning Commission if the developer met all the criteria and also conformed with the Comprehensive Plan, and many modular homes built will meet the criteria.

SWAYZE - Noted seeing modular homes with two-car garages and said if we regulate how manufactured homes are designed or allowed as to the roofs, siding and permanent foundations he feels they are just as attractive as any single family constructed resident.

LASHBROOK - Pointed out that he recommended very strict design standards and the CAC softened these standards.

SWAYZE - If they were strictly regulated they could be put in almost any neighborhood.

DAVIS - Asked Mr. Lashbrook to review the CAC recommendations on mobile homes.

LASHBROOK - Mobile home subdivisions would be allowed; individual lots where the owner could also own the lot as well as the unit; set of criteria to be applied, such as all units meet 1976 HUD construction standards; permanent foundations and skirted; perimeter landscaping and fencing; and recommended that lot size averaging would apply with standard construction to be mixed in with mobile homes and the smallest size lot to be 5,000 sq. ft.

PULVER - Felt that especially young married and elderly people will need this type of housing economically and felt it should be permitted in a R-1 zone on a single lot. If the City sets requirements, he feels we can control the matter.

LASHBROOK - If in an R-1 zone the City has the strictest of standards they may not be required for a subdivision or park situation as they are in a single lot area.

WESTCOTT - Questioned if we make mobile home subdivisions so restrictive can we meet the low cost housing demand some other way. Would the mobile home, if restricted, be competitive to a small "stick built" home? He felt we could meet the housing needs with the concept Mr. Lashbrook proposed with condominiums and the park-like setting in the middle.

PETREQUIN - Noted that when addressing modular homes we must distinguish which units meet the Uniform Building Code (UBC) that the City uses and those that do not, pointing out that the HUD 1976 requirements do not meet the UBC. Any housing, stick-built or modular, if it meets the UBC cannot be discriminated against. The main issue to address would be if we want mobile homes that do not meet the UBC on standard lots. A conditional use for mobile homes will not be a way to control, developers must know in advance what conditions are required if they meet them the City would have to allow approval.

WESTCOTT - Questioned if the Manufactured Homes Association would approve if the City requested that their homes meet the UBC?

LASHBROOK - Pointed out that most of the units still don't meet the UBC and the Association would feel a lot of their clients would be left out of the market.

WESTCOTT - Questioned whether we would be precluding mobile homes if we restricted the insulation to meet UBC on the basis of energy conservation?

Several noted that many mobile homes can be insulated quite sufficiently.

PULVER - Noted that if we set our restrictions where we will eliminate alot of modular homes we could be in for many law suits and also be discriminating.

LASHBROOK - Requested comments from Mr. Knight and Mrs. Brown.

BROWN - Expressed that she didn't object to mobile homes if they meet certain criteria.

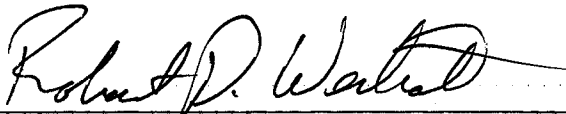
KNIGHT - He felt we shouldn't "stampede" the issue because people can only afford mobile homes and curtail R-1 single family residents. He anticipated the market on single family homes will eventually come back, however, he does feel there is a market for modular homes with young married couples and elderly retired. He also questioned the population of the two mobile home areas in Canby presently.

LASHBROOK - Approximately 118 units with an approximate population of 250 people and noting they have a large waiting list of residents wishing to get into the areas. However, these are mostly a rental situation rather than an owner.

PETREQUIN - Said that in the County presently they have an 80% single family and a 20% multi-family situation and a projection for the year 2000 is 60% single family and 40% multi-family.

Mr. Lashbrook reminded the Council of the meeting next Monday, June 9, which will be held at the Council Chambers.

President Westcott closed the Public Hearing at 9:45 p.m. and immediately reconvened the Special Meeting and adjourned.



Council President Robert Westcott



Harold A. Wyma, Administrator/Recorder