

Memorandum

Date: February 12, 2015
To: Matilda Deas, City of Canby
cc: Ken Pirie, Walker Macy
Seth Brumley, Oregon Department of Transportation
From: Matt Hastie
Re: **Canby North Redwood Concept Plan – Project Memo #1: Project Planning and Implementation Processes**

Overview

The overall goal of this project is to develop a conceptual plan for future development of the project area. The Plan will identify approximate locations of future roads, sidewalks, trails and other transportation facilities, including how emergency service providers would access the area. The Plan will identify key natural resource areas that should be managed to protect natural resource values, provide access to nature and serve as amenities for future residents. The Plan also will identify needed infrastructure improvements and financing options for them. The recommended Plan and any implementing strategies or requirements must be consistent with local and state policies and plans. One of the most important objectives of the process will be to determine how to collectively achieve community goals for the area, while benefiting future residents, not being overly burdensome on current property owners, and distributing benefits and costs to all area property owners in an equitable manner.

Planning Process and Opportunities for Public Involvement

The Planning process is illustrated in the diagram on the following page. The process will include the following steps:

- Review and assessment of conditions, opportunities and constraints in the study area
- Creation of criteria that will be used to evaluate different future development alternatives, including consistency with community values and priorities
- Development, review and refinement of different development planning alternatives
- Evaluation of development alternatives and selection of a preferred alternative
- Identification of strategies for implementing the preferred alternative, including how to equitably distribute costs and benefits among property owners and other existing and future city residents
- Preparation of a proposed North Redwood Concept Plan and proposed amendments to other city plans and policies needed to implement the Concept Plan

Ultimately, annexation of properties within the area must be approved by Canby voters before any future urban development can occur. In addition, development will need to be consistent with a variety of local city and state standards, including city and state building codes, land division requirements and standards for construction of transportation, sewer, water and stormwater management facilities.

Opportunities for property owners and other community members to engage in the planning process are extremely important. The diagram below indicates a number of opportunities for Canby residents and property owners to be engaged. Those opportunities include:

- **Stakeholder and Technical Advisory Committee Meetings.** The Stakeholder Advisory Committee will include local property owners and other Canby citizens, providing an opportunity for them to help guide the planning process. Meetings of this group and the project's Technical Advisory Committee will be open to the public, providing additional opportunities for other Canby residents to be involved.
- **Public Events.** The project team will conduct two public events in March and April or May of 2015 to share preliminary recommendations with community members and seek their feedback.
- **Planning Commission and City Council Meetings.** The project team will conduct work sessions and hearings with the City Council to discuss and recommend adoption of the Concept Plan and implementing amendments to the City's Comprehensive Plan, Transportation System Plan and Development Code. All of these meetings will be open to the public and provide opportunities for citizens to comment on the proposals.
- **Informational materials.** Throughout the process, City staff will provide Canby citizens with information about the project and opportunities to participate via the City's Web site, direct communication with people expressing an interest in the project, and information provided to local newspapers and radio stations.

Community Values

It is essential that future development in this area supports the values of Canby's residents and business owners. The City recently completed a community "visioning" process which identified a variety of community values and priorities and strategies for implementing them. Values particularly relevant to this process include the following:

- Develop multi-purpose trails – complete the Emerald Necklace and look for opportunities for external connections
- Keep small town feel by promoting connectivity with community and businesses
- Create pleasant, livable neighborhoods with tree lined, wide, safe streets; well-designed homes on various sized lots
- Maintain a safe attractive system of roads that are well maintained and support the efficient movement of people, goods and services
- Have a Public Transportation System that is reliable, frequent, flexible, cost-effective and meets the needs of the community

Existing Zoning and Development Code Requirements

Currently land in the study area has not yet been annexed to the City and has a Clackamas County zoning designation of Rural Residential Farm Forest 5-Acre District (RRFF-5). Primary uses allowed by this zoning designation include rural home sites with a minimum of 5 acres for newly created lots, farm uses, and forest uses.

The project area is within the City of Canby’s urban growth boundary (UGB) and the City has applied Comprehensive Plan designations for future development. If successfully annexed into the City, based on those Comprehensive Plan designations, approximately 46 acres (60%) would be zoned R-1 (low density residential); 19 acres (32%) would be zoned R 1.5 (medium density residential); and 2 acres (8 %) zoned R-2 (high density residential). A map illustrating these Comprehensive Plan designations is included on the following page.

A variety of development code provisions will be important to review and consider in developing the North Redwood Concept Plan, including but not limited to those summarized in the following table:

<i>Standards</i>	<i>LDR/R-1</i>	<i>MDR/R-1.5</i>	<i>HDR/R-2</i>
<i>Uses allowed outright</i>	Single family homes Accessory dwellings	Single family homes Accessory dwellings Duplexes Tri-plexes	Single family homes Accessory dwellings Duplexes Tri-plexes Townhouses Apartments/ condominiums
<i>Uses allowed under some conditions</i>	Duplexes Non-residential uses such as churches, day-care facilities, schools and others	Four-family dwellings Townhouses Non-residential uses allowed in the R-1 zone	Non-residential uses allowed in the R-1 zone
<i>Lot size</i>	7,000-10,000 square feet (sf) for single-family homes	5,000-6,500 sf for single-family homes Minimum density of 6 housing units per acre for 2, 3 and 4-family homes	Minimum density of 14 housing units per acre
<i>Maximum building height</i>	35 feet	35 feet	35 feet or taller depending on distance from R-1 zones

In addition to the basic standards summarized in the table above, various design standards apply to different types of housing. For single family housing, design standards apply to the design and location of garages, entrances to the home, and other design features found on the front side of the house (e.g., windows and doors, use of dormers, eaves, etc.). For multi-family dwellings (e.g., apartments), additional standards also apply to features such as landscaping, location and design of parking areas, screening of storage and utility facilities, variation in design and use of design features that will reduce impacts on the natural environment.

