

## Recommendations from the Planning Commission

1. The City of Canby should not be the applicant on any land-use applications regarding Urban Renewal.
2. The Urban Renewal Agency should be separate from, but responsible to and receive oversight from the Canby city Council.
3. The reconstituted Urban Renewal Agency should be chartered and codified into appropriate city documents, with the same authority to hold public hearings, render decisions and make recommendations as the Planning Commission.
4. The Planning Commission recommends that the Urban Renewal Agency consist of 9 members, appointed for specific terms, and comprised of: 4 citizens, 1 Canby Business Revitalization, 1 Fire District, 2 IAA, 1 Councilor. Other Canby boards and committees should be ad-hoc advisors as needed.
5. A firm date should be established when the Council will hand over day-to-day responsibilities for Urban Renewal to the new agency.
6. Written documentation is required to justify annexation of more industrial land than that listed in Canby's Lands Needs Analysis. Land should be acquired, sold or redeveloped based upon its FAIR MARKET VALUE, not the fair re-use value.
7. Tax-increment financing and the effect upon the Fire District - WITHDRAWN.
8. Send the issue of Urban Renewal to the voters - WITHDRAWN.
9. The Urban Renewal Project List should:
  - a. Regionalize and diversify the Canby economy and
  - b. Support and strengthen downtown revitalization.
    1. Sequoia Parkway to 4th Avenue
    2. Downtown Growers Market (potential mixed-use development)
    3. Wait Park repairs (minus restrooms)
10. The Canby City Council should establish a policy for actively seeking public/private partnerships. This policy should clearly stipulate that only those projects which can demonstrate that they are "in the best interest of the citizens" should be undertaken.