



MINUTES
CANBY PLANNING COMMISSION
7:00 PM – Monday, December 14, 2020

PRESENT: Commissioners John Savory, Larry Boatright, Jennifer Trundy, Michael Hutchinson, and Jason Taylor

ABSENT: Jeff Mills

STAFF: Ryan Potter, Associate Planner, Joseph Lindsay, City Attorney, Jamie Stickel, Economic Development Director, Jerry Nelzen, Public Works Director (Interim), and Laney Fouse Lawrence, Recording Secretary

OTHERS: Curt McLeod, Robert Cambra, Steve Sieber, Chris Maciejewski, and Kevin Chewuk

CALL TO ORDER

Chair Savory called the meeting to order at 7:00 p.m.

CITIZEN INPUT ON NON-AGENDA ITEMS – None

MINUTES – None

NEW BUSINESS – None

PUBLIC HEARING

- a. To consider a request to make minor amendments to the City's 2010 Transportation System Plan (TSP). These amendments reflect a revised alignment for a connector road between the Canby Pioneer Industrial Park and State Highway 99E, which was previously planned as an extension to Otto Road but is proposed to be an extension of S Walnut Street. (TA 20-02 2010 TSP Amendments).

Chair Savory opened the public hearing and read the hearing statement. He asked if the Commission had any conflicts of interest or ex parte contacts to declare including a visit to the site. There were none.

Staff Report: Ryan Potter, AICP, Senior Planner presented the staff report. This was a continuance of the hearing from the last Commission meeting. At that meeting the Commission asked for additional context and history of the project. He explained the need for this TSP amendment. The growth in the Industrial Park had increased the need for a truck route between the park and Highway 99E. A conceptual route was shown in the adopted TSP, however it was now obsolete due to engineering, environmental, and other technical considerations. The City continued to pursue the development of the connector road, only at a slightly different location. He showed the industrial connector road alignments previously studied on Hazel Dell Way and Otto Road and the new proposed alignment on Walnut Street. The benefits of the amendment were: it would reflect the new alignment for the planned industrial connector road including street classifications, truck routes, and improvement projects, it would allow the City to use Transportation System Development Charges for the project, it would memorialize the coordination between DKS and ODOT, and a technical memorandum would be affixed to the adopted TSP as an attachment and there would be no need for revisions to numerous tables and figures. Planning staff had received a call from one of the main property owners. They also heard from the Traffic Safety Commission who were in support of the project. Staff recommended the Planning Commission recommend approval of the amendment to the City Council.

Questions by the Hearing Body: Commissioner Taylor asked about the timing for the project to be constructed. Mr. Potter said there was no schedule at this time.

Chair Savory asked if any neighborhood meetings had been held. Mr. Potter said that had not occurred yet as it was not a development project. This was a conceptual update to the TSP.

Chair Savory wanted to make sure the neighborhoods that would be impacted were brought into the loop. Mr. Potter said this project would have a public outreach process in the future.

Joe Lindsay, City Attorney, said all of the property owners had been talking with the City and each other about this project on more than one occasion. Everyone was in support of the amendment.

Commissioner Trundy said the reason the hearing was continued was the Commission thought there wasn't enough background and there were items in the original staff report that referred to things that they didn't have reference to. Staff had done a good job of providing that information. If they approved this it did not mean it was absolutely going to happen. This was an amendment to the TSP to make it easier for the projects to be more consistent with each other.

Commissioner Taylor agreed that the information provided by staff answered their questions from the last hearing. This was more a procedural decision.

Mr. Potter said one of the questions was if this facility incentivized growth that would impact people in the northeast quadrant of the UGB. The code required the property owners in that area to develop a concept plan before it was annexed and there would be outreach and public meetings for that process. This action did not involve any development, but was a road project they wanted reflected in the TSP.

Commissioner Hutchinson was in support of the amendment. The issue before was the information was a little vague as to what exactly had changed. They had more elaboration on the environmental concerns and how the City was a property owner at one end. It all made sense and he was comfortable with moving forward.

Proponents: Bob Cambra, Canby resident, was testifying on behalf of the Traffic Safety Commission. On December 11 the Commission passed a motion in support of the connector road between the Industrial Park and Highway 99E at Walnut Street. They supported amending the TSP to reflect this needed priority. The project would help the flow of traffic in the Industrial Park and the redirected traffic flow would have a positive impact on community streets. They agreed with staff that these changes would preserve and protect the health, safety, and general welfare of the residents of the City. By reducing the incentive for truck traffic to drive through residential areas, it would provide better separation between modes of traffic and reduce safety issues related to the conflict between these traffic modes. It was in the best interest of both the Industrial Park occupants and the citizens of the City as a whole.

Steve Sieber with Trammell Crow explained how they were working on developments in the Industrial Park. They were interested in the efficient circulation of traffic and logistics in the park, particularly this connection to 99E. They were in support of staff's recommendation and encouraged the efforts to enhance the transportation network in and around the Industrial Park.

Opponents: None

Chair Savory closed the public hearing.

Motion: A motion was made by Commissioner Trundy and seconded by Commissioner Boatright to approve TA 20-02, minor amendments to the City's 2010 Transportation System Plan. Motion passed 5/0.

FINAL DECISIONS (Note: These were final, written versions of previous oral decisions. No public testimony.)

a. 2010 Transportation System Plan Amendments Final Findings (TA 20-02)

Motion: A motion was made by Commissioner Boatright and seconded by Commissioner Trundy to approve the final findings for TA 20-02 2010 TSP Amendments. Motion passed 5/0.

ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- Next regularly scheduled Planning Commission meeting – Monday, December 28, 2020

Laney Fouse Lawrence, Recording Secretary, said the December 28th meeting was canceled because there were no items on the agenda.

ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION – None

ADJOURNMENT

Motion: A motion was made by Commissioner Trundy and seconded by Commissioner Hutchinson to adjourn the meeting. Motion passed 5/0. The meeting was adjourned at 7:35 p.m.