



**AGENDA**  
**CANBY PLANNING COMMISSION**  
*Meetings can be viewed on CTV Channel 5*  
*or Canby YouTube*

<https://www.youtube.com/channel/UCn8dRr3QzZYXoPUEF40TP-A/videos>

**Monday, May 10, 2021**  
**7:00 PM (Virtual Zoom Meeting)**

**Commissioner John Savory, Chair**

**Commissioner Larry Boatright, Vice Chair**

**Commissioner Jeff Mills**

**Commissioner Jason Padden**

**Commissioner Jennifer Trundy**

**Commissioner Michael Hutchinson**

**Commissioner James Hieb**

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**1. CALL TO ORDER**

- a. Invocation
- b. Pledge of Allegiance

**2. CITIZEN INPUT ON NON-AGENDA ITEMS**

This is an opportunity for audience members to address the Planning Commission on items not on the agenda. Each person will be given 3 minutes to speak. Staff and the Planning Commission will make every effort to respond to questions raised during citizens input before the meeting ends or as quickly as possible thereafter. \*\*\*If you would like to speak on non-agenda items, please send an email to [PublicComments@canbyoregon.gov](mailto:PublicComments@canbyoregon.gov) no later than 3:00 pm on May 10, 2021, and **provide your name, the topic you'd like to speak on, your phone number and your email address**. Once your information is received, you will be sent instructions for signing into Zoom. Commissioners and Staff will be attending this meeting virtually.

**3. MINUTES** – Planning Commission Minutes for April 12, 2021

**4. NEW BUSINESS** – None

**5. PUBLIC HEARING** To testify, please send **your name, phone number and email address** to [PublicComments@canbyoregon.gov](mailto:PublicComments@canbyoregon.gov) no later than 3:00 pm on the May 10, 2021. Once your information is received, you will be sent instructions for signing into Zoom. Commissioners and Staff will be attending this meeting virtually.

- a. To consider a proposal to approve and recommend approval of the Hemmerling Subdivision Project which contains four separate requests culminating into one proposal:
  - i. A request to recommend approval to the City Council for a Comprehensive Plan Map amendment to amend the designation of the subject property on the Comprehensive Plan Map from Low-Density Residential to (LDR) to Medium-Density Residential (MDR). **Hemmerling - [CPA 21-01]**
  - ii. A request to recommend approval to the City Council for a Zone Map amendment to amend the designation of the subject property from Low-Density Residential (R-1) to Medium Density Residential (R-1.5). **Hemmerling - [ZC 21-01]**
  - iii. A request to approve a subdivision of the ~ 3.17 acre property into 20 separate legal lots with associated public and private improvements. **Hemmerling - [SUB 21-02]**
  - iv. A request to approve a Major Variance to the building setbacks of the (R-1.5) Zone. **Hemmerling - [VAR 21-02]**

- b.** To consider a request to approve a 12-unit multifamily development in the High-Density Residential (R-2 Zone). **State Street (DR 21-04).**

**6. FINAL DECISIONS –**

- a.** Hemmerling (CPA 21-01 / ZC 21-01 / VAR 21-02 / SUB 21-02)
  - b.** State Street (DR 21-04).

**7. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF–**

- a.** Next regularly scheduled Planning Commission meeting – Monday, May 24, 2021.
  - b.** Potential mini-trainings at the end of public hearings.

**8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION**

**9. ADJOURNMENT**

*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting at 503-266-7001. A copy of this agenda can be found on the City's web page [www.canbyoregon.gov](http://www.canbyoregon.gov). City Council and Planning Commission Meetings are broadcast live and can be viewed on CTV Channel 5. For a schedule of the playback times, please call 503-263-6287.*