



CANBY PLANNING COMMISSION

Regular Meeting

Monday, August 25, 2025, at 6:00 PM

Hybrid Meeting (in person and via Zoom)

Council Chambers, 222 NE 2nd Ave, First Floor, Canby, OR

Planning Commission meetings can be viewed on YouTube at:

<https://www.youtube.com/channel/UCn8dRr3QzZYXoPUEF4OTP-A>

Planning Packet: <https://www.canbyoregon.gov/bc-pc/page/planning-commission-meeting-106>

Commissioner Matt Ellison, Chair

Commissioner Dan Ewert, Vice Chair

Commissioner Michael Hutchinson

Commissioner Jennifer Driskill

Commissioner Judi Jarosh

Commissioner Craig Lewelling

Commissioner Leah McCarthy

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Welcome to Commissioner Leah McCarthy

2. CONSENT ITEMS

- a. Draft Meeting Minutes – November 25, 2024 (continued from March 24, 2025)
- b. Draft Meeting Minutes – August 11, 2025

3. CITIZEN INPUT ON NON-AGENDA ITEMS

This is an opportunity for members of the public to address the Planning Commission on non-agenda items. Each person will be given three 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.

You may speak on non-agenda items via Zoom. To use Zoom, please send an email to PublicComments@canbyoregon.gov no later than 3:00 pm on August 25, 2025, and provide your name, the topic you would like to speak on, and your phone number.

4. OLD BUSINESS – None

5. NEW BUSINESS – None

6. PUBLIC HEARINGS

To testify during a public hearing, please fill out a testimony/comment card and hand it to the Recording Secretary. If you would like to speak at a public hearing via Zoom, please email the City of Canby no later than 3:00 pm on August 25, 2025 at PublicComments@canbyoregon.gov with your name, phone number and indicate which public hearing you would like to comment on.

a. **Canby Christian Parking Lot Expansion (CUP 25-01/VAR 25-01) – Brianna Addotta, AICP, Associate Planner.**

The applicant, Canby Christian Church, has submitted a Conditional Use and Major Variance application package in a request to expand their parking lot into 489 N. Ivy St. The parcel is owned by the applicant, and they recently demolished the single-family home that previously occupied the property. Approval of the proposed project requires six (6) Major Variances from adopted development standards.

b. **Housing Production Strategy (HPS) – Don Hardy, Planning Director and Emma Porricolo, Associate Planner.**

City staff seek a Planning Commission recommendation to approve the Housing Production Strategy (HPS) which will take the form of a resolution with City Council approval. The housing strategies are intended to promote the development of needed housing based on the Canby adopted Housing Needs Analysis (HNA) and identified tools, actions and policies the city can implement to promote affordability and choice related to identified housing needs. The strategies were drafted by a coalition of parties including a housing advisory committee, City staff, its consulting team (3J and FCS), the Planning Commission, and the Oregon Department of Land Conservation and Development (DLCD).

7. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- a. The next Planning Commission meeting is planned for **Monday, September 8, 2025**, at 6:00 pm in the Council Chambers.
- b. Planning Director's Update

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 persons 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 Development Services webpage at <https://www.canbyoregon.gov/bc-pc>. City Council and Planning Commission Meetings are broadcast live via YouTube. For questions regarding programming, please contact: Willamette Falls Studio, (503) 650-0275; media@wfmstudios.org.