

DRAFT MINUTES
CANBY PLANNING COMMISSION

6:00 PM – July 10, 2023

City Council Chambers – Virtual Meeting via Zoom

PRESENT – Commissioners: Matt Ellison (Chair), Dan Ewert (Vice Chair), Michael Hutchinson, Judi Jarosh, Craig Lewelling, Hannah Ellison, Jennifer Driskill,

ABSENT – None

STAFF – Don Hardy, Planning Director, Ryan Potter, AICP, Planning Manager, , and Laney Fouse Lawrence, Recording Secretary

OTHERS – None

1. CALL TO ORDER

Chair Ellison called the meeting to order and lead the commission in saying the pledge of allegiance.

2. CONSENT ITEMS

- a. Draft Meeting Minutes – May 23, 2022
- b. Draft Meeting Minutes – June 13, 2022
- c. Draft Meeting Minutes – June 27, 2022

Motion: A motion was made by Commissioner Jarosh and seconded by Commissioner Ewert to approve the draft meeting minutes for May 23, 2022. Motion approved 4/0, with 3 abstaining.

Motion: A motion was made by Commissioner Ewert and seconded by Commissioner Hutchinson to approve the draft meeting minutes for June 13, 2022. Motion approved 4/0, with 3 abstaining.

Motion: A motion was made by Commissioner Hutchinson and seconded by Commissioner Jarosh to approve the draft meeting minutes for June 27, 2022. Motion approved 4/0, with 3 abstaining.

3. CITIZEN INPUT ON NON-AGENDA ITEMS – None

4. NEW BUSINESS – None

5. PUBLIC HEARINGS – None

PLANNING COMMISSION WORK SESSION

The Planning Commission met in a Work Session to discuss the following topic:

- **Housing Needs Assessment and Housing Production Strategy Update**, presented by Don Hardy, Planning Director.

Director Hardy gave an overview of the Housing Needs Assessment (HNA) and the Housing Production Strategy (HPS). He presented a population growth forecast, and median family income and housing affordability rates/data. Further data regarding median home prices in selected markets was presented. Hardy moved on to explain what the housing affordability measures would represent and discussed severe rent burden. Hardy presented projected housing demands based on Canby incomes, with a need of approximately 2,300 additional units/dwellings. The future adoption process for the HNA was shared along with the three land efficiency measure strategies that the City intends to pursue. Further discussion between Hardy and the Commissioner took place with questions asked regarding the process, timeline, and other options for efficiency measures.

Commissioner Driskill brought up concerns regarding housing and how income will affect what types of housing the City will be required to adopt if the UGB is expanded. A lack of zones was also mentioned by Commissioner Lewelling to which Hardy agreed that only having three residential zones makes things slightly more difficult when connected to affordability. Discussion continued and some commissioners asked for further research and data regarding income, zoning, and adoption timelines.

6. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- a. The next Planning Commission meeting is planned for Monday, July 24, 2023, at 6:00 pm in the Council Chambers.

Hardy gave an update about the Walnut Street extension and Commissioner Hutchinson asked for some information regarding parking.

7. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

8. ADJOURNMENT

Motion: A motion was made by Commissioner Hutchinson and seconded by Commissioner Jarosh to adjourn the meeting. Motion approved 7/0.

The meeting adjourned at 7:03 PM.