

**APPROVED MINUTES**  
**CANBY PLANNING COMMISSION**  
6:00 PM – May 23, 2022  
City Council Chambers – Virtual Meeting via Zoom

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**PRESENT** – Commissioners, Michael Hutchinson, James Hieb, Judi Jarosh, Chris Calkins, Dan Ewert, and Matt Ellison

**ABSENT** – Jason Padden

**STAFF** – Don Hardy, Planning Director, Laney Fouse Lawrence, Recording Secretary

**OTHERS** – None

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### 1. CALL TO ORDER

Vice Chair Hieb called the meeting to order at 6:00 PM.

### 2. CONSENT ITEMS

a. DR 22-02 American Welding Final Findings

Commissioner Ewert mentioned an error in terminology in the final findings for DR 22-02. He said he will approve the findings with the necessary amendment.

**Motion:** Commissioner Calkins made a motion, seconded by Commissioner Hutchinson, to approve the consent item DR 22-02 American Welding Final Findings with the amended revision. Motion approved 5/0 with one abstention.

### 3. PLANNING DIRECTOR UPDATE –

The next Planning Commission meeting will take place on Monday, June 13, 2022 at 6:00 pm. Updates will be given regarding state-vetted updates to Chapter 16.110 in our code about historic preservation. Director Hardy mentioned that the next Housing Needs Committee meeting will take place on June 7<sup>th</sup>, 2022, at 6:00 pm in the Mt. Hood conference room.

### 4. PLANNING COMMISSION UPDATE –

Chair Hieb announced that he will be resigning from the Planning Commission.

Commissioner Ewert asked about the completion of the gravel pits out in Barlow. He questioned what the process is after all the gravel has been extracted from the ground.

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## **PLANNING COMMISSION WORK SESSION**

The Planning Commission met in a Work Session to discuss:

- Housing Needs and Economic Opportunity Analysis Update

Director Hardy gave an update on the Housing Needs Assessment (HNA), the Housing Production Strategy (HPS), and the Economic Opportunity Analysis (EOA). He mentioned the grant amounts awarded to the city by the Oregon Department of Land Conservation and Development (DLCD) and that the advisory committee groups have been formed. Data representing available housing and a 20-year population forecast was presented. Preliminary housing assessment findings were shared with data representing how many units of each housing type will be needed to accommodate approximately 6,000 new residents over the next 20 years.

Further discussion occurred between the Commission and Director Hardy regarding zoning and UGB acreage in “Area J.”

Commissioner Ewert asked for an update on the Walnut Street extension that is planned to be constructed in Area J. He suggested making an amendment to the transportation plan now so that it’s inclusive of the project during Comprehensive Plan adoption.

Commissioner Calkins asked who has jurisdiction over how many acres and where the UGB will be expanded. There was discussion regarding the zoning around the Willamette Valley Country Club and whether the land is truly available for residential development or not. Director Hardy explained that the State is currently reviewing if that land will be included in the City’s buildable land inventory. Director Hardy touched on the Metro urban and rural reserves.

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### **ADJOURNMENT:**

**Motion:** Commissioner Hutchinson made a motion to adjourn the meeting, seconded by Commissioner Jarosh. Motion approved 6/0.

**Meeting adjourned at 7:01p.m.**