

**APPROVED MEETING MINUTES
CANBY PLANNING COMMISSION**

6:00 PM – May 8, 2023

City Council Chambers – Virtual Meeting via Zoom

PRESENT – Commissioners Matt Ellison (Chair), Dan Ewert (Vice Chair), Michael Hutchinson, Judi Jarosh, and Craig Lewelling

ABSENT – None

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

OTHERS – Reed Stapleton (DOWL), Matthew Robinson (DOWL), Kenny Werth (DOWL)

1. CALL TO ORDER

- a. Pledge of Allegiance

The meeting was called to order at 6:00 PM.

2. CONSENT ITEMS

- a. Draft Meeting Minutes – March 27, 2023
- b. Draft Meeting Minutes – April 10, 2023

Motion: A motion was made by Commissioner Ewert and seconded by Commissioner Jarosh to approve both set of minutes for March 27th and April 10th, 2023, as written. Motion approved 5/0.

3. CITIZEN INPUT ON NON-AGENDA ITEMS – None

4. NEW BUSINESS – None

5. PUBLIC HEARINGS – 4th Avenue 5-Plex [**CONTINUED**]

The public hearing item noticed for the meeting (4th Avenue 5-Plex; City Files DR 23-01 and VAR 23-01), was delayed to **Monday, June 12, 2023**.

PLANNING COMMISSION WORK SESSION

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

- a. Continuation of the Comprehensive Plan and Housing Update Discussion – Don Hardy, Planning Director

Director Hardy introduced the representatives from DOWL that have been working with the City. They introduced and discussed missing middle housing types for the purpose of identifying community preferences and ultimately creating code updates to accommodate preferred types. There will be two

more work sessions before making any preliminary code updates and they are anticipated to take place on June 12th and July 24th, 2023.

Reed Stapleton discussed House Bill 2003 as well as a series of project examples for the commissioners to contemplate. The examples were given to help conceptualize where and how the product types might fit into the current zoning framework. Missing middle housing examples were shown while Stapleton explained the constraints to allowing missing middle housing. Code barriers to missing middle housing were also discussed, both generally and in Canby's existing municipal code. Housing affordability measures were reviewed to remind the commission that even smaller product types may not be affordable. Six case studies from across Oregon. The case studies included information on densities, the zoning, and the estimated selling cost.

The Commission had concerns regarding the true affordability of the discussed housing types. Hardy explained that new housing strategies and standards may help incentivize developers to create more affordable housing. Commissioner Jarosh stated she would like to see examples of missing middle housing that wouldn't work. She reminded the Commission that citizens are worried about the affordability and not so much the quality of the housing. Hardy urged that unless changes are made to the code and efficiency measures are implemented, the City will become increasingly unaffordable. Commissioner Hutchinson brought up that five of the twelve barriers are labor related and probably won't change anytime soon. Hardy argued that the objective is not to completely solve the affordability issues but provide options that make a positive impact. The goal is to create more housing that is more affordable compared to the price of the average single-family homes being built in the City.

Matthew Robinson mentioned by removing the regulatory barriers, the City can create more flexibility within the code to allow for more housing types and different volume types/densities on sites. Stapleton explained that when codes are so prescriptive and you're working with uniquely shaped, smaller parcels the onerous criteria make it extremely difficult to execute the projects.

Commissioner Ewert offered his reasons for not believing that affordability is possible. He brought up the possibility to accommodate affordable living for traveling professionals to support the industrial base that will hopefully be developed in the future. Hardy stated that there are already developers that are interested in developing cottage clusters. Numerous traditional, detached single family homes are being rephased due to high interest rates. Further discussion took place regarding manufactured homes and high material costs and preference for less development. Commissioner Ellison summarized that Planning staff is requesting the Commission to recommend a PUD (planned unit development) and cottage development ordinance.

6. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- a. The May 22, 2023, Planning Commission meeting was cancelled due to video and audio upgrades scheduled for the Council Chambers. The next Planning Commission meeting is planned for Monday, June 12, 2023, at 6:00 pm.

The next planning commission meeting on June 12th will consist of a hearing regarding a 5-plex project and continued discussion about the efficiency measures. There will be another advisory committee meeting to discuss the Comprehensive Plan sometime in August. The ODOT (Oregon Department of Transportation) tolling project environmental assessment for I-205 has been put on pause by the

Governor until 2026. The decision to delay the project arose in part due to the large number of jurisdictions in the state submitting their concerns to the legislature. A committee will be created to handle future mitigation and to reassess the project based on the input that the State has received.

7. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

Commissioner Ewert requested an update regarding the Walnut Street extension. Hardy mentioned that ODOT has signaled that the City qualifies for an expedition right-of-access process.

8. ADJOURNMENT

Motion: A motion was made by Commissioner Hutchinson and seconded by Commissioner Jarosh to adjourn the meeting. Motion passed 5/0.

Meeting adjourned at 7:57 PM.