

**DRAFT MINUTES**  
**CANBY PLANNING COMMISSION**  
6:00 PM – March 27, 2023  
City Council Chambers – Virtual Meeting via Zoom

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**PRESENT** – Commissioners Judi Jarosh, Dan Ewert, Craig Lewelling, and Michael Hutchinson

**ABSENT** – Matt Ellison

**STAFF** – Don Hardy, Planning Director; Brianna Addotta, AICP, Associate Planner; Ryan Potter, AICP, Planning Manager; and Laney Fouse Lawrence, Recording Secretary

**OTHERS** – Todd Chase, FCS Group

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**1. CALL TO ORDER**

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

**2. CONSENT ITEMS**

a. Draft Meeting Minutes – February 13, 2023

**Motion:** A motion was made by Commissioner Jarosh and seconded by Commissioner Hutchinson to approve the draft meeting minutes for February 13, 2023. Motion passed 4/0.

**3. CITIZEN INPUT ON NON-AGENDA ITEMS** – None

**4. NEW BUSINESS** – None

**5. PUBLIC HEARINGS** –

a. **Economic Opportunity Analysis (EOA)** – Don Hardy, Planning Director

The Canby EOA will serve as the basis for the City to adopt local policies and actions that help make the City a more economically viable community for residents, businesses and workers.

Vice Chair Ewert opened the public hearing and read the hearing statement. He asked if any Commissioners had conflicts of interest or ex parte contacts to declare. There were none.

Director Hardy introduced the consultant from the FCS group, Todd Chase, who has been the lead economist working with staff on the EOA. Staff are looking to obtain a

recommendation to forward to Council regarding the employment forecast growth scenario and economic development objectives. The EOA must receive City Council approval by May 2023 for the City to receive the DLCD grant. An overview of the EOA was given along with a project schedule to show where the City is in the process. The EOA advisory committee members were identified along with their endorsement of the “medium growth” scenario, which is based on continuation of Canby’s existing growth rate over the last decade. Land needs acreage for both industrial and commercial zones was given for the medium growth scenario.

Todd Chase discussed DLCD’s comments regarding their support for a medium versus a high growth scenario.

Director Hardy presented the draft economic development objectives that reflect the open house commentary, workshops, surveys, and work sessions. He asked the Commission if they had anything they would like to add to the objectives.

Commissioner Ewert mentioned trying to encourage high-tech-related businesses and companies, including EV-related businesses. He suggested trying to bring more agriculture-related companies into the industrial park. He stated he would like to see an objective that promotes an opportunity for higher education. He stated the importance pertaining to Objective #9 and working with the County and/or the State to establish a radius road program.

Todd Chase discussed the innovative techniques and funding means needed for additional infrastructure. He mentioned that the infrastructure financing funding objective came from both the public input surveys and the advisory committee input.

Commissioner Ewert stated he would like to expand Objective #9 to include a radius road program. He asked the Commission to make a recommendation to include the program in the objective, keeping in mind how it should be funded.

Director Hardy mentioned the main reason bigger companies have a hard time moving to Canby is due to the lack of acreage needed to build.

Commissioner Lewelling mentioned promoting our commercial industrial sector and working to better include the downtown commercial businesses in order to draw in different companies to Canby.

Commissioner Hutchinson mentioned the importance of employees per acre. He discussed how data centers contract out numerous employees who don't typically stay in the area. He stated he'd like to see more light manufacturing and assembly businesses that are more compact. The large industrial companies are great for paying per square foot. However, with limited urban reserve and land acreage smaller, more technically advanced companies can help provide enhancement to the community.

Commissioner Ewert suggested including support services, materials, and products for the health industry into Objective #5. He suggested not only having health services but incorporating health product manufacturing companies as well. He believes there is a huge market moving forward for these types of companies.

Todd Chase and Director Hardy both mentioned the high demand and need for additional assisted living. Hardy mentioned the two factors that need to be discussed when deciding what type of companies should be added to the industrial park. First, what is the employees per acre and second what character is the city trying to convey for the park. There are many different types of employment, but we need to decide between having a business park or a distribution park.

Commissioner Hutchinson stated the importance of not accepting development when it doesn't meet City code criteria.

Director Hardy mentioned the process that will take place during the City Council hearing and what will be presented to Council. He asked if any of the Commissioners had any other recommendations they would like to add before they go to the Council hearing.

**Motion:** Commissioner Lewelling made a motion, seconded by Commissioner Hutchinson, to move forward the Planning Commission's comments related to the Economic Opportunity Analysis (EOA) to City Council. Motion passed 4/0.

## 6. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

a. The next Planning Commission meeting will be held on April 10, 2023, at 6:00 pm.

b. Planning Director's Update:

Director Hardy stated he would like to continue the conversation over the Comprehensive Plan, housing, and sequential comprehensive plan processes during the next meeting. He mentioned that guidance from DLCD has slowly evolved over the last two years, partially directed via the governor's office. The housing strategies and analysis will need to be implemented versus being aspirational, which will give us time to re-evaluate the buildable lands needs analysis. The next meeting will discuss how the housing piece will integrate into the Comprehensive Plan, as well as doing a sequential comprehensive plan adoption. There are aggressive house bills on the horizon that the City may find challenging and limiting. The application for the Walnut Street extension will be submitted to ODOT soon.

## 7. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

Commissioner Ewert asked if the City could adopt any new codes that would counteract the new bills that are anticipated to be enforced by the state.

Commissioner Jarosh requested that the presentation slides be numbered a particular way.

## 8. ADJOURNMENT

**Motion:** A motion was made by Commissioner Jarosh and seconded by Commissioner Lewelling to adjourn the meeting. Motion passed 4/0.

**Meeting adjourned at 7:12 PM.**