

DRAFT MINUTES
CANBY PLANNING COMMISSION
6:00 PM – April 22, 2024
City Council Chambers – Virtual Meeting via Zoom

PRESENT – Commissioners: Matt Ellison (Chair), Dan Ewert (Vice Chair), Craig Lewelling, and Judy Jarosh, Hannah Ellison, and Jennifer Driskill

ABSENT – Michael Hutchinson

STAFF – Don Hardy, Planning Director, Laney Fouse Lawrence, Recording Secretary, and Emily Sasse, Minute Recorder

OTHERS – None

1. CALL TO ORDER

- a. Pledge of Allegiance

2. CONSENT ITEMS

- a. Draft Meeting Minutes – March 25, 2024

Motion: A motion was made by Commissioner Driskill and seconded by Commissioner Ellison to approve the draft meeting minutes for March 25, 2024, as written. Motion approved 5/0, with 1 abstention.

3. CITIZEN INPUT ON NON-AGENDA ITEMS – None

4. OLD BUSINESS – None

5. NEW BUSINESS – None

6. PUBLIC HEARINGS – None

PLANNING COMMISSION WORK SESSION

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

- **Housing Needs Analysis Update**, presented by Don Hardy, Planning Director.

Director Hardy gave an update on the Urban Growth Boundary (UGB) expansion, stating that the City and Department of Land Conservation and Development (DLCD) have agreed on the amount needed for the residential UGB expansion area. Hardy informed the Commission on the latest housing needs and residential UGB expansion needs expected over the next 20-years. A timeline was presented for the Housing Needs Analysis (HNA) along with refinements and continued discussion over housing affordability measures. Updated UGB sufficiency findings were shared including the overall UGB expected deficiency acreage for each development type. Preliminary recommendations were given by the consultant and staff recommending adoption of the updated HNA. If adopted, roughly 80.2 acres of

additional buildable land will be needed for housing. Finally, the next steps for housing efficiency measures were shared outlining upcoming City Council and Planning Commission meetings.

Deliberation:

Planning Staff and the Commission discussed the buildable lands analysis methodology that the State provides and utilizes. Hardy mentioned the estimated 80 acres of expansion implies that the majority of the vacant and partially vacant land in the City's current boundary will be developed in the next 20 years.

7. ITEMS OF INTEREST/REPORT FROM PLANNING STAFF

- a. The next Planning Commission meeting is planned for **Monday, May 13, 2024**, at 6:00 pm in the Council Chambers.
- b. Planning Director's Update

The next community summit will take place on June 20, 2024, at Baker Prairie Middle School. The fence code will be brought back to the Planning Commission over the next few months. On May 29th, 2024, there will be a meeting with the project advisory committee to discuss the Comprehensive Plan Update.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

Commissioner Driskill asked staff if the consultant could provide examples and scenarios where 30% of the median income worked after the additional 50 acres of land is provided from the State. Hardy mentioned he would reach out and ask the consultant for more information and examples.

9. ADJOURNMENT

Motion: A motion was made by Commissioner Ellison and seconded by Commissioner Driskill to adjourn the meeting. Motion approved 6/0.

The meeting adjourned at 6:39 PM.