

**MINUTES**  
**CANBY PLANNING COMMISSION**  
7:00 PM – December 14, 2009  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

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**PRESENT:** Chair Dan Ewert, Vice Chair Jan Milne, Commissioners Sean Joyce, Chuck Kocher, Misty Slagle and Jared Taylor

**ABSENT:** None

**STAFF:** Bryan Brown, Planning Director; Melissa Hardy, Associate Planner; and Jill Thorn, Planning Staff

**OTHERS PRESENT:** Jason Bristol, City Councilor/ Planning Commission Liaison Brian Hodson

**1. CALL TO ORDER**

**2. CITIZEN INPUT**                      **None**

**3. PUBLIC HEARINGS**

**a. Text Amendment** – Changing the “Infill Homes” definition so that infill standards only apply to development in the R-1 (low Density Residential) and R-1.5 (Medium Density Residential) zoning districts, and not apply in the R-2 (High Density Residential) zoning district. – TA 09-03.

Chair Ewert read the public hearing format. When asked if any Commissioner had a conflict of interest, none was expressed. When asked if any Commissioner had ex-parte contact, none was stated. No questions were asked of the Commissioners.

Melissa Hardy, Associate Planner presented the December 14, 2009 staff report for the record.

There were no questions for staff.

Jason Bristol – Mr. Bristol said he originally brought this issue to the attention of the Commission and spoke to the benefits of the amendment creating more opportunities for high density and affordable housing. He felt it would help with re-development of blighted areas. He said the infill standards are almost impossible to achieve in the R-2 zone, because they conflict with R-2 density standards, and result in much smaller dwelling units and not as high of quality of development.

**Applicant:**                      **None**

**Proponents:**                **None**

**Opponents:**                **None**

**Neutral:**                      **None**

**Rebuttal:**                    **None**

Chair Ewert closed the public hearing.

Commissioner Milne said it's important to note this item wasn't something the Planning staff or Commission just came up with, but it is an issue that was identified by Mr. Bristol, a developer who wants to redevelop blighted areas, and has been the subject of lots of discussion by the Commission in work sessions. She said the approval criteria are met and there is a public need for this amendment.

Commissioner Joyce said it will lead to fewer variance requests, is more in line with the density goals, and will eliminate developers having to use "creative" architecture in order to squeeze required dwelling units into tight building envelopes.

Commissioner Ewert said this is a housekeeping amendment.

Commissioner Joyce moved that the Planning Commission recommend that the City Council approve TA 09-03, based on the record of the December 14, 2009 Planning Commission public hearing and the findings in the December 14, 2009 Planning Commission staff report. It was seconded by Commissioner Taylor. The motion passed 6-0.

**4. NEW BUSINESS**                      **None**

**5. FINAL DECISIONS**              **ANN 09-01 – Beck** – Commissioner Slagle moved to approve the Findings, Conclusions and Order for ANN 09-01. It was seconded by Commissioner Taylor. The motion passed 6-0.

**6. MINUTES**

**November 23, 2009** - Commissioner Milne moved to approve minutes of November 23, 2009 as presented. Motion seconded by Commissioner Kocher and passed 6-0.

**7. ITEMS OF INTEREST FROM STAFF**      Bryan Brown, Planning Director, gave a brief update on the Transportation System Plan update project, and modeling software that is being used to help make decisions for the plan.

**8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION**                      **None**

**9. ADJOURNMENT**