

**MINUTES**  
**CANBY PLANNING COMMISSION**  
7:00 PM – July 18, 2011  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

---

**PRESENT:** Chair Dan Ewert, Vice Chair Jan Milne, Commissioners Sean Joyce, Chuck Kocher, Randy Tessman and John Proctor.

**ABSENT:** Commissioners Misty Slagle

**STAFF:** Bryan Brown, Planning Director; and Sandra Dockendorf

**OTHERS** Patricia Hershberger, Bill Vermillion, Robert Price, Jeff Scott, Brian Hodson, Ron Berg, Craig Gingerich and Roger Skoe

**PRESENT:**

1. **CALL TO ORDER** 7:00 pm

2. **CITIZEN INPUT** None

3. **PUBLIC HEARINGS**

a. **Hope Village Annexation & Zone Change ANN 11-01/ZC11-01** – The applicant is requesting an annexation and zone change to four acres into the City of Canby on the east side of the 1600 block of S Fir street.

Chair Ewert read the public hearing format.

Bryan Brown, Planning Director entered the June 30, 2011 MR. Brown reported there had been a mistake in the zoning comp plan map causing the applicant to request the wrong zoning district and land needs analysis. Mr. Brown stated the mistake report into record and the correct zoning been met. He had also stated that Hope Village had been approved as exempt from the DCP process by council action. Mr. Brown made it clear that by being exempt they have no control over what is built on the property as long as the zoning regulations are met for that property when annexation occurs.

Chair Ewert opened the public hearing.

**Applicant:** Craig Gingerich Executive Director of Hope Village supported the project with facts. He suggested that by adding more housing it would increase the financial aspects to Canby. He stated the facility already existing has low traffic impact and did not foresee any change in the future project. He stated they had no objections to the staff report or findings. He also stated that there were people in the audience that would speak on support of Hope Village. Mr. Gingerich ended by stating that the only interest they had in the land was to add to Hope Village.

Patricia Hershberger, a member of Hope Village Board of Directors, gave a short history on Hope Village and what it has done for the community.

**Proponents:**

Jeff Scott has lived across from Hope Village for 8 years. Mr. Scott states they keep the landscape in great shape, they have never caused any problems, and he is in favor of the expansion of Hope Village.

Bill Vermillion has been a resident of Hope Village for 1 year. He along with many others does a lot of their shopping here in Canby. He believes by adding to the facility it will bring more money to the City of Canby.

**Opponents:** None

**Neutral:** None

**Rebuttal:** None

Chair Ewert closed the public hearing.

**Commission Deliberations:**

Commissioner Milne stated she was in favor of Hope Village and liked what they had brought to the community thus far. Mrs. Milne complimented brown on a thorough presentation and indicated the application was well put together and Canby needs this kind of applications. This is a positive step for Canby to provide more options for seniors.

Kocher indicated great idea for expansion and necessary process to obtain growth.

Commissioner Ewert commented on the project saying that he believed that Hope Village is a great asset to Canby and that he was on the commission when they originally sought approval and noted that at that time they said “ if this works, we will be back to expand. He indicated that about 1/3 of his neighbors have moved to Hope Village overtime.

**Discussion:**

Commissioner Tessman moved to approve **ANN 11-01/ZC11-01**; pursuant to the conditions presented in the June 30<sup>th</sup> staff report and the findings from tonight’s public hearing. It was seconded by Commissioner Milne. The motion passed 6-0.

**4. NEW BUSINESS** No new business

**5. MINUTES**

**May 23, 2011-** Commissioner Milne moved to approve minutes of May 23, 2011 as presented. Motion seconded by Commissioner Tessman and passed 4-0 with 2 absent

**June 6, 2011 -** Commissioner Tessman moved to approve minutes of June 6, 2011 with change noted by Commissioner Milne to indicate Sean Joyce was absent. Motion seconded by Commissioner Milne and passed 6-0

**July 11, 2011-** Commissioner Tessman moved to approve minutes of July 11, 2011 as presented. Motion seconded by Commissioner Milne and passed 6-0 with all in agreement even though most were not in attendance.

**7. ITEMS OF INTEREST FROM STAFF** Mr. Brown announced Markus Mead had for new position. He stated that the city will soon be advertising for a replacement confirming it

will remain a part time position. Mr. Brown also confirmed the next meeting is canceled due to no new business.

- 8.     **ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION**                     **None**
- 9.     **ADJOURNMENT at 8:04 PM.**