

**CANBY CITY COUNCIL  
CITY COUNCIL WORK SESSION  
January 16, 2019**

**PRESIDING:** Mayor Brian Hodson.

**COUNCIL PRESENT:** Tracie Heidt, Greg Parker, Traci Hensley, Shawn Varwig, and Sarah Spoon. Councilor Tim Dale was absent.

**STAFF PRESENT:** Rick Robinson, City Administrator; Joseph Lindsay, City Attorney; Jamie Stickel, Economic Development Director; Amanda Zeiber, Asst. City Administrator/HR Director; and Kim Scheafer, City Recorder.

**OTHERS PRESENT:** Sara Sloss, Eric Pfeiffer-Robinson, Leah (no last name), and Jeremiah Wilgus.

Mayor Hodson called the Work Session to order at 6:00 p.m. in the Willow Creek Conference Room. The Council met in a work session to review expressions of interest for the old library building located at 292 N Holly.

Rick Robinson, City Administrator, said none of the proposals had stood out. Some had interesting proposed uses, but they would be challenging and required a considerable contribution from the City or Urban Renewal. They also required the City to lease the building and continue to maintain it. If one stood out to the Council, they would need consensus to move forward with negotiating an agreement.

Jamie Stickel, Economic Development Director, said in August 2018 the City had reopened the Requests for Expressions of Interest for the former library building. It was open until November 16. Four proposals had been received. They had asked proposers to look at ideas that could activate that corner of downtown. She had looked at the rental rates downtown and found the average rate was \$1.15 per square foot. She explained the proposal for Balance and Harmony, which was to expand classes they already offered downtown and to create a wellness center for massage, nutritional therapy, and senior and children programs. They had an expansion plan that spanned five years and were asking for a five year lease with an option for another five years. The proposal for Canby Brewing Company was to have a brew pub with on-site fermented beverages and a restaurant. The lease would be for 120 months. The proposal for the Children's Play Place would be an indoor play zone with play structures and party rooms. They would like to lease for five years and have an option to purchase the building after that. The proposal for Velma's Place was a downtown non-profit that did respite care for those with memory issues. They would also expand to childcare and after school care and more respite care. They were interested in a lease to own agreement.

Mr. Robinson explained the Council should look at the proposed business use compared with what they hoped to achieve in this building and whether they wanted to go into the business of property management taking into account the costs for maintenance.

There was discussion regarding putting this property back on the tax rolls.

Councilor Parker thought the greatest factor they should look at was economic stimulus and bringing people downtown.

Councilor Spoon said the factors important to her were hours of operation and to get people downtown every day. She also thought it should bring an energy and vibrancy to downtown.

Councilor Varwig agreed that he wanted to see the building activated and bring people downtown.

There was discussion regarding the liability of the City as a landlord.

Councilor Heidt liked the proposals and how they all filled a different niche, however she was concerned about some of them being economically viable.

Mr. Robinson said they should look at the concepts and chose from those, and then they could negotiate the terms.

Mayor Hodson thought the Council should pick their #1 and #2 choices to move forward with and not start the process over again.

The Council discussed the proposals and which ones were each Councilor's top two. There was consensus for staff to start open discussions with Canby Brewing Company. The #2 choice was Balance and Harmony.

Councilor Parker was in favor of leasing the building and not selling it.

Mayor Hodson adjourned the Work Session at 6:55 p.m.

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**CANBY CITY COUNCIL  
REGULAR MEETING MINUTES  
January 16, 2019**

**PRESIDING:** Mayor Brian Hodson.

**COUNCIL PRESENT:** Tracie Heidt, Greg Parker, Traci Hensley, Shawn Varwig, and Sarah Spoon. Councilor Tim Dale was absent.

**STAFF PRESENT:** Rick Robinson, City Administrator; Joseph Lindsay, City Attorney; Bryan Brown, Planning Director; Ryan Potter, Associate Planner; Rod Grafe, Municipal Court Judge; and Kim Scheafer, City Recorder.

**OTHERS PRESENT:** Rajan Zed, Bob Cambra, Dana & Jim Tyler, Tony & Betty Crawford, Eric Pfeiffer-Robinson, Dave & Susi Gordon, Scott Sasse, Carol Rosen, Amanda Zeiber, Darin Carver, Levi Levasa, Daniel Stumpf, Karen Fenton, Terry Prince, Patty Green, Lois Brooks, Joyce Ares, Rajan Zed, Mindy Montecucco, Ed Montecucco, Susan Myers, Gordon Root, Bob Jones, Sarah Morgan, Tom Dodds, Elan Langridge, Jerry Simnitt, Jim Simnitt, , Ken & Susan Burkert, Teresa Blackwell, Patty Green, Paul Montecucco, Jason Montecucco, and Lawrence Vargas.

**CALL TO ORDER:** Mayor Hodson called the Regular Meeting to order at 7:00 p.m. in the Council Chambers followed by the opening ceremonies.

Rajan Zed said a prayer.

**SWEARING IN CEREMONY:** Rod Grafe, Municipal Court Judge, swore in Greg Parker as City Councilor.

Friends of the Library Check Presentation – Lois Brooks presented the City with a \$10,881.24 check from the Friends of the Library.

Update on Splash Pad by Parks and Recreation Advisory Board – Barry Johnson, Parks and Recreation Advisory Board Member, said they would be holding a special meeting and taking public input on January 29 at 6:30 p.m. in the Council Chambers regarding the location for a splash pad.

Update on Ackerman Field Complex – Mayor Hodson said he along with Barry Johnson from the Parks and Recreation Advisory Board, Mike Zagya and Trip Goodall from the School District, and Rick Robinson met to discuss how to utilize Ackerman Field better. A feasibility study was being done to see what could be done on the property. They wanted to maximize the use of the field for all sports.

Rick Robinson, City Administrator, explained this would only be a basic determination of what the costs might be under a few different scenarios and if Council chose to move forward there would be a full public process to develop a plan for the field. The cost of the study was \$6,200.

Councilor Spoon said she would like to see a feasibility study also done on the Wayside Property as both were potentially transformative projects for the community.

Councilor Parker was in favor of including the Wayside Property in the Park Master Plan RFP process. There also needed to be some synchronization with the Park Master Plan and Ackerman Field Plan processes.

Mr. Robinson said they could do a study on the Wayside Property, however there were limitations on the use of that property. He thought they could do the Ackerman Plan in advance of the Park Master Plan so the findings could be incorporated into the Master Plan.

Councilor Heidt was in favor of the feasibility study as it was an inexpensive initial step to get a sense of whether or not to move forward with the project.

Mayor Hodson said the main purpose of the study was to find out the cost implications of the project because they did not want to invest a lot of time and resources if they did not have the funds to do it.

Mr. Robinson said staff would look into the limitations on the Wayside Property to determine what could be accomplished.

Mr. Johnson believed the Wayside Property had already been master planned.

Mr. Robinson said the trails had been planned, but the majority of the property was still undesignated as it was largely wetlands and had limited use.

Mr. Johnson thought the Ackerman Field project would bring more business into the City by having tournaments on the sports complex as opposed to the Wayside project.

Councilor Spoon thought the Wayside property also had economic development potential due to the

river access.

Councilor Parker said one of the suggestions that came out of the visioning process was development of riverfront properties. It was important to honor that in this process.

Martin Luther King Jr. Day of Service Proclamation – Mayor Hodson read a proclamation proclaiming January 21, 2019 as Martin Luther King Jr. Day of Service. He said a previous employer had made this a day of service for employees. He had reached out to Tony Crawford and asked him to help organize a project in the City.

Tony Crawford, Canby Kiwanis President, invited all citizens to join them in cleaning up the Logging Road on January 21 at 2 p.m.

**COMMUNICATIONS:** None.

**CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS:** Terry Prince, resident of Canby, had attended the meeting regarding the future of the Canby Ferry. He was not in favor of a new bridge which was costly. He thought it would also affect the quality of life in the City as it would increase pass through traffic. The County would not do any improvements on the roads making it a dangerous situation for trucks. He asked that the Council support the Ferry. The County Commission would be looking at the proposal on January 30 and there would be a question and answer time on February 19.

Karen Fenton, resident of Canby, said in looking at the parks land and land use in Canby, if they fell into the trap of deciding whether the land was of value according to economic value they were going down the wrong path. Land could be valuable because it was beautiful and added to the quality of life and drew people into the City in ways they might not notice.

Patty Green, resident of Canby, said the Shakespeare project was approved by the Planning Commission. A building that was over 500,000 square feet would be going in on Mulino, SE 1<sup>st</sup> Avenue, and Walnut. It would be a distribution center for beverages and would run over 1,000 trucks per day on the roads around the clock. The traffic study did not include the road in front of her house which was SE 1<sup>st</sup> Avenue and Walnut. The trucks would be going down Walnut instead of SE 1<sup>st</sup> and they would be going right past her house. The truck drivers would not be the business's employees and they would have no jurisdiction over them and what roads they drove on.

**MAYOR'S BUSINESS:** Mayor Hodson addressed the invocation. Setting the agenda was one of his duties and in 2015 he added to the agenda an invocation. He had been approached about making changes regarding some of the language in the invocation. The gentleman that was here this evening reached out to him and asked to do the invocation. He had told him that he did the invocation, but was open to sharing the time with Mr. Zed. He thought he could have handled the request better and apologized.

Mayor Hodson welcomed a group of junior high students in town from South Korea. Three new members would be appointed to the Parks and Recreation Advisory Board at the next City Council Meeting. On February 19 at 6:00 p.m. at the Canby Foursquare Church the County Commission would hold a question and answer session on the Canby Ferry. He suggested putting the topic on the next Council meeting agenda to discuss the Council's position.

Councilor Hensley saw it as two separate issues and thought the Council should take a position on the proposed bridge before the February 19 question and answer session and discuss the future of the Ferry

at a different time.

Commissioner Varwig concurred.

Councilor Spoon agreed more work needed to be done to see if the Ferry was viable, but they should take a position on the bridge because it had an impact on the community.

Mayor Hodson asked for the Council to forward him any questions they had about the Ferry and proposed bridge and he would get answers from the County. He then reviewed the duties of the Council as liaisons to the City's boards and committees. He also announced that Mr. Robinson would be retiring in October and the Council was looking into the recruitment process.

**COUNCILOR COMMENTS & LIAISON REPORTS:** Councilor Heidt attended the Planning Commission meeting where they approved the Shakespeare project.

Councilor Parker stated the federal shutdown was affecting the Heritage and Landmark Commission in their grant obtaining process and they were looking into other funding. Tony Crawford was elected Chair of the Commission. The Bike and Pedestrian Committee Chair met with him about what their priorities should be.

Councilor Hensley attended the swearing in of Congresswoman Christine Drazan. At the Traffic Safety Commission meeting, trucks and speeding were still the main issues. The Suicide Prevention Task Force was still working with the School District to get some curriculum as early as 5<sup>th</sup> grade.

Councilor Varwig said the Library Board had a high school member and had an application for a member outside of the City limits. The new teen room was getting a lot of use as there were three teen programs per week. The Fire District did a Burn to Learn last week.

Councilor Spoon had never heard of Rajan Zed until he emailed the City and requested doing an invocation at tonight's meeting. Since that request, she had learned about him and discussed his background and how he had given multiple invocations at public meetings across the country. She was in favor of opening up the invocation to be inclusive of all faiths. The Council had made a commitment to inclusion and it should not have been difficult to allow Mr. Zed to give the invocation. If the invocation was going to be an official agenda item, it should be inclusive. She wanted the City's elected officials to fairly and adequately represent all members of the community.

**CONSENT AGENDA: \*\*Councilor Hensley moved to adopt the minutes of the January 2, 2019 City Council Regular Meeting. Motion was seconded by Councilor Parker and passed 5-0.**

**PUBLIC HEARING:** ANN 18-05/ZC 18-06 and Adoption of Proposed N Holly Street Development Concept Plan – Mayor Hodson read the annexation public hearing format.

**Conflict of Interest**

Councilor Heidt – No conflict, plan to participate.

Councilor Parker – No conflict, plan to participate.

Councilor Hensley – No conflict, plan to participate.

Councilor Varwig – He was on the Planning Commission when this application came through, but he had recused himself from the decision. He planned to participate.

Councilor Spoon – No conflict, plan to participate.

Mayor Hodson – No conflict, plan to participate.

**Ex Parte Contact**

Councilor Heidt – Lived across the street from the property and attended a community meeting regarding the annexation.

Councilor Parker – No contact.

Councilor Hensley – Attended a neighborhood meeting.

Councilor Varwig – Was on the Planning Commission when this application came through, but he had recused himself from the decision.

Councilor Spoon – Periodically drove by the site and had seen posts about the issue on Facebook but did not read the posts.

Mayor Hodson – No contact.

**Staff Report:** Bryan Brown, Planning Director, said this was a request for an annexation of 47.647 acres on N Holly and zone change to R-1, low density residential and adoption of the N Holly Street Development Concept Plan. He discussed the review criteria for the application and the subject site. The annexation was made up of nine tax lots and included half of N Holly, half of NW 22<sup>nd</sup> Avenue, and all of N Locust Street and all of NW Territorial Road adjacent to the annexation properties. There was a N Holly Development Concept Plan that applied to this property and there was 2.31 acres of the property that was to be used for a City park. He discussed the ownership of the nine parcels and how only about 19.32 acres would be developed in the near future as other property owners would continue farming the land. The Concept Plan had a street circulation plan, but did not detail the individual lots. The entire Development Concept Plan area had the potential for about 240 R-1 lots. They also had to evaluate the infrastructure to make sure it was adequate to serve the entire Development Concept Plan area. Services in this part of town were easily available and there was no need for additional capital projects. He then discussed the land needs analysis that was done by the applicant. The applicant based the supply on the consumption rate over the past ten years. At the time the applicant submitted the application, there were 91 vacant, platted residential lots available and only 17 were R-1 lots. Based on the population projections for the next three years, the applicant indicated that the City needed a little over 300 lots and more land was needed. If they added the potential lots that could be plated by recently approved applications, by the end of 2019 they would reach a peak and another peak one year later. Both of those peaks were just below the three year land supply. The Planning Commission reviewed the application in December and voted 3-3, which effectively denied the application. At that time, staff had recommended approval and staff still recommended approval of the annexation. No development application had been submitted at this time. Regarding the memo about the traffic study, staff had more information now. Originally the City's traffic consultant reviewed the traffic study and found some missing items that were not provided. That information had now been submitted and the City's traffic consultant had looked at it and confirmed all the missing data had been submitted and it did not change any of the recommendations or results of the study. He explained the Planning Commission denied it due to the land needs issue and traffic issues.

Mayor Hodson opened the public hearing at 8:54 p.m.

**Applicant:** Gordon Root, Stafford Development, spoke about their company including how they were local developers and home builders and built a diversity of housing types on various lot sizes.

Levi Levasa, Stafford Development, explained there were nine tax lots included in the annexation which came about through a neighborhood meeting and other property owners joining in the application for the cost savings. The annexation required a zone change, and the Comprehensive Plan designated this area

as low density residential which transferred directly to the R-1 zone. A Development Concept Plan was also required prior to annexation. He reviewed the land needs analysis that was done and how the population estimates he used were 18,000 people in Canby by 2020 and about 20,000 people by 2025. Using those estimates as the growth rate for Canby, he had projected the housing needs which showed based on the County's average of 68.7% of all housing being single family residential that 342 units would be needed in the next three years. There were 91 single family lots available in Canby and all but 17 were in R-1.5 zoning. They had also looked at the future developments and the past subdivision lot absorption which showed that a new building permit was pulled every 22 days on average. If they projected from 2018-2021 using these numbers, there would still be a gap of 116 lots for the three year land supply. Regarding the N Holly Development Concept Plan, he explained the plans for the sewer and water lines. The traffic study numbers took the full buildout of the Development Concept Plan area into account. The one recommendation was a left turn lane eastbound on Territorial onto Locust Street. That would be done in any future development by the developer. The road layout mostly followed the property lines which allowed the lots to develop separately. He discussed how the application addressed the elements in the Comprehensive Plan. Having a Development Concept Plan would make sure the land was being used in the most efficient manner. He explained the types of soil in Canby and how the only land left to develop were Class 1 and 2 soils. This area had been designated since 1984 in the Comprehensive Plan as a Priority A growth area.

Mr. Root said future subdivision applications would come back through the land use process. It would be a phased project and would be 3-4 years out before anything would be built. He listed the future SDCs that would be paid to the City when this area developed which would be used to help make improvements in the City. This was over and above the improvements that the developer would be required to make.

Councilor Heidt asked how they could preserve the soils in Canby.

Mr. Levasa said it was done through the Urban Growth Boundary which preserved the growth of the urban center. This area had been anticipated to meet future growth needs since 1984.

Councilor Heidt asked why they didn't have through streets going east to west.

Mr. Levasa answered it was a way to slow down neighborhood traffic and make it more pedestrian friendly.

Councilor Heidt asked what would happen to the land needs numbers if several lots were platted and came on the market all at once.

Mr. Levasa explained the difference between the processes for platting lots and building permits. Plat recording took a lot longer and if several lots were recorded at one time and came on the market really fast, there was a projected deficit of 116 lots and there would be room for more lots to come on the market.

Councilor Spoon asked about the calculation for the land needs analysis.

Mr. Levasa explained they had taken into account the recent applications that had been approved and were in process and those that could be proposed.

**Proponents:** Susan Myers spoke on behalf of Montecucco Rentals, one of the applicants. They were annexing for certainty for their family in the future. They planned to continue to farm the property for another 5 to 15 years. It was a high priority area and had been in the UGB for a long time. They appreciated the Planning Commission clarifying they would be able to keep their well to irrigate their agricultural land to the north. Canby's future residential growth was slated to move to the north. When the three Planning Commissioners voted in opposition of the application their comments were not based on the criteria for an annexation but were more related to a development. They wanted Holly Street to be widened and 22<sup>nd</sup> Avenue paved before approving the annexation and that did not make sense as the developer would improve the roads as part of the development. They also mentioned they wanted to see all of the Pine Street and Redwood Street developments completed before considering approval and that was not the way it worked. If Council denied the application, she would like it clearly stated what criteria were not being met.

**Opponents:** Dana Tyler, resident of Canby, asked if the developments on Maple, Redwood, and Pine Streets and the possibility of a bridge were included in the traffic study. She drove Territorial every morning during the peak hours and her numbers were much higher than what were in the traffic study. There were no shoulders on the roads and they were used frequently by pedestrians and bicyclists. Cars also sped along the roads. She questioned the need for more development, especially when she thought the housing market would flatten out in the near future. This type of soil was only found in this area, and the uses on the property now helped provide sustainable resources such as trees and food.

Bob Cambra, resident of Canby, spoke about a measured and orderly rate of development which tried to preserve a sense of community. He did not think there was a need for more land as there had been many developments approved in the last few years. His main concern was traffic. Holly and Territorial were impacted by traffic every day of the week, especially by the pass through traffic. This area could have over 200 homes and if a bridge was put in instead of the Ferry it would flood more traffic onto Holly and Territorial. They needed to pause and look at the developments that had already been approved to see if the local streets could sustain this pace.

Lawrence Vargas, resident of Canby, thought something should be done to preserve the soil since it was so unique. The traffic study was not as thorough as it should have been and he questioned if current developments had been included. He thought it would be a good idea to step back for a year and wait until all the developments were built to do the traffic study to get an accurate picture of what the traffic would be. If the bridge was approved it would make a big difference as the infrastructure could not handle that much traffic. He thought it would be prudent to wait until the developments were completed and then do a traffic study to know how the traffic would be affected. There was no need to rush and he wanted to maintain the rural character of the City.

**Neutral:** Mindy Montecucco, resident of Canby and Chair of the Bike and Pedestrian Committee, emphasized the importance of putting a bike lane and sidewalks on Holly.

**Rebuttal:** Mr. Levasa said regarding the concern for pedestrians and bicyclists, improvements to the streets was required for any development. This was not a development application, but an application for annexation and Development Concept Plan approval. A bike lane and sidewalks would be put in on Holly and part of Territorial in the future if subdivisions were to be developed. Every new subdivision that was mentioned in the public testimony was included in the traffic study and land needs analysis. They were trying to develop on the lowest classification of soil in the City per the Comprehensive Plan. The Urban Growth Boundary surrounded this property and the property was designated for urban development. Timing was an important aspect to development and if they waited too long they could



create a situation where there was such a high demand and small supply of land that people could be priced out of the market even more than they already were.

Daniel Stumpf, Lancaster Engineering, said they had scoped the traffic study with the City and the City's traffic consultant to include any nearby subdivisions. He explained how they determined the trip generation using the ITE Trip Generation Manual which was a method used by most jurisdictions.

Mr. Levasa said the City's traffic engineer had reviewed the traffic study and they had to rely on the professionals for the data. He thought the traffic had been considered and any future developments would improve roads.

Mayor Hodson asked how the traffic on Redwood and Pine factored into the numbers.

Mr. Levasa said the City helped provide the scope for the traffic study. Beyond that, the Comprehensive Plan and Transportation System Plan had already considered this property as future Canby expansion. The traffic study met all of the criteria and the only recommendation was a left turn lane eastbound on Territorial to Locust.

Mr. Root said the intent of Urban Growth Boundaries was to preserve the rural character of an area and preserve the farm and forest land. This property was inside the Urban Growth Boundary. Regarding the comment that housing would flatten out, real estate development and home building was a reaction to the market. They built when there was demand and if the demand flattened, the building would slow down. They had already slowed down on how many homes they had built since July. He thought the market self-regulated. He pointed out this would be a phased development and thought the application met the code.

Mayor Hodson closed the public hearing at 9:48 p.m.

Councilor Heidt said the soils question was an emotional issue. If no one wanted to buy and farm the property and it was within the Urban Growth Boundary, it was out of the City's hands and open to whoever wanted to develop it.

Councilor Hensley understood the concerns regarding the soils and the traffic and respected the Planning Commission's concerns as well. She hoped the traffic study questions had been answered. She thought some of the concerns were outside the scope of the criteria and was in favor of approving the application.

Councilor Parker said this was a two-step process, first annexation and then development. The decision on whether this land would be developed was made a long time ago. He thought it met the criteria for annexation. When they got to the development phase, he wanted to make sure the pedestrian amenities would be included.

Councilor Varwig understood the desire to slow down growth and he also wanted to maintain the small town feel of Canby. Their responsibility fell under the law, not their desires. He thought it met all of the criteria and would vote in favor.

Councilor Spoon said she grew up on a farm, but they could not force people to want to farm and could not restrict people's property rights to develop their property that was in the Urban Growth Boundary.

She shared the concerns about traffic and agreed the roads needed to be improved. Those would be addressed in the development phase. She thought the application met the criteria.

Councilor Heidt emphasized the phasing of the project and how the growth would be gradual. She would also be voting in favor as the application met the criteria. They did need inventory to keep prices down.

Councilor Spoon said they could not stop population growth and sometimes they had to use land that they would rather not emotionally.

**\*\*Councilor Hensley moved to Annexation/Zone Change File ANN 18-05/ZC 18-06 pursuant to the alternative option outlined above in the Council Memorandum (Exhibit A). Motion was seconded by Councilor Varwig and passed 5-0.**

**RESOLUTIONS & ORDINANCES:** Resolution 1308 – Mr. Robinson said the City and Clackamas County had been working collaboratively for several years to develop an Intergovernmental Agreement that would result in a jointly funded project to add sidewalks and intersection improvements on a portion of S Ivy Street. At the completion of the project, the City would take jurisdiction of the road from Highway 99E to the City limits. The total project cost estimate was \$2.1 million and the City's portion was \$437,000. The County had agreed to donate staff time of up to \$250,000 and if the cost went above the \$2.1 million the County would contribute up to an additional \$156,000. If the project exceeded that amount, the City would be obligated to pay 100% of that cost. The County was anxious to begin the project.

**\*\*Councilor Hensley moved to adopt Resolution 1308, A RESOLUTION REQUESTING AN INTERGOVERNMENTAL AGREEMENT BETWEEN CLACKAMAS COUNTY AND THE CITY OF CANBY RELATED TO THE SOUTH IVY STREET SIDEWALK IMPROVEMENT PROJECT. Motion was seconded by Councilor Spoon and passed 5-0.**

Ordinance 1500 – **\*\*Councilor Heidt moved to adopt Ordinance 1500, AN ORDINANCE, PROCLAIMING ANNEXATION INTO THE CITY OF CANBY, OREGON 5.03 ACRES INCLUDING 4.84 ACRES OF REAL PROPERTY DESCRIBED AS TAX LOTS 400 OF PORTION OF SE ¼, SEC. 34, T.3S., R.1E., W.M. (TAX MAP 31E34B); AND APPROX. 0.18 ACRES OF ADJACENT NORTH REDWOOD STREET RIGHT-OF-WAY; AND AMENDING THE EXISTING COUNTY ZONING FROM RURAL RESIDENTIAL FARM FOREST FIVE ACRE (RRFF-5) TO CITY MEDIUM DENSITY RESIDENTIAL (R-1.5) FOR THE ENTIRE AREA; AND SETTING THE BOUNDARIES OF THE PROPERTY TO BE INCLUDED WITHIN THE CANBY CITY LIMITS. Motion was seconded by Councilor Spoon and passed 4-0-1 by roll call vote with Councilor Varwig recused.**

Ordinance 1501 – **\*\*Councilor Hensley moved to approve Ordinance 15601, AN ORDINANCE, PROCLAIMING ANNEXATION INTO THE CITY OF CANBY, OREGON 47.647 ACRES INCLUDING 43.79 ACRES OF REAL PROPERTY DESCRIBED AS TAX LOTS 100, 200, 400, 401, 500, 600, 601, 700 AND 800 SITUATED IN THE SE ¼ & SW ¼, SEC. 35, T.3S., R.1E., W.M. (TAX MAP 31E28C); AND APPROX. 3.857 ACRES OF ADJACENT ROAD RIGHT-OF-WAY; AND AMENDING THE EXISTING COUNTY ZONING FROM RURAL RESIDENTIAL FARM FOREST FIVE ACRE (RRFF-5) TO CITY LOW DENSITY RESIDENTIAL (R-1) FOR THE ENTIRE AREA; AND SETTING THE BOUNDARIES OF THE PROPERTY TO BE INCLUDED WITHIN THE CANBY CITY LIMITS to come up for second reading on February 6, 2019. Motion was seconded by Councilor Varwig and passed 5-0 on first reading.**

Ordinance 1502 – Mr. Robinson said in order to allow future development on S Ivy Street, a new pump station would need to be constructed to handle the sanitary sewer. This ordinance would authorize a contract with the City’s engineering consultant for \$123,800 for design and construction phase engineering. This would make the project ready to go when the first subdivision application was submitted.

**\*\*Councilor Spoon moved to approve Ordinance 1502, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH CURRAN-MCLEOD, INC. CONSULTING ENGINEERS FOR DESIGN AND CONSTRUCTION PHASE ENGINEERING SERVICES FOR THE SOUTH IVY STREET WASTEWATER PUMPING STATION to come up for second reading on February 6, 2019. Motion was seconded by Councilor Parker and passed 5-0 on first reading.**

**NEW BUSINESS:** Findings, Conclusion and Final Order ANN 18-04/ZC 18-05 (Swelland) –

**\*\*Councilor Heidt moved adopt the Findings, Conclusion and Final Order 18-04/ZC 18-05. Motion was seconded by Councilor Spoon and passed 4-0-1 with Councilor Varwig recused.**

Joe Lindsay, City Attorney, said LUBA would be making their decision on the 7 acre property appeal on February 14.

**CITY ADMINISTRATOR’S BUSINESS & STAFF REPORTS:** None.

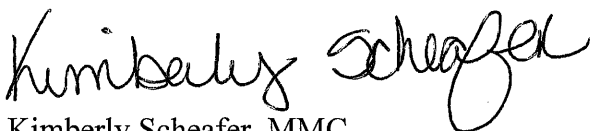
**CITIZEN INPUT:** None.

**ACTION REVIEW:**

1. Approved the Consent Agenda.
2. Approved ANN 18-05/ZC 18-06 and Adoption of Proposed N Holly Street Development Concept Plan.
3. Adopted Resolution 1308.
4. Adopted Ordinance 1500.
5. Approved Ordinance 1501 to come up for second reading on February 6, 2019.
6. Approved Ordinance 1502 to come up for second reading on February 6, 2019.

There was no Executive Session.

Mayor Hodson adjourned the Regular Meeting at 10:25 p.m.



Kimberly Scheafer, MMC  
City Recorder



Brian Hodson  
Mayor

Assisted with Preparation of Minutes - Susan Wood