

**CANBY CITY COUNCIL  
WORK SESSION  
January 18, 2023**

**PRESIDING:** Brian Hodson

**COUNCIL PRESENT:** Traci Hensley, James Davis, Herman Maldonado, Jason Padden (attended virtually), Shawn Varwig, and Christopher Bangs.

**STAFF PRESENT:** Scott Archer, City Administrator; Joseph Lindsay, City Attorney/Assistant City Administrator; Maya Benham, Deputy City Recorder; Don Hardy, Planning Director; and Ryan Potter, Planning Manager.

**CALL TO ORDER:** Mayor Hodson called the Work Session to order at 6:00 p.m. in the Council Chambers.

**HOUSING NEEDS ANALYSIS UPDATE:**

Don Hardy, Planning Director, presented on the Housing Needs Analysis. He discussed the Housing Needs Analysis and Housing Production Strategy draft schedule, housing assumptions, persons per household and state safe harbor, Canby housing needs, residence calculation, residential land sufficiency, housing type assumptions, and challenges with using alternative persons per household numbers.

There was discussion regarding Urban Growth Boundary expansion process and how this process could be started earlier than 20 years if needed. There was consensus to go with the state safe harbor number for persons per household.

**ODOT I-205 TOLLING UPDATE:**

Mr. Hardy gave an update on the ODOT I-205 tolling project. He reviewed the tolling mitigation meetings, key issues for Canby, major direct impacts, possible cumulative impacts, ODOT's initial proposed mitigation, Canby's requested mitigation/study by ODOT, and next steps.

There was discussion regarding timing of the mitigation projects, need to improve the Ivy and 99E intersection, complications with the railroad, bringing people downtown, uniting with Oregon City and West Linn, and impact to local streets.

The Work Session was adjourned at 6:50 p.m.

**CANBY CITY COUNCIL  
REGULAR MEETING MINUTES  
January 18, 2023**

**PRESIDING:** Brian Hodson

**COUNCIL PRESENT:** Traci Hensley, James Davis, Herman Maldonado, Jason Padden (attended virtually), Shawn Varwig, and Christopher Bangs.

**STAFF PRESENT:** Scott Archer, City Administrator; Joseph Lindsay, City Attorney/Assistant City Administrator; Maya Benham, Deputy City Recorder; Tyler Nizer, Economic Development & Tourism Coordinator; Jamie Stickel, Economic Development Director; Jerry Nelzen, Public Works Director; Don Hardy, Planning Director; and Ryan Potter, Planning Manager.

**CALL TO ORDER:** Mayor Hodson called the Regular Meeting to order at 7:01 p.m. in the Council Chambers followed by opening ceremonies.

**NEW STAFF INTRODUCTION:** Scott Archer, City Administrator, announced outgoing Police Officer Jeremy Holstad who was retiring.

**CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS:** Eric Pfeiffer-Robinson, Canby resident, commented about the need to welcome diversity in the community and a reminder to the Council to represent everyone in the community.

**SHOP LOCAL CANBY PRESENTATION:** Tyler Nizer, Economic Development & Tourism Coordinator, gave an update on how the Shop Local campaign for local Canby businesses went including business participation, Shop Local cards, promotion, prizes and winners, and future.

There was discussion regarding the number of cards and doing this campaign other times of the year.

**CANBY BEER LIBRARY UPDATE:** Jamie Stickel, Economic Development Director, reviewed background information on the project and current land use process that was underway.

Bryce Morrow, Oregon City Brewing, explained the previous project and the changes that had been made. He provided renderings of the new proposed project.

There was discussion regarding moving forward with the project, support for the new plan, food cart pod, timeline after approval, Planning Commission approval, and purpose of the update.

**CANBY PREVENTION UPDATE AND PROCLAMATION:**

Trevor Higgins, David Velazquez, and Jackie Jones, Canby Prevention Coalition, explained the organization, their phased approach, how they organized, mental health activities, education, outreach events, awareness events, local resources, and prevention activity highlights. They requested to return in May to give another update and proclamation for Mental Health Month.

There was consensus to put the proclamation on the May agenda.

**CONSENT AGENDA:**

**\*\*Council President Hensley moved to approve the minutes of the November 2, 2022 Work Session and Regular Meeting, and the minutes of the November 16, 2022 Work Session and Regular Meeting. Motion was seconded by Councilor Varwig and passed 6-0.**

## **ORDINANCE:**

Ordinance 1593 – Mr. Archer said this was an amendment to the existing lease with the School District for the Swim Center and Adult Center property. Currently the City owned the buildings, but not the ground, and had a year to year lease. It was a Council goal to find a longer term solution. City and School staff had worked together to come up with an agreement. This amendment would provide a ten year lease with the option of two 5 year renewals. It also provided right of first refusal should the School District wish to sell the property. The rent would continue to be \$20,000 per year.

There was discussion regarding aging infrastructure and need for improvements.

**\*\*Councilor Padden moved approve Ordinance 1593, AN ORDINANCE AUTHORIZING THE CITY ADMINISTATOR TO AMEND THE GROUND LEASE WITH CANBY SCHOOL DISTRICT NO. 86 TO EXTEND THE TERM AND CREATE A RIGHT OF FIRST REFUSAL to come up for second reading on February 1, 2023. Motion was seconded by Councilor Varwig and passed 6-0 on first reading.**

## **OLD BUSINESS:**

Dog Park Project – Mr. Archer gave a recap on the proposed dog park, what had been done so far, and traffic analysis.

There was discussion regarding the pre-application to the County, reasons to suspend the work, how there was a survey of citizens who prioritized a dog park, how there were not a lot of alternative sites, rising costs of materials, and need for input from the Parks and Recreation Advisory Board.

**\*\*Councilor Varwig moved to suspend all work and any more spending on the dog park project and refer it back to the Parks and Recreation Advisory Board to await their recommendation on a location. Motion was seconded by Councilor Davis and passed 5-1 with Councilor Bangs opposed.**

Lonna Bollinger, Canby resident, suggested putting the dog park on the November ballot. She did not see the need for a dog park.

**MAYOR'S BUSINESS:** Mayor Hodson reported on the OLCC presentation on their purchase of land in the Industrial Park for a new warehouse facility. Since they were a government agency, they would not be paying taxes and there was discussion regarding ways to compensate the impact. The Oregon Mayors Association was working on a request for funding to address homelessness.

**COUNCILOR COMMENTS & LIAISON REPORTS:** Councilor Padden noted while OLCC would not pay taxes, they would be paying fees. He reported on the Canby Utility Board meeting and upcoming applicant interview. He suggested putting an org chart together for the Swim Center/Adult Center property. The new addition to the high school was moving forward and he would be reaching out to the School Superintendent and attend the next School Board meeting.

Council President Hensley reported on the Traffic Safety Commission meeting and requests for information from ODOT. She noted there was a new four way stop on Territorial and Redwood. She had requested the Willamette Falls and Landings Heritage Area Coalition make a presentation to Council.

Councilor Varwig reported on the Planning Commission meeting. There were two vacant seats on the Commission. There were three applicants for the Transit Advisory Committee. The Committee would be meeting in February. There were still two openings.

Councilor Bangs reported on the Library Board meeting.

Councilor Davis reported on Adult Center activities and Parks and Recreation Advisory Board meeting.

**CITY ADMINISTRATOR'S BUSINESS & STAFF REPORTS:** Mr. Archer reviewed the bi-monthly reports. There would be an Open House on the Housing Needs and Economic Opportunities Analysis on January 24. He discussed water main issues at the Swim Center.

**CITIZEN INPUT:** Eric Pfeiffer-Robinson reported on the Clackamas County Parks meeting where parking at Knights Bridge Park was discussed.

It was suggested that the Parks and Recreation Advisory Board receive more information about what was going on with County parks around the City.

#### **ACTION REVIEW:**

1. Approved the Consent Agenda.
2. Approved Ordinance 1593 to a second reading on February 1, 2023.
3. Suspended work and spending on the Dog Park project, referring it back to the Parks and Recreation Advisory Board for recommendation on a location.

**\*\*Council President Hensley moved to go into Executive Session pursuant to ORS 192.660(2)(e) Real Property. Motion was seconded by Councilor Varwig and passed 6-0.**

Mayor Hodson read the Executive Session announcement and recessed the Regular Meeting at 9:38 p.m.

Mayor Hodson reconvened the Regular Meeting at 10:05 p.m. and immediately adjourned.

Melissa Bisset  
City Recorder

Brian Hodson  
Mayor

Assisted with Preparation of Minutes - Susan Wood