

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
October 1, 2025**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Traci Hensley, Paul Waterman, Daniel Stearns, James Davis, and Jason Padden.

COUNCIL ABSENT: Herman Maldonado

STAFF PRESENT: Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Maya Benham, Administrative Director/City Recorder; Don Hardy, Planning Director; Emma Porricolo, Associate Planner; Jamie Stickel, Economic Development Director/Communications Specialist; and Peter Wood, Human Resources Director.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:00 p.m.

NEW EMPLOYEE INTRODUCTIONS: None.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Trent Warren, Canby business owner, discussed SE 3rd Court, stating the need for 3rd Court to be annexed because it was mostly used by the public to access the Logging Road.

Don Perman, Canby business owner, discussed the original plat for SE 3rd Court and how it was a private road in a private commercial development and not connected to the Logging Road, and how that changed 18 years ago with the annexation of the Logging Road. He also noted a Canby Area Transit bus was parked in the cul-de-sac for 1 ½ hours. He thought the road had been built at an adequate level for traffic and they were willing to add to it before it went to the City.

Mayor Hodson asked the City Administrator to check with the Transit Director about the length of time the bus was parked.

CONSENT AGENDA: ****Council President Hensley moved to approve the Consent Agenda including approval of the September 3, 2025, City Council Regular Meeting minutes. Motion was seconded by Councilor Davis and passed 5-0.**

PUBLIC HEARING: Housing Production Strategy Update –

Mayor Hodson opened the public hearing and read the hearing statement.

Staff Report: Don Hardy, Planning Director; Jodi Gollehon, Attorney for BEH Law; and Emma Porricolo, Associate Planner, gave a presentation on the Housing Production Strategy. Mr. Hardy gave a context and overview of the strategy and its purpose, the process, and state's role. The strategy had to be approved by the end of this year.

Ms. Porricolo discussed the sequential UGB process, adopted Housing Needs Analysis summary, state criteria for HPS approval, Canby housing needs, HNA findings, affordability

levels per HUD, Comprehensive Plan visioning for housing, HPS overview, and Planning Commission feedback. She then reviewed the HPS strategies and recently added strategies, which included an SDC payment plan through the Bancroft Bonding Act, full or partial SDC waiver for affordable housing, and waiver of CET for affordable housing. She explained the financial impact of implementing each strategy and gave hypothetical scenarios. She listed the next steps. Staff recommended approval of the resolution adopting the Housing Production Strategy.

There was discussion regarding the median home price in Canby, penalty if they didn't meet the criteria by the date proposed, incentivizing paying off SDCs earlier, managing the SDC payment plan, where to get the funds if some SDCs were waived, what fund the interest that was accrued would go into, how the affordable housing would be structured, deed restriction to guarantee the units would not be sold at market rate, implementing all of the strategies over the next 5 years, housing assumptions and demographics, and tracking plan implementation to ensure they were making progress.

Proponents: Jason Bristol, a developer, thought this was a framework they could all work with and it would help drive affordable housing. It aligned better with today's needs. Spreading out SDC costs over time was beneficial and would help bridge gaps in financing.

Opponents: None.

Mayor Hodson closed the public hearing.

Council President Hensley had been asked by her constituents to vote no on this.

There was discussion regarding how this document was a framework and future Councils would not be forced to implement all the strategies. There was further discussion regarding consequences if they did not approve the document by the deadline.

ORDINANCES AND RESOLUTIONS:

Ordinance 1657 – ****Councilor Davis moved to approve ORDINANCE 1657, AN ORDINANCE CONSIDERING A CONTRACT EXTENSION WITH INTERIM CITY ADMINISTRATOR RANDY EALY AND DECLARING AN EMERGENCY to come up for second reading on October 15, 2025. Motion was seconded by Council President Hensley and passed 5-0 on first reading.**

Resolution 1443 – ****Councilor Davis moved to adopt RESOLUTION 1443, A RESOLUTION APPROVING THE CANBY HOUSING PRODUCTION STRATEGY. Motion was seconded by Councilor Padden and passed 4-1 with Council President Hensley opposed.**

OLD BUSINESS: None.

NEW BUSINESS: Bridging Cultures Food Forest Infrastructure Grant – Sarah Rodriguez, Interim Executive Director of Bridging Cultures, and Dan Sloan, Portland Food Forest Initiative, requested permission to install a Food Forest at Faist Park. This was an open garden where

anyone could take food, and the food was also distributed to the community. They had support from the Parks and Recreation Advisory Board and several neighbors and community members. There were some concerns about rodents. They further explained what a food forest was and what it did, how they mimicked a forest ecosystem, and the basic units of an urban food forest. They showed examples of forest garden designs, and discussed annual maintenance, educational opportunities, community engagement, benefits, return on investment, and concern about rats. They would be applying for a state grant for the project and would need a letter of support from the City. They explained how using deep woodchip mulch reduced the need for watering.

There was discussion regarding neighborhood concerns, how this use was consistent with park activities, and it would only be a portion of the park property.

Phil Colbaugh, Canby resident, was in favor of doing something with this property, but was not in favor of adding a food source due to the overpopulation of ground squirrels at the park.

There was discussion regarding a contract or lease agreement for the property and making sure there was signage that was clear that the food was for the public.

****Councilor Padden moved to support the Bridging Cultures grant application for a food forest and to direct staff to look at water support and an agreement for use of the park. Motion was seconded by Councilor Davis and passed 5-0.**

MAYOR'S BUSINESS: Mayor Hodson said the Clackamas County Coordinating meeting was tomorrow.

COUNCILOR COMMENTS & LIAISON REPORTS:

Council President Hensley attended the Street Maintenance Fee Task Force meeting, where an audit update was discussed. Staff would be presenting the audit to Council at the next meeting.

CITY ADMINISTRATOR'S BUSINESS: Mr. Hardy and Jamie Stickel, Economic Development Director, shared a PowerPoint presentation on the Sequoia Logistics Center. They discussed the background and summarized the project, which was a 778,720 square foot speculative warehouse/distribution facility in the Industrial Park. They shared pictures of the site plan, building elevations, and graphics.

There was discussion regarding traffic impact, fees that would be collected, height of the building, and parking.

Randy Ealy, Interim City Administrator, discussed the October 8th Council Executive Session, and mentioned working with the County on the easements for the Walnut Street project.

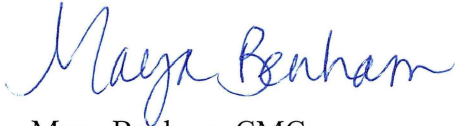
There was discussion regarding Finance Director recruitment, hotel, and police/fire softball game.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approved the Consent Agenda.
2. Adopted Resolution 1443.
3. Approved Ordinance 1657 to come up for second reading on October 15, 2025.
4. Approved to support the proposed Bridging Cultures Food Forest grant application.

Mayor Hodson adjourned the meeting at 9:34 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood