

**CANBY CITY COUNCIL
WORK SESSION MINUTES
December 10, 2025**

PRESIDING: Brian Hodson.

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

COUNCIL ABSENT: Herman Maldonado.

STAFF PRESENT: Randy Ealy, Interim City Administrator; Maya Benham, City Recorder; and Don Hardy, Planning Director

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:07 p.m.

REVIEW DRAFT COMPREHENSIVE PLAN POLICIES (SESSION #1 OF 2, CHAPTERS 1-8): Don Hardy, Planning Director, reviewed draft Comprehensive Plan policies, focusing on chapters 1-8 which contained 44 combined policies and strategies. He explained the purpose of the policies and strategies, and how they were high level aspirations and not intended to be code language. He then discussed Policy 1, Citizen Involvement, and the strategies for this policy.

The discussion centered on translation services for sign language and Spanish speakers at meetings. Council members expressed interest in exploring modern translation technology options, similar to what school districts used, to make meetings more accessible. Staff would come back with wording to include that change.

Mr. Hardy explained the Land Use policies and strategies. There was discussion regarding transportation levels of service.

Mr. Hardy discussed the Natural Resources, Scenic and Historic Areas, and Open Spaces policies and strategies. There was interest in creating a tree ordinance for encouraging preservation of trees that also would not trounce on property rights. There was further discussion on open space values, how the additions to the plan were based on feedback from Canby residents and the Planning Commission and state requirements, cottage cluster and preserving open space, changing the language in 4.3 from “at Community Park” to “along the Molalla River,” and code audit and update.

Mr. Hardy reviewed the Air, Water, and Land Resources policies and strategies. There was concern about the use of pervious surfaces and their effectiveness as well as concern about Policy 2, which aimed at reducing vehicle miles traveled by promoting residential development near parks, schools, and shopping areas. It was suggested that focusing on creating higher-paying jobs in the City might have a greater impact on reducing commute times and emissions. Mr. Hardy said that could be added as a separate policy.

The Council also addressed the need to update noise pollution protections and concerns about Policy 4, night sky lighting. There needed to be a balance between public safety and reducing

light pollution. Finally, they touched on Policy 6, non-point source pollution and the role of Public Works in educating residents about proper hazardous material disposal practices.

Mr. Hardy described the next policies for Areas Subject to Natural Hazards and the strategies for these policies. The Council discussed tribal lands and communication with the tribes.

Mr. Hardy explained the Recreational Needs policies and strategies. Wording changes were suggested including reference to “recreation complex” instead of “sports complex”, add working with CAPRD as well as the Parks and Recreation Advisory Board and School District for Strategy 1.2.6, and for Strategy 1.2.5 change the wording to “explore creation of a separate park and recreation funding source to help provide and pay for new park facilities and park maintenance.” There was discussion regarding the current ratio of 5.4 acres of developed park per thousand population, which was lower than the 10-acre per thousand target in the old Comp Plan. This did not include wetlands and School District property. Mr. Hardy said they planned to acquire some school property in the future and if all the school property was counted, they would not ask for parkland in the UGB expansion.

Councilor Padden expressed strong opposition to adding school property in the numbers when it seemed unlikely they would be able to purchase it. Mr. Hardy said they had to do SDC calculations based on the acreage and if it was not in the SDC plan, it would never happen. He thought the School District was more open to the idea than they ever had been.

The Council explored options for acquiring land within the Urban Growth Boundary, but outside the City limits. Mr. Hardy said they could purchase property in the UGB, but it would be challenging if they were trying to purchase property outside the UGB. There would be concept planning for the UGB to know where employment and residential lands would be as well as parkland. However, the parkland could be gobbled up by other uses and never developed as parks.

The Council debated whether to invest in future land development or focus on projects inside the City. They also reviewed recreational plans and considered options for river access.

It was suggested to create a scorecard to track progress on the Comprehensive Plan. The Council agreed to catalog existing plans and documents to improve accessibility and accountability. They emphasized the importance of regular check-ins and updates to ensure the plans remained relevant and implemented effectively.

Mayor Hodson adjourned the meeting at 8:49 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood