

**CANBY CITY COUNCIL
MEETING MINUTES
JUNE 3, 2026**

PRESIDING: Brian Hodson

STAFF PRESENT: Randy Ealy, Interim City Administrator; Maya Benham, Administrative Director/City Recorder; Peter Wood, Human Resources Director; Don Hardy, Planning Director; Spencer Polack, Interim Public Works Director; Patrick Mahoney, Wastewater Treatment Plant Supervisor, and Nick Erwin, Maintenance Worker III.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:03 p.m.

ROLL CALL: Councilor Padden absent; Councilor Maldonado arrived at 7:03 p.m.; Council President Hensley present; Mayor Hodson present; Councilor Davis absent; Councilor Stearns present; and Councilor Waterman present.

STAFF INTRODUCTION: Spencer Polack, Interim Public Works Director, introduced Nick Erwin, Maintenance Worker III.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: None.

PROCLAMATIONS/SPECIAL PRESENTATIONS: None.

ITEMS REMOVED FROM THE CONSENT AGENDA: None.

CONSENT AGENDA: ****Council President Hensley moved to approve the Consent Agenda that included approval of the April 15, 2026, City Council Regular Meeting minutes. Motion was seconded by Councilor Maldonado and passed 5-0.**

APPOINTMENTS: ****Council President Hensley moved to approve the appointment of Carey Mathews to the Parks and Recreation Advisory Board with a term ending June 30, 2027, and the reappointments of various committees, commission, and board members whose terms were set to expire June 30, 2026. Motion was seconded by Councilor Davis and passed 5-0.**

ORDINANCES & RESOLUTIONS: Calendar of Second Readings, Ordinances 1673 and 1670 – Don Hardy, Planning Director, discussed the revised language in the Comprehensive Plan after feedback from the last Council meeting. These were in regard to sewer system hookups for new development and upon annexation and incentives for hookups to sewer for existing development.

****Council President Hensley moved to adopt Ordinance 1673, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH ROY HOUCK CONSTRUCTION, LLC IN THE AMOUNT OF \$713,812.50 FOR THE 2026 STREET MAINTENANCE PROJECT and Ordinance 1670, AN ORDINANCE ADOPTING THE CITY OF CANBY COMPREHENSIVE PLAN AND**

COMPREHENSIVE PLAN MAP CHANGES INCLUDING THE REVISED STRATEGY

1.1. Motion was seconded by Councilor Maldonado and passed 5-0 by roll call vote.

Ordinance 1676 – Randy Ealy, Interim City Administrator, said this amendment was due to an increase in fuel costs. Patrick Mahoney, Wastewater Operator Lead, said there were also increases in driver costs as well.

It was suggested to request a reduction in the price if the costs went down.

****Councilor Waterman moved to approve Ordinance 1676, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE THE FIRST AMENDMENT TO THE PERSONAL SERVICE AGREEMENT WITH HEARD FARMS FOR WASTEWATER SLUDGE HAULING SERVICES; AND DECLARING AN EMERGENCY to come back for second reading on June 17, 2026. Motion was seconded by Councilor Davis and passed 5-0 on first reading.**

PUBLIC HEARING: None.

OTHER BUSINESS: Urban Growth Boundary Update – Don Hardy, Planning Director, introduced Steve Faust with 3J Consulting. They presented information on the UGB Concept Plan. Some UGB expansion notes included: the expansion process would expand the boundary but would not assign land uses, land uses would be assigned through the Canby UGB Concept Plan process, residential and employment land was needed and most of the employment need was for industrial uses, and some subareas were only appropriate for residential and some only appropriate for employment while others were appropriate for either use. The residential land need was up to 102.5 acres and employment land need was 439.2 acres, totaling 541.7 acres for the UGB expansion.

There was discussion regarding the needed residential and possible park land to be brought in.

Mr. Faust then discussed the final study area and the preliminary recommendations for the Urban Growth Boundary expansion. He explained the environmental constraints and priority #1 exception lands in Subareas 1a, 1b, and 1c, with 1a designated for residential development and 1b/1c for employment uses. Subarea 1a could accommodate the entire residential land need with the following recommendations: add 73.1 acres for residential use, add up to 25.7 acres for park use, and add up to 3.7 acres for allowed neighborhood commercial use. The recommendation for Subareas 1b and 1c was to add 84.3 acres to the UGB, including 76.6 unconstrained acres to accommodate a portion of the employment land deficit. Priority #4 was high-value farmland and included Subareas 2-11. The recommendation was to add Subareas 7, 8, and 9 to the UGB for industrial use. Subareas 4, 5, 6, 10, and 11 were not recommended to add. Subareas 2 and 3, while suitable for residential development, were not included due to state priorities requiring exception lands to be brought in first, and because the residential need had already been accommodated through Subarea 1a. Subareas 2 and 3 could potentially be addressed through a subsequent goal exception process rather than the current Urban Growth Boundary expansion process.

Discussion included reasons why they could not pursue Subareas 2 and 3 at this time and how Subarea 1a had priority over Subareas 2 and 3 and had to come in first.

Mr. Faust explained the recommendations for Subareas 7, 8, 9, 10, and 11. He reviewed options for bringing in different parcels of land, noting that Subarea 9 contained constrained acres with floodplain and stream resources that could potentially be used for parkland.

There was discussion that while the initial UGB expansion didn't dictate specific land uses, there were constraints around meeting established residential and employment targets. There was also discussion regarding the possibility of rearranging land uses through the concept planning process while maintaining compliance with state requirements and ODOT's funding conditions.

Mr. Faust said for the total 20-year land need of up to 541.7 acres, the UGB amendment recommendation was up to 580.6 gross acres; 543.3 unconstrained acres. Also discussed were potential changes to the Urban Growth Boundary, with specific attention to areas 2, 3, and 9.

Mr. Hardy outlined plans for upcoming listening sessions and a community meeting, as well as Work Sessions with the Council and Planning Commission.

There was discussion regarding bringing in Subareas 9 and 10 and not developing in just one area, how there was abundant residential land but not abundant employment land, and agreeing to move forward with the next steps in the process, with staff committing to ongoing communication throughout the planning process.

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT: Jorge Tro, Police Chief, and Pete Wood, Human Resources Director, announced they had narrowed the Police Chief candidates to two finalists, James Mitch Cooley and Jason Lindlund, with a community forum scheduled for June 10 at 6 pm at the Police Station. They discussed the recruitment process that was done and upcoming community forum process.

Mr. Ealy said Touch-a-Truck was tomorrow, the Charter Review Committee meeting was on June 11, and Charter Work Session on June 17. Staff was also working on power capacity, E-bike safety, and education on illegal fireworks.

MAYOR'S BUSINESS: Mayor Hodson said the Region 1 Area Commission on Transportation met and discussed summer project updates and construction delays. The Clackamas County Coordinating Committee had their Work Plan meeting this weekend. He thanked the Legion for the Memorial Day Remembrance. If people wanted to be in the Independence Day Parade, contact the Economic Development Department. He reported on the Vietnam trade delegation visit, Canby High School graduate and Olympian Jackie Wyles visit, groundbreaking for the Walnut Street extension, and approval of the budget by the Budget Committee.

COUNCILOR COMMENTS & LIAISON REPORTS:

Council President Hensley attended the Vietnam delegation event, Walnut Street groundbreaking, and Chamber Luncheon with Representative Matt Bunch.

Councilor Maldonado announced there would be a Canby Wrestling team float at the 4th of July parade. There was a free freestyle wrestling program for kids to join. The Baker Prairie band got first and second place at a competition in Seattle. He urged the people dumping trash on Knights Bridge to stop.

Councilor Waterman thanked staff for the bike rodeo. He attended the groundbreaking also.

Councilor Stearns asked about the Street Maintenance Fee. He reminded E-bike riders to watch out for pedestrians. Mr. Ealy would provide an update on the fee at the next meeting.

Councilor Davis thanked staff for the budget process. He discussed the Canby Adult Center remodel and switching contractors. They were continuing to raise funds for the project.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approve the Consent Agenda.
2. Adopted Ordinances 1670 and 1673.
3. Approved Ordinance 1676 to a second reading on June 17, 2026, and declaring an emergency.

Mayor Hodson adjourned the meeting at 8:41 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood