

**CANBY CITY COUNCIL
MEETING MINUTES
JULY 1, 2026**

PRESIDING: Brian Hodson

STAFF PRESENT: Randy Ealy, Interim City Administrator; Maya Benham, Administrative Director/ City Recorder; Peter Wood, Human Resources Director; Denise LaRue, Finance Director; and Jamie Stickel, Economic Development Director/Communications Specialist.

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

ROLL CALL: Councilor Padden present; Councilor Maldonado absent; Council President Hensley present; Mayor Hodson present; Councilor Davis present; Councilor Stearns present; and Councilor Waterman present.

STAFF INTRODUCTIONS: None

PROCLAMATIONS/SPECIAL PRESENTATIONS: Mayor Hodson gave a history of the Hometown Hero Award and presented the award to Chief Jorge Tro in recognition of his exceptional leadership, unwavering protection, and deep love for the community. His retirement party was scheduled for July 10.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: None.

ITEMS REMOVED FROM THE CONSENT AGENDA: None.

CONSENT AGENDA: ****Council President Hensley moved to approve the Consent Agenda including approval of the June 3, 2026, City Council Meeting minutes. Motion was seconded by Councilor Davis and passed 5-0.**

APPOINTMENTS: None.

PUBLIC HEARING:

System Development Charges Update – Mayor Hodson opened the public hearing and read the hearing statement.

Staff Report: Don Hardy, Planning Director, and Todd Chase, FCS Group, presented the staff report. The SDCs had not been updated since 2013 for parks and transportation. They would be looking at stormwater, sanitary sewer, parks, and transportation SDCs tonight. The Transportation System Plan was in the process of being acknowledged by the Department of Land Conservation and Development and the 20-year parks list was heavily vetted through numerous discussions with the Parks and Recreation Advisory Board and through Council discussions. They were proposing fairly large increases and there was an aspiration for 10 acres of parks per 1,000 population. For residential rates, there would be five cohorts that were proportionate to the square footage. They were proposing a three-year phase in for the park SDC.

They would discuss affordable housing as a rate reduction separately. They recommended a 60-day implementation time frame, which would be August 31. They then reviewed some small changes to the resolution. Staff received several public comments requesting a phase in for the transportation and park SDCs.

Mr. Chase discussed the legal framework for SDCs, key characteristics of SDCs, the SDC calculation, Parks Capital Project List 2026-2046, scaling by house size, draft sanitary sewer and stormwater SDCs, draft transportation SDC calculations, draft parks SDCs max rate calculations, draft parks SDCs with phase-in, draft parks SDCs for employment uses, draft parks SDC land use categories by NAICS, draft phase-in strategy for parks SDCs, draft single family SDCs scaled by home size, single family SDCs within the region, non-residential Canby SDC examples: interim SDCs vs. new draft and Wilsonville SDCs vs. new draft, and SDC administration procedures and policy options.

There was discussion regarding the transportation project list and limits to what could be collected legally, how the fairgrounds and memory care facilities had significant decreases due to being put in a category with less trips and less jobs, inflation rate, budget for projects, and addressing affordable housing separately.

Proponents: None.

Opponents: Mayor Hodson read a letter from the Homebuilders Association of Greater Portland who requested a longer phase in three years for the proposed transportation SDC and five years for the proposed parks SDC.

Ben Hempson, Homebuilders Association, said there were commitments in the near term that had been made by companies that were already in the pipeline. A phased in approach for both transportation and parks gave a cost certainty to work through the pipeline under their existing financial analysis. At the full rate on parks, Canby would be an outlier in the market. He thought there were other ways to finance parks projects.

Shawn Varwig, Canby resident, said housing affordability was a big issue in the community and as fees were increased, the price of homes increased. If they chose to increase the fees, there needed to be some action on providing services that equated to what they were charging for SDCs.

Levi Lavasa, representing Venture Properties, Stonebridge Homes, said they were actively developing in Canby. The phase in would be helpful for underwriting purposes. He explained how they were working through the land use process and how a phase in could work. He suggested vesting for all future permitting or deferred collection at certificate of occupancy.

Mayor Hodson closed the public hearing.

Discussion: There was discussion regarding the irony of lowering housing costs by raising them, how a lot of the projects were not new parks for new residents but for current residents, how the cost for projects should be paid by all residents, predictability and stability of costs and going with a five year phase in, support of the five cohorts as proposed by staff, how they could not do deferred collection because the review was done by Clackamas County, how they could be

flexible on the length of the building permit and changing the administrative procedures to allow for vesting, not recommending phasing of the storm and sanitary sewer SDCs, support for a three year phase in on the transportation SDC and three year phase in on the parks SDC, which inflationary mechanism to use, and support for the recommended effective date in 60 days then the next two phases would begin every July 1.

****Councilor Padden moved to adopt Resolution 1463, A RESOLUTION TO ADOPT THE SYSTEM DEVELOPMENT CHARGE UPDATE, SDC METHODOLOGY REPORT AS DIRECTED BY COUNCIL, SANITARY SEWER AND STORMWATER 2025 SDC UPDATE WITH ASSOCIATED RATES, AND CAPITAL IMPROVEMENT PLANS THAT WERE PART OF THE METHODOLOGY REPORT. Motion was seconded by Councilor Davis and passed 4-1 with Councilor Stearns opposed.**

Master Fee Schedule – Mayor Hodson opened the public hearing and read the hearing statement.

Staff Report: Randy Ealy, Interim City Administrator, presented the staff report. He gave a background on what had been discussed at the June meeting, how there was support for a gradual increase and tying the fees to an index, how the last date the fees had been changed was added to the document, dormant fees had been removed, and cost recovery was included in the notes. He highlighted the adjustments made to the park rentals and Public Works rates.

There was discussion regarding the parking ticket fee being removed as it was a citation not a fee and how they had removed the one generic banner hanging fee and added a Grant Street Arch banner fee and Wait Park gazebo banner fee.

Proponents: None

Opponents: None

Mayor Hodson closed the public hearing.

Discussion: There was support for the gradual increase in fees, removal of the railroad parking lot event fee as they did not rent out just the parking lot, and appreciation to staff for the work.

****Councilor Davis moved to adopt Resolution 1459, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANBY, OREGON, SETTING FEES FOR SERVICES; AND REPEALING RESOLUTION 1450. Motion was seconded by Councilor Padden and passed 5-0.**

ORDINANCES & RESOLUTIONS:

Resolution 1464 – Todd Wood, Transit Director, said the transit system was stable and there was not a lot to discuss at meetings. He suggested changing the meeting frequency from six meetings to four meetings per year, once per quarter.

****Councilor Davis moved to adopt Resolution 1464, A RESOLUTION OF THE CANBY CITY COUNCIL AMENDING RESOLUTION 1255 TO MODIFY THE MEETING FREQUENCY OF THE CANBY TRANSIT ADVISORY COMMITTEE. Motion was seconded by Council President Hensley and passed 5-0.**

OTHER BUSINESS: None

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT: Mr. Ealy discussed the upcoming calendar and vacation schedules.

Jamie Stickel, Economic Development Director, shared information about First Thursday and Fourth of July celebration.

Mr. Ealy said staff had been working on the sidewalk issue that was raised at the last meeting. They could not block the sidewalk, but there were things the homeowner could do to encourage caution around their property.

Councilor Padden suggested marking properties off at the edge of the sidewalk so people stayed out of the front lawns.

MAYOR'S BUSINESS: Mayor Hodson said this was America's 250th anniversary and he was looking forward to the celebration.

COUNCILOR COMMENTS & LIAISON REPORTS:

Council President Hensley reported on the Traffic Safety Commission meeting where there was still one vacancy. She congratulated the Police Department on their victory over the Fire Department at the softball game.

Councilor Davis reported on the Parks and Recreation Advisory Board where the name for the new Auburn Farms area park was discussed. Fireworks had damaged the pickleball courts at Maple Street Park. He encouraged everyone to attend the fireworks display instead of setting off their own. The Adult Center had hired a construction company to do the work on their new facility and were working on a grant for the generator.

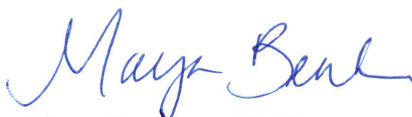
Councilor Waterman said they were holding interviews for the vacancies on the Bike and Ped Committee.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approve the Consent Agenda
2. Adopted Resolutions 1463, 1459, and 1464.

Mayor Hodson adjourned the meeting at 9:42 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood