

**CANBY CITY COUNCIL
WORK SESSION MINUTES
March 17, 2021**

PRESIDING: Mayor Brian Hodson

COUNCIL PRESENT: Christopher Bangs, Traci Hensley, Sarah Spoon, Greg Parker, Christopher Bangs, Jordan Tibbals, and Shawn Varwig.

STAFF PRESENT: Scott Archer, City Administrator; Joseph Lindsay, City Attorney; Don Hardy, Planning Director; Ryan Potter, Senior Planner; Melissa Bisset, City Recorder/ HR Manager

CALL TO ORDER: Mayor Hodson called the Work Session to order at 6:08 p.m.

PRESENTATION REGARDING HB 2001 AND HB 2003 & GENERAL DISCUSSION UNCONSTRAINED VACANT RESIDENTIAL INDUSTRIAL LAND & FUTURE COMPREHENSIVE PLAN UPDATE:

Don Hardy, Planning Director, gave the presentation. HB 2001 would become effective July 1, 2021 and would apply to areas in the City that were zoned R-1, single family residential. This would allow a duplex to be built on any R-1 lot. He was uncertain about how frequently this would be used as lot sizes would need to be large enough to meet zoning and fire code standards. Duplexes were currently uncommon in the market. The Planning Department would monitor how many requests were received each year and report back to Council. The zoning code would be updated to reflect the model ordinance that would become effective in July.

Joe Lindsay, City Attorney, asked if it would be allowed to do a duplex and ADU on the same lot. Mr. Hardy said only two homes were allowed on a lot, not three. People could either have a single family dwelling and an ADU or a duplex.

Mr. Hardy said HB 2003 required all cities over 10,000 to regularly update their housing needs analysis and to identify strategies for housing affordability. Adoption of the Housing Needs Assessment was required by December 2022. They would use the draft Housing Needs Assessment (HNA) Council reviewed in 2019 as the base for updates. Since it had been a year and a half since the last HNA, updates to the vacant residential land and other sections were needed. The strategies for housing affordability could include zoning code/development changes, reduction in fees, and other measures. Specific implementation measures would be required in the Housing Production Strategy due by December 2023, but could be combined with the HNA. Staff would be coming back to Council in summer/fall of 2021 to address the housing policy considerations. Regarding vacant residential and employment lands, there were roughly 124 acres of unconstrained vacant residential land. There were 155 acres of low density residential in the Urban Growth Boundary (UGB) and 193 acres of medium and high density residential in the UGB. There were 151 acres of industrial within the City and 15 acres of industrial in the UGB. The existing residential subdivisions currently being platted was 88 acres plus about 53 acres in anticipated annexation areas, which was a total of 141 acres. The 88 acres of current residential pipeline had occurred over the last year, but it did not include the anticipated to be annexed lands. At this rate, a roughly five and a half year supply of residential land was available for development. At the rate of industrial land consumption, it was estimated that they had 50 acres per year with an estimated supply of industrial land at roughly three and a half years. Staff would

be updating the Housing Needs Assessment and Economic Opportunities Assessment in FY 2021 which would provide further refinement of vacant residential and industrial lands. Staff would also be developing costs to complete Comprehensive Plan and Transportation System Plan updates which would occur in FY 2022 to 2024.

Councilor Bangs asked if the City's growth rate was similar to other same size cities. He asked what types of things the City could control. Mr. Hardy thought it was comparable to other cities. The City could control the type and quality of developments.

Mayor Hodson asked if with the new regulations, someone could go into Tofte Farms, tear down a home, and build a duplex. Mr. Hardy said yes, that would be allowed unless there were covenants, conditions, and restrictions in new subdivisions which might prohibit them.

Mayor Hodson thought the possible density that could occur would be an issue. They needed to be careful and constructive with how they went about it.

Councilor Spoon asked if the infrastructure could not support the extra density, could they deny the development. Mr. Hardy said the code stated if the infrastructure could not support it, it would not be allowed. There were opportunities in the Comprehensive Plan update process to look at that issue and where these could be located.

Councilor Parker thought there needed to be a separate conversation about the employment lands. The growth rate in Canby was dropping in terms of population. They were putting in about 200 homes per year which was at capacity and he did not think there was unbridled growth going on. He wanted to make sure there were enough staff and resources to do the Comprehensive Plan and Transportation System Plan updates. He agreed they should take the Country Club out of the housing inventory as well as the Clackamas County Fairgrounds.

Mayor Hodson agreed. He thought if those large parcels were included, it would affect the City's ability to expand the UGB in the future.


Councilor Bangs asked if the School District owned lands were included in the buildable lands. Mayor Hodson said no, they were not.

Mayor Hodson asked how urban and rural reserves played into this process. Mr. Hardy said the reserve on the north side of the City was pretty much a non-touch area due to Metro. If there was an expansion, it would be to the south or east.

Councilor Parker said if development continued along 99E, they needed to extend the beautification plan to those new areas.

Mr. Hardy would be bringing back the Housing Needs and Economic Opportunities Assessments. In 2022, there would be a big ask for the budget to do the Comprehensive Plan and Transportation System Plan updates. Revisions to the development code would need to be done as well.

The meeting was adjourned at 7:04 p.m.


Melissa Bisset
City Recorder


Brian Hodson
Mayor

Assisted with Preparation of Minutes - Susan Wood

