

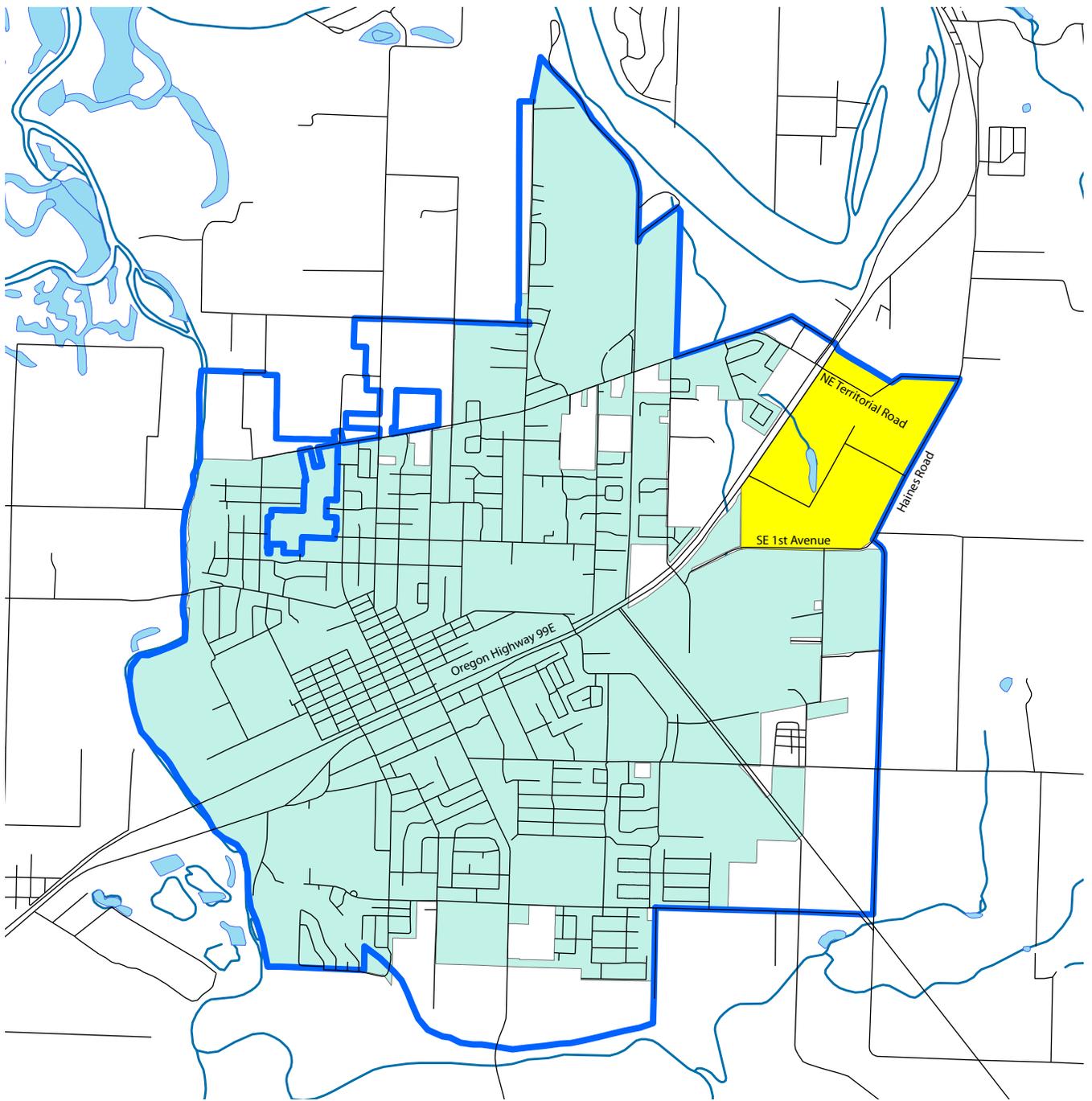
# 1. INTRODUCTION

The purpose of the NE Canby Concept Plan project is to develop a comprehensive concept plan for a 205-acre area in the northeast section of the City of Canby's urban growth management area (Figure 1-1). This area is currently developed at rural densities, with lot sizes ranging from one-half to 40 acres. The boundaries for the Concept Plan area are Oregon 99E, SE 1st Avenue, S Haines Road, north of NE Territorial Road, and NE Territorial Road. Significant natural features are found within the Concept Plan area, including a two-acre pond, streams, and forested areas.

This plan is intended to prevent development from occurring in an uncoordinated and haphazard way, which would result in serious impacts to natural resources and infrastructure systems. The plan is intended to respect existing residents while laying the framework for urbanization that will result in a distinctive neighborhood. This plan establishes a framework to guide public and private development in the area, resulting in a cohesive, functional and attractive urban district.

The NE Canby Concept Plan utilizes several new tools. This Concept Plan provides a flexible system for regulating development, allowing developers to meet market demand, while ensuring community cohesion and upholding existing City policy. A new residential parkway is planned to create an enjoyable environment, allow motorists and pedestrians to move around the area easily, and create an area recreational travel. Finally, this plan encourages developers to conserve natural resources by providing meaningful incentives for land development.

This plan was funded by a Transportation Growth Management (TGM) grant that was awarded to the City of Canby by the Oregon Department of Transportation (ODOT) in 2004.



URBAN GROWTH  
BOUNDARY



INCORPORATED AREA



MASTER PLAN AREA

↑  
(Not to Scale)

NE CANBY MASTER PLAN

# FIGURE 1-1: VICINITY MAP

5.11.2005  
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**Parametrix**