City of Canby Land Use Planning Study Session

CITY COUNCIL STUDY SESSION NOVEMBER 19, 2014

City of Canby

Land designations







Canby Population Estimate

20 Year Growth Estimate

- Clackamas County projected estimate is 16,820* (Canby certified population estimate in 2013 is 15,910, 2014 is 16,010)
- Clackamas County population estimate in 2032 is 26,730*
- Per Clackamas County, 2.3% annual population growth equates to a net gain of 9,910* during the 20 year period – (Canby Utility uses a 2.8% growth factor based on 1990-2009 period)

* Source: Clackamas County - Clackamas County is the Coordinating Body for rural area, Including Canby

Land Use Designations Uses and limitations

Canby Urban Growth Boundary

- Area designated for current use and/or future expansion
- Land inventory estimated to absorb approximately 20 year City growth
- Land within the Urban Growth Boundary but not yet annexed into the City requires voter approval for annexation

Rural Reserves

 Rural reserve means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains (ORS 195.137)

Undesignated Lands

- Land not included in either Rural Reserves or within the Urban Growth Boundaries is undesignated
- While not under the same restrictions established for Rural Reserves, undesignated Lands would not generally be available for City expansion until such time as urban build out has substantially occupied lands within the Urban Growth Boundary

Land Inventory Council goal is 3 year supply of platted lots

Supply as of 10/31/2014 is 39 vacant platted lots

Potential for 178 new platted lots within 2 years based on pre-application subdivision reviews

Add in annexations with voter approval on November 4, 2014 - inventory would increase to approximately 248 total lots.

Estimated household occupancy 2.79 per residential unit (US Census Bureau data specific to Canby)

3 year population growth estimate is 1178 (Clackamas County data)

• (Based on City certified population, the growth number is 1115)

Dwelling unites needed for 3 year growth based on population estimates is 422 (or 400 using Canby's 2013 population estimate of 15,910)

Canby would be approximately 152 – 174 dwelling units shy of targeted three year inventory goal based on single family residences – shortfall would be less with multi-unit housing

* Canby population growth is not currently trending to projected (2.3%) growth levels although historic growth is higher

Area distinguished with crosshatching is within urban growth boundary but not yet annexed into Canby (Future Growth)



Area filled in Green is undesignated lands – neither within Canby's Urban Growth Boundary nor included in Rural Reserve



Water

• Per capita household water use

- Per Capita inside demand 85.4 gallons per day total demand 1.37 million gallons (16,000 pop)
- Per Capita average day demand (inside and outside) 134 gallons per day total demand 2.14 million gallons
- Maximum day demand 361 gallons per day (highest one day demand) total demand 5.78 million gallons
- Current Water system can generate approximately 8 million Gallons per day
- Based on maximum day demand of 361 gallons, maximum population would be approximately 22,160 before reaching supply limit. Total population served could increase without a corresponding increase in capacity based on increased density and/or a reduction in lawns and "green" spaces.
- Based on projected population growth and current maximum day demand, projected need of an additional 2 million gallons per day capacity by 2030.

Wastewater

- Per capita wastewater discharge is estimated at 80 100 gallons per day
 - Per capita household usage at current population 1.28 1.6 million gallons per day (based on 16,000 pop)
- Current capacity of system is 2.8 million gallons per day
- At current usage levels, population could increase to 28,000 before system is at maximum capacity

Storm Water Collection system

Storm water collection system largely based on dry well technology.

- Some potential longer term environmental issues associated with aquifer contamination could pose a challenge to dry well storm water collection systems
- Regional storm water retention facilities are included in Storm Water Master Plan
- Tertiary wetlands regional detention facility to serve Redwood Master Plan development area
- Downtown regional detention facility adjacent to Police Department

Generally new development is responsible for construction of storm water systems sufficient to address impacts associated with each development

Traffic – Transportation

Existing roads are sufficient to handle traffic at current volumes but increased traffic will adversely affect road quality

 Aggressive road maintenance program is in place to help address some deferred maintenance issues

Increased impacts on local roads and community residents from non-local "pass through" traffic

- Use of transit/multi-modal transportation systems can help lessen the impact of both local and non-local traffic
- Effect of railroad presence will become more pronounced as traffic volumes increase

Population Estimates

Final note

Current population estimates and population growth differ from study to study. While population growth has slowed in recent years and is estimated at less than 1% in the last 12 months, the longer term trends suggest annual growth in excess of 2%

An underlying consistent theme, however, is that available, developable land within the City's urban growth boundaries is likely to be in very limited supply by around 2030.



College of Urban and Public Affairs Population Research Center

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- IMPORTANT NOTICE -

Preliminary 2014 Population Estimate

November 15, 2014

To: Canby city

Listed below is the preliminary population estimate for July 1, 2014. Also included are the certified 2013 estimate and 2010 Census figure. The July 1, 2014 estimate will be certified by December 15, 2014.

PRELIMINARY POPULATION ESTIMATE:

JULY 1, 2014: 16,010

CERTIFIED POPULATION ESTIMATE:

JULY 1, 2013: 15,910

CERTIFIED CENSUS FIGURE:

APRIL 1, 2010: 15,829

The 2014 CERTFIED population estimates will be posted to our web site by the close of business December 16, 2014 at the following page URL:

www.pdx.edu/prc/population-estimates-0

If you have any questions, please contact:

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