

Summary of Outstanding Projects - Without approved or guaranteed electrical service

Note: These are assumptions based on information available in Canby Planning files. Canby Utility may have more up to date information on electrical service as the service.
Last Updated 10/16/2025

Section Number	Scope
1	The last three years a list of site and design review and other land use approvals that have not expired.
2	Residential subdivisions land use approvals in the last four years that have not been recorded.
3	Project currently under land use review for initial approval
4	A list pre-application conferences in the last three year and those have subsequent land use approvals.
5	A list of undeveloped lots for recorded residential subdivisions.
6	Combined summary
Source data and app tracking can be found in June/July 2025 tracking sheets	

1. Outstanding Projects
w/ Approved Design
Review

[Note: DR, Design Review, is generally required for all large projects. Subdivisions are subject to different applicants and are reflected in later sections]							
File No.	Project Name	Address	Development Type	Project Size	Description	Status	Notes
DR 25-01	Coffee and Professional Offices	1579 SE 3rd CL	commercial	4,990 sf	4,990 square-foot office building - consist of 10 individual offices, a conference room, and an ancillary cafe.	lu approval issued 8/13/25, bldg permit in progress (Permit # 81210225)	
DR 24-02	Boyer Ind. Park/BBC Steel	1976 SE Township Rd	industrial	48,600 sf	small ind park	land use approval issued, on hold b/c power constraints	Land use approval expires 2/24/26
DR 23-06	Tievoli Townhomes	486 S Knott St & 360 SE Township	residential	30 units	30 condos - townhome style	4 units under construction, remaining 26 units to be phased	2 year buildout planned, pull building permits for 14 units before end of 2025, remainder to be pulled later
DR 23-04/CUP 23-02	Canby PW Fuel Station	1470 NW Territorial	public	2 fueling bays, approx. 1,152 sf	card-lock fuel station for PW & emer. services	permitting in progress, construction estimated to start late October 2025	
DR 20-01	Hope Village south expansion	1625 S Ivy	residential	124 units unbuilt and vested	residential, senior living	unsure when they intend to develop these	Development Agreement has specifics on committed timeline, believed to be ~8 years
DR 18-05	Gustafson office	1530 SE 3rd Court	commercial	2,489 sf	2,489 sf office space	extensions granted for land use approval	
Total square footage of approved/vested non-residential Design Review projects		57,211 sf (1,152 sf of total is outdoor fueling stations)					
Total dwelling units for approved/vested residential Design Review projects		154 units					

2. Outstanding
Subdivisions

Subdivisions						
File No.	Project Name	Address	Development Type	Description	Status	Notes
SUB 24-01	Dahlia Glen SUB	1733 N Holly Street	residential	16 lot sub	final plat approved by city and under county review, public improvements construction underway	
SUB 21-03	Marks Place Phase 2B - 4		residential	49 lots	remaining phases to be platted ~ 49 lots	
SUB 23-01	DuNett SUB	1495 & 1547 S Fir Street	residential	18 lot sub (w/ two existing houses to remain)	final plat approved by city and is under county review, public improvements constructed	
Total				81 vacant subdivision lots that have not yet been platted		

3. Projects Currently Under Review

File No.	Project Name	Address	Development Type	Description	Status	Notes
DR 25-04	Hope Village Renovations	1546 S Fir St, 1535 & 1555 S Ivy St	commercial	2,159 sf	app received 10/7/25, not yet reviewed as of 10/10/25	Project scope: 8,000 sf addition to community center, 600 sf delivery intake bldg, apt building common area additions: 672 sf at Meadows and 87 sf at Cascade. Also includes some renovations to existing structures and more covered outdoor areas
DR 25-03	Canby Senior Living - Memory Care Facility	1300 S Ivy Street	residential	102 resident beds, and 8 units for 55+ independent living- bldg is 33,755 sf	Land use application under review, not yet deemed complete	per Oregon law, rooms cannot have more than 2 beds per unit and must be a min of 80 sf
DR 25-02	486 NE 3rd Plexes	486 NE 3rd	residential	7-units, townhome style, each unit ~1500 sf (including garage)	no response from applicant after incomplete letter sent on 7/25/25	project dormant, may not be pursued
MCD 25-06	Potters Maintenance Shop	350 N Baker Drive	industrial	900 square foot maintenance shop, largely to house existing site operations	App under review, completeness letter expected to be sent week of 10/13	
Total square footage of non-residential currently in land use review		3059 sf				
Total dwelling units currently under land use review		15 units & 102 resident beds				

4. Outstanding Pre-app Projects

[PRA that have occurred and no permits have been submitted yet. Pre-apps occur early in the project and projects are subject to change.]							
File No.	Project Name	Address	Development Type	Project Size	Description	Status	Notes
PRA 25-03	Multi tenant comm. Remodel (@ Ace glass)	103 SW 1st Ave	commercial	new floor area approx. 1000 sf	add second story and more commercial space, dentist plus retail	no app submitted yet, in early design stages	

5. Individual SUB lots [Note: This section was last updated on 6/25/25. Generally for single family homes, assumes 1 unit per lot, lots with building permits issued are considered developed and not counted for this exercise]

Total vacant lots with building permits pending (not yet issued)	10 lots
Vacant lots with no permits in progress	69 lots
Total vacant lots (no development or building permit pending)	79 lots

6. Overall Summary.

Non-residential projects							
Development Type	Projects w/ Land use approval	Approximate total square footage approved projects	Projects Currently under Land Use Review	Approximate total square footage of projects under (land use review	Pre-application conference only, no next steps pursued yet	Approximate total square footage of Pre-app projects	Total Square Footage of Projects
Commercial	2	7,459	1	2,159	1	1,000	10,618
Industrial	1	48,600	1	900	0	0	49,500
Public Projects	1	1,152 sf (outdoor fueling bays)	0	0	0	0	1,152 (outdoor, 2 fueling bays)

Residential projects							
Development Type	Actively Pursuing Bldg Permits	Pending Final Plats from Clackamas County, required to begin building individual lots	Platted lots with no permits submitted	Land Use approval Granted, Project to be Phased (future builds, vested)	Actively Pursuing Design Review Approval	Pre-application conference only, no next steps pursued yet	Total
Multi-family	4	0	0	148 units***	8 units	0	160 multifamily units
Assisted Senior Living	0	0	0	0	102 resident beds	0	102 resident beds
Subdivisions (assumes single family homes)	10 lots	81 lots**	69 lots	0	N/A	0	160 lots

* Planned to be phased over 2 years. See Tievoli phased plan notes in earlier section
** Subdivisions are not yet platted
*** 26-units of Tievoli and Hope Village 124 unit apartment