



City of Canby

**System Development Charge Update:
*Parks Project List Discussion***

March 4, 2026



Parks Project Discussion- Timeline

- Parks Advisory Committee input on Feb. 17 (Alt. 1)
- Council Input provided on Feb. 18 (Alts. 2 and 3)
- Additional Alt. 4 aims at lowering SDC rate (Alt. 4)
- Council Direction needed for SDC Methodology Report
- Parks & Rec advisory check-in March 17
- City Council final on March 25
- Long-Range Project Lists & SDC Methodology Refinement (allowed up to final adoption)



DRAFT Parks Project List, 20- year plan

Alt. 1 Parks Project List

Reflects input from Parks Advisory
Committee on 2.17.26

Canby DRAFT Parks Project List (Inside Future UGB), 2026 to 2046

Preliminary DRAFT Assumptions

ID #	Project Name	Park Category	Relative Priority*	Category	Acres (New)	Cost Est.	SDC Eligibility Share %	SDC Eligibility Share \$	Bathroom Stalls Added
1	Athletic/Sports/Rec. Center	Community Park	High	Athletic/Rec. Center	47	\$76,400,000	36.6%	\$27,949,000	TBD
2	Aquatic Center (New)	Community Park	High	Aquatic/Rec Center	3	\$45,000,000	36.6%	\$16,462,000	TBD
3	Honda Pits Action Sports Park	Community Park	High	Park Development	8.87	\$2,000,000	36.6%	\$732,000	2
5	Maple Street Park	Community Park	High	Adding Facilities		\$900,000	36.6%	\$329,000	6
6	Wait Park Improvements	Community Park	High	Adding Facilities		\$2,000,000	36.6%	\$732,000	4
7	Other Aquatic Center Improvements	Community Park	High	Adding Facilities		\$1,250,000	36.6%	\$457,000	TBD
9	Community (River) Park Improvements	Community Park	Medium	Adding Facilities		\$2,000,000	36.6%	\$732,000	TBD
				Subtotal		\$129,550,000	36.6%	\$47,393,000	
12	Ivy Ridge Estates Neighborhood Park	Neighborhood Park	High	Park Development	1.5	\$1,000,000	100.0%	\$1,000,000	TBD
13	Walnut Street Off-Leash Dog Park	Neighborhood Park	High	Park Development	1.5	\$1,000,000	100.0%	\$1,000,000	2
				Subtotal		\$2,000,000	100.0%	\$2,000,000	
14	Molalla River Canby Utility Property	Natural Areas & O.S.	Medium	Land Acquisition	67	\$1,850,000	68.1%	\$1,261,000	
15	Logging Road Trail Improvements (in-City)	Natural Areas & O.S.	Medium	Land & Improvements	10	\$4,000,000	68.1%	\$2,726,000	
17	Redwood Landing Improvements	Natural Areas & O.S.	Medium	Adding Facilities		\$350,000	68.1%	\$239,000	
				Subtotal		\$6,200,000	68.1%	\$4,226,000	
18	Emerald Necklace ROW Acquisition	Trails	Medium	ROW Acquisition	20	\$8,000,000	29.7%	\$2,375,000	
				Subtotal		\$8,000,000	29.7%	\$2,375,000	
				TOTAL	158.9	\$145,750,000	38.4%	\$55,994,000	

* relative priority reflects Canby Parks Committee input as of 2/17/2026.



Draft Parks Project List Alt. 2

Reflects input from Councilor Padden on 2.18.26

Canby DRAFT Parks Project List (Inside Future UGB), 2026 to 2046

Preliminary DRAFT Assumptions

ID #	Project Name	Park Category	Relative Priority*	Category	Acres (New)	Cost Est.	SDC Eligibility Share %	SDC Eligibility Share \$	Bathroom Stalls Added
1	Sports/Rec. Center Land Acquisition	Community Park	High	Athletic/Rec Center	32	\$20,000,000	40.9%	\$8,183,000	TBD
2	Aquatic Center (New)	Community Park	High	Aquatic/Rec Center	3	\$45,000,000	40.9%	\$18,412,000	TBD
3	Honda Pits Action Sports Park	Community Park	High	Park Development	8.87	\$3,000,000	40.9%	\$1,227,000	2
4	Athletic Complex/Rec Center	Community Park	High	Aquatic/Rec Center		\$20,000,000	40.9%	\$8,183,000	TBD
6	Wait Park Improvements	Community Park	High	Adding Facilities		\$5,000,000	40.9%	\$2,046,000	4
9	Community (River) Park Improvements	Community Park	Medium	Adding Facilities		\$2,000,000	40.9%	\$818,000	TBD
				Subtotal		\$95,000,000	40.9%	\$38,869,000	
12	Ivy Ridge Estates Neighborhood Park	Neighborhood Park	High	Park Development	1.5	\$2,000,000	100.0%	\$2,000,000	TBD
				Subtotal		\$2,000,000	100.0%	\$2,000,000	
15	Logging Road Trail Improvements (in-City)	Natural Areas & O.S.	Medium	Land Acquisition	10	\$4,000,000	100.0%	\$4,000,000	
17	Redwood Landing Improvements	Natural Areas & O.S.	Medium	Adding Facilities		\$350,000	100.0%	\$350,000	
				Subtotal		\$4,350,000	100.0%	\$4,350,000	
18	Emerald Necklace ROW Acquisition	Trails	Medium	ROW Acquisition	20	\$8,000,000	46.1%	\$3,692,000	
				Subtotal		\$8,000,000	46.1%	\$3,692,000	
				TOTAL	75.37	\$109,350,000	44.7%	\$48,911,000	6

* relative priority reflects Canby Parks Committee input as of 7/1/2025.



Draft Parks Project List Alt. 3

Reflects Input from Councilors Davis and Padden on 2.18.26

Canby DRAFT Parks Project List (Inside Future UGB), 2026 to 2046

Preliminary DRAFT Assumptions

ID #	Project Name	Park Category	Relative Priority*	Category	Acres (New)	Cost Est.	SDC Eligibility Share %	SDC Eligibility Share \$	Bathroom Stalls Added
1	Sports/Rec. Center Land Acquisition	Community Park	High	Athletic/Rec Center	32	\$20,000,000	40.9%	\$8,183,000	TBD
2	Aquatic Center (New)	Community Park	High	Aquatic/Rec Center	3	\$45,000,000	40.9%	\$18,412,000	TBD
3	Honda Pits Action Sports Park	Community Park	High	Park Development	8.87	\$2,000,000	40.9%	\$818,000	2
4	Athletic Complex/Rec Center	Community Park	High	Aquatic/Rec Center		\$20,000,000	40.9%	\$8,183,000	TBD
6	Wait Park Improvements	Community Park	High	Adding Facilities		\$5,000,000	40.9%	\$2,046,000	4
9	Community (River) Park Improvements	Community Park	Medium	Adding Facilities		\$2,000,000	40.9%	\$818,000	TBD
				Subtotal		\$94,000,000	40.9%	\$38,460,000	
15	Logging Road Trail Improvements (in-City)	Natural Areas & O.S.	Medium	Land Acquisition	10	\$4,000,000	100.0%	\$4,000,000	
17	Redwood Landing Improvements	Natural Areas & O.S.	Medium	Adding Facilities		\$350,000	100.0%	\$350,000	
				Subtotal		\$4,350,000	100.0%	\$4,350,000	
18	Emerald Necklace ROW Acquisition	Trails	Medium	ROW Acquisition	20	\$2,000,000	46.1%	\$923,000	
				Subtotal		\$2,000,000	46.1%	\$923,000	
				TOTAL	73.87	\$100,350,000	43.6%	\$43,733,000	6

* relative priority reflects Canby Parks Committee input as of 7/1/2025.



Draft Parks Project List Alt. 4

Like Alt. 3 but combines projects 1, 2 and 4 with cost for those projects at \$40M (for phase 1); intended to generate the lowest SDC rate

Canby DRAFT Parks Project List (Inside Future UGB), 2026 to 2046

Preliminary DRAFT Assumptions

ID #	Project Name	Park Category	Relative Priority*	Category	Acres (New)	Cost Est.	SDC Eligibility Share %	SDC Eligibility Share \$	Bathroom Stalls Added
1, 2 & 4	Athletic/Rec. Center / Pool	Community Park	High	Athletic/Rec Center/Pool	35	\$40,000,000	40.9%	\$16,366,000	TBD
3	Honda Pits Action Sports Park	Community Park	High	Park Development	8.87	\$2,000,000	40.9%	\$818,000	2
6	Wait Park Improvements	Community Park	High	Adding Facilities		\$5,000,000	40.9%	\$2,046,000	4
9	Community (River) Park Improvements	Community Park	Medium	Adding Facilities		\$2,000,000	40.9%	\$818,000	TBD
				Subtotal		\$49,000,000	40.9%	\$20,048,000	
15	Logging Road Trail Improvements (in-City)	Natural Areas & O.S.	Medium	Land Acquisition	10	\$4,000,000	100.0%	\$4,000,000	
17	Redwood Landing Improvements	Natural Areas & O.S.	Medium	Adding Facilities		\$350,000	100.0%	\$350,000	
				Subtotal		\$4,350,000	100.0%	\$4,350,000	
18	Emerald Necklace ROW Acquisition	Trails	Medium	ROW Acquisition	20	\$2,000,000	46.1%	\$923,000	
				Subtotal		\$2,000,000	46.1%	\$923,000	
				TOTAL	73.9	\$55,350,000	45.7%	\$25,321,000	6

* relative priority reflects Canby Parks Committee input as of 7/1/2025.

DRAFT SDC Phase-In Schedules (3 or 5 years)



Draft Canby SDCs with 3-year Phase-In & Parks Alt. 2 Councilor Padden

Canby SDCs w/ 3-Yr Phase-in for Parks & Transportation (Parks Alt. 2)				
	<i>Current Rate</i>	Phase-In Schedule (3 years)		
		Yr. 1	Yr. 2	Yr. 3
		50%	75%	100%
Sanitary Sewer	\$3,816	\$4,184	\$4,184	\$4,184
Storm	\$332	\$335	\$335	\$335
Parks (per Alt. 2 Padden)	\$7,784	\$9,308	\$13,961	\$18,615
Transportation	\$4,612	\$9,427	\$14,140	\$18,853
Subtotal Canby SDCs (rounded)	\$16,544	\$23,250	\$32,620	\$41,990
Water SDC**	\$11,230	\$11,230	\$11,230	\$11,230
Total SDCs (not inflation adjusted)	\$27,774	\$34,480	\$43,850	\$53,220
Avg. SFR New Home Price***	\$685,000	\$685,000	\$685,000	\$685,000
SDCs % Avg. New SFR Price***	4%	5%	6%	8%

* assumes avg. Canby home size = 2,112 sq.ft. per FY 2025-26 sales data.

** Canby Utilities water SDC rate per 5/8 x 3/4 meter.

*** Home sales price based on random survey on new homes sold in Canby over past 3 years.



Draft Canby SDCs with 5-year Phase-In & Parks Alt. 2 Councilor Padden

Canby SDCs w/ 5-Yr Phase-in for Parks & Transportation (Parks Alt. 2)						
	Current Rate	Phase-In Schedule (5 years)				
		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr.5
		60%	70%	80%	90%	100%
Sanitary Sewer	\$3,816	\$4,184	\$4,184	\$4,184	\$4,184	\$4,184
Storm	\$332	\$335	\$335	\$335	\$335	\$335
Parks (per Alt. 2 Padden)	\$7,784	\$11,169	\$13,031	\$14,892	\$16,754	\$18,615
Transportation	\$4,612	\$11,312	\$13,197	\$15,082	\$16,968	\$18,853
Subtotal Canby SDCs (rounded)	\$16,544	\$27,000	\$30,750	\$34,490	\$38,240	\$41,990
Water SDC**	\$11,230	\$11,230	\$11,230	\$11,230	\$11,230	\$11,230
Total SDCs***	\$27,774	\$38,230	\$41,980	\$45,720	\$49,470	\$53,220
Avg. SFR New Home Price****	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000
Proj. SDCs % Avg. New SFR Price****	4%	6%	6%	7%	7%	8%

* assumes avg. Canby home size = 2,112 sq.ft. per FY 2025-26 sales data.

** Canby Utilities water SDC rate per 5/8 x 3/4 meter.

*** Gross SDC per new SFR unit before credits or discounts, not adjusted for inflation.

**** Home sales price based on random survey on new homes sold in Canby over past 3 years.



Draft Canby SDCs with 3-year Phase-In & Parks Alt. 3 Councilor Davis

Canby SDCs w/ 3-Yr Phase-in for Parks & Transportation (Parks Alt. 3)				
	<i>Current Rate</i>	Phase-In Schedule (3 years)		
		Yr. 1	Yr. 2	Yr. 3
		50%	75%	100%
Sanitary Sewer	\$3,816	\$4,184	\$4,184	\$4,184
Storm	\$332	\$335	\$335	\$335
Parks (per Alt. 3 Davis)	\$7,784	\$8,367	\$12,550	\$16,733
Transportation	\$4,612	\$9,427	\$14,140	\$18,853
Subtotal Canby SDCs (rounded)	\$16,544	\$22,310	\$31,210	\$40,100
Water SDC**	\$11,230	\$11,230	\$11,230	\$11,230
Total SDCs (not inflation adjusted)	\$27,774	\$33,540	\$42,440	\$51,330
Avg. SFR New Home Price***	\$685,000	\$685,000	\$685,000	\$685,000
SDCs % Avg. New SFR Price***	4%	5%	6%	7%

* assumes avg. Canby home size = 2,112 sq.ft. per FY 2025-26 sales data.

** Canby Utilities water SDC rate per 5/8 x 3/4 meter.

*** Home sales price based on random survey on new homes sold in Canby over past 3 years.



Draft Canby SDCs with 5-year Phase-In & Parks Alt. 3 Councilor Davis

Canby SDCs w/ 5-Yr Phase-in for Parks & Transportation (Parks Alt. 3)						
	Current Rate	Phase-In Schedule (5 years)				
		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr.5
		60%	70%	80%	90%	100%
Sanitary Sewer	\$3,816	\$0	\$0	\$0	\$0	\$0
Storm	\$332	\$0	\$0	\$0	\$0	\$0
Parks (per Alt. 3 Davis)	\$7,784	\$10,040	\$11,713	\$13,386	\$15,060	\$16,733
Transportation	\$4,612	\$11,312	\$13,197	\$15,082	\$16,968	\$18,853
Subtotal Canby SDCs (rounded)	\$16,544	\$21,350	\$24,910	\$28,470	\$32,030	\$35,590
Water SDC**	\$11,230	\$11,230	\$11,230	\$11,230	\$11,230	\$11,230
Total SDCs***	\$27,774	\$32,580	\$36,140	\$39,700	\$43,260	\$46,820
Avg. SFR New Home Price****	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000
Proj. SDCs % Avg. New SFR Price****	4%	5%	5%	6%	6%	7%

* assumes avg. Canby home size = 2,112 sq.ft. per FY 2025-26 sales data.

** Canby Utilities water SDC rate per 5/8 x 3/4 meter.

*** Gross SDC per new SFR unit before credits or discounts, not adjusted for inflation.

**** Home sales price based on random survey on new homes sold in Canby over past 3 years.

Discussion and Next Steps



Parks SDC Discussion & Impact of SDC Schedule

- Council Input needed tonight to guide Draft SDC Methodology Report
- DRAFT SDC Methodology Report with Capital Project Lists (April 17)
- 1st Adoption Hearing (July 1)
- Input from Stakeholders: (ongoing until final hearing)
- Long-Range Project Lists & SDC Methodology Refinement (allowed up to final adoption)
- New Charges can go into effect upon adoption/second reading or July 15, 2026



Other SDC Policy Options

- SDCs to be scaled by residential home size (5 Cohorts)
- One Citywide SDC district rate (applies to future annexations)
- SDC phase-in over 3 or 5 years (for transportation and parks)
- SDC waivers or discounts for ADUs and deed-restricted affordable housing (can be rolled into policy recommendation with SDC adoption or as separate Resolution)
- Long-Range Project Lists Must be Adopted (transportation, sewer, storm, parks)