



CITY COUNCIL Agenda

222 NE 2nd Avenue, Canby, OR, 97013 | Ph: (503) 266-4021 | www.canbyoregon.gov

April 15, 2026

The City Council meeting may be attended in person in the Council Chambers at
222 NE 2nd Avenue, Canby, OR 97013

The meetings can be viewed on YouTube at:

<https://www.youtube.com/channel/UCn8dRr3QzZYXoPUEF4OTP-A>

The public can register to speak at the meeting virtually by contacting the Deputy City Recorder;
ridgleyt@canbyoregon.gov or call 503-266-0637. No pre-registration is required to speak in person.

For questions regarding programming, please contact: Willamette Falls Studio (503) 650-0275;
media@wfmstudios.org

WORK SESSION – 6:00 PM

1. CALL TO ORDER
 2. DISCUSSION WITH BEERY, ELSNER & HAMMOND, LLP - LEGAL SERVICES
 3. ADJOURNMENT
-

EXECUTIVE SESSION – 7:00 PM

EXECUTIVE SESSIONS ARE CLOSED TO THE PUBLIC. Representatives of the news media and designated staff may attend Executive Sessions. Representatives of the news media are specifically directed not to report on any of the deliberations during the Executive Session, except to state the general subject of the session as previously announced. No Executive Session may be held for the purpose of taking final action or making any final decision.

1. CALL TO ORDER
 2. **EXECUTIVE SESSION:** Pursuant to ORS 192.660 (2)(f): to consider information or records that are exempt by law from public inspection.
 3. ADJOURN
-

REGULAR MEETING – 7:30 PM
(Will begin at 7:30pm or after the Executive Session ends)

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance

2. ROLL CALL

3. STAFF INTRODUCTIONS

4. CITIZEN INPUT, PUBLIC COMMENT ON NON-AGENDA ITEMS, & COMMUNITY ANNOUNCEMENTS:

This is an opportunity for audience members to address the City Council on items not on the agenda. If you are attending in person, please complete a testimony/comment card prior to speaking and hand it to the City Recorder. If you would like to speak virtually, please contact the Deputy City Recorder by 4:30 pm on April 15, 2026, with your name, the topic you'd like to speak on and contact information: ridgleyt@canbyoregon.gov or call 503-266-0637.

5. PROCLAMATIONS/ SPECIAL PRESENTATIONS

6. ITEMS REMOVED FROM THE CONSENT AGENDA

7. CONSENT AGENDA

- a. Approval of the March 11, 2026, City Council Special Called Meeting & Urban Renewal Agency Meeting Minutes and the March 18, 2026, City Council Regular Meeting Minutes. Pg. 1

8. APPOINTMENTS

9. ORDINANCES & RESOLUTIONS

- a. Consider **Ordinance No. 1666:** An Ordinance Authorizing the Interim City Administrator to Enter into an Agreement with Xylem Water Solutions USA to Purchase four RAW Influent Pumps in the Amount of \$93,602.00. (*Second Reading*). Pg. 11
- b. Consider **Ordinance No. 1667:** An Ordinance Authorizing the Interim City Administrator to Enter into an Agreement with 3J Consulting regarding the UGB Expansion and Code Audit (*Second Reading*). Pg. 16
- c. Consider **Ordinance No. 1668:** An Ordinance Authorizing the City Administrator Designee to Enter into an Amended Employment Contract Between the City of Canby and Randy Ealy. (*Second Reading*) Pg. 42
- d. Consider **Ordinance No. 1669:** An Ordinance Authorizing the Purchase of Server and Storage Equipment through Polar Systems Utilizing a State Of Oregon Price Agreement in an Amount Not to Exceed \$100,000 and Declaring An Emergency. (*First Reading*) Pg. 51

10. PUBLIC HEARINGS

You are welcome to speak in person. *If you would like to speak virtually, please email or call the Deputy City Recorder by 4:30 pm on April 15, 2026, with your name and contact information: ridgleyt@canbyoregon.gov or call 503-266-0637. Once your information is received, you will be sent instructions to speak.** Pg. 58

- a. Consider **Ordinance No. 1670**: An Ordinance Adopting the Comprehensive Plan and Comprehensive Plan Maps.

11. OTHER BUSINESS

12. MAYOR’S BUSINESS

13. COUNCILOR COMMENTS & LIAISON REPORTS

14. CITY ADMINISTRATOR’S BUSINESS & STAFF REPORT

- a. Parks Maintenance Fee – Discussion for Council Consideration

15. CITIZEN INPUT, PUBLIC COMMENT ON NON-AGENDA ITEMS, & COMMUNITY ANNOUNCEMENTS

16. ACTION REVIEW

17. ADJOURNMENT

*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Teresa Ridgley at 503-266-0637. A copy of this Agenda can be found on the City’s web page at www.canbyoregon.gov.

**CANBY CITY COUNCIL
MEETING MINUTES
March 11, 2026**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Paul Waterman, Daniel Stearns, Jason Padden, James Davis, and Traci Hensley.

COUNCIL ABSENT: Herman Maldonado

STAFF PRESENT: Randy Ealy, Interim City Administrator; Todd Wood, Transit/IT/Fleet/Public Works Director; Don Hardy, Planning Director; Spencer Polack, Public Works Supervisor; Jamie Stickel, Economic Development Director/Communications Specialist; Denise LaRue, Finance Director, Marisa Ely, Library Director, Maya Benham; Administrative Director/ City Recorder.

CALL TO ORDER: Council President Hensley called the meeting to order at 5:00 p.m.

The meeting was recessed for dinner at 5:10 p.m. and reconvened at 5:20 p.m.

Randy Ealy, Interim City Administrator, said this was a goal setting session for the Council. They would focus on the five current goals and what progress had already been made. He started with the first goal, promoting financial stability. He reviewed the objectives and discussed the upcoming Charter Review Subcommittee and possible Charter amendments, transition of Urban Renewal expenses, and a façade improvement grant application.

There was discussion regarding the direction for no more spending of Urban Renewal dollars, how the grant money was already in the budget and had to be spent by June 30, and covering the cost of the First Street project.

Mayor Hodson arrived at 5:21 p.m. Council President Hensley turned the meeting over to Mayor Hodson at 5:22 p.m.

Todd Wood, Transit/IT/Fleet/Public Works Director, discussed the next objective, addressing the declining revenue for current transit operations and creating a sustainable budget, new transit office, and four additional buses.

There was discussion regarding the next biennium and how state and federal funding was declining, other revenues that would increase the transit budget especially bringing more businesses to Canby to pay the transit tax, how sustainable meant being able to maintain the base level of service, options for scalability if there were budget cuts, whether this goal had been achieved and should be removed, and setting parameters on goals to know if they had been achieved or not.

Councilor Padden suggested any goal that needed to be reworked could be discussed at a future meeting. There was consensus that this goal needed to be reworked.

Mr. Ealy discussed the next objective, determine the future of the former Adult Center building. Councilor Davis said it would be at least April of next year before the Adult Center moved into their new facility, so they had time to decide what to do. They also were in discussions with the School District about the land.

There was discussion regarding putting a deadline of December 2026 to decide, additional information to make a decision including verifying the upgrade costs and demolition costs by the end of June, and what the future usage would be if they kept the building.

Marisa Ely, Library Director, discussed the next objective, develop a plan to fund current and expanded library services. There had been Library District meetings where the distribution formula, boundary lines, and funding disparities were discussed, but none of the work had been moved forward. They were meeting 87.5% of the essential threshold for public library standards. Most of the standards could be met, however the main issue was staffing, especially for a bilingual librarian and increasing open hours.

There was discussion regarding the qualifications for the bilingual librarian, how this goal needed to be reworked, and how much was needed for the librarian and to open on Sundays.

Don Hardy, Planning Director, discussed the next objective, adjust System Development Charges. This work was close to being done. Staff would be going to the Parks Board for a recommendation on the Park SDC projects that would be taken to the Council. He explained the process to approve the SDC methodology, which would probably be in July. The Council also needed to decide on the phasing as well.

Mr. Hardy then discussed the next objective, the Housing Production Strategy. They had received a conditional approval from DLCD and there was some refinement needed to the document. The public hearing would be held in April.

There was discussion regarding the definition of affordable housing.

Jamie Stickel, Economic Development Director/ Communications, discussed the objective of evaluating options for recruiting a hotel developer. In March of last year, there was Council discussion on potential hotel incentives. Two projects were put in the budget, a "Room Night Generator" Study which should be finished in March 2026, and Hotel Design Concept planning work which began at the end of February and was underway.

There was discussion regarding next steps, outreach to hotels, financial constraints and creating tax incentives, reaching out to cities that had built a new hotel to see if they had offered any incentives, need for a discussion on the incentives they were willing to put in place, and keeping this item on the goals list.

Mr. Hardy discussed the next objective, complete the Comprehensive Plan update. The Comprehensive Plan would come before Council for adoption on April 15.

Mr. Ealy discussed the next objective, discuss future Urban Renewal District options to support new economic development and parks opportunities in conjunction with the UGB expansion.

They were moving forward with closing the current district. He thought there was appetite for potential other areas for another district, possibly outside of the current City limits.

There was discussion regarding how they would close the district either by resolution or ordinance, whether a district had to have a connection to downtown or 99E, how Wilsonville had a number of UGB districts for specific projects, looking into the options that were available, revising this goal to how they would close the district, and adding a new goal for evaluating creation of new districts.

Ms. Stickel discussed the next objective, develop an economic development strategy in conjunction with the UGB expansion. The kickoff for the UGB expansion work was held in early February and the work would continue for the next year and a half. This goal would be revisited next year.

There was discussion regarding how they expected to adopt the UGB boundary in 2026 and the UGB process.

Mr. Hardy explained the next objective, complete the UGB expansion process. He discussed the schedule of work from May to August 2026 to complete this objective.

Mr. Hardy explained the next objective, code update. He had received a grant from DLCD in February 2026 for the code audit and Council would see an Ordinance on April 1. The work would be done between April 2026 to June 2027. Independent from this was a floodplain ordinance update that came down in a lawsuit regarding endangered species.

There was discussion regarding the matching funds needed for the grant, need to get another grant to finish the code update or use City funds if not, and importance of not cutting it in the next budget.

Ms. Stickel reviewed the next objective, receive recommendation from the Street Maintenance Task Force and update fees. Kittleson & Associates had been brought on and received all the data from staff. Kittleson would evaluate the fee and bringing it up to the current trip generation manual. The work should be completed by July.

It was suggested to put the fee on a rolling calendar that in four years it was budgeted to do this update again to see if there was a new manual to implement.

Councilor Stearns thought objective 3.2 needed to come before 3.1 because the fees would determine the needs.

Spencer Polack, Public Works Supervisor, gave an update on the next objective, complete S Ivy St and N Pine St integration projects to bring county roads into the local transportation system. They had taken over Pine Street from the County in January, and they were working on a plan for redoing the road all the way from Territorial to 99E. Ivy street was already completed. They were waiting on final paperwork from the County to execute the end of the IGA. The realignment was still on for 4th and Pine.

There was discussion regarding improvements to Pine Street in the next five years, how this goal had been completed, and the next streets to bring in.

Mr. Polack explained Pine Street was the last street that was planned to be brought in.

Councilor Davis thought the realignment of S Pine and Township should be a priority. Mr. Polack said there had been initial conversations with the property owners on what that would take, but it could be finalized and brought forward.

Council President Hensley asked where they were regarding the 13th and Ivy left turn lane in addition to the speed reduction. Mr. Polack stated they were waiting for information from ODOT for the speed reduction. They were waiting until it was confirmed the City owned all of Ivy for the traffic signal.

Ms. Stickel explained the next objective, downtown parking district master plan. The Downtown Parking Strategy & Implementation Guide was adopted in July 2025. Staff was working through implementing the strategies.

There was consensus to remove this from the list as an achieved goal.

Mr. Wood reviewed the next objective, identify options for the location of a new Transit Operations Center. The current property which the City owned was still the best spot. He shared the federal government was reevaluating NEPA requirements for the FTA and if it was passed, the changes might allow them to apply for federal funds. Also, they were applying for additional funding to build in phases.

There was consensus that this goal had also been achieved.

Mr. Wood talked about the next objective, finalize the design for the Walnut Street Extension Project. The County did not want the City to do anything until they got the permit from ODOT, and ODOT was taking a lot of time to get that done. It looked like they would receive a temporary permit that would be acceptable to start the work.

Mr. Polack said the project had been broken up into three phases and the first two were done. The third one was still going through review. This goal was almost done.

There was consensus to change the objective to complete the Walnut Street extension.

Mr. Wood discussed the next objective, evaluate the next phase of transit services with cost estimates and explore funding options. He explained the next two phases for services in the Master Plan, which included trips to and from Wilsonville and the reverse Canby Loop.

There was discussion regarding working with Wilsonville for buses to come to Canby more often, Canby and Wilsonville running every other loop, use of the Canby Loop by school students, School District paying into the system, and need to find funding for the increased service.

The objective to identify county roads in the future UGB and determine cost impact of integration into the local transportation system was redundant and it was suggested to combine it with the previous one.

Mr. Ealy discussed the next objective, evaluate and determine funding options for parks and recreation projects. The Council was currently working on this one.

Mr. Ealy moved to the next objective, evaluate and determine a future parks and recreation sustainable management structure. There were many potential parties of interest including Canby School District, CAPRD, Canby Kids, and Canby Parks and Recreation Board. They had discussed holding a summit in the spring/summer where the stakeholders could come to discuss the options.

Mr. Ealy thought the next objective, evaluate and determine the Park Master Plan structure, was completed. They now had a specific list of projects and the SDCs would be adopted to fund those projects.

There was discussion regarding prioritization of the parks projects as well as administrative tasks in the plan. This item would be reworded and stay on the goals list.

Maya Benham, City Recorder, spoke about the next objective, which was update the Council policies and guidelines. Another subcommittee meeting would need to be scheduled for potential changes. This was an ongoing goal.

The goal would be reworded to annual review of the Council policies and guidelines, which could be done in January after the election and new Councilors coming on.

Ms. Stickel said they had completed the next objective, adopt and implement a Communications Plan. She explained how staff was taking what they already did and making it go further in communicating with the public. She was also planning a Canby Growing Together Campaign.

Mr. Ealy discussed the next objective, increase opportunities for City Council to engage with the community. Language had been changed so that Council could meet in other venues to engage with citizens more.

There was discussion regarding meeting with other agencies and discussing their potential levies, maximum amount of taxability and all the agencies sharing it, compression and tax fatigue, expanding the Citizen Engagement Academy and approaching churches and Bridging Cultures to attend or create a scholarship for a student to attend, reaching out to each neighborhood to see if they had any general questions, and reengaging the neighborhood associations.

Mr. Ealy reviewed the next objective, implement the Emergency Management Operations Plan. They were actively doing tabletop exercises and would continue to do so.

Councilor Davis wanted to add training for elected officials.

The goal would be reworded to train the Council on the Emergency Management Operations Plan.

Councilor Padden thought there should be a list of businesses that had potential hazards and the worst-case scenario of a failure at that business. Mr. Hardy said it was not something the City regulated, but he could talk to the County about their process and the inspections that were done.

Ms. Stickel reviewed the next objective, identify community partners to develop a city-wide community calendar. They had been working with Active Media that did the Canby Advantage Magazine on development of a community calendar.

Regarding the objectives update policies and guidelines for boards and commissions and create and recruit youth positions for all boards and commissions, Councilor Padden stated that those were on hold until changes were made to the City Charter.

Regarding the parking lot list, there were no changes and the items would remain.

Staff would clean up the document from the input tonight and bring it back to Council for review and revision of some of the goals.

Mayor Hodson adjourned the meeting at 8:07 p.m.

Maya Benham, CMC
City Recorder

Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood

**CANBY CITY COUNCIL
MEETING MINUTES
March 18, 2026**

PRESIDING: Traci Hensley

STAFF PRESENT: Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Teresa Ridgley, Deputy City Recorder; Peter Wood, Human Resources Director; Todd Wood, Transit/IT/Fleet/Public Works Director; Don Hardy, Planning Director; Spencer Polack, Public Works Supervisor; Jamie Stickel, Economic Development Director/Communications Specialist; and Denise LaRue, Finance Director.

CALL TO ORDER: Council President Hensley called the meeting to order at 7:06 p.m.

ROLL CALL: Councilor Jason Padden present; Councilor Herman Maldonado present (virtually); Council President Traci Hensley present; Mayor Brian Hodson absent; Councilor James Davis present; Councilor Daniel Stearns present; and Councilor Paul Waterman present.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Kristi Smith, Canby resident, and Celesta Graves, Canby resident, spoke about the contributions of transgender people in rural communities and the importance of recognizing them. They desired a proclamation for Transgender Day of Visibility on March 31.

PROCLAMATIONS/SPECIAL PRESENTATIONS: National Vietnam War Veterans Remembrance Day – Council President Hensley read the proclamation declaring March 29, 2026, as National Vietnam War Veterans Remembrance Day.

Irene Breshears and John Alfrey, Canby VFW, thanked the City for the proclamation and maintenance of the memorial. There would be a ceremony on March 29 at 1 p.m. and lunch at Burgerville afterward.

Larry Forman, Auxiliary President, handed out an invitation to the Council.

Vietnamese American Remembrance Day – Council President Hensley read the proclamation declaring April 30, 2026, as Vietnamese American Remembrance Day.

Thao Duc Tu, President of Vietnamese Community of Oregon, thanked the City for the proclamation. There would be a ceremony on April 26. He presented a certificate to the City.

Since Mayor Hodson was absent, the proclamations would be signed and mailed to the representatives.

CONSENT AGENDA: **Councilor Davis moved to approve the Consent Agenda including approval of the February 11, 2026, City Council Work Session and Special-Called Meeting Minutes and the February 18, 2026, City Council Regular Meeting Minutes. Motion was seconded by Councilor Waterman and passed 6-0.

APPOINTMENTS: **Councilor Padden moved to approve the appointment of Dusty Guild-Hanson to the Heritage and Landmarks Commission with a term ending June 30, 2026. Motion was seconded by Council Waterman and passed 6-0.

ORDINANCES & RESOLUTIONS:

Ordinance 1665 – Spencer Polack, Public Works Supervisor, said this was a request was to purchase a crack sealing trailer to be able to do the work in-house instead of renting the machine.

There was discussion regarding the cost to rent the machine, how owning the machine would give them more availability to do the work more often, other cities who owned crack sealers, and renting the machine to nearby cities.

****Councilor Padden moved to adopt Ordinance 1665, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO A PURCHASE AGREEMENT WITH SEALMASTER TO PURCHASE A NEW ASPHALT CRACK SEALER EQUIPMENT TO COME UP FOR SECOND READING ON APRIL 1, 2026. Motion was seconded by Councilor Davis and passed 6-0 on first reading.**

Resolution 1453 – Chris Wright, District Manager of Canby Disposal, and Jonathan Dewey, Controller, presented the request for their annual rate adjustment, which was a 1.62% to 1.63% increase.

The Council appreciated their partnership with Canby Disposal and how this was less than a dollar increase.

****Councilor Davis moved to adopt Resolution 1453, A RESOLUTION AUTHORIZING A RATE INCREASE AND ESTABLISHING A NEW RATE SCHEDULE FOR GARBAGE COLLECTION BY CANBY DISPOSAL WITHIN THE CITY OF CANBY. Motion was seconded by Councilor Padden and passed 6-0.**

OTHER BUSINESS: City Administrator Recruitment Update – Councilor Davis acknowledged Mr. Ealy’s work as Interim City Administrator. There were many director positions open and numerous projects, and he thought they should postpone filling the City Administrator’s position. He suggested extending the current contract to the end of the year.

There was discussion regarding keeping the continuity of the projects in motion, terms of the contract, appreciation of Mr. Ealy’s work, more certainty for the recruitment date, and developing a City Administrator evaluation.

****Councilor Davis moved to authorize Councilor Davis and Council President Hensley to work with the Interim City Administrator and staff, as needed, to bring an ordinance extending the Interim City Administrator’s contract to December 31, 2026, in substantially the same term as the current Interim City Administrator contract. Motion was seconded by Councilor Maldonado and passed 6-0.**

MAYOR’S BUSINESS: None

COUNCILOR COMMENTS & LIAISON REPORTS:

Councilor Padden reported on the Planning Commission meeting where they discussed the Comprehensive Plan update.

Councilor Davis thanked Canby Rotary for the Father/Daughter Dance. He reported on the Parks and Recreation Board meeting where they discussed Park SDC projects, Arneson Park wind damage cleanup, Auburn Farms construction which had been extended to June, and recommending names for Auburn Farms. He attended the Canby Adult Center meeting where there was a retirement in April. They planned to be in their new building by April of next year. They had received their annual investment report and they were doing well.

Councilor Stearns said the parking lot next to the Graham building needed some handicap spaces near the elevator. He asked about the City Attorney evaluation being done in Executive Session.

Councilor Padden said because the firm was not an employee but under contract, the performance evaluation needed to be done at an open meeting.

Councilor Stearns thought it would be difficult to have the conversation in open session, and it would be irresponsible not to have the conversation.

Emily Guimont, City Attorney, suggested the City Administrator or HR Director collect individual evaluations from the Council and consolidate them into one evaluation to send to the City Attorney's office.

Councilor Stearns thought the goal was to give and receive feedback. Councilor Padden said they could have the conversation, just not in executive session.

Council President Hensley thought it could be a Work Session discussion.

Councilor Waterman reported on the Bike and Pedestrian Committee where they discussed E-bikes and Transportation System Plan update. He also reported on the Library Board meeting where priorities, donation process, and hiring a bilingual librarian were discussed.

Council President Hensley reported on the Traffic Safety Commission meeting where speed reduction on South End Road and no u-turns on Highway 99E and Redwood were discussed. The Canby Prevention Coalition held a community leadership lunch and learn. There would be a parents night event on April 9 on vaping and online safety. The Suicide Prevention Task Force was working on another QPR training.

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT: Randy Ealy, Interim City Administrator, discussed the bi-monthly reports and retirement of Police Chief Tro.

Don Hardy, Planning Director, spoke about the DLCD Housing Planning Assistance Grant which the City had received.

Mr. Ealy announced upcoming events/meetings and gave an update on City projects.

Councilor Padden discussed the subcommittee that was working on the City Administrator review process. They had sent information to Mr. Ealy to discuss. The Council had received an

update on the budget with a 20% contingency and he wanted to get Council approval on the contingency. There had also been discussion about the library not paying the interest on the loan they took out every year from the cemetery fund.

There was consensus for staff to move forward with the 20% contingency.

Councilor Maldonado discussed vehicles that were going around the barricades at South End and 99E instead of using the turning lane.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approved the Consent Agenda.
2. Approved the Appointments.
3. Approved Ordinance 1665 to come up for second reading on April 1, 2026.
4. Approved Resolution 1453.
5. Bringing back an ordinance to extend Mr. Ealy's contract to December 31, 2026.

Council President Hensley adjourned the meeting at 8:37 p.m.

Maya Benham, CMC
City Recorder

Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood



CITY COUNCIL Staff Report

Meeting Date: 4/15/2026

To: The Honorable Mayor Hodson & City Council
Thru: Randy Ealy, Interim City Administrator
From: Patrick Mahoney, WWTP Supervisor
Agenda Item: Consider **Ordinance No. 1666**: An Ordinance Approving Interim City Administrator to Execute a Contract with Xylem Water Solutions USA to Purchase four RAW Influent Pumps up to the Amount of \$93,602. (*Second Reading*)

Summary

The current RAW Influent wastewater pumps at the plant are 25+ years old and have become increasingly difficult to maintain due to their age and availability of parts. These are critical for the treatment process as they move the incoming wastewater from a low point uphill into the rest of the treatment process where it continues through the plant on a gravity-fed path.

Background

The WWTP plant has three pump vaults with the ability to add a fourth to meet future needs. Currently, the fourth pump is kept as a reserve-backup for any maintenance needs that occur.

Attachments

Ordinance No. 1666
Xylem Water Solutions Quote

Fiscal Impact

Influent & Recycle Pump Replacement (Capital) - \$1.35 M

The overall capital for this project has barely been impacted so far. Working on quotes for the Recycle Pumps as well with a similar cost associated with their replacement.

Options

1. Approve Interim City Administrator to Execute a Contract with Xylem Water Solutions for \$93,602.00.
2. Deny Interim City Administrator to Execute a Contract with Xylem Water Solutions for \$93,602.00.

Recommendation

It is recommended by Staff to move forward with the purchase of four RAW Influent Pumps in the amount of \$93,602 and authorize the Interim City Administrator to execute a contract.

Proposed Motion

"I move to adopt **Ordinance No. 1666**: An Ordinance Authorizing the Interim City Administrator to Execute a Contract with Xylem Water Solutions USA to Purchase the four RAW Influent Pumps up to the Amount of \$93,602."

ORDINANCE NO. 1666

AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH XYLEM WATER SOLUTIONS USA FOR THE PURCHASE OF FOUR RAW INFLUENT PUMPS UP TO THE AMOUNT OF \$93,602.

WHEREAS, the City of Canby informally advertised and received three (3) bid responses to an informal solicitation for the purchase of a influent pumps for the City’s wastewater treatment plant; and

WHEREAS, City of Canby staff selected Xylem Water Solutions USA as the bidder who best serves the City’s interests who responded to the informal solicitation.

NOW, THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

Section 1. The Interim City Administrator is hereby authorized, on behalf of the City of Canby, to enter into the contract with Xylem Water Solutions USA in an amount not to exceed \$93,602 for the purchase of four influent pumps.

Section 2. The effective date of this Ordinance shall be May 15, 2026.

SUBMITTED to the Canby City Council and read the first time at a regular meeting thereof on Wednesday, April 1, 2026, ordered posted as required by the Canby City Charter; and scheduled for second reading on April 15, 2026, commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor, Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on the second and final reading by the Canby City Council at a regular meeting thereof on 15th day of April, 2026, by the following vote:

YEAS _____ NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder



**Xylem Water Solutions USA, Inc.
Flygt Products**

May 19, 2025

CITY OF CANBY
PO BOX 930
CANBY OR 97013-0930

9625 SW Tualatin Sherwood Road
Tualatin, Oregon 97062
Tel (503) 240-1980
Fax (503) 240-3445

Quote # 2025-POR-0186
Project Name: Canby, City of
Job Name: Influent 3153

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

NP3153-095

Qty	Description	Unit Price
4	Flygt Model NP-3153.095 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 20 HP 1750 RPM motor, 433 impeller, 1 x 50 Ft. length of SUBCAB 4G16+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	\$ 21,271.60
4	MINI-CASII/FUS 120/24VAC,24VDC	\$ 613.90
4	SOCKET,11-PIN BACK MOUNTING	\$ 101.50
Total Price		\$ 87,948.00
Freight Charge		\$ 5,654.00
Total Price		\$ 93,602.00

Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

As of October 14, 2024, all orders must meet a minimum dollar value of \$1,200. Xylem reserves the right to refuse to process any order that does not meet the minimum order value requirement. Xylem will support order adjustments to meet the minimum order value threshold.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per IncoTerms 2020)
See Freight Payment (Delivery Terms) below.

Taxes: State, local and other applicable taxes are not included in this quotation.

Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.





Tariff Changes:

The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Xylem reserves the right to adjust the pricing of the affected goods to reflect the increased costs.

Shortages:

Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.

Terms of payment: 100% N30 after invoice date.

Validity: This Quote is valid for ninety (30) days.

Terms of Delivery: PP/Add Order Position

Schedule: Please consult your local Flygt Branch Office to get fabrication and delivery lead times.

Thank you for the opportunity to provide this quotation. Please contact us if there are any questions.

Sincerely,

Dave Olson
Sales Representative
Phone: 503-290-2175
Cell: 503-789-7330
david.olson2@xylem.com
Fax: 503-240-3445



Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2025-POR-0186
Customer Name: CITY OF CANBY
Job Name: Influent 3153
Total Amount: \$ 87,948.00
(excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____





CITY COUNCIL Staff Report

Meeting Date: 4/15/2026

To: The Honorable Mayor Hodson & City Council
Thru: Randy Ealy, Interim City Administrator
From: Don Hardy, Planning Director
Agenda Item: Consider **Ordinance No. 1667**: An Ordinance Authorizing the Interim City Administrator to Enter into a Contract Amending the Contract Adopting for the Urban Growth Boundary, Final System Development Charge Methodology and Adoption Hearings and Commencing the Canby Code Audit Scope of Work and Budget for FY 25/26. (*Second Reading*)

Summary

The comprehensive plan, transportation system plan and urban growth boundary expansion work is continuing in FY 25 to FY26 with the 3J Consulting services to include the final system development charge adoption and commencing the Canby code audit. This work is being combined with the Department of Land Conservation and Development (DLCD) grant funding that will cover the urban growth boundary and part of the code audit.

The FY 25/26 Planning Department budget accounted for the \$66,000 amendment as professional/technical services in the approved Canby budget. This is being added to with DLCD funding of \$35,000 through a grant approved on March 10, 2026.

The total contract value is \$101,000. The contract amendment is for continued related work anticipated as anticipated in the original RFP for the comprehensive plan, transportation system plan and urban growth boundary expansion.

Background

The initial comprehensive plan work started in 2022 with the city issuance of a Request for Proposal (RFP) for the update to the Canby Comprehensive Plan and Transportation System Plan on September 19, 2022. The city awarded the work to 3J Consulting and issued separate contracts for contemplated related work in the original RFP, FY 22/23 totaling \$177,576, for FY 23/24 totaling \$523,068, for FY 24/25 totaling \$228,938, and for FY 25/26 totaling \$82,140.

The attached scope of work provides the details of the work for the \$101,000 contract amendment, Exhibit A, Rev. 1.

Also attached is the DLCD grant, and noting that out of the total \$75,000 grant, \$35,000 will used for this contract amendment, and \$40,000 will pay Canby for already prior scoped and contracted urban growth boundary expansion work.

Attachments

Ordinance No. 1667

Canby Comprehensive Plan and Transportation System Plan Updates, 3J Consulting Contract Amendment, Exhibit A, Rev. 1.

March 10, 2026, DLCD Housing Planning Assistance Grant Agreement

Fiscal Impact

The total FY 25/26 budget is \$66,000, accounted for in the Planning Department approved Canby budget as professional/technical services. The remaining \$35,000 will be provided by the DLCD grant.

Options

Approve or Deny the budget request.

Proposed Motion

"I move to adopt **Ordinance No. 1667**: An Ordinance Authorizing the Interim City Administrator to Enter into a Contract Adopting for the Comprehensive Plan and Transportation System Plan Updates."

ORDINANCE NO. 1667

AN ORDINANCE ADOPTING FOR THE COMPREHENSIVE PLAN, TRANSPORTATION SYSTEM PLAN AND URBAN GROWTH BOUNDARY SCOPE OF WORK AND BUDGET FOR FY 25/26.

WHEREAS, City issued a Request for Proposal (RFP) for update to the Canby Comprehensive Plan, Transportation System Plan and Urban Growth Boundary expansion on September 19, 2022, and selected and awarded the work to 3J Consulting to complete the work on October 5, 2022;

WHEREAS, contracts for the comprehensive plan, transportation system plan and urban growth boundary expansion have been issued to 3J consultants for FY 22/23 totaling \$177,576 and for FY 23/24 totaling \$523,068, and for FY 24/25 totaling \$228,938, and FY25/26 totaling \$82,140, and continued work based on the RFP tasks is needed in FY 25/26 and 26/27; and

WHEREAS, the FY 25/26 budget accounted for this budget related to the comprehensive plan, transportation system plan and urban growth boundary expansion.

THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

Section 1. In addition to the amounts identified in the recitals above, the City of Canby City Council hereby authorizes contract amendment approval totaling \$101,000 for comprehensive plan, transportation system plan and urban growth boundary expansion work as described in Exhibit A, Rev. 1.

SUBMITTED to the Canby City Council and read the first time at a regular meeting therefore on Wednesday, April 1, 2026 ordered posted as required by the Canby City Charter; and scheduled for second reading on Wednesday, April 15, 2026, commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on second and final reading by the Canby City Council at a regular meeting thereof on the 15th day of April, by the following vote:

YEAS _____

NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder

Canby Comprehensive Plan and Transportation System Plan Updates

3J Consulting Contract Amendment

Exhibit A, Rev. 1,

Scope of Work – March 9, 2026

Project Goals and Objectives

The goal of the Canby UGB project is to amend the City's urban growth boundary to address the employment land need identified in the 2023 Canby Economic Opportunity Analysis (EOA), and housing land need identified in the 2024 Canby Housing Needs Analysis (HNA). The project will also begin the process of implementing strategies to enhance housing production, affordability, and choice. Project objectives include:

- Refine the Goal 14 Boundary Location Analysis to account for needed park land
- Propose a UGB amendment to accommodate housing, parks, and employment needs
- Summarize considerations for priority lands for urbanization not included in the UGB expansion
- Engage the community and agencies to review the proposed UGB amendment through:
 - Project Advisory Committee meeting
 - Technical Advisory Committee meeting
 - Study area property owners listening session
 - Public meeting
 - Planning Commission and City Council briefings
 - Clackamas County coordination meetings
- Facilitate UGB amendment adoption through work sessions and hearings with Canby Planning Commission, Canby City Council, and Clackamas County Board of Commissioners
- Conduct a residential code audit, including tracking recent legislation and a summary of code update priorities and recommendations

Task 1 – Project Management (November 2025 – June 2026)

1.1 Project Administration

Consultant will maintain project files to include documentation related to the Project, including but not limited to computations, assumptions, meeting minutes, working drawings, correspondence and memoranda. Consultant should prepare and maintain a Project management team (PMT) website (using web-based tools) that includes communication, PMT roster, draft and revised schedules, online discussion topics, and deliverables.

1.2 Project Schedule

Consultant will maintain the project schedule showing the duration of work tasks and subtasks needed to complete the Project. Consultant will prepare a simple graphic milestone-oriented schedule for the project. Consultant will coordinate the schedule with the consultant team.

1.3 Regular Project Management Team (PMT) Meetings and Project Assessment

Consultant will organize, participate, co-lead (with the City) and summarize online project management team meetings. These calls will be conducted approximately every two weeks for the duration of the planning process and will integrate both the Comprehensive and TSP efforts. Consultant will provide a summary of key decisions and action items after each meeting.

1.4 Additional Communication and Coordination

In addition to the tasks described above the Consultant project manager will regularly communicate and coordinate with City staff and other team members regarding the status of and plans for current and upcoming project deliverables and activities. This will be done via email, telephone and online meeting communication.

Task 1 Deliverables

- Maintain Basecamp project management site
- Update graphic project schedule
- PM meetings and summaries
- Email correspondence and phone calls
- Monthly invoices and detailed progress reports

Task 2 – Community Engagement (January – March 2026)

2.1 Project Advisory Committee (PAC) meeting #6

The Consultant will prepare for, facilitate, and summarize PAC meeting #6 to gather feedback on the proposed UGB expansion area to accommodate needed housing, employment, and parks. The PAC meetings will use a hybrid in-person/online meeting platform to encourage participation.

2.2 Technical Advisory Committee (TAC) meeting #5

The Consultant will prepare for, facilitate, and summarize TAC meeting #5 to gather feedback on the UGB location analysis and proposed UGB expansion area to accommodate needed housing, employment, and parks.

This task includes up to two (2) additional meetings with Clackamas County staff to coordinate the County adoption process and time for phone and email correspondence.

2.3 Planning Commission and City Council Updates

Consultant will support City staff for approximately one briefing to the City Planning Commission and one briefing to City Councilors. Consultant will support City staff for two work sessions with the City Planning Commission and two work sessions with City Councilors.

2.4 Listening Session

The consultant will prepare for and facilitate a listening session with UGB expansion study area residents to explain the UGB location analysis findings and proposed UGB expansion.

2.5 Canby Community Summit #6

Canby Community Summit #6 will gather feedback on the UGB location analysis and proposed UGB expansion to accommodate needed housing, employment, and parks. Consultant will work with City staff to determine the most appropriate format and approach for the summit, identify needed meeting materials and staffing assumptions, and agree on notification/publicity efforts, consistent with the Engagement Plan. City staff will make logistical arrangements, implement the notification plan and assist in staffing meetings, as needed. Consultant will work with the City to identify a local Spanish interpretation service to be provided at community open houses. Consultant also will work with City to address other accessibility issues, including those related to people with physical disabilities, visual or hearing impairments, or other issues. Consultant will acquire a Spanish translator as needed for the four open houses.

2.6 Online Survey

Consultant will plan for, organize and administer a community survey for people who are unable to participate in the Summit. The survey will provide a similar opportunity to comment on the proposed UGB expansion.

Task 2 Deliverables

- PAC meeting #6 materials and summary
- TAC meeting #5 materials and summary
- Two (2) coordination meetings with Clackamas County staff
- Presentation for briefings (2)
- Listening session materials and summary
- Summit #6 materials and summary
- Online survey

Task 3 – UGB Evaluation and Amendment (April – June 2026)

3.1 UGB Expansion Areas Evaluation and Recommendation

Update the existing Goal 14 Boundary Location Analysis to include land for needed parks and incorporate guidance from DLCDC. Identify and evaluate potential areas where the UGB could be expanded. This process will be coordinated with Clackamas County and State Agency staff, including the Oregon Departments of Land Conservation and Development and Transportation. Consultant will submit draft findings to County and State partners through the TAC process for an informal review in advance of the formal adoption process. The evaluation will include the following steps:

- Analyze potential expansion areas outside the City’s existing UGB consistent with OAR [660-024-0065](#).
- Prioritize land in the Study Area consistent with OAR 660-024-0067.
- Evaluate Land in the Study Area for inclusion into the UGB, through application of Goal 14 Factors.
- Select a proposed UGB expansion area based on results of the evaluation described above, as well as further coordination with staff and decision-makers, and community members.

Consultant will work with staff to prepare UGB expansion alternatives based on results of the Goal 14 analysis. Consultant will present the Goal 14 analysis and proposed expansion to the community as described in Task 2. Consultant will participate in one City Council work session to present feedback from public and agency reviewers and review the alternatives and receive guidance on a preferred UGB expansion recommendation. Consultant will prepare a UGB recommendation based on feedback from the PAC, TAC, public, Planning Commission and City Council.

The UGB expansion report will also summarize options for the City to consider regarding future actions to support the Canby’s urbanization goals for land that will not be included in this UGB expansion.

3.2 Adoption Materials and Findings

Consultant will prepare materials needed for adoption of a UGB amendment, including memoranda and reports summarizing earlier tasks and findings of compliance and consistency with all applicable City, County and State policies, administrative rules (OARs) and statutes (ORS provisions). The Consultant and Canby staff will prepare a Sequential UGB Review Process Notice and submit it to Clackamas County and DLCDC for approval.

3.3 Canby Planning Commission and City Council Work Sessions and Hearings

To adopt the proposed Canby UGB amendment, Consultant will prepare for and participate in one work session and one hearing with the Canby Planning Commission and one work session and two hearings with Canby City

Council. City staff will make all logistical arrangements for these hearings, including providing public notice and submitting required notice to state agencies.

3.4 Clackamas County Work Session and Hearing

To facilitate Clackamas County adoption, Consultant will prepare for and participate in one work session and one hearing with the Clackamas County Board of Commissioners.

Task 3 Deliverables

- Goal 14 analysis and UGB expansion recommendation
- UGB amendment adoption materials
- 1 Planning Commission work sessions
- 2 City Council work sessions
- 1 Planning Commission hearing
- 2 City Council hearings
- 1 Clackamas County Board of Commissioners work session
- 1 Clackamas County Board of Commissioners hearing

Task 4 – Planning and Zoning Code Audit Phase 1

4.1 Project Management

Project Administration

Consultant will provide management, coordination and direction to the project team for completing the project on time and on budget. This task includes aiding in the day-to-day management and decision-making for the project. Consultant will track project costs and budgets monthly. Consultant will maintain project files and documentation related to the project. Consultant will coordinate with the City via email, telephone and online meeting communication as needed to facilitate project administration.

Project Schedule

Consultant will prepare and submit a project schedule to the City following the notice-to-proceed. The schedule will show all major tasks and milestones for the project. Consultant will coordinate the schedule with the project team.

Project Management Team (PMT) Meetings

The Consultant will conduct four (4) project progress meetings with the City and project team to review the budget, status of tasks, project schedule, upcoming work, issues that need to be resolved and specific task assignments. Consultant will prepare a brief agenda and summary notes for each PMT meeting.

Department of Land Conservation and Development (DLCD) Consultation

The Consultant will support the city in up to two (2) meetings with regional representatives of DLCD to seek feedback on potential code changes identified during project work.

Task 4.1 Assumptions

- One revision to the project schedule is assumed following client review.
- Four (4) meetings are assumed to be virtual and one (1) hour in duration.
- The client will complete all grant administration tasks.

Task 4.1 Deliverables

- Monthly invoices
- PMT meeting agendas and summary notes
- Draft and final project schedule

4.2 Community Engagement

Community Participation Plan

Consultant will prepare a Community Participation Plan (CPP) to direct all engagement activities for the initial code audit. The CPP will incorporate elements of the Equitable Engagement Toolkit to develop a program that is inclusive, transparent and effective. The Consultant will host an engagement-focused project kick-off meeting with the City to discuss the CPP. The CPP will contain:

- Information on the project, including goals and intended outcomes.
- Identification and classification of project stakeholders (public, government, regulatory and resource agencies, advocacy groups, youth, disadvantaged populations, and others).
- Engagement schedule
- An outline of communication and engagement strategies such as:
 - Public meetings
 - Website, email and social media
 - Newsletters and postcards
 - Coordination with community-based organizations

Stakeholder Interviews

Consultant will conduct up to eight (8) interviews with key stakeholders to identify specific challenges and issues within the Planning and Zoning Code and to identify viable solutions. Consultant will develop a list of questions to facilitate interviews. Interviewees will likely include City staff, local developers, realtors, affordable housing advocates, and advocates for priority populations. Consultant will prepare a brief memorandum summarizing stakeholder engagement efforts and will document feedback received from interviewees.

Planning Commission and City Council Briefing #1

Consultant will support City staff at one (1) briefing to be given to the City Planning Commission and City Council. Effort includes preparation of a PowerPoint presentation and virtual attendance at the meetings. Briefing #1 will cover the purpose and goals of the project and solicit feedback from the PC and CC regarding the existing code. One (1) PowerPoint presentation will be prepared for Briefing #1 and will be used for both the PC and CC meetings.

Planning Commission and City Council Briefing #2

Consultant will support City staff at one (1) briefing to be given to the City Planning Commission and City Council. Effort includes preparation of a PowerPoint presentation and virtual attendance at the meetings. Briefing #2 will provide an overview of stakeholder interview feedback and present preliminary findings of the code audit. One (1) PowerPoint presentation will be prepared for each briefing and will be used for both the PC and CC meetings.

Task 4.2 Assumptions

- One round of review/revision by the client is assumed for all deliverables.
- The Community Participation Plan (CPP) does not require review/approval by City Council or Planning Commission.
- Meetings are assumed to be virtual and one (1) hour in duration.

- Stakeholder interviews are assumed to be conducted by phone or video conference and are not more than one (1) hour in duration.
- The client will schedule the briefings with the Planning Commission and City Council.
- The client will facilitate and manage any online content to be hosted on the City’s website.

Task 4.2 Deliverables

- Draft and final Community Participation Plan
- Draft and final stakeholder interview questions.
- Draft and final stakeholder engagement summary memorandum.
- Planning Commission and City Council meeting #1 presentation (Microsoft PowerPoint format)
- Planning Commission and City Council meeting #2 presentation (Microsoft PowerPoint format)

4.3 Code Audit

Preliminary Code Audit

With direction from DLCDC, the City, and stakeholder interviews, the consultant will conduct a preliminary audit of the Planning and Zoning Code. The code audit will include review of background materials including the Canby Housing Production Strategy and the Canby Housing Needs Analysis. The code audit will address the following:

- Updates to comply with state law and DLCDC guidance including:
 - Senate Bill (SB) 1051 (2017)
 - Accessory Dwelling Units
 - Clear and objective standards
 - Optional discretionary pathways
 - House Bill (HB) 2001 (2019) Middle Housing for “medium cities”
 - HB 2008 (2021)
 - Expedited affordable housing review
 - Affordable housing siting
 - SB 8 (2021) Affordable housing permitting
 - HB 4064 (2022) Manufactured Homes and Manufactured Home Parks
 - Manufactured Home Subdivisions (ORS 92.835 - 92.845)
 - Residential Homes and Residential Facilities (ORS 197.660 - 197.670)
 - SB 458 (2021) Middle housing land divisions
 - SB 1537 (2024) Emergency housing stabilization and production package
 - Updates to application processing
- Identify code updates needed to implement elements of the adopted Canby Housing Production Strategy including:
 - Strategy B: Allow cottage clusters in residential zones
 - Strategy C: Identify opportunities to streamline planned unit developments (PUD)
 - Strategy G: Reduce minimum lot size for townhomes
 - Strategy H: Increase building heights for middle and multifamily housing

The audit will be organized into a spreadsheet or matrix and delivered to the client for review. Efforts to revise the code audit spreadsheet in response to client comments will occur in Phase 2, Task 6.

Tracking Rulemaking for 2025 Housing Legislation

In 2025, the Oregon legislature passed HB 2258 Oregon Homes and HB 2138 Middle Housing Refinements, however, rulemaking is still in progress. The Consultant will monitor rulemaking efforts by DLCDC which can be used to inform future audit and code revision efforts once rulemaking is finalized. Consultant will spend up to

eight (8) hours during the project reviewing materials or attending sessions offered by DLCDC regarding implementation of these house bills. Consultant will provide up to two (2) updates to the client via email.

Task 4.3 Assumptions

- Consultant will review the adopted Canby Housing Production Strategy report.
- No code revisions will be prepared in this project phase.
- Meetings are assumed to be virtual and one (1) hour in duration.

Task 4.3 Deliverables

- Draft Planning and Zoning Code Audit Spreadsheet
- Email summary of rulemaking tracking for HB 2258 and 2138

Task 4.4 – Phase 2 Code Audit

Preliminary Code Audit Refinement

Following client review of the Planning and Zoning Code Audit spreadsheet developed under Task 3.1, consultant will revise the spreadsheet.

Code Update Prioritization and Recommendations Memorandum

Following a review of the preliminary code audit by City staff, City Planning Commission and City Council Briefing #2, the Consultant will meet with City staff to discuss feedback on the code audit and establish criteria for prioritization of future code work. The Consultant will prepare a brief memorandum which outlines recommendations and prioritization of code updates for a future effort.

Task 4.4 Assumptions

- No code revisions will be prepared in this project phase.
- Meetings are assumed to be virtual and one (1) hour in duration.

Task 4.4 Deliverables

- Final Planning and Zoning Code Audit Spreadsheet
- Planning and Zoning Code Update Prioritization and Recommendations Memorandum

CP Task 5 – Short-Term Action Planning

Task 5.1.5 | Study Documentation and Presentation

Finalization and adoption of parks, transportation, sewer, and storm SDCs.

- Coordination meetings with City Staff.
- Stakeholder presentations. Up to 2 presentations to various boards or developer groups.
- Council work sessions/presentations. Up to 3 presentations.
- Council adoption hearings. Up to 2 hearings.

Budget

Task	TOTAL
1. Project Management	\$5,000
2. Community Engagement	\$5,000
3. UGB Evaluation and Amendment	\$5,000
4. Planning and Zoning Code Audit	\$76,000
5. Short-Term Action Planning	\$10,000
TOTAL	\$101,000

**OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
HOUSING PLANNING ASSISTANCE
GRANT AGREEMENT**

Project Name: Urban Growth Boundary Expansion for City of Canby

Grant Number: HA-27-017

This Grant (“Grant”), dated as of the date the Grant is fully executed, is made by the State of Oregon, acting by and through its Department of Land Conservation and Development (“DLCD”), and City of Canby (“Recipient” or “Grantee”) for the project referred to above and described in Exhibit A (“Project”). This Grant becomes effective only when fully signed and approved as required by applicable law (“Effective Date”).

This Grant includes the following exhibits, listed in descending order of precedence for purposes of resolving any conflict between two or more of the parts:

Exhibit A	Contact Information and Project Description
Exhibit B	Project Budget
Exhibit C	Project Requirements
Exhibit D	Geographic Information System and Data File Requirements

SECTION 1 - LEGAL BASIS FOR AWARD; PURPOSE

Pursuant to Oregon Revised Statutes (“ORS”) 197A.030, DLCD is authorized to provide grants to local governments to enable them to implement the provisions of ORS chapter 197A. Pursuant to ORS 197.045 and Senate Bill (“SB”) 1537 (2024), Oregon Laws 2024, Chapter 110, DLCD’s Housing Accountability and Production Office (“HAPO”) is authorized to award grants and enter into grant agreements to assist local governments to enable them to comply with housing laws; reduce permitting and land use barriers to housing production; and support reliable and effective implementation of local procedures and standards relating to the approval of residential development projects. Under the applicable authority, DLCD is willing to make such a grant on the terms and conditions of this Grant. Accordingly, the parties agree as follows:

SECTION 2 - GRANT AWARD; DISBURSEMENT

- A. Grant Funds. In accordance with the terms and conditions of this Grant, DLCD shall provide Recipient \$75,000 (the “Grant Funds”).
- B. Disbursement of Grant Funds. Subject to Section 2.C, DLCD shall disburse the Grant Funds to Recipient on an expense reimbursement or costs-incurred basis. Recipient must submit each disbursement request on a DLCD-provided or DLCD-approved disbursement request form. DLCD will disburse the Grant Funds to Recipient as follows:
 - (1) Up to seventy-five percent (75%) of the Grant Funds will be promptly disbursed to Recipient upon DLCD’s acceptance of the Project status report that must be provided by Recipient to DLCD no later than September 1, 2026, as described in Exhibit C.

- (2) Reimbursement of up to the balance of Grant Funds upon completion of the Project and DLCD’s acceptance of the Project closeout report described in Exhibit C. Recipient must submit the final disbursement request no later than July 10, 2027.

C. Conditions Precedent to Disbursement. DLCD’s obligation to any disbursement of Grant Funds to Recipient is subject to each of the following conditions being satisfied:

- (1) DLCD (a) has received a completed disbursement request, (b) has received written evidence of materials and labor furnished to or work performed upon the Project, including itemized receipts or invoices for payment, and releases, satisfactions, or other signed statements or forms as DLCD may require, (c) is satisfied that all items listed in the disbursement request are reasonable, and (d) has determined that the disbursement is only for costs defined as eligible costs under this Grant.
- (2) The representations and warranties made in this Grant are true and correct on the date of disbursement as if made on such date.
- (3) DLCD has sufficient funds currently available and authorized for expenditure to finance the costs of this Grant. Notwithstanding the preceding sentence, payment of funds by DLCD is contingent on DLCD receiving appropriations, limitations, allotments, or other expenditure authority sufficient to allow DLCD, in the exercise of its reasonable administrative discretion, to continue to make payments in accordance with the terms of this Grant, and notwithstanding anything in this Grant, occurrence of such contingency does not constitute a default. Upon occurrence of such contingency, DLCD has no further obligation to disburse funds to Recipient.
- (4) All other conditions precedent under this Grant are met.
- (5) There is no Event of Default by Recipient.

SECTION 3 - USE OF GRANT

- A. Eligible Use. Recipient’s use of the Grant Funds is limited to those expenses that are both reasonable and necessary to complete the activities described in Exhibit A (“Project Description”) and Exhibit B (“Project Budget”).
- B. Ineligible Use. Recipient shall not use the Grant Funds to retire any debt or to lobby, influence, or attempt to influence, any federal, state, or local government official. Any notice issued by Recipient that is eligible for reimbursement under ORS 227.186 – Notice to city property owners, or ORS 215.503 – Notice to county property owners for costs incurred for Measure 56, is not eligible for reimbursement under this Grant.
- C. Misexpended or Unexpended Grant Funds. Any Grant Funds disbursed to Recipient, or any interest earned by Recipient on the Grant Funds, that is not used according to this Grant or that remain after the Project is completed or this Grant is terminated shall be immediately returned to DLCD, unless otherwise directed by DLCD in writing.

SECTION 4 - RECIPIENT’S REPRESENTATIONS AND WARRANTIES

- A. Existence and Power. Recipient is duly organized and validly existing under the laws of the State of Oregon and is eligible to receive the Grant Funds. Recipient represents and warrants to DLCD that Recipient has full power, authority, and legal right to enter into and agree to the terms of this Grant and to incur and perform its obligations under this Grant.

- B. Authority, No Contravention. The making and performance by Recipient of this Grant (a) have been duly authorized by all necessary action of Recipient; (b) do not and will not violate any provision of any applicable law, rule, regulation, or order of any court, regulatory commission, board, or other administrative agency or any provision of its organizational documents; and (c) do not and will not result in the breach of, or constitute a default or require any consent, under any other agreement or instrument to which Recipient is a party or by which Recipient or any of its properties may be bound or affected.
- C. Binding Obligation. This Grant has been duly executed and delivered by Recipient and when duly executed and delivered by DLCD, constitutes legal, valid, and binding obligations of Recipient, enforceable in accordance with its terms, subject to the laws of bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors’ rights generally.
- D. Approvals. No authorization, consent, license, approval of, filing or registration with, or notification to any governmental body or regulatory or supervisory authority is required for the execution, delivery, or performance by Recipient of this Grant.
- E. Misleading Statements. The Recipient has made no false statements of fact, nor has it omitted information necessary to prevent any statements from being misleading, in this Grant or any document submitted by or on behalf of the Recipient to DLCD. The information contained in this Grant is true and accurate in all respects.
- F. Compliance with Tax Laws. Recipient is not in violation of any Oregon tax laws, including but not limited to a state tax imposed by ORS 320.005 to ORS 320.150 and ORS 403.200 to ORS 403.250 and ORS chapters 118, 314, 316, 317, 318, 321, and 323 and local taxes administered by the Department of Revenue under ORS 305.620.

SECTION 5 - COVENANTS OF RECIPIENT

- A. Project Completion Deadline. Recipient shall complete the Project by June 19, 2027 (“Project Completion Deadline”), unless the total amount of the Grant Funds is not available because one or more of the conditions in Section 2.C(1) to (3) are not satisfied. Recipient shall complete the Project and use its own fiscal resources or money from other sources to pay for any costs of the Project in excess of the total amount of financial assistance provided pursuant to this Grant.
- B. Compliance with Laws. Recipient shall comply with the requirements of any and all applicable federal and state laws, rules, regulations, and orders of any governmental authority, except to the extent an order of a governmental authority is contested in good faith and by proper proceedings.
- C. Notice of Adverse Change. Recipient shall promptly notify DLCD of any adverse change in the activities, prospects or condition (financial or otherwise) of Recipient, or the Project related to the ability of Recipient to perform all obligations required by this Grant.
- D. Notice of Event of Default. Recipient shall give DLCD prompt written notice of any Event of Default, or any circumstance that with notice or the lapse of time, or both, may become an Event of Default, as soon as Recipient becomes aware of its existence or reasonably believes an Event of Default is likely. Failure to provide notice may itself be construed as an Event of Default.
- E. Records and Inspection. Recipient shall keep proper books of account and records on all activities associated with this Grant and the Project. Recipient will maintain these books of account and records in accordance with generally accepted accounting principles and shall retain and keep accessible the books of account and records until the later of six years after the date set forth in Section 5.A or the date that all disputes, if any, arising under this Grant have been resolved.

Recipient will permit DLCD, the Secretary of State of the State of Oregon, and their duly authorized representatives to inspect its properties, all work done, labor performed, and materials furnished in and about the Project, and to review and make excerpts, transcripts, and copies of its books of account and records with respect to the receipt and disbursement of funds received from DLCD. Access to these books of account and records is not limited to the required retention period. The authorized representatives shall have access to records at any reasonable time for as long as the records are maintained.

SECTION 6 - TERMINATION AND EVENTS OF DEFAULT; REMEDIES

- A. Mutual Termination. This Grant may be terminated by mutual consent of both parties.
- B. Termination by DLCD. DLCD may terminate this Grant upon written notice to Recipient under any of the following occurrences:
 - (1) DLCD fails to receive sufficient appropriations or other expenditure authorizations to allow DLCD, in the reasonable exercise of its administrative discretion, to continue making payments under this Grant,
 - (2) There are not sufficient funds in the Fund, as determined by DLCD in the reasonable exercise of its administrative discretion, to permit DLCD to continue making payments under this Grant, or
 - (3) There is a change in federal or state laws, rules, regulations, or guidelines so that the Project funded by this Grant is no longer eligible for funding.
- C. Events of Default. Recipient shall be in default under this Grant upon the occurrence of any of the following events (“Events of Default”):
 - (1) Recipient fails to perform, observe, or discharge any of its covenants, agreements, or obligations pertaining to this Grant, and such failure is not cured within fifteen days of written notice to Recipient from DLCD or a period of longer time established by DLCD in its notice; or
 - (2) Any representation, warranty, or statement made to DLCD by or on behalf of Recipient pertaining to this Grant or in any document or report provided by or on behalf of Recipient and relied upon by DLCD to measure progress, performance, or the expenditure of Grant Funds is untrue in any material respect when made; or
 - (3) Recipient (i) applies for or consents to the appointment of, or the taking of possession by, a receiver, custodian, trustee, or liquidator of itself, or of all or any substantial part of its property, (ii) admits in writing its inability, or is generally unable, to pay its debts as they become due, (iii) makes a general assignment for the benefit of its creditors, (iv) commences a voluntary case under the U.S. Bankruptcy Code (as now or hereafter in effect), (v) files a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts, (vi) fails to controvert in a timely and appropriate manner, or acquiesces in writing to, any petition filed against it in an involuntary case under the U.S. Bankruptcy Code (as now or hereafter in effect), or (vii) takes any action for the purpose of effecting any of the foregoing; or
 - (4) A proceeding or case is commenced, without the application or consent of Recipient, in any court of competent jurisdiction, seeking (i) the liquidation, dissolution or winding-up, or the composition or readjustment of debts, of Recipient, (ii) the appointment of a trustee, receiver,

custodian, liquidator, or the like, of Recipient or of all or any substantial part of its assets, or (iii) similar relief in respect to Recipient under any law relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts, and such proceeding or case continues undismissed, or an order, judgment, or decree approving or ordering any of the foregoing is entered and continues unstayed and in effect for a period of sixty (60) consecutive days, or an order for relief against Recipient is entered in an involuntary case under the U.S. Bankruptcy Code (as now or hereafter in effect).

- D. Remedies Upon Default. Upon the occurrence of any Event of Default, DLCD may pursue any remedies available under this Grant, at law or in equity. Such remedies include, but are not limited to, termination of DLCD’s obligation to make the Grant or any further disbursement under this Grant, return of all or a portion of the Grant Funds, payment of interest earned on the Grant Funds, and declaration of ineligibility for the receipt of future funds from DLCD. If, as a result of an Event of Default, DLCD demands return of all or a portion of the Grant Funds or payment of interest earned on the Grant Funds, Recipient shall pay the amount upon DLCD’s demand. The remedies provided herein are cumulative and not exclusive of any remedies provided by law.

SECTION 7 - MISCELLANEOUS

- A. No Implied Waiver. The failure of DLCD to exercise, or any delay by DLCD in exercising, any right, power, or privilege under this Grant shall not operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Grant preclude any other or further exercise thereof or the exercise of any other such right, power, or privilege. Any waiver or consent, if made, will be effective only if in writing signed by the party against whom such waiver or consent is sought to be enforced and is effective only in the specific instance and for the specific purpose given.
- B. Choice of Law; Designation of Forum; Federal Forum.
- (1) The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Grant, including, without limitation, its validity, interpretation, construction, performance, and enforcement.
 - (2) Any party bringing a legal action or proceeding against any other party arising out of or relating to this Grant shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.
 - (3) Notwithstanding Section 7.B(2), if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This Section applies to a claim brought against the State of Oregon only to the extent Congress has appropriately abrogated the State of Oregon’s sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This Section does not act as a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.

- C. Formal Notices. Except as otherwise expressly provided in this Grant, any formal notices required or permitted must be given in writing by personal delivery, email, or by mailing the same, postage prepaid, to Recipient or DLCD at the addresses set forth below, or to such other persons or addresses that either party may subsequently indicate pursuant to this Section.

Any formal notice by personal delivery will be deemed effective when actually delivered to the addressee. Any formal notice so addressed and mailed will be deemed to be received and effective five days after mailing. Any communication or notice given by email becomes effective 1) upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system or 2) the recipient's confirmation of receipt, whichever is earlier. Notwithstanding this provision, the following notices may not be given by email: notice of default or notice of termination.

If to DLCD: Ethan Stuckmayer, Housing Division Manager
ethan.stuckmayer@dlcd.oregon.gov
Oregon Department of Land Conservation and Development
635 Capitol Street NE Suite 150
Salem, OR 97301-2540

If to Recipient: Don Hardy, Planning Director
hardyd@canbyoregon.gov
City of Canby
222 NE 2nd Ave.
Canby, OR 97013

- D. Amendments. Except as otherwise explicitly provided in Exhibit B, this Grant may not be altered, modified, supplemented, or amended in any manner except by written instrument signed by both parties.
- E. Successors and Assigns; No Third Party Beneficiary. This Grant shall be binding upon and inure to the benefit of DLCD, Recipient, and their respective successors and assigns, except that Recipient may not assign or transfer its rights or obligations hereunder or any interest herein without the prior consent in writing of DLCD. DLCD and Recipient are the only parties to this Grant and are the only parties entitled to enforce the terms of this Grant. Nothing in this Grant gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons, unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Grant.
- F. Entire Agreement. This Grant, including any exhibits, schedules, and attachments, which are by this reference incorporated herein, constitutes the entire agreement between the parties on the subject matter hereof. There are no other understandings, agreements, or representations, oral or written, regarding this Grant.
- G. Contributory Liability and Contractor Indemnification.
- (1) If any third party makes any claim or brings any action, suit, or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against a party (the "Notified Party") with respect to which the other party may have liability, the Notified Party must promptly notify the other party in writing and deliver a copy of the claim, process, and all legal pleadings related to the Third Party Claim. Either party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing.

The foregoing provisions are conditions precedent for either party’s liability to the other in regard to the Third Party Claim.

If the claims against the parties allege joint liability by the parties, the parties shall contribute to the amount of expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred and paid or payable in such proportion as is appropriate to reflect their respective relative liabilities. The relative liabilities of the parties shall be determined by reference to, among other things, the evidence indicating the extent of the parties' relative intent, knowledge, access to information, and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines, or settlement amounts. Each party’s contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if that party had sole liability in the proceeding. This Section shall survive termination of this Grant.

- (2) Recipient shall take all reasonable steps to require its contractor(s) that are not units of local government as defined in ORS 190.003, if any, to indemnify, defend, save, and hold harmless the State of Oregon and its officers, employees, and agents (“Indemnitee”) from and against any and all claims, actions, liabilities, damages, losses, or expenses (including attorneys’ fees) arising from a tort (as now or hereafter defined in ORS 30.260) caused, or alleged to be caused, in whole or in part, by the claims, actions, liabilities, damages, losses, or expenses arising from any and all negligent or willful acts or omissions of Recipient’s contractor or any of the officers, agents, employees, or subcontractors of the contractor (collectively, “Claims”). It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by Recipient’s contractors or any of the officers, agents, employees, or subcontractors of the contractor from and against any and all Claims. This Section shall survive termination of this Grant.

- H. Survival. All provisions of this Grant intended by their terms to survive termination and the following sections shall survive termination of this Grant: Section 3.C, Section 5.E, Section 6.D, Section 7.G, this Section 7.H, and Section 7.K.
- I. Severability. If any term or provision of this Grant is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Grant did not contain the particular term or provision held to be invalid.
- J. Relationship of Parties. The parties agree and acknowledge that their relationship is that of independent parties and neither party hereto shall be deemed an agent, partner, joint venturer, or related entity of the other by reason of this Grant.
- K. Attorney Fees and Other Expenses. To the extent permitted by the Oregon Constitution and the Oregon Tort Claims Act, the prevailing party in any dispute arising from this Grant will be entitled to recover from the other its reasonable attorney fees and costs and expenses at trial, in a bankruptcy, receivership, or similar proceeding, and on appeal. Reasonable attorney fees shall not exceed the rate charged to DLCD by its attorneys.
- L. Counterparts. This Grant may be executed in more than one counterpart, which, when taken together, will constitute one and the same instrument, and either party may execute this Grant by signing any such counterpart.
- M. Disadvantaged Business Enterprises. ORS 200.090 requires all public agencies to “aggressively pursue a policy of providing opportunities for disadvantaged business enterprises, minority-owned

businesses, woman-owned businesses, businesses that service-disabled veterans owned and emerging small businesses....” DLCD encourages Recipient, in its Grant activities, to follow good faith efforts described in ORS 200.045. The Governor’s Policy Advisor for Economic and Business Equity provides additional resources and the Certification Office for Business Inclusion and Diversity through the Oregon Business Development Department maintains a list of certified firms and can answer questions. Search for certified firms on the web at: [Certified Vendor Directory](#).

N. Non-Exclusive License. The following terms have the meanings set forth below:

- (1) “Recipient Intellectual Property” means any intellectual property owned by Recipient and developed independently from the Project.
- (2) “Third Party Intellectual Property” means any intellectual property owned by parties other than DLCD or Recipient.
- (3) “Product(s)” means every invention, discovery, work of authorship, trade secret or other tangible or intangible item and all intellectual property rights therein that Recipient is required to deliver to DLCD or create pursuant to the Project and this Grant, including but not limited to any Product(s) described in Exhibit A.

Recipient hereby grants to DLCD, under Recipient Intellectual Property and under intellectual property created by Recipient pursuant to the Project, an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display the Product(s) for governmental purposes, and to authorize others to do the same on DLCD’s behalf. If a Product(s) created by Recipient pursuant to the Project is a derivative work based on Third Party Intellectual Property, or is a compilation that includes Third Party Intellectual Property, Recipient shall secure on DLCD’s behalf and in the name of DLCD an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display, for governmental purposes, the pre-existing elements of the Third Party Intellectual Property employed in the Product(s), and to authorize others to do the same on DLCD’s behalf. If a Product(s) is Third Party Intellectual Property, Recipient shall secure on DLCD’s behalf and in the name of DLCD, an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display, for governmental purposes, the Third Party Intellectual Property, and to authorize others to do the same on DLCD’s behalf.

O. Promotional Use of Recipient Information. Recipient agrees that DLCD may use Recipient and information provided to DLCD by Recipient in the promotion of State’s programs and services. The following typifies, but does not limit, the information State may use in its promotion(s): business name, general description of the Project, total Project cost, amount of the award.

P. Insurance; Workers’ Compensation. All employers, including Recipient, that employ subject workers who provide services in the State of Oregon shall comply with ORS 656.017 and provide the required Workers’ Compensation coverage, unless such employers are exempt under ORS 656.126. Employer’s liability insurance with coverage limits of not less than \$500,000 must be included. Recipient shall ensure that each of its Recipient(s), contractor(s), and subcontractor(s) complies with these requirements.

By signing below, the parties acknowledge they have read and understand this Grant and agree to be bound by its terms and conditions.

STATE OF OREGON
acting by and through its
Department of Land Conservation and
Development

CITY OF CANBY

Signed by:
By: Ethan Stuckmayer
Ethan Stuckmayer, Housing Division
Manager

Signed by:
By: Don Hardy
Don Hardy, Planning Director

Date: 3/10/2026

Date: 3/10/2026

APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:

Not Required per OAR 137-045-0030

EXHIBIT A – CONTACT INFORMATION; PROJECT DESCRIPTION

Urban Growth Boundary Expansion for City of Canby

Contact Information: Except as otherwise expressly provided in this Grant, parties may use the contact information set forth below, or to such other persons or addresses that either party may subsequently indicate in writing pursuant to this Section:

DLCD

Department of Land Conservation and Development
 635 Capitol Street NE, Suite 150
 Salem OR 97301-2540

Recipient/Grantee

City of Canby
 222 NE 2nd Ave.
 Canby, OR 97013

Grant Administrator: Karen Guillén-Chapman
 Title: UGB Specialist
 Telephone: 971-718-1586
 Email: karen.guillen-chapman@dlcd.oregon.gov

Contact: Don Hardy
 Title: Planning Director
 Telephone: 503-266-0775
 Email: hardyd@canbyoregon.gov

Background:

The purpose of this Project is to amend the Recipient’s Urban Growth Boundary (“UGB”) to address the employment land need identified in the 2023 Canby Economic Opportunity Analysis, and housing land need identified in the 2024 Canby Housing Needs Analysis. The Recipient also hopes to begin the process of implementing strategies to enhance housing production, affordability, and choice.

Project objectives include:

- Refine the Goal 14 Boundary Location Analysis to account for needed park land
- Propose a UGB amendment to accommodate housing, parks, and employment needs
- Summarize considerations for priority lands for urbanization not included in the UGB expansion
- Engage the community and agencies to review the proposed UGB amendment
- Facilitate UGB amendment adoption through work sessions and hearings with Recipient’s Planning Commission, Recipient’s City Council, and Clackamas County Board of Commissioners
- Conduct a residential code audit, including tracking recent legislation and a summary of code update priorities and recommendations

Project Description:

Recipient will, with the assistance of a professional consultant, properly licensed or certified (if applicable), complete the following:

- Project Kickoff and Management
- Community Engagement
- UGB Evaluation and Amendment
- Planning and Zoning Code Audit

Grant Products:

Recipient will submit Grant Products to DLCD, including but not limited to the following:

- Summary of major tasks and action items for the Project – must be submitted to DLCD within 60 days of Grant Effective Date
- Proposed Project schedule – must submitted to DLCD within 60 days of Grant Effective Date
- Revised Goal 14 Boundary Location Analysis report
- Community engagement summary
- Proposed UGB amendment
- Final Canby UGB Expansion Report
- Planning and Zoning Code Audit Spreadsheet
- Planning and Zoning Code Update Prioritization and Recommendations Memorandum
- Email summary of rulemaking tracking for House Bill 2258 and 2138
- Presentation materials, staff reports, meeting notices, hearing notices, agendas, and notes or meeting minutes for all Project-related meetings

EXHIBIT B - PROJECT BUDGET

Line Items	DLCD Funds
Project Kickoff and Management	\$8,000
Community Engagement	\$18,000
UGB Evaluation and Amendment	\$29,000
Planning and Zoning Code Audit	\$20,000
Total Grant Funds	\$75,000

Any variance between budgeted line-item values within the total Grant Funds amount is subject to prior written approval (email acceptable) from the DLCD Grant Administrator, or successor.

EXHIBIT C – PROJECT REQUIREMENTS

Recipient shall comply with the following Project requirements, as applicable to their Project and outlined in further detail below:

A. Grant Products:

- (1) Provide all draft and final Grant Products, including any memos, reports, and maps produced by this Agreement in a digital media format to the DLCD Grant Administrator and housing.dlcd@dlcd.oregon.gov. The term “digital media” means a compact disc, digital video disc, USB flash drive, e mail, or FTP submittal authorized by DLCD.
- (2) Recipient shall follow Exhibit D - Geographic Information System and Data File Requirements if applicable to the Project and any Grant Products.
- (3) All reports, studies, and other documents produced under the Project must indicate on the cover or the title page an acknowledgement of the financial assistance provided by DLCD by bearing the following statement: “This project is funded by Oregon General Fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.”
- (4) A final draft Grant Product (e.g., ordinances, maps, websites, databases, supporting documents, and photographs) may be accepted for approval instead of an adopted Product when requested in writing and received by the DLCD Grant Administrator and to the DLCD Grant Administrator and housing.dlcd@dlcd.oregon.gov at least 60 days prior to Project Completion Deadline. The request will be reviewed and approved in writing by DLCD if substantial progress has been made toward adoption and adoption is scheduled to occur on or before the date that is 120 days after the Project Completion Deadline. Any final draft Grant Product shall be a hearings-ready draft approved by a resolution of the governing body and shall be accompanied by a report detailing why the product was not adopted and a timeframe for the future adoption of the product.
- (5) Post Acknowledgement Plan Amendments: Any applicable final Grant Products must also be separately submitted to DLCD using [Form 1, “Notice of Proposed Change”](#), at least 35 days before the first evidentiary hearing as set forth in ORS 197.610 and OAR 660-018-0020, OAR 660-018-0021, and OAR 660-018-0022. The products must be adopted by the governing body and submitted using [Form 2, “Notice of Adoption”](#) as set forth in ORS 197.615 and OAR 660-018-0040.

- B. Provide a legible copy of signed agreements or contracts between Recipient and any contractors hired to provide Project services to Recipient no later than three business days after both parties have signed the contract or agreement.
- C. Ensure consistent, coordinated use of population, employment, housing, and land needs projections associated with any of the following activities: (1) the periodic review work programs and related tasks; (2) the transportation system plans being prepared pursuant to OAR 660 012-0000; (3) any post-acknowledgment plan and land use regulation amendments proposed by the Recipient.
- D. Commit to overall management of Grant Funds, Project activities, and reporting obligations to ensure compliance with Grant terms.
- E. Maintain regular correspondence with DLCD to discuss Project status, challenges, or potential changes to the Project, and to provide an opportunity for review of draft Grant Products.

- F. Provide notice to DLCD and any other applicable parties, of public meetings, workshops, work sessions, and hearings to develop, review or approve products prepared under this Grant.
- G. Provide Project status reports to DLCD. Project status reports are due September 1, 2026, and March 1, 2027. Project status reports must be in the format provided by DLCD and completed in a manner determined to be acceptable by DLCD and must include the following:
- (1) Summary: A brief overview of the Project's progress, major achievements, and any significant changes or challenges encountered during the period.
 - (2) Progress on Objectives: Detailed updates on the progress toward each Project objective, specific activities completed, milestones achieved, and any deviations from the planned timeline and objectives.
 - (3) Challenges and Solutions: Description of any challenges or obstacles encountered and steps taken to overcome these challenges.
 - (4) Upcoming Activities: Outline of planned activities and objectives for the next reporting period, as well as adjustments to the timeline or Project plan, if necessary.
- H. Provide Project closeout report to DLCD no later than July 10, 2027. The Project closeout report must be in the format provided by DLCD and completed in a manner determined to be acceptable by DLCD, and must include the following:
- (1) Project Summary: A concise overview of the Project, including objectives, activities, engagement, and outcomes.
 - (2) Final Outcomes and Impact: Detailed description of the Project's achievements and its impact, including evaluation of how well the Project met its original goals and objectives.
 - (3) Compliance and Certification: Confirmation that all Grant terms and conditions were met.

EXHIBIT D – GEOGRAPHIC INFORMATION SYSTEM AND DATA FILE REQUIREMENTS

The Recipient shall follow the following requirements for all Geographic Information System (GIS) and data files related to the Project:

A. Format and Delivery:

- (1) Provide all data files created, revised, or updated under this Grant in widely used, open, non-proprietary formats whenever possible. For spatial GIS data, acceptable formats include ESRI-compatible file geodatabases, shapefiles, or feature classes. For non-spatial data, acceptable formats include CSV, Excel (XLSX), or JSON.
- (2) All files must be clearly labeled and organized in a logical folder structure. A summary document describing the content of the deliverables, the purpose of each dataset, source data (if applicable), field definitions, and any known data limitations or assumptions must accompany the data.
- (3) If the Recipient lacks GIS capability, spatial data files may be submitted as high-resolution digital maps (PDF) along with supporting data in tabular formats (e.g. Excel, CSV) with prior written approval from the DLCD Grant Manager.

B. Coordinate System for Spatial Data:

- (1) All spatial datasets must have a defined and consistent coordinate system. The projection may be determined by the Recipient but must be documented in both the dataset properties and metadata.

C. Data Quality and Standards:

- (1) Spatial data must be free of topological errors (e.g., overlaps, gaps, slivers) and maintain logical consistency in geometry and attributes.
- (2) All datasets (spatial and non-spatial) must include clear, complete, and consistent attribute fields. Field names should be intuitive and defined in accompanying documentation or metadata.
- (3) When applicable, domain values or code lists must be included or referenced.

D. Metadata:

- (1) Spatial datasets should include metadata compliant with the [Oregon GIS Metadata Standard](#).
- (2) Metadata must include, at a minimum: dataset title, abstract, spatial extent (if applicable), data creation date, responsible party, projection, and attribute descriptions.
- (3) Non-spatial datasets must include a data dictionary or documentation that defines all fields, units, and any codes or classifications used.

E. Ownership and Use:

- (1) DLCD may display, integrate, or distribute data files in internal systems, public data portals, or with partner agencies unless otherwise restricted by written agreement.
- (2) Recipient and their agents are not responsible for any use, interpretation, or redistribution of the data by DLCD once it has been submitted and accepted.



CITY COUNCIL Staff Report

Meeting Date: 4/15/2026

To: The Honorable Mayor Hodson & City Council
Thru: Randy Ealy, Interim City Administrator
From: Peter Wood, HR Director
Agenda Item: Consider **Ordinance No. 1668**: An Ordinance Authorizing the Mayor to Enter into an Amended Employment Contract with the Interim City Administrator Randy Ealy. (*Second Reading*)

Summary

Enclosed is the proposed contract language for Randy Ealy, Interim City Administrator, covering the period from July 1, 2026, through December 31, 2026. It also includes updates on benefits, vacation and sick leave, and performance.

Background

To present City Council with an update and review of the proposed language contained in the Interim City Administrator Contract Extension.

Discussion

Key Points of Contract: Term of the contract is from July 1, 2026, to December 31, 2026.

No changes to Interim City Administrator duties. The City Council and Interim City Administrator will conduct quarterly discussions to review performance.

Employee compensation remains at \$15,000 per month. Employee receives \$1,500 in deferred compensation each month in lieu of medical benefits. Beginning on November 1, the City will contribute to the Employee's deferred compensation in the amount equal to the amount that the Employee contributes, but not to exceed five percent of the Employee's wages under Section 3(a) of the contract, per month. Additionally, beginning November 1, 2026, the City agrees to pay \$2,000 per month for medical benefits for the Interim City Administrator, as selected by the employee.

No change to the Separation language: The employee may resign with thirty (30) calendar days' notice. The City may terminate employment without cause by providing thirty (30) calendar days' notice or may terminate for cause, as defined in contract. In the event the City terminates the contract, the employee shall receive severance equal to two (2) months' salary payable in a lump sum within ten (10) days.

Leave: Upon execution of contract, the employee is credited with forty (40) hours of paid administrative leave. The Interim City Administrator receives a prorated vacation and sick leave benefits equivalent to one hundred twenty (120) hours of vacation and ninety-six (96) hours of sick leave annually.

Options

1. Approve Ordinance No. 1668 and Interim City Administrator Contract Extension. Do not Approve Ordinance No. 1668 and Interim City Administrator Contract Extension.

Attachments

1. Ordinance No. 1668
2. Employment Contract with Randy Ealy

Recommendation

Staff recommends Council approve Ordinance No. 1668.

Proposed Motion

"I move to adopt **Ordinance No. 1668**: An Ordinance Authorizing the Mayor to Enter into an Amended Employment Contract with the Interim City Administrator Randy Ealy."

ORDINANCE NO. 1668

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED INTERIM CITY ADMINISTRATOR CONTRACT WITH THE INTERIM CITY ADMINISTRATOR

WHEREAS, the City of Canby has employed Randy Ealy as Interim City Administrator since June 23, 2025, and the current Interim City Administrator Contract expires on June 30, 2026;

WHEREAS, Randy Ealy has been and continues to be in good standing with the City of Canby in his Interim role; and

WHEREAS, the parties wish to amend the Interim City Administrator Contract to expire on December 31, 2026.

NOW, THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

Section 1. The Mayor is hereby authorized on behalf of the City to enter into the Amended Interim City Administrator Contract, which is attached to this Ordinance as Exhibit A.

Section 2. The effective date of this Ordinance shall be May 15, 2026.

SUBMITTED to the Canby City Council and read the first time at a regular meeting therefore on Wednesday, April 1, 2026, ordered posted as required by the Canby City Charter; and scheduled for second reading on Wednesday, April 15, 2026 commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on second and final reading by the Canby City Council at a regular meeting thereof on the 15th day of April, 2026 by the following vote:

YEAS _____

NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder

INTERIM CITY ADMINISTRATOR CONTRACT

A CONTRACT between THE CITY OF CANBY, OREGON (“City”), and Randy Ealy (“Employee”).

WHEREAS, City and Employee believe it is in their mutual interest to enter into a written contract setting out their understandings concerning the Employee’s provision of executive city management services for the City as the Interim City Administrator.

1. Term

This contract shall become effective on July 1, 2026. The Employee shall be hired as a limited term, temporary employee of the City from July 1, 2026, to December 31, 2026, or until such time as a permanent City Administrator is hired and can assume the duties and responsibilities as City Administrator or the contract is either mutually amended or otherwise terminated as set forth in Section 5 below.

2. Employee Duties

City employs the Employee to serve as the Interim City Administrator and to exercise all of the executive, leadership, and governmental responsibilities vested in the position of City Administrator under the City Charter and City Code, and to perform other legally permissible and proper duties and functions of the City Administrator as may be assigned to him by the City Council. The Employee accepts the Council’s appointment and employment as Interim City Administrator for the City of Canby. The Employee’s duties are limited as set forth in the Charter.

The City shall provide the Employee with a City-issued cellphone and laptop for the Employee’s use for City business.

3. Compensation

A. City agrees to pay the Employee fifteen thousand dollars (\$15,000) per month in wages payable on the same schedule as it pays the City’s regular employees and subject to all withholdings required by law.

B. The Employee shall be entitled to take and be compensated for any City observed holiday occurring while employed during the term of this contract.

C. The Employee agrees that he has not been promised nor will he receive other benefits that are generally available to other City employees unless set forth expressly herein.

D. City agrees to provide workers’ compensation insurance coverage for the Employee consistent with the City’s Employee Handbook.

E. The Employee will receive Public Employee Retirement Benefits (PERS) consistent with state law and consistent with City policy.

F. Beginning November 1, 2026, the City agrees to pay \$2,000 per month for medical benefits for the Employee, as selected by the Employee. Payments will begin November 1, 2026, and will be made through regular payroll and will be subject to all withholdings required by law.

G. The Employee will receive \$1,500 per month in deferred compensation in lieu of medical benefits through October 31, 2026. Beginning November 1, 2026, the City will contribute to the Employee's deferred compensation in the amount equal to the amount that the Employee contributes, but not to exceed five percent of the Employee's wages under Section 3(A), per month.

4. Supervision and Control

The Employee shall report to the City Council in the carrying out and implementation of his duties. The Employee will have the authority granted the City Administrator as set forth in the Canby City Charter, Canby City Code, and any applicable rules, regulations, and policies.

5. Separation

A. Resignation. The Employee may resign at any time with 30 calendar days' advance written notice to the Mayor.

B. Termination and Removal.

1. It is understood that the Employee works at-will and that this contract may be terminated by the City at any time without cause upon thirty (30) calendar days' written notice of intent to terminate.
2. The City may immediately terminate this contract for cause if:
 - a. Employee fails or refuses to comply with the written policies, standards, and regulations of the City that are now in existence or that may, from time to time be established;
 - b. The City has reasonable cause to believe Employee has committed fraud, misappropriated City funds, goods, or services to either his own or some other private third party's benefit, and/or other act(s) or misconduct which the City Council believes is/are detrimental to the City and/or its interests;
 - c. Employee is unable to perform his job functions; or

- d. Employee is not bondable at normal rates.
- 3. If the City terminates this contract pursuant to Section 5(B)(1), the Employee shall receive two (2) months' salary as severance compensation, provided the Employee signs a full and final release of all claims, known or unknown, arising out of his employment or termination from employment, as a condition precedent to receiving severance compensation. Severance shall be paid in one lump sum within ten (10) business days of the effective date of separation and receipt of signed release of all claims.

6. Hours of Work.

The Employee is expected to be present at City Hall during the City's normal business hours during the workweek, unless otherwise attending meetings on behalf of the City at alternate locations. He will attend all City Council work sessions, regular meetings, and other meetings as requested by the Council.

7. Law of Oregon

The contract shall be governed by the laws of the State of Oregon. Venue shall be in Clackamas County, Oregon.

8. Indemnification

Consistent with the Oregon Tort Claims Act, City shall defend, hold harmless, and indemnify the Employee against any claim or legal action arising out of the Employee's discharge of his duties under this Contract and within the scope of his employment.

9. Mediation/Trial without a Jury

Should any dispute arise between the parties to this Contract, it is agreed that such dispute will be submitted to a mediator prior to any litigation and the parties hereby expressly agree that no claim or dispute arising under the terms of this Contract shall be resolved other than first through mediation and only in the event said mediation efforts fail, through litigation. Any litigation arising under or as a result of this contract shall be tried to the court without a jury. The parties shall exercise good faith efforts to select a mediator who shall be compensated equally by both parties. Mediation will be conducted in Portland, Oregon unless both parties agree in writing otherwise. Both parties agree to exercise good faith efforts to resolve disputes covered by this section through this mediation process. If a party requests mediation and the other party fails to respond within ten (10) days or if the parties fail to agree on a mediator within ten (10) days, a mediator shall be appointed by the presiding judge of the Clackamas County Circuit Court upon the request of either party. The parties shall have any rights at law or in equity with respect to any dispute not covered by this Section.

10. Conflict of Interest/Outside Employment

The Employee shall not engage in any activity, business or transaction or have a financial or personal interest or association, direct or indirect which is in conflict with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of his duties under this Contract. The Employee also agrees not to accept any outside employment during the term of this Contract.

11. Performance Evaluations

The City Council and the Employee will conduct quarterly discussions to review performance.

12. Leave

The Employee will accrue paid vacation and sick leave at the same rate as other non-represented employees, which shall be an amount prorated from the annual 120 paid vacation hours and 96 sick hours based on the term of this contract. The Employee may use vacation and sick leave in accordance with applicable City policy and state law. The Employee shall receive 40 hours of paid administrative leave upon the effective date of this contract.

13. Assignment.

The Employee may not assign any interest in this Contract and shall not transfer any interest in the same.

14. Modification

Any modification of the provisions of this Contract shall be reduced to writing and signed by the parties.

15. No Waiver of Legal Rights

A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

16. Integration and Severability

This Contract contains the entire agreement between the parties and supersedes all prior written or oral discussions or agreements regarding the same subject. If any clause, sentence, or section of this Contract is found to be illegal or unenforceable, such clause, sentence, or section so found shall be regarded as though it were not part of this Contract and the remaining parts of this Contract shall be fully binding and enforceable by the parties hereto.

THE EMPLOYEE

CITY OF CANBY

Randy Ealy

Brian Hodson
Mayor

Date

Date



CITY COUNCIL Staff Report

Meeting Date: 4/15/2026

To: The Honorable Mayor Hodson & City Council

Thru: Randy Ealy, Interim City Administrator

From: Todd M. Wood, Transit/Fleet/IT

Agenda Item: Consider **Ordinance No. 1669:** An Ordinance Authorizing the Purchase of Server Storage Equipment through Polar Systems Utilizing a State of Oregon Price Agreement in an Amount Not-to-Exceed \$100,000 and Declaring an Emergency. (*First Reading*)

Summary

As budgeted, staff recommends that Council approve the purchase of two Dell servers and a storage area network (SAN) through Polar Systems, the City's contracted IT service provider, in an amount not to exceed \$1500,000, and adopt the associated Ordinance.

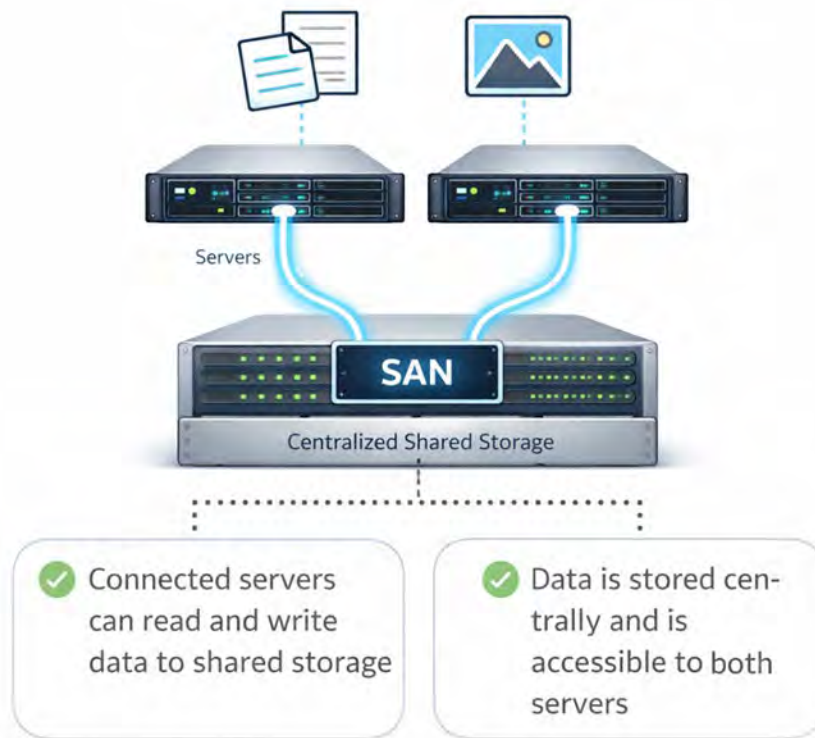
An emergency clause has been included due to increasingly volatile pricing quotes and timely procurement will help lock in pricing as quoted (approximately \$85,000 at the moment.)

Background

Canby's Police Department (CPD) relies on server infrastructure to support critical operations, including records management, evidence storage, and daily administrative functions. The existing servers are nearing end-of-life (at least seven years, and no longer supported by the manufacturer for updates and security patches) and require replacement to maintain system reliability, performance, and security. Staff proposes to replace the existing CPD server infrastructure with two new Dell servers and a SAN system. The purchase will be made through Polar Systems, the City's contracted IT service provider, ensuring proper configuration, compatibility, and support. The expected lifespan of the new servers is approximately five to seven years.

The new Storage Area Network (SAN) will serve as a centralized location for all Police Department data, allowing both servers to access and store information in one shared system. Instead of data being tied to two separate servers, the SAN enables seamless data sharing, improved performance, and greater reliability.

This design improves system resiliency by reducing downtime, enhances data security, and allows for easier backups and future expansion. Overall, the SAN will provide a more stable, efficient, and scalable foundation for critical CPD operations.



Staff obtained three competitive quotes for the server and storage equipment. The lowest responsive quote was selected provided by Polar Systems, ensuring best value to the City while maintaining system compatibility through Polar Systems.

The project will be structured as follows:

Hardware Purchase:

- The acquisition of the servers and SAN will occur in the current fiscal year.

Installation and Implementation (Next Fiscal Year):

- Installation, configuration, and deployment services will occur in the next fiscal year.

The requested authorization establishes a not-to-exceed amount of **\$100,000**, covering both equipment purchase with installation being budgeted for next Fiscal Year.

Financial Impact

Not-to-Exceed Amount: \$100,000 as budgeted for in FY26 from the Capital expense for \$100K. If \$100K is exceeded this year, additional would be from the Supplies and Services line item. If any additional amounts are needed, those amounts would be during FY 27.

Hardware estimate:

- \$85,000 (current quote) could increase to \$135,000 depending on time of purchase.
- Due to ongoing volatility in the hardware market, pricing for critical infrastructure components such as servers, storage systems, and networking equipment has remained unpredictable. Factors including supply chain disruptions, fluctuating material costs, and rapid shifts in demand have contributed to frequent and sometimes significant price changes between quote and

purchase. To ensure the project can proceed without delay or the need for repeated approvals, it is necessary to include a sufficient budget cushion to absorb potential cost increases. This approach reduces financial risk, maintains project timelines, and ensures the City can secure required equipment when it becomes available.

Installation estimate:

- Approximately \$15,000 depending on additional time or parts needed.

Funding Sources:

- Hardware purchase: Current Fiscal Year Budget (Tech Reserve- Capital)
- Installation/services: Next Fiscal Year Budget (Tech Service- Computer Equipment)

Attachments

- Ordinance Authorizing Purchase
- Estimated Server Hardware quote (quote will change when we are able to order due to price fluctuations)

Recommendation

To adopt the Ordinance authorizing the City to purchase server and storage equipment and installation through Polar Systems in an amount not to exceed \$100,000.

Proposed Motion:

“I move to approve **Ordinance No. 1669:** An Ordinance Authorizing the Purchase of Server and Storage Equipment through Polar Systems Utilizing a State of Oregon Price Agreement in an Amount Not-to-Exceed \$100,000, to a second reading on May 6, 2026; and Declaring an Emergency.”

ORDINANCE NO. 1669

AN ORDINANCE AUTHORIZING THE PURCHASE OF SERVER AND STORAGE EQUIPMENT THROUGH POLAR SYSTEMS IN AN AMOUNT NOT TO EXCEED \$100,000; AND DECLARING AN EMERGENCY.

WHEREAS, the City’s Police Department requires reliable server infrastructure to support critical operations;

WHEREAS, the existing server systems are at or near end-of-life and require replacement;

WHEREAS, the city proposes to purchase two Dell servers and a storage area network (SAN) through Polar Systems, the City’s contracted IT service provider; and

WHEREAS, The City obtained three quotes for Dell servers, and a Storage Area Network (SAN) and Polar Systems was the lowest price and best value;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Canby as follows:

Section 1. Authorization: The City Council hereby authorizes the Interim City Administrator (or designee) to procure server and storage equipment, including two Dell servers and a SAN system, through Polar Systems in an amount not to exceed \$150,000.

Section 2. Funding: The hardware purchase shall be funded through the current fiscal year budget. Installation and related services shall be funded through the next fiscal year budget.

Section 3. The effective date of this Ordinance shall be May 6, 2026.

SUBMITTED to the Canby City Council and read the first time at a regular meeting thereof on Wednesday, April 15, 2026, and ordered posted in three (3) public and conspicuous places in the City of Canby as specified in the Canby City Charter, to come before the City Council for final reading and action at a regular meeting thereof on Wednesday, May 6, 2026, commencing at the hour of 7:00 PM in the City Council Chambers, located at 222 NE 2nd Avenue, 1st Floor, Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on the second and final reading by the Canby City Council at a regular meeting thereof on the 6th day of May, 2026, by the following vote:

YEAS _____ NAYS _____

Brian Hodson,
Mayor

ATTEST:

Maya Benham, CMC
City Recorder

Police Department - Virtualization Upgrades

Quote #: 005439v2

Prepared For

City of Canby
TODD WOOD
195 SE HazelDell Way Suite C
Canby, OR 97013



This quote has not been approved.
Please review and sign below.

Prepared By

Gary Points
vCIO
Direct: (503) 775-4410 x130
gpoints@polarsystems.com

1. Your Proposal

Download and review your PDF document here:



2. Review and Select Your Options

Your Available Options

Hardware

Qty	Description	Price	Ext. Price
2	PowerEdge R660 Rack Server	\$25,910.00	\$51,820.00
1	PowerVault ME5212	\$31,900.00	\$31,900.00
Subtotal			\$83,720.00

Quote Summary

	One-Time
<input checked="" type="checkbox"/> Hardware Subtotal	\$83,720.00
Subtotal	\$83,720.00
Corporate Activity Fee	\$418.60
Total Amount	\$84,138.60

Update Options

3. Approval

After Hours service rates are 1.5 times the applicable rates, portal to portal.

Professional Services - Polar System requires a 50% pre-payment on fixed fee service or 50% retainer on estimated time & materials service upon acceptance of the proposal.

Product - Polar Systems requires a 50% deposit on the product upon acceptance of the proposal with the balance to be paid on receipt of final invoice. Sales Tax and Shipping and handling is not reflected in this proposal. A 3% surcharge will be added for payment by credit card.

**The Corporate Activity Tax (CAT) is a tax imposed on companies for the privilege of doing business in Oregon. It is a tax on commercial activity – the sale of goods and services – in Oregon for more information on (CAT) please go to <https://www.oregon.gov/dor/programs/businesses/Pages/CAT/CATFAQ.aspx>

I accept the above conditions

E-Signature

Your Initials:

Your Email Address:

Purchase Order Number:

Sign Here:



Polar Systems



Polar Systems IT

Managed IT Service Provider. Polar Systems
Portland Oregon.

Your Active Quotes:

Comments or questions?

If you have any comments or questions about this quote, please feel free to enter it here. Your comment will be logged and emailed to gpoints@polarsystems.com.

Submit Question / Comment

X

Clear Signature

Please fill out the required fields above and check 'I accept the above conditions'

Accept Order



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CITY COUNCIL Staff Report

Meeting Date: 4/15/2026

To: The Honorable Mayor Hodson & City Council
Thru: Randy Ealy, Interim City Administrator
From: Don Hardy, Planning Director
Agenda Item: Consider **Ordinance No. 1670**: An Ordinance Adopting the City of Canby Comprehensive Plan and Comprehensive Plan Map Changes

Summary

The 2026 update to the City of Canby's Comprehensive Plan is likely the most extensive revision to the document since its creation in 1981. While incremental revisions and additions have been made over time, the last having occurred in 2019, the structure of the plan has remained the same for over 40 years. The content in the current plan is largely outdated; the content in the 2026 plan will be applicable for 2026 conditions and beyond. The sections explaining the update process and providing the vision statement for the plan are important new additions that will provide additional context for future readers. Sections addressing the Statewide Planning Goals applicable to the City are included in the updated plan as required, supported by new tables, maps and diagrams.

Background

The City's proposed Comprehensive Plan is a complete rework and replacement of the previously adopted plan document (originally adopted in 1981), including new and updated background information, and new goals, policies, and strategies. The Comprehensive Plan is being updated with a new current fact basis with updated background information as well as community engagement to create new goals, policies and strategies.

The proposed Comprehensive Plan organizes its policy directives into 12 topical chapters, which are aimed at addressing the 12 mandated statewide planning goals that are applicable to Canby. Goals, policies, and strategies were developed through the City's community-wide visioning process.

The proposed Comprehensive Plan also includes a modest package of changes to the City's adopted Comprehensive Plan map. Most of these changes are considered "cleanup" items, with three of the four areas of change proposed for land use designations that reflect existing conditions. The fourth area of change is "Area J" in the northeast quadrant of the City's urban growth boundary where a mix of land uses is planned for future development.

Discussion

Staff is seeking City Council approval and adoption of the comprehensive plan and comprehensive plan map changes.

Attachments

- Ordinance No. 1670
- Staff Report - Canby Comprehensive Plan Amendment
- Volume 1 Draft Canby Comprehensive Plan
- Volume 2 Draft Proposed Canby Comprehensive Plan Map Changes
- March 6, 2026, Housing Land Advocates letter of support

(PowerPoint presentation will be provided to City Council on April 14)

Fiscal Impact

No fiscal impacts will occur

Options

Approve, approve with revisions or deny the draft City of Canby Comprehensive Plan and comprehensive plan map changes.

Recommendation

Staff is recommending adoption of the draft City of Canby Comprehensive Plan and comprehensive plan map changes.

Proposed Motion

"I move to approve **Ordinance No. 1670**: An Ordinance Adopting the City of Canby Comprehensive Plan and Comprehensive Plan Map Changes to a second reading on May 6, 2026."

ORDINANCE NO. 1670

AN ORDINANCE ADOPTING THE CITY OF CANBY COMPREHENSIVE PLAN AND COMPREHENSIVE PLAN MAP CHANGES

WHEREAS, City has completed extensive community outreach over three years for The City of Canby Comprehensive Plan and comprehensive plan map change updates including a community vision;

WHEREAS, the comprehensive plan and comprehensive plan map changes are consistent with City code and other adopted plans;

WHEREAS, the comprehensive plan goals, policies and strategies reflect desired community development over the next 20-years; and

WHEREAS, the planning commission recommended unanimous approval of the comprehensive plan and comprehensive plan during their March 9, 2026, hearing.

THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

The City Council hereby adopts the City of Canby Comprehensive Plan and Comprehensive plan maps.

SUBMITTED to the Canby City Council and read the first time at a regular meeting therefore on Wednesday, April 15, 2026, ordered posted as required by the Canby City Charter; and scheduled for second reading on Wednesday, May 6, 2026, commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on second and final reading by the Canby City Council at a regular meeting thereof on the 6th day of May, 2026, by the following vote:

YEAS _____

NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder



City of Canby

Planning & Development Services

222 NE 2nd Ave / PO Box 930 / Canby, OR 97013

Phone: 503.266.7001

www.canbyoregon.gov

City Council Staff Report April 15, 2026 – City Council Meeting Canby Comprehensive Plan Amendment (TA 23-03/CPA 24-01)

Request:

The City of Canby intends to adopt a new Comprehensive Plan, which is a state-mandated planning document that identifies a local vision for the community and guides local decision-making. Adoption of the proposed plan will be the culmination of a three-year planning process that engaged a significant proportion of the Canby community.

Consistent with state law, the City submitted a “post-acknowledgement plan amendment” (PAPA) to the Oregon Department of Land Conservation and Development (DLCD) in February. The PAPA notice notifies the State of Oregon that the City proposes amendments to its previously adopted planning documents.

The notice for the Comprehensive Plan (DLCD File # 001-26) was posted by DLCD on February 2, 2026 and may be viewed on their webpage at: <https://www.oregon.gov/lcd/CPU/Pages/Proposed-Plan-Amendments.aspx>.

PUBLIC HEARINGS

On March 9, 2026 planning commission made a unanimous recommendation of approval to the city council and key noted two items for city council consideration:

The comprehensive plan should be updated every 5 years, instead of the current 7 years recommended in the current comprehensive plan.

Add a new strategy to the Transportation Chapter that says, Monitor and track progress of the Transportation System Plan investments, including the long-term feasibility projects that connect outside of Canby, to provide progress updates and needed actions.”

Other Comments:

The Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO) comments provided a March 6, 2026 letter noting, “Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. Both HLA and FHCO commend the City of Canby and support the adoption of CPA **26-01/TA 26-01**. Thank you for your consideration of our comments.”

SUMMARY CONCLUSIONS

The 2026 update to the City of Canby's Comprehensive Plan is likely the most extensive revision to the document since its creation in 1981. While incremental revisions and additions have been made over time, the last having occurred in 2019, the structure of the plan has remained the same for over 40 years. The content in the current plan is largely outdated; the content in the 2026 plan will be applicable for 2026 conditions and beyond. The sections explaining the update process and providing the vision statement for the plan are important new additions that will provide additional context for future readers. Sections addressing the Statewide Planning Goals applicable to the City are included in the updated plan as required, supported by new tables, maps and diagrams.

This staff report includes findings regarding each applicable current Canby Comprehensive Plan and Zoning Code criterion. The proposal is consistent with the Comprehensive Plan and Zoning Code criteria for the Comprehensive Plan Update.

ATTACHMENTS

1. Draft Comprehensive Plan Document
2. Proposed Comprehensive Plan Map Updates

PROPOSAL

The City's proposed Comprehensive Plan is a complete rework and replacement of the previously adopted plan document (originally adopted in 1981), including new and updated background information, and new goals, policies, and strategies. The Comprehensive Plan is being updated with a new current fact basis with updated background information as well as community engagement to create new goals, policies and strategies.

The proposed Comprehensive Plan organizes its policy directives into 12 topical chapters, which are aimed at addressing the 12 mandated statewide planning goals that are applicable to Canby. Goals, policies, and strategies were developed through the City's community-wide visioning process.

The proposed Comprehensive Plan also includes a modest package of changes to the City's adopted Comprehensive Plan map. Most of these changes are considered "cleanup" items, with three of the four areas of change proposed for land use designations that reflect existing conditions. The fourth area of change is "Area J" in the northeast quadrant of the City's urban growth boundary where a mix of land uses is planned for future development.

The comparison between the 2019 Comprehensive Plan (most of the plan is from 1981) to the proposed draft 2026 Comprehensive Plan provides a high-level comparison between the plans. More detail is provided of the individual comprehensive chapter assessment for consistency with statewide planning goals in the additional information below.

Comparison of Current and Proposed Comprehensive Plan

2019 Comp Plan Table of Contents	2026 Comp Plan Table of Contents	Changes Made
N/A	Glossary	New addition
Introduction	Introduction	Revised from a general narrative history of Canby and short explanations of each of the chapters. Now includes clear sections including What is a Comprehensive Plan, Summary of Oregon’s Statewide Planning Goals, How are Comprehensive Plans Used, and an explanation of what Goals, Policies and Strategies are and how they are used.
Population Information	About Canby	Revised from outdated demographic data including population trends from 1920-1980, 1960-1970 annexation history, and population subclassifications such as age, race, and ‘poverty indications.’ Now includes a summary of Canby history from the 1800s to today and expands on topics not included in the original plan, including existing land use and development trends, population trends, and emerging growth patterns.
N/A	Comprehensive Plan Update Process	New addition
N/A	Cultivating Canby Vision Statement	New addition
Citizen Involvement	Community Involvement	New chapter includes updated introduction, background, community demographic information. Goal 1 remains. Removal of Policy 2. New Policy 3 with 5 associated new strategies.
Land Use Element	Land Use Planning	Original chapter includes acreage count of land in each zone within the city and a history of growth patterns. This chapter used to contain a de-facto housing needs analysis and buildable lands analysis, with unit counts of different residential types anticipated to be required for a growing population. It also included a list of “special areas” within the City that have unique attributes. The revised chapter has a new background, explanation of land use classifications, and a land use designation map. It addresses residential, employment and other land needs. Policies are similar in intent, but with updated language promoting measured growth rather than limiting it.
Environmental Concerns	Natural Resources, Scenic and Historic Areas, and Open Spaces	The original chapter was broken up into sections of “Resources” and “Hazards” and includes subsections addressing soils, air quality, waterways, agriculture, flood prone areas, and

Comparison of Current and Proposed Comprehensive Plan

2019 Comp Plan Table of Contents	2026 Comp Plan Table of Contents	Changes Made
	<p>Air, Water, and Land Resources Quality</p> <p>Areas Subject to Natural Hazards</p>	<p>historic resources. There are some similarities in the goals from the original and the goals in the new version, but on the whole they have been rewritten to reflect current conditions and concerns. The original chapter was very lengthy and difficult to navigate, so it has been broken up into several chapters in the new format.</p>
N/A	Recreational Needs	New addition
Economic Element	Economic Development	<p>This chapter originally had a heavy focus on attracting industrial development in specific areas, including a list of every industrially zoned parcel in the city at that time. The proposed chapter is more balanced, focusing on target business clusters with separate goals for industrial, commercial and downtown areas. One goal has remained the same from old to new, and that is to encourage economic programs that lead to increased local employment opportunities. The new plan’s policies and strategies are more robust and specific.</p>
Housing Element	Housing	<p>Current data have replaced the old topics including housing inventory, tenancy, attainability and affordability. Goals that have been completed, such as establishing an Urban Growth Boundary, have been removed. Goals and policies have been refined, but several of the goals in the old Comprehensive Plan are still relevant today, including housing for low-income people, integrating low-income housing into a variety of residential areas, and sitting higher density residential zones in areas where utilities and facilities are available. More specific strategies have been created under these similar goals for the new plan.</p>
Public Facilities and Services	Public Facilities and Services	<p>The changes to this chapter primarily reflect updates in organization and nomenclature for the sake of clarity and reader comprehension.</p>
Transportation Element	Transportation	<p>The policies in the old plan are very specific, with accompanying strategies that were more aspirational than actionable. For example, policy number 5 “Canby shall actively work toward the construction of a functional overpass or underpass to allow for traffic movement between the north and south side of town.” Instead, the new plan strengthens the overall Goal of the section with more robust and specific language, and then includes policies that are realistic, and strategies that are actionable. Fostering an equitable transportation system is a theme throughout the new chapter.</p>

Comparison of Current and Proposed Comprehensive Plan

2019 Comp Plan Table of Contents	2026 Comp Plan Table of Contents	Changes Made
Energy Conservation Element	Energy Conservation	The first update was to include this chapter in the table of contents. The introduction to this chapter includes information about utilities, built environment, and transportation. The old chapter contained policies that aren't typically within the purview of a city level government, those have been removed. Several policies in the old plan have been consolidated into policy 1.2.
Urban Growth Element	Urbanization	This chapter was moved wholesale from second to last. New chapter introduction and background. Original goals, policies and strategies focused on using the UGB as a tool to preserve agricultural and forest lands. New goals and policies are more balanced and focus on coordination between agencies and efficient provision of infrastructure to serve newly annexed areas.

COMPLIANCE WITH CITY OF CANBY MUNICIPAL CODE

The Canby Municipal Code defines the requirements for Comprehensive Plan amendment as follows:

Canby Title 16.88.180 Comprehensive Plan Amendments

- A. Authorization to Initiate Amendments. An amendment to the Comprehensive Plan may be initiated by the City Council, by the Planning Commission, or by the application of a property owner or his authorized agent. The Planning Commission shall, within forty days after closing the hearing, recommend to the City Council approval, disapproval, or modification of the proposed amendment.
- B. Application. Application procedures shall be as described in Chapter 16.89.
- C. Legislative Plan Amendment Standards and Criteria. In judging whether or not a legislative plan amendment shall be approved, the Planning Commission and City Council shall consider:
 - 1. The remainder of the Comprehensive Plan of the city, and the plans and policies of the county, state, and local districts, in order to preserve functions and local aspects of land conservation and development;
 - 2. The public need for the change;
 - 3. Whether the proposed change will serve the public's needs better than any other change which might be expected to be made;
 - 4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;
 - 5. Statewide planning goals.

16.88.190 Conformance with Transportation System Plan and Transportation Planning Rule

- A. A proposed Comprehensive Plan amendment, zone change or land use regulation change, whether initiated by the city or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with the Transportation Planning Rule (OAR 660-012-0060). A plan or land use regulation amendment significantly affects a transportation facility if it:
 - 1. Changes the functional classification of an existing or planned transportation facility;
 - 2. Changes standards implementing a functional classification system;
 - 3. As measured at the end of the planning period identified in the adopted plan:
 - a. Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility;
 - or
 - b. Would reduce the performance of the facility below the minimum acceptable performance standard identified in the Transportation System Plan;
 - c. Would worsen the performance of a facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the Transportation System Plan.
- B. Amendments to the Comprehensive Plan and land use regulations which significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and performance standards (e.g., level of service, volume to capacity ratio, etc.) of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:

1. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.
 2. Amending the TSP or Comprehensive Plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of Section – 0060 of the TPR. Such amendments shall include a funding plan or other mechanism so that the facility, improvement or service will be provided by the end of the planning period.
 3. Altering land use designations, densities, or design requirements to reduce demand for vehicle travel and meet travel needs through other modes of transportation.
 4. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
 5. Providing other measures as a condition of development, including transportation system management measures, demand management or minor transportation improvements.
- C. A Traffic Impact Study may be required by the City in accordance with Section 16.08.150. (Ord. 1043, section 3, 2000; Ord. 1237, 2007; Ord. 1340, 2011)

Finding: *A concurrent transportation system plan update is occurring with the Comprehensive Plan, so the Comprehensive Plan update is consistent with all state required transportation system plan requirements, all transportation planning rule requirements and all Canby code requirements. The transportation system plan and Comprehensive Plan will be internally consistent. The anticipated adoption hearing for the transportation system plan will be April 29, 2026, and the planning commission hearing was on March 23, 2026.*

D. Standards and Criteria. In judging whether or not this title should be amended or changed, the Planning Commission and City Council shall consider:

1. The remainder of the Comprehensive Plan of the city, and the plans and policies of the county, state, and local districts, in order to preserve functions and local aspects of land conservation and development;

Finding: *The Comprehensive Plan update is consistent county, state and local district plans including schools and the state department of land conservation and development guidelines and requirements. The proposed Comprehensive Plan update is consistent with statewide planning goals, and reflects adopted goals, policies and strategies for land use, housing, employment, cultural and historic preservation, natural resources, public facilities, transportation and urbanization. The Canby adopted housing needs analysis, housing production strategy, economic opportunity analysis goals, policies and strategies, and parks and recreation master plan have been incorporated into the Comprehensive Plan.*

2. The public need for the change;

Finding: *The Comprehensive Plan update is updating the factual basis of the current comprehensive with most of the Comprehensive Plan dating back to 1981. The Comprehensive*

Plan update included significant community outreach which was instrumental to the development of goals, policies and strategies. Comprehensive Plan goals, policies and strategies also need to reflect adopted plans, such as the housing needs analysis, housing production strategy, economic opportunities analysis, historic preservation plan and natural resource hazards policies.

3. Whether the proposed change will serve the public's needs better than any other change which might be expected to be made;

Finding: *The Comprehensive Plan update will permit the implementation of already adopted plans and policies and is consistent with the community visioning and the mapping process for land use locations, so it is reflective of community input.*

4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;

Finding: *The Comprehensive Plan update preserves and protects health, safety and general welfare of the community and reflects community input.*

5. Statewide planning goals.

Please see responses below.

(2) The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.

Finding: *Oregon's 19 Statewide Planning Goals are addressed below. Though several of the goals are not applicable to the proposed Comprehensive Plan text amendments, those that are applicable are responded to in detail.*

Goal 1 Citizen Involvement

Public involvement is a required part of land use planning in Oregon. This requirement is one of the things that make Oregon's land use planning program unique.

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city to have a citizen involvement program that addresses the following 6 components.

1. Opportunities for widespread public involvement.

Response: From the outset, the City of Canby designed a robust engagement program to reach a wide cross-section of Canby residents, businesses, and community partners. Engagement opportunities were offered in both formal and informal settings, recognizing that people participate in different ways. Engagement methods included:

- *Community Conversations* with local service providers, faith communities, and civic organizations. These conversations prioritized joining people at established community events both in person and online to identify areas of agreement, unearth key issues for further discussion and begin to build a shared community vision. These events and an associated online survey garnered a total of 178 participants and 953 unique comments over a span of 11 events.
- *Community Summits* that convened large groups of residents to refine the community vision, explore growth concepts, and map land use preferences. There was a total of 6 summits, with one being tailored specifically to reach the Spanish speaking community. The summits occurred in September and November 2023, and January and June 2024 and two in August of 2024. These summits were intentionally spaced throughout the project to keep the community informed about project updates and refinements. Approximately 324 attendees were counted amongst the 6 summits.
- *Tabling* at community events such as Music in the Park and the Canby Farmers Market to meet people where they gather.
- *Online questionnaires and interactive mapping tools* available in both English and Spanish that enabled broad participation and feedback from those unable to attend in person.

2. Effective two-way communication with the public.

The outreach strategy was designed to involve the public throughout the process, not just inform them. The community conversation style outreach method in particular were structured specifically to be collaborative and focused on conversations and interactive activities, and the summits were used as opportunities to present the findings from those conversation and in an effort to show the community we were taking their feedback seriously. A webpage was created to provide information about the project and included a survey soliciting comments and provided direct contact information for the project managers that the public were encouraged to use if they had additional input. At all events and on the website there was the opportunity for community members to provide their contact information to be added to a project listserv, which was used to provide periodic updates and notices of all events and milestones for the project.

3. The ability for the public to be involved in all phases of the planning process.

The vision statement for Cultivating Canby was created to directly reflect the communities' desires and values. The community summits were held at specific points during the project so that there was consistent reporting on project progress. Work sessions with the Planning Commission and City Council were available to be attended by the public and the Comprehensive Plan update has followed a Type 4 review process including public noticing, DLCDC noticing, many opportunities for public comment in a variety of formats, and ultimately there will be opportunities for public comment up to and including the hearings with both decision bodies.

4. Making technical information easy to understand.

The city contracted with a team of consultants from several agencies including land use experts, transportation engineers, and public agency representatives. These experts have experience explaining complex concepts to the public. In addition, a project advisory committee and a technical advisory committee were convened and met several times throughout the process (six and three meetings, respectively) and were invaluable in grounding project concepts and providing the local perspective necessary for creating a plan that truly responds to the community it will serve.

5. Feedback mechanisms for policymakers to respond to public input, and

The project has been taken through a Type 4 land use process. Oversight and guidance were provided by DLCDC from the start of the project. Work sessions with Planning Commission and City Council were held and their feedback was incorporated into the plan.

6. Adequate financial support for public involvement efforts.

A large portion of the consulting budget was used for community outreach to recognize the importance of meaningful engagement early and often throughout the project.

Goal 2 Land Use Planning

This statewide goal requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out Comprehensive Plan.

Finding: *Extensive community involvement and visioning occurred to request input on land use locations, goals, policies and strategies. The comprehensive update goals, policies, strategies and Comprehensive Plan map changes are consistent with community input and vetting with the city council. The community comprehensive mapping exercises blended common elements amongst different table groups to provide a vision map.*

The proposed Comprehensive Plan also includes a modest package of changes to the City's adopted Comprehensive Plan map. Most of these changes are considered "cleanup" items, with three of the four areas of change proposed for land use designations that reflect existing conditions. The fourth area of change is "Area J" in the northeast quadrant of the City's urban growth boundary where a mix of land uses is planned for future development. The proposed comprehensive plan changes are included as part of the staff report and the city council presentation will address each individually.

For Area J, the current Comprehensive Plan identified the need for a minimum of 12 acres of High-Density Residential, a minimum of 15 acres of Medium Density Residential, and the remainder with mixed residential and highway commercial. This Comprehensive Plan update mix is consistent with the adopted housing needs analysis, housing production strategy, housing efficiency

measures and transportation planning with the Walnut Street extension planned on the south end of the area that will provide access to the area.

Goal 3 Agricultural Lands

Finding: This goal does not apply because the City does not include areas designated for agricultural use.

Goal 4 Forest Lands

Finding: This goal does not apply because the City does not include areas designated for forest use.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: The Comprehensive Plan update includes updated information on the adopted 2020 Historic Preservation Plan, and 2023 Canby Utility Water System Master Plan and policies are included to reflect these plans. The update also recognizes that other updates are planned to include the completion of a wetland inventory for which Canby will be seeking a grant.

Goal 6 Air, Water and Land Resources Quality

To maintain the quality of air, water and land resources of the state.

Finding: The Comprehensive Plan update is consistent with state objectives for transportation planning and water quality, and storm water quality are address in the Air, Water and land Resources Quality chapter. Additionally, noise policies and strategies are included in the chapter.

Goal 7 Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

Finding: The Comprehensive Plan addresses natural hazard areas by reference to the adopted Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan (NHMP), the new federal floodplain requirements and vulnerable populations.

Goal 8 Recreational Needs

To satisfy the recreational needs of citizen of the state and visitors and, where appropriate, to provide for siting of necessary recreational facilities including destination resorts.

Finding: The Comprehensive Plan update is consistent with the parks and recreation master plan and the policy for the level of service for park lands has been reviewed by the Canby Parks and Recreation Advisory Committee.

Goal 9 Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: *The Comprehensive Plan update is consistent with the adopted Economic Opportunity Analysis, and goals, policies and strategies are reflected in the Comprehensive Plan.*

Goal 10 Housing

To provide for the housing needs of citizen and of the state.

Finding: *The Comprehensive Plan is consistent with the adopted housing needs analysis. The HNA is consistent with state requirements for identifying 20-year forecasted residential needs and housing mix and has been vetted with Department of Land Conservation and Development staff.*

Goal 11 Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: *The Comprehensive Plan update recognizes the needed utilities and infrastructure consistent with planned growth and required utility planning is occurring to address anticipated city growth. Utility master planning covers the planned 20-year horizon and is consistent with state requirements and sewer, storm water and transportation plans are city controlled and planned for a 20-year growth horizon, and through their adoption they are considered part of the Canby Comprehensive Plan. Domestic water is provided by Canby Public Utility and covered by their 20-year water master planning process which includes the development of a new water treatment plant. Canby Public Utility also distributes electricity which is provided by BPA over PGE transmission electrical lines. Canby Public Utility is also working with BPA and PGE to service the long-term 20-year electrical needs of Canby.*

Goal 12 Transportation

To provide and encourage a safe, convenient and economic transportation system.

Finding: *The Comprehensive Plan update encourages safe, convenient and an economic transportation system and the transportation system plan update is consistent with all state required transportation system plan requirements, all transportation planning rule requirements and all Canby code requirements. The transportation system plan and Comprehensive Plan will be internally consistent. The anticipated city council adoption hearing for the transportation system plan will be on April 29, 2026.*

The Canby Transportation System Plan (TSP) is based on the community vision identified in the Canby Comprehensive Plan. The TSP distills this community vision into measurable goals and supporting objectives identified in the Comprehensive Plan. These goals and objectives were used

in the TSP to identify performance measures to help evaluate potential projects to enhance transportation system performance, and to measure long-term alignment between Canby's transportation system and the community's vision. The result is a TSP that serves as the transportation element of the Comprehensive Plan implementing Statewide Goal 12 – Transportation for the City.

In compliance with Statewide Goal 12 (Transportation), the City of Canby Transportation Element in combination with the 2026 Transportation System Plan (TSP) guides development and management of the city's transportation facilities for the next 20 years. Taken together, the city's transportation plan is required by Goal 12 to meet the following requirements which it has:

- Considers all modes of transportation*
- Is based on an inventory of transportation needs*
- Considers social consequences of using different transportation modes*
- Avoids principal reliance upon any one mode of transportation*
- Minimizes adverse social, economic and environmental impacts and costs*
- Conserves energy*
- Meets the needs of the transportation disadvantaged by improving transportation services*
- Facilitates the flow of goods and services*
- Conforms with comprehensive land use plans*

Goal 13 Energy Conservation

There are no identifiable energy consequences of this land use action. The proposed text amendments will not result in any appreciable difference in waste production or recycling compared with development under the existing zoning.

Finding: *The Comprehensive Plan update will not result in energy consequences and any appreciable difference in waster production or recycling.*

Goal 14 Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

- Finding:** *The Comprehensive Plan update clearly separates urbanizable land from rural land based on state-specified mandates. As the Comprehensive Plan update is focused on land*

within the current adopted urban growth boundary no urban growth expansion is planned as part of the Comprehensive Plan update. Both the adopted housing needs analysis and economic opportunity analysis have defined land needs within the current urban growth boundary and land needs outside of the current urban growth boundary.

Goal 15 Willamette River Greenway

The Willamette Greenway does include the southern shoreline of the Willamette River on the north side of the City. However, the greenway does not extend into the Canby Urban Growth Boundary and, therefore, encroachment of potential Canby development will not occur.

Goal 16 Estuarine Resources

Goal 17 Coastal Shorelands

Goal 18 Beaches and Dunes

Goal 19 Ocean Resources

The City does not have any estuarine resources, and is not on the Oregon Coast, so goals 16 through 19 do not apply.

Conditions

The hearing body (City Council) shall issue a final written order containing findings and conclusions recommending that the City Council approve, approve with conditions or deny the application for the Comprehensive Plan amendment.

Finding: *Staff does not find it necessary to subject this decision to any conditions of approval as the goals, policies and strategies are consistent with statewide planning goals and the comprehensive plan map changes are consistent with the current and proposed comprehensive plan documents.*

CONCLUSION

Based on the above information, including community outreach, Planning Commission and City Council input and the future needs of Canby over the next 20 years, staff recommends that the City Council adopt the Canby Comprehensive Plan and comprehensive plan maps.



Cultivating
CANBY

BLOOMING WITH POSSIBILITY



CITY OF CANBY
COMPREHENSIVE PLAN

DRAFT
APRIL 2026

LETTER FROM THE MAYOR

INSERT LETTER FROM THE MAYOR

ACKNOWLEDGEMENTS

CITY COUNCIL

Brian Hodson, Mayor
Traci Hensley, Council President
James Davis, Councilor
Jason Padden, Councilor
Daniel Stearns, Councilor
Paul Waterman, Councilor
Herman Maldonado, Councilor

PLANNING COMMISSION

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Barry Johnson, Parks & Recreation
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Cindy Moore, Clackamas County
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GLOSSARY

Comprehensive Plan: A document adopted by the local government that provides the long-range land-use planning goals and policies of a city or county. The plan is composed of background information (findings), goals and supporting policies, as well as a comprehensive plan map.

Density: A measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (people per acre).

Floodplain: The area subject to inundation by the base flood as identified on the Flood Insurance Rate Map (FIRM). The floodplain includes both the floodway and flood fringe. The base flood is one that has a 1 percent chance of being equaled or exceeded in any given year, also referred to as the “100-year flood.”

Oregon Revised Statutes: The laws passed by the Oregon Legislature (also referred to as “ORS” and “statutes”).

Oregon Administrative Rules: Oregon Administrative Rules (OARs), often called just “Administrative Rules,” are created by entities with rulemaking authority per Oregon Revised Statute (ORS) 183.310(9) to implement or interpret their specific statutes.

Planning Commission: A group of laypeople appointed by the governing body of a city to advise the governing body in matters pertaining to land use and comprehensive planning.

Resilience: The ability to adapt to changing conditions and recover quickly from disasters or hazard events.

Right-of-way: A recorded right to use or travel over a specified area or strip of land. Most commonly it refers to land on which a street, sidewalk, or railroad is located. It can also be occupied by utilities, transmission lines, oil or gas pipelines, drainageways, or similar facilities, although pathways for these facilities are more commonly referred to as easements.

Riparian Area: The area adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem as defined in OAR 660-023-0090.

Urban Growth Boundary (UGB): A line drawn on planning maps to designate where a city expects to grow over a 20-year period. Restrictions in areas outside of a UGB protect farm and forest resource land and prohibit urban development.

Zoning: A measure by which the community is divided up into districts or zones. In each zone there are permitted uses and special uses, as well as regulations governing lot size, building bulk, placement, and other development standards.

Zoning Map: A map that shows parcel-specific zoning districts.



INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

The “Cultivating Canby” Comprehensive Plan serves as the city’s primary land use guide, shaping growth and development over a 20-year period. Rooted in the community’s values, the Comprehensive Plan establishes goals and policies that inform decision-making on key issues impacting the city’s future.

The Comprehensive Plan establishes a policy framework built on a “factual basis” that helps inform other critical planning documents and implementation tools that together serve as a coordinated strategy for the city. The factual basis includes all background information and data used to inform policy. Ultimately, the Comprehensive Plan outlines the direction that the city will take when planning for land use, informing all of its land use decisions and actions, including how land is developed, and how services are provided.

The Plan is designed to be an inclusive, accessible resource for everyone engaged in Canby’s planning process—including government agencies, elected officials, the Planning Commission, developers, neighborhood groups, and community members representing diverse interests.

Summary of Oregon’s Statewide Planning Goals

Oregon’s statewide goals are achieved through local comprehensive planning. State law requires each city and county to adopt a comprehensive plan, and the zoning and land division ordinances needed to put the plan into effect. Comprehensive plans must be consistent with Statewide Planning Goals. The State’s Land Conservation and Development Commission (LCDC) review plans for such consistency. When the State Department of Land Conservation and Development (DLCD) officially approves a local government’s plan, the plan is said to be ‘acknowledged.’ After acknowledgement, the Plan becomes the controlling guide for implementing ordinances—the laws that bring the plan to life. Oregon’s planning laws apply not only to local governments but also to special districts and state agencies.

The laws strongly emphasize coordination between such agencies, keeping plans and programs consistent with each other, the goals, and acknowledged local plans.



TWELVE OF OREGON’S NINETEEN STATEWIDE PLANNING GOALS ARE APPLICABLE TO CANBY. THESE INCLUDE:

- Goal 1: Citizen Involvement
- Goal 2: Land Use Planning
- Goal 5: Natural Resources, Scenic and Historic Areas, And Open Spaces
- Goal 6: Air, Water, And Land Resource Quality
- Goal 7: Areas Subject to Natural Hazards
- Goal 8 Recreational Needs
- Goal 9: Economic Development
- Goal 10: Housing
- Goal 11: Public Facilities
- Goal 12: Transportation
- Goal 13: Energy Conservation
- Goal 14: Urbanization



How are Comprehensive Plans Used?

The Comprehensive Plan is implemented over time through a variety of tools and measures. The Plan's goals, policies, and strategies inform critical planning and regulatory documents used by the city that guide growth and development in Canby, specifically the Canby Development Code. Planning and regulatory documents provide the criteria that are used to make land use decisions by the city and directly shape the character of development.

A key element of the Comprehensive Plan is the Comprehensive Plan Map, which spatially designates future land uses in a way that best implements the goals and policies included in the Comprehensive Plan. The Comprehensive Plan Map serves as guidance for any updates that are made to the city's zoning map. The Zoning map identifies the types, locations, and densities of future development or redevelopment and may be updated to align with the policy framework established in the Comprehensive Plan.

Implementation also occurs through area-specific and topic-specific plans that guide public investments. Area-specific plans focus on smaller sections of the city, such as the North Redwood Plan District.

Topic-specific or infrastructure plans, such as master plans for transportation, sanitary sewer, and water, address broader systems and services. These plans typically include background information, assessments of existing conditions, identified system deficiencies, overarching goals, potential capital improvement projects, and recommendations for policy or code amendments. Area and topic-specific plans also shape the work of city departments, like Planning and Public Works, by informing action plans and guiding departmental budgeting decisions.

All plans must align with the goals of the Comprehensive Plan and should not contradict its guiding principles. Components of these plans can be adopted by ordinance or resolution and may lead to updates or amendments to the Comprehensive Plan or its implementation tools to ensure they remain current over time.

The Comprehensive Plan also provides key guidance on partnership with neighboring agencies including Clackamas County, Oregon Department of Fish and Wildlife, National Trust for Historic Preservation, Oregon Division of State Lands, and the Army Corps of Engineers.

Goals, Policies, and Strategies

The heart of the Comprehensive Plan is the community's vision for the future. The goals and policies are a direct expression of the desires of the community, as captured through the city's community-wide visioning process, "Cultivating Canby."

Utilizing the framework of the Vision Statement and information from the factual base, the goals and policies of the Comprehensive Plan describe the long-term outcomes and direction on how the city will achieve the intended work of the Plan.

GOAL

Goals are long-term outcomes the City hopes to achieve by implementing the Comprehensive Plan. They are aspirational, expressing community members' collective desires and values.

POLICY

Policies set preferred direction and describe what must be done to achieve these broad goals. They are specific enough to help determine whether a proposed project or program would advance the values expressed in the goals.

STRATEGY

Some policies include strategies that outline specific steps to help implement the policy.





About Canby

HISTORY

The Canby area was originally inhabited by the Kalapuyan people. Non-indigenous settlement of the region began in the early 1800s, including the early settler James Baker, who arrived in 1838. Further settlement increased as Americans traveled across the country via the Oregon Trail. The U.S. Congress organized the Oregon Territory as an incorporated territory of the United States in August 1848 and passed the Donation Land Claim Act of 1850, leading to new waves of migrants, including Philander and Anna Lee, whose family was prominent in early Canby. The arrival of the Knight family in 1868 began the town's shift towards becoming a commercial center.



The Oregon and California Railroad was extended to Canby in 1870 and passenger rail service followed in 1871. In 1870, the town was platted with streets and blocks. The community's first commercial, public, and religious buildings were built during this period to serve the growing community. On February 15, 1893, Canby was officially incorporated with a population of 200. In 1908, the Clackamas County fair moved to its present location in the center of town. Ferry service across the Willamette River began in 1914 and completion of Highway 99E in 1920 dramatically increased access to Canby from the surrounding region.

As in much of the country, the local population and economy continued to grow in the years after World War II. This included a vibrant agricultural community and an influx of farmworkers and laborers. Swan Island Dahlias, a prominent flower grower, relocated from Swan Island in Portland to just outside Canby in the 1940s and became the largest dahlia grower in the U.S. In the 1960s and 1970s, new subdivisions north and south of the city's historic core dramatically expanded the geographic size of the community. The Southern Pacific Railroad closed its passenger depot in 1976, ending over 100 years of service to Canby.





In the 21st century, Canby has grown into a city of almost 19,000 residents and has a diverse local economy. Industries in Canby and its surrounding area include nurseries and small to mid-sized manufacturing for precision metals, high tech, and testing equipment. With the growth of Portland Metro area to the north, the community has attracted commuters and retirees, creating close connections between Canby and surrounding cities.

CANBY TODAY

EXISTING LAND USE AND DEVELOPMENT TRENDS

Development Regulations

The regulatory framework for land use in Canby is established by Oregon’s Statewide Planning Goals and various state and local requirements. These state laws influence where and how new development can occur within the city limits and the Urban Growth Boundary (UGB). At the local level, the City’s Comprehensive Plan designations, zoning districts, and development standards are codified in the Land Development and Planning Ordinance (Title 16 of the Canby Municipal Code).

In addition to base zoning, the Comprehensive Plan identifies Areas of Special Concern that regulate development in locations with unique natural features or infrastructure constraints. Local standards also govern residential, commercial, and industrial development; parking; historic and natural resources; signage and lighting; land divisions; annexations; and the land use permitting process. Together, the zoning map and development ordinance serve as the City’s primary implementation tools for the Comprehensive Plan.

Canby also administers an Urban Renewal District that directs public investment and land use in the downtown core. The Canby Urban Renewal Plan includes a land use and zoning map, which aligns with the Comprehensive Plan Map, and provides additional tools to promote downtown revitalization.

Population and Development Trends

Canby has experienced steady population growth over the past two decades, though at varying rates. Between 2000 and 2010, the city’s population grew at twice the county average, reflecting Canby’s appeal as a family-oriented community with a small-town character. Growth slowed between 2010 and 2021 as buildable land within the UGB became more constrained. Even so, Canby reached a record population of 18,979 in 2022.

Recent development has primarily occurred on the city’s north and east edges, where greenfield sites remain available. Downtown has seen incremental infill and redevelopment, supported by urban renewal investments.

Constraints

Several constraints limit Canby’s ability to accommodate future growth within its current boundary and systems:

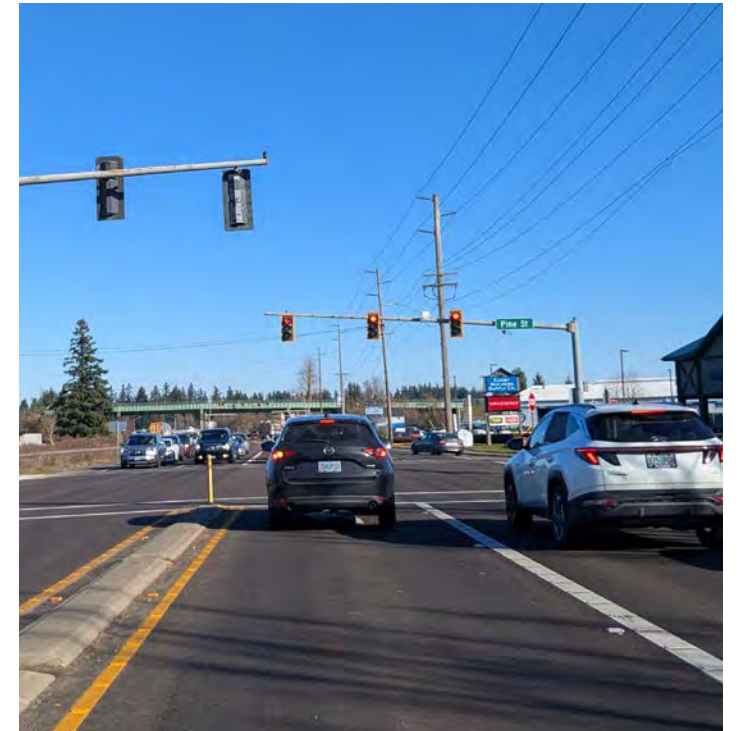
Limited Land Supply: The Housing Needs Analysis identifies a shortfall of 112 acres of residential land, while the Economic Opportunities Analysis shows deficits of 265–672 acres of employment land depending on growth scenarios.

Housing Affordability: Median home prices reached \$582,000 in 2022, and more than half of renter households are cost-burdened. The city faces deficits of both market-rate and subsidized rental housing.

Infrastructure Capacity: Water supply limitations during low-flow seasons, wastewater treatment capacity thresholds, and growing electricity peaks present infrastructure challenges.

Environmental Risks: Floodplains along the Molalla and Willamette Rivers, steep slopes, wetlands, and seismic vulnerability constrain where development can occur safely.

Transportation Bottlenecks: At-grade rail crossings fragment the city, delay freight and emergency response, and limit efficient circulation. State projects on OR 99E and potential I-205 tolling could also increase traffic on local routes.



EMERGING PATTERNS AND PRESSURES

Looking ahead, Canby faces several development pressures and evolving trends that will shape the city’s future:

Industrial and Manufacturing Growth: Nearly half of Canby’s jobs are in industrial sectors, with continued growth projected in advanced manufacturing, construction trades, and health services. Pioneer Industrial Park remains a hub for large-lot industrial development.

Population and Housing Demand: With a population of nearly 19,000 in 2022, Canby is growing faster than the state average. Forecasts indicate the need for over 2,200 additional housing units in the next 20 years, creating strong pressure on limited land supply.

Mobility Needs: Rising vehicle miles traveled, limited transit connections, and lack of robust active transportation options underscore the need for investments in multi-modal mobility.

Sustainability Pressures: Summer electricity peaks, water supply vulnerabilities, and stormwater management challenges highlight the importance of energy conservation, green infrastructure, and compact growth.

Balancing Growth with Agriculture: Canby’s UGB is surrounded by productive, high-value farmland. Future expansion decisions must carefully balance the need for residential and industrial land with preservation of agricultural uses and open space.



Comprehensive Plan Update Process

From the outset, the City of Canby designed a robust engagement program to reach a wide cross-section of Canby residents, businesses, and community partners. Engagement opportunities were offered in both formal and informal settings, recognizing that people participate in different ways.



Engagement methods included:

- **Community Conversations** with local service providers, faith communities, and civic organizations
- **Community Summits** that convened large groups of residents to refine the community vision, explore growth concepts, and map land use preferences
- **Tabling at community events** such as Music in the Park and the Canby Farmers Market to meet people where they gather
- **Online questionnaires and interactive mapping tools** that enabled broad participation and feedback from those unable to attend in person

This multifaceted approach ensured that planning conversations were accessible, equitable, and reflective of the community as a whole.

COMMUNITY MEMBERS REACHED:

560+

- 6 Community Summits
- 5 Online Surveys
- 11 Community Conversations
- 5 Tabling Events



COMMUNITY ENGAGEMENT ROUND 1

The first round of engagement, held in spring and summer 2023, introduced the planning process and invited residents to share their hopes for Canby's future. Participants responded to two central questions: *What do you love about Canby today?* and *What would you like to see change in the future?* Nearly 200 participants contributed more than 1000 unique comments through a series of community conversations and an online survey. From this input, a draft community vision was created to reflect the values and priorities expressed by residents. The following themes emerged from the engagement mentioned above. These themes included:

Preserving Small-Town Character and Farmland: Protecting farmland, natural areas, and Canby's small-town feel while managing growth at a thoughtful pace.

Housing for All: Expanding housing options to meet the needs of a growing and diverse population, while ensuring affordability and compatibility with existing neighborhoods.

Supporting a Diverse Economy: Attracting businesses that provide family-wage jobs, revitalizing downtown, and maintaining support for small, locally owned businesses.

A Supportive and Welcoming Community: Investing in community spaces, events, and services such as the Library, Canby Adult Center, and recreational programming to build social connections and foster inclusion.

Resilient Infrastructure and Transportation: Updating utilities, improving roadways, and expanding sidewalks, bike lanes, and transit options to keep pace with growth.

Parks, Trails, and Natural Connections: Expanding and connecting green spaces, trails, and recreation opportunities to promote health, livability, and environmental stewardship.

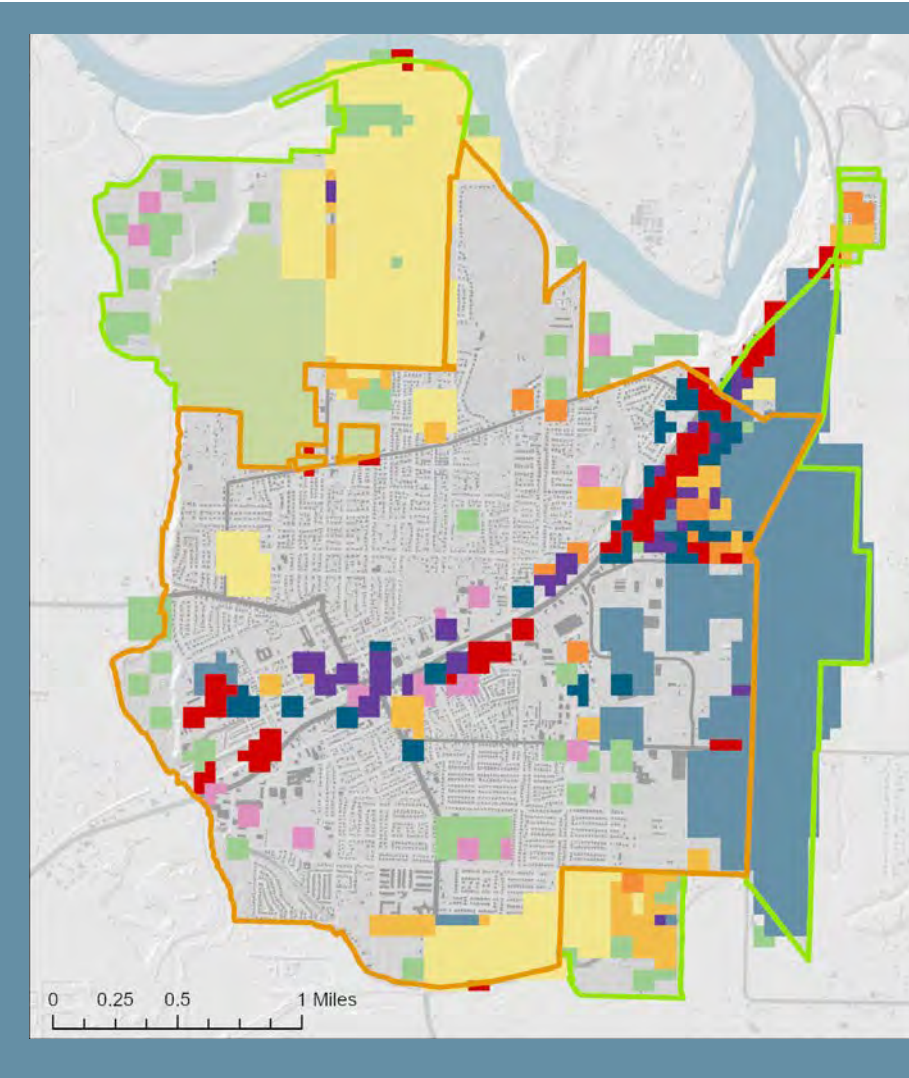


COMMUNITY ENGAGEMENT ROUND 2

The second round of engagement, conducted in fall 2023 and winter 2024, focused on translating community values into physical planning concepts. Residents participated in Community Summits #2 and #3, where more than 200 participants worked in groups to create maps illustrating potential growth scenarios.

Through this process, residents explored how Canby might grow, where new development should occur, and which areas should be preserved. Several "big ideas" and land use concepts emerged, reflecting both opportunities and constraints.





COMPOSITE MAP FROM IN-PERSON WORKSHOPS

At the workshops, small groups created maps proposing where different types of development should occur in the future. This map reflects a compilation of where participants placed desired land use types at Community Summits 2 and 3.



Mapping themes included:

Preserve Prime Farmland: Protecting areas with the most productive soils, especially in the northwest portion of the city.

Create an “Emerald Necklace” of Parks and Trails: Expanding the Logging Road Trail, connecting to Molalla River State Park, and completing a ring of green corridors around Canby.

Focus Housing by Type and Location: Locating low-density housing in the north, medium- and high-density housing near corridors such as Highway 99E and downtown, and ensuring a mix of options citywide.

Support Community Hubs: Clustering commercial, office, services, and housing together in key nodes to provide accessible daily needs and foster neighborhood identity.

Strengthen Downtown and the Riverfront: Encouraging mixed-use development, active storefronts, and greater walkability in the downtown core and along the Molalla River.

Plan for Transportation Alternatives: Exploring a potential bypass around Canby, improving Highway 99E, and creating safe and connected pedestrian and bicycle networks.

Plan for Community Facilities: Considering a new community or sports center, expanding recreational facilities, and improving infrastructure to support growth.

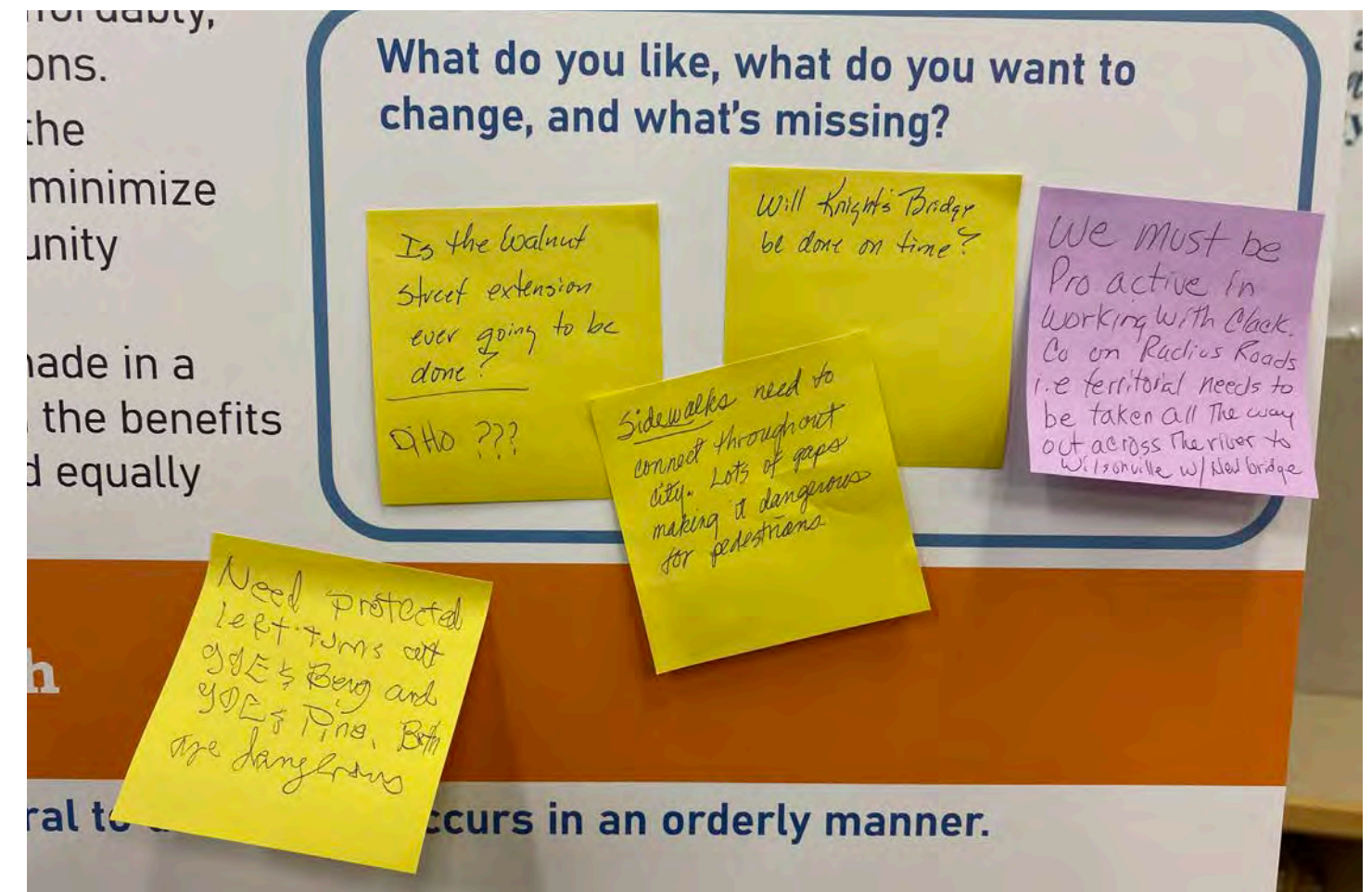
COMMUNITY ENGAGEMENT ROUND 3

The final round of engagement occurred in summer and fall 2024 and summer 2025. Community Summit #4 was held to provide an update on the Canby Urban Growth Boundary (UGB) Expansion process and to gain feedback from community members on the opportunities and constraints of Canby’s transportation system through a mapping activity. Approximately 65 community members attended Summit #4 and 18 people completed an online survey.

Community Summit #5 presented and gathered feedback on draft elements of the Comprehensive Plan and Transportation System Plan (TSP). Approximately 32 community members participated in the Summit and 22 people completed the online survey.

ADVISORY COMMITTEES

The community engagement process also included 6 meetings of the Project Advisory Committee (PAC) and 3 meetings of the Technical Advisory Committee (TAC). The PAC comprises a broad representation of Canby stakeholders and community members who advise on the plan update process. The TAC provides technical feedback on the plan throughout the process and includes representatives from city department staff, county and state agency representatives and members from other transportation organizations.





CULTIVATING CANBY Vision Statement

A final community vision was formulated from the community engagement processes described above. The vision guides Canby's goals and policies.

By 2045, the City of Canby includes...



Housing for All

Canby's safe and livable neighborhoods have a range of housing options that support all ages and income levels, with access to services and amenities. Residents across multiple generations can move in, move up, and age in place, ensuring families live and thrive in Canby.



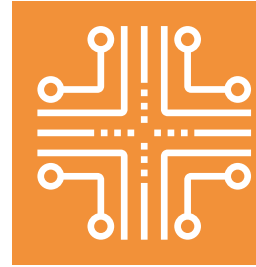
Supportive and Welcoming Community

Canby is a place where all people belong and diversity is embraced. Excellent schools, community organizations, and local events strengthen Canby's social fabric. The Canby Community Center and other entertainment and recreational spaces are 'hubs' within the city for youth, families, and seniors to gather and interact.



Diverse and Prosperous Economy

Canby's economy is driven by a variety of businesses that offer stable employment opportunities and higher-wage jobs that allow people to live and work in Canby. Surrounding industrial and agricultural industries put Canby on the map and continue to cultivate economic opportunity. A vibrant downtown and diverse local businesses provide great destinations and experiences. Residents and visitors enjoy the town's dining, shopping, and historic and cultural attractions.



Resilient Public Infrastructure

Canby's reliable public infrastructure meets the needs of our growing community. The transportation network prioritizes safety, connectivity, and accessibility, while reducing reliance on Highway 99E for local trips. Residents enjoy a network of complete streets that safely connect neighborhoods to parks, schools, downtown, the Molalla River, and other amenities. Utilities such as water, sewer, stormwater, and power support established neighborhoods and are strategically planned in developing areas of the city.



Network of Connected Greenspaces

Canby's agricultural heritage and natural landscape can be seen and felt throughout the city. Residents benefit from an interconnected system of parks and trails that promote health, recreation, and accessibility for all ages. Beautiful Wait Park at the heart of Canby is equipped with facilities that support local gatherings. Safe trails and paths, such as the Logging Road Trail, provide access to Canby's natural areas and the riverfront. A dense tree canopy is present throughout Canby, where residents and workers can seek shade while enjoying their natural surroundings.



CANBY COMPREHENSIVE PLAN

Goals & Policies



GOAL 1: CITIZEN INVOLVEMENT

Background

Oregon Statewide Planning Goal 1 establishes requirements for the City's community involvement program. Per Goal 1, the City of Canby (City) is responsible for providing "the opportunity for citizens to be involved in all phases of the planning process." The City must develop a community involvement program that addresses:

- Opportunities for widespread public involvement
- Effective two-way communication with the public
- The ability for the public to be involved in all phases of the planning process
- Making technical information easy to understand
- Feedback mechanisms for the policymakers to respond to public input
- Adequate financial support for public involvement efforts



Canby offers a variety of community engagement activities, primarily through volunteer opportunities, Civic Engagement Academy participation, public comment at civic meetings, and positions on Boards and Commissions. Existing Boards and Commissions include the following:

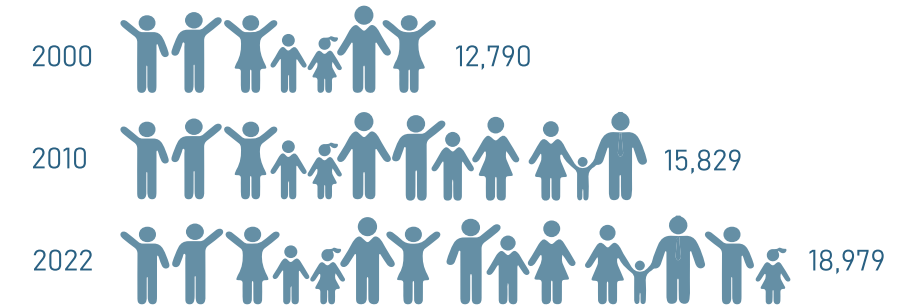
- City Council
- Bike and Pedestrian Committee
- City Budget Committee
- Canby Utility Board
- Heritage and Landmarks Commission
- Library Advisory Board
- Parks and Recreation Advisory Board
- Planning Commission
- Traffic Safety Commission
- Transit Advisory Committee
- Urban Renewal Agency Board
- Urban Renewal District Budget Committee

The 2024 Canby Housing Needs Analysis states that community outreach efforts should be designed to reach all residents including historically underserved populations who are not typically well represented during public meetings. Underserved populations include renters, low-income households, Hispanic/Latino residents, other racial and ethnic minorities and immigrant or refugee communities, veterans, people with disabilities, seniors, agricultural workers, and formerly and currently houseless people.

Community Demographics

In alignment with Oregon Statewide Planning Goal 1, community involvement efforts should be designed to reach a cross-section of the community that reflects Canby's demographics. In order to ensure full and fair participation by all potentially affected community members in the decision-making process, engagement activities and tools will focus on meeting all Canby community members. Below are identified populations which engagement activities will be tailored to as a way to enhance engagement.

The following demographic profile reflects the U.S. Census American Community Survey 5-Year Data 2017-2021 Data Profile. Approximately 17,695 people lived in Canby in 2019. According to Portland State University's Population Research Center, Canby attained a record-high population of 18,979 people in 2022.



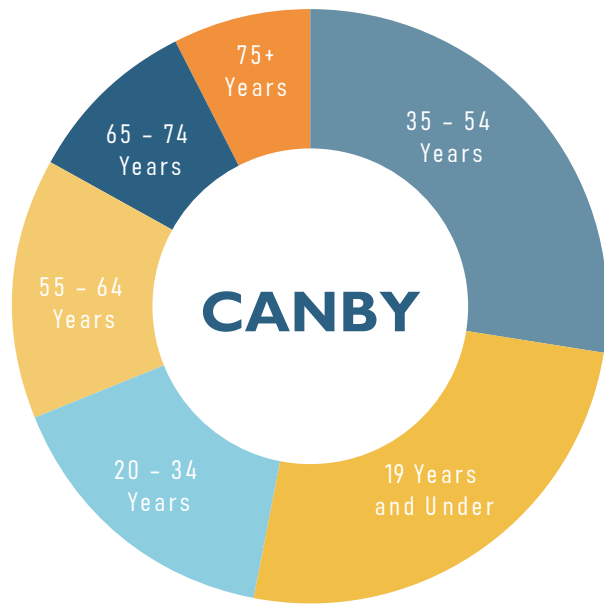
RACE AND ETHNICITY

According to 2017-2021 American Community Survey data, approximately 84% of Canby residents identify as White. The remainder of residents identify as Asian (1.4%) American Indian/Alaska Native (0.3%), and African American (0.5%). 7.5% identify with two or more races. Approximately 18% of Canby residents identify as Hispanic or Latino, significantly higher than the State of Oregon (13.6%).

LANGUAGES SPOKEN AT HOME

Census data indicates that Canby aligns with Oregon's percentage of English speakers at 85%. The most spoken language other than English is Spanish (13.5%).

RACE/ETHNICITY	CITY OF CANBY	OREGON
White	84.3%	80.7%
African American	0.5%	1.9%
Asian	1.4%	4.4%
Native Hawaiian and other Pacific Islander	0.0%	0.4%
American Indian or Alaskan Native	0.3%	1.1%
Two or more races	7.5%	7.7%
Hispanic or Latino (any race)	17.8%	13.6%

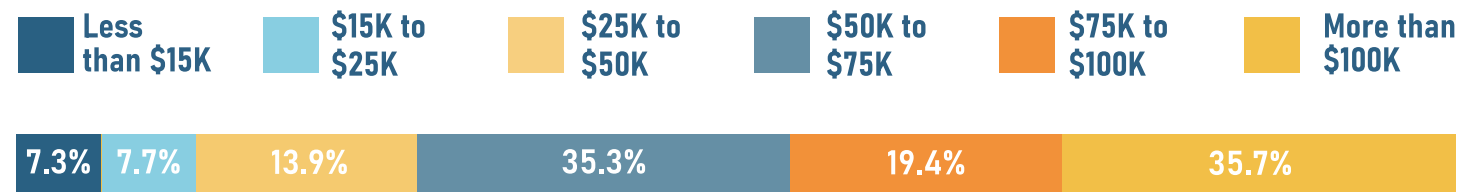


AGE

The City of Canby has a larger share of residents 19 years of age and under (25.7%) than the State of Oregon (23.1%) as well as a larger share of residents who are 55 to 64 years old (14.3%) than Oregon's share (12.9%). There is also a smaller share of residents who are between the ages of 20-34 (15.85%) than the State (20.3%). Canby's other age demographics are roughly in line with the State.

INCOME

From 2017-2021, the median household income in Canby was \$83,948, which is higher than the state median (\$70,084). About 29% of Canby households earn less than \$50,000 annually.

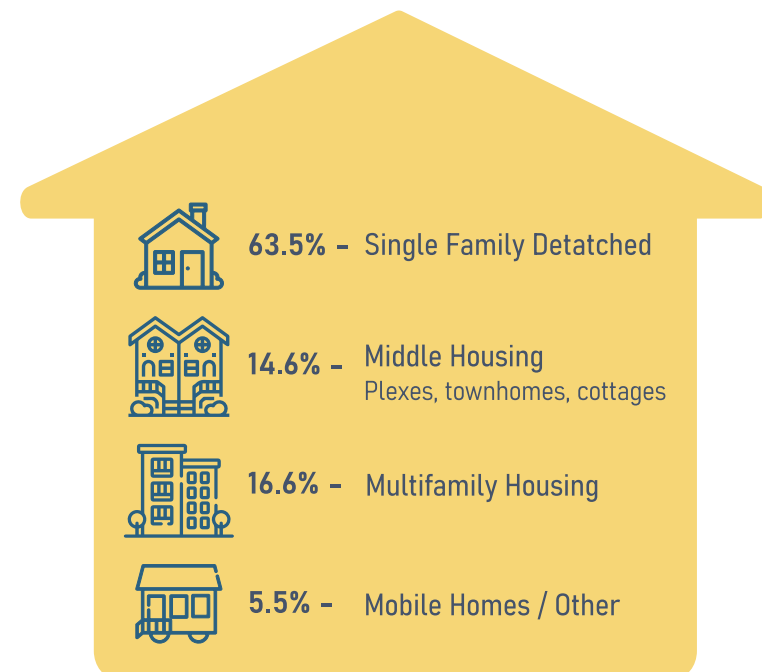


PEOPLE WITH DISABILITIES

Census data indicates that 13.8% of Canby residents live with a disability. This is lower than the Oregon state average of 14.4%.

HOUSING

Census data indicates that more than 63% of Canby residents live in a single-family home (detached single unit), which is very similar to the State of Oregon (63.3%). Around 15% of Canby residents live in middle housing (1 to 4 attached units) and another 17% occupy multifamily homes (5 or more attached units). Nearly 5% of residents live in a mobile home. Approximately 67% of Canby residents are homeowners and about 33% are renters.



UNDERSERVED POPULATIONS

Census demographic information indicates that Canby has a higher percentage (17.8%) of those who identify as Hispanic or Latino than Oregon (13.6%). There is also a larger proportion of those who speak Spanish (13.5%). This indicates that engagement materials should be translated into Spanish and a portion of engagement activities should be held in spaces where the Hispanic and Latino community feel comfortable.

The City of Canby is also shown to have higher proportions of youth (19 and under) and seniors (65-75+). In order to reach these groups engagement activities should be centered around youth-oriented events and activities as well as held near senior living locations.

While the City of Canby does have a lower proportion (13.8%) of those with disabilities than Oregon (14.4%), engagement activities should be made accessible and easy to participate in. Accessibility in engagement should consider vision and hearing impairment accommodations, physical accessibility to engagement spaces, and transportation access to these locations.

Although Canby's median household income was higher than Oregon, approximately 29% of Canby households still earn less than \$50,000 a year. Access to technology to participate in engagement activities, as well as access to transportation and childcare during engagement activities should be considered when taking an equitable approach.



GOALS, POLICIES, AND STRATEGIES

GOAL 1

To provide the opportunity for community involvement in the City's planning processes.

POLICY NO. 1

Formally recognize the role of the Planning Commission as the City's Committee for Community Involvement (CCI) in meeting the six required community involvement components of Statewide Planning Goal #1, and to re-emphasize the City's commitment to ongoing community involvement.

- » *Strategy 1.1* Appoint members of the Planning Commission through an open, well-publicized public process. As required by State law, Planning Commission members will represent a diverse and balanced set of interests and ideas that reflect community priorities.
 - » *Strategy 1.2* Planning Commission meetings will encourage public in person and virtual participation, ensure accessibility, and with advance request, effort will be made to provide translation services to non-English speakers, sight and hearing challenged, the elderly, and other community members.
 - » *Strategy 1.3* Planning Commission meetings will continue to allow a public comment period to hear comments on any matters affecting the Comprehensive Plan or the City's planning program.
 - » *Strategy 1.4* Work with state regulators to formally recognize the Planning Commission as the City's Committee for Community Involvement. The Planning Commission will meet at least once annually as the CCI and share findings with the City Council.
-

POLICY NO. 2

Review and update the contents of the Comprehensive Plan every seven years.

- » *Strategy 2.1* City Staff and Planning Commission will conduct a public review of the Comprehensive Plan a minimum of every seven years, to ensure it remains relevant and effective.
-

POLICY NO. 3

Encourage and support community engagement for all members of the Canby community, including those from historically marginalized communities and community members with barriers to participation (language, disability, income, age, technology).

- » *Strategy 3.1* Develop materials in Spanish and other languages for public meetings, the City website, and other sources of public information.
 - » *Strategy 3.2* Develop and implement practices that create inclusive and welcoming outreach, going where the people are, providing daycare at public meetings, offering live interpretation at meetings, and offering meetings at different times of day and with virtual options when possible.
 - » *Strategy 3.3* Partner with and leverage Canby's community organizations, faith-based organizations, and networks to help with outreach to all corners of the community.
 - » *Strategy 3.4* Work with homeowners associations and explore reinstating neighborhood associations to facilitate community engagement.
 - » *Strategy 3.5* Provide information about current and upcoming City initiatives at community events.
-



GOAL 2: LAND USE PLANNING

Background

Under Goal 2 of Oregon’s Statewide Planning Program, Canby is required to have a Comprehensive Plan and implement land use regulations. A central component of the Land Use Element of the Comprehensive Plan is the land use map that shows the type, location, and arrangement of land uses and make adequate provisions for economic development, housing, transportation, public facilities and services, and urbanization. The Land Use Element is the foundational element of the Comprehensive Plan that brings the policies of the other elements together. The Land Use Element is intended to meet the statutes of Statewide Planning Goal 2 by guiding the course of development. It is not intended to be specific to the degree that zoning is, but to adequately portray the City’s adopted goals for land use for many years to come. The City of Canby strives to promote vitality through good design, efficient use of land, and strategies and actions that ensure new development contributes to the city’s overall character and quality of life.

All land use types are regulated through the Zoning Map, and are based on underlying comprehensive plan designations, generally categorized as residential, commercial, industrial, institutional, or open space types. These include the following specific designations:

Low Density Residential: Distinguished by detached single family dwelling units, occasional duplex units, and incidental accessory uses, but also including approved “home occupation” type commercial activities, planned unit developments consisting of multiple family units which meet the overall density standard of the zone, developments having received a density bonus for special design features, mobile home subdivisions or parks, schools and other public uses. City R-1 zoning conforms with this category.

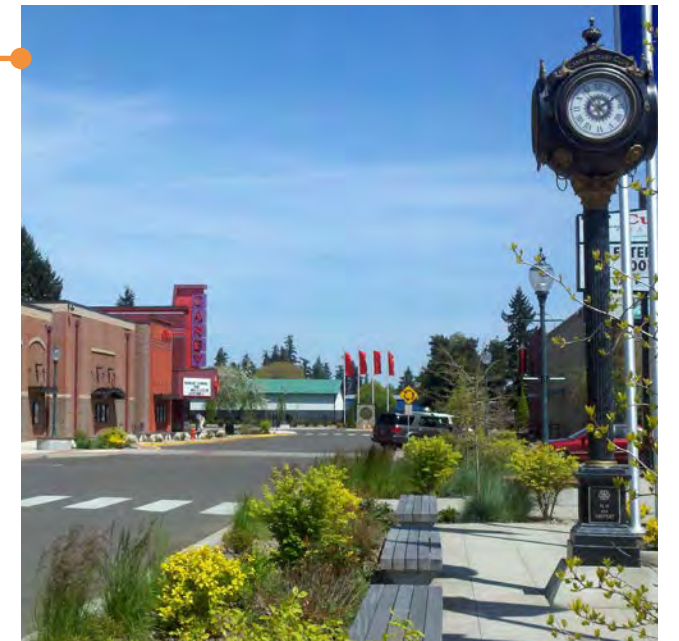


Medium Density Residential: Distinguished by two-family, three-family or single-family dwelling units and accessory uses, mobile home subdivision or parks and other uses permitted in areas designated for Low Density Residential use. City R-1.5 zoning conforms with this category.



High Density Residential: Intended to provide for the widest variety of housing opportunities. City R-2 zoning conforms with this category.

Downtown Commercial: Distinguished by business catering to foot traffic in city’s established core area, encourages mixed use development and allows a wide range of commercial, community and civic uses, but also includes incidental attached residential units and pre-existing uses of various sorts. City C-1 zoning conforms with this category.



Residential/Commercial: Distinguished by a mixture of light commercial and residential activities connecting two areas of heavier commercial usage, this category is intended to provide a unique opportunity for mixed uses while maintaining a special focus on the access and traffic problems of S. Ivy Street. City C-R zoning conforms with this category with R-1.5 an allowable, less intensive interim zoning.



● **Highway Commercial:** Distinguished by allowing a wide range of commercial uses and catering to motor vehicle traffic. City C-2 zoning conforms with this category.

Commercial/Manufacturing: Distinguished by allowing a mixture of heavy commercial and light manufacturing operations. City C-M zoning conforms with this category, C-2 uses permitted outright are also allowed excluding dwelling units.



● **Light Industrial:** Generally distinguished by light manufacturing, storage, wholesale or heavy retail sales operations, and incidental caretaker facilities. City M-1 zoning conforms with this category.

Heavy Industrial: Generally distinguished by heavy manufacturing, storage, or wholesale operations screened by specific criteria. City M-2 zoning conforms with this category, with M-1 an allowable, less intensive, interim zoning.



● **Public Schools, Public Recreation, and Other Public Property:** Distinguished as those properties which are already held and are expected to remain in public ownership. The underlying city base zoning will apply to this comprehensive plan designation. This designation is used only to show existing public ownership, rather than to indicate specific properties which have been selected for future acquisition by public agencies. As part of the future anticipated city code update, a public facilities zone is anticipated to implement this comprehensive plan designation.



● **Private Recreation:** Distinguished as the golf course or related country club facilities. Incidental compatibly designed residential uses should be permitted in the future. City R-1 and PUD zoning conforms with this category.

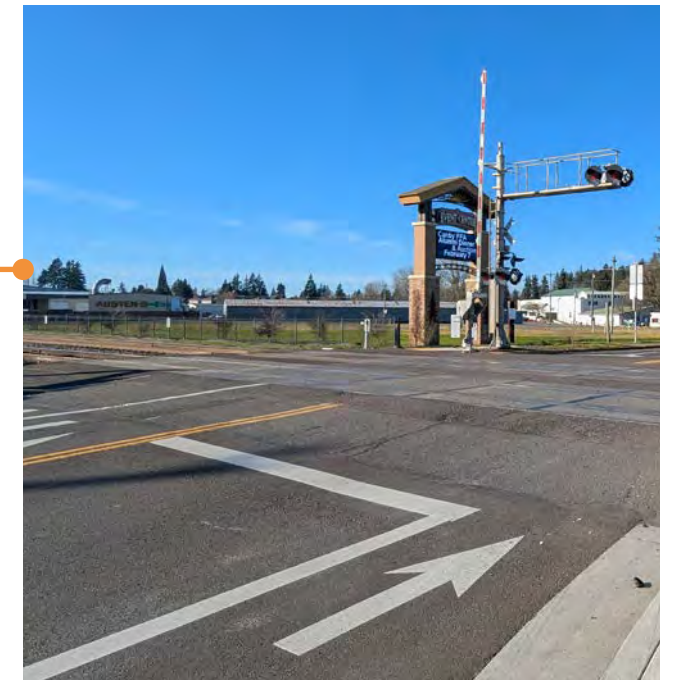
Flood Prone or Steep Slope: Distinguished as the area requiring special development regulation because of a history of flooding, or because of steep slopes on the perimeter of floodplains. Hazard Overlay Zone regulations within the Canby Municipal Code will apply in these areas.

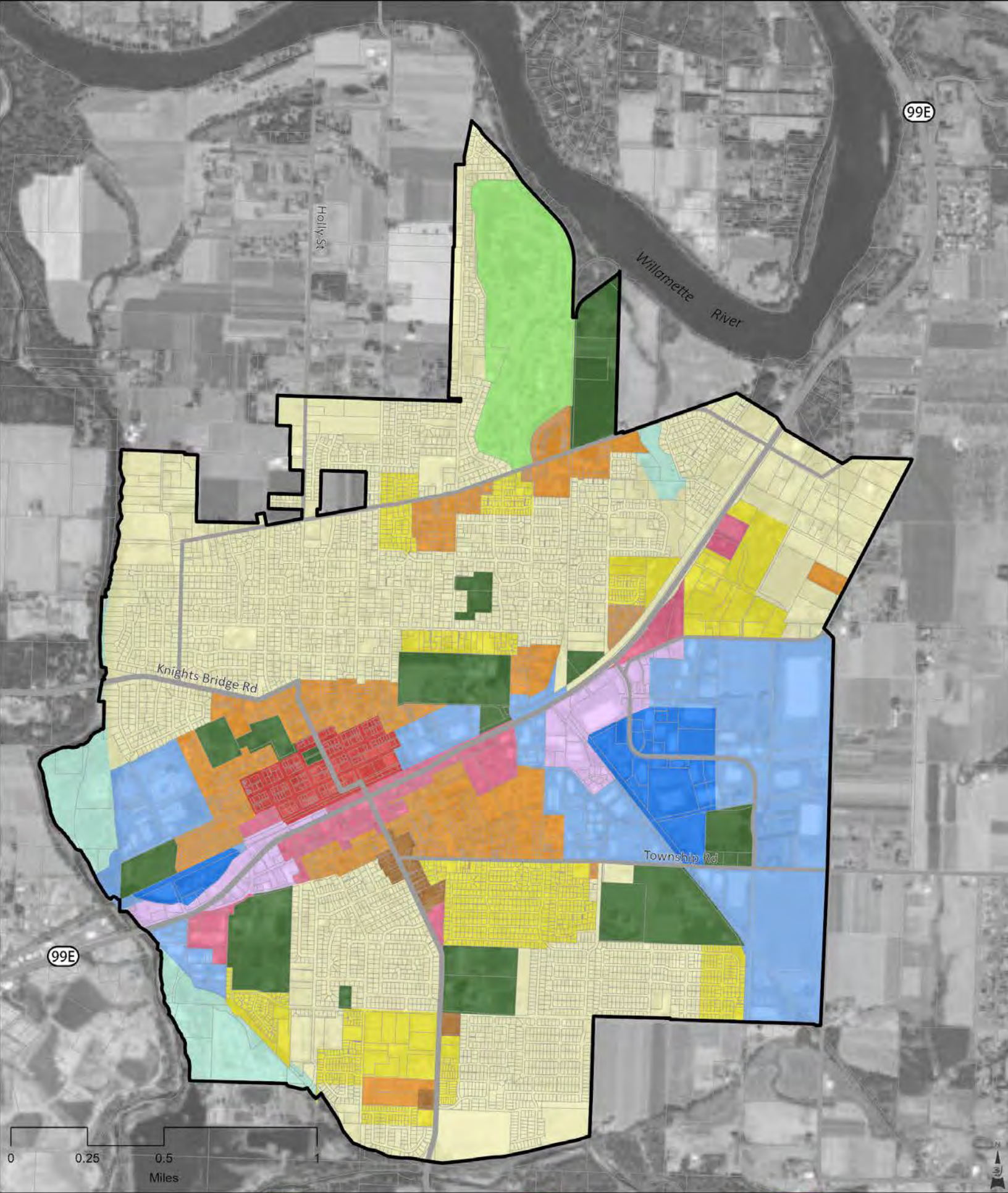
Industrial – Overlay: Distinguished by design guidelines and standards to be applied to the area contained in Canby's Industrial Area Master Plan and addressed in the Canby development code for the Pioneer Industrial Park. This area is generally bound by Highway 99-E and 1st Avenue to the north, Mulino Road to the east, SE 13th Avenue to the south, and Molalla Western Railroad to the west. Land uses are allowed in this area as per the underlying zone designations unless otherwise conditioned or prohibited by the master plan.

Downtown Canby – Overlay: Distinguished by design guidelines for the downtown area and reflected in the C-1 zoning standards. The area promotes mixed use development with strong emphasis on downtown design standard.



Credit: CTV Channel 5





GOALS, POLICIES, AND STRATEGIES

GOAL 1

To guide land use processes and decisions to encourage orderly and efficient development.

POLICY NO. 1

Organize land uses to promote compatible uses and provide buffers between incompatible uses.

- » *Strategy 1.1* Use portions of the zoning and subdivision regulations that encourage developers to utilize planned unit development procedures. Allow for creative design in terms of multiple use concepts and clustering of developments.
- » *Strategy 1.2* Use the allowable “conditions of approval” for discretionary applications as a means of preventing, minimizing or mitigating conflicts between land uses, such as noise and light pollution, and traffic impediment and impacts.
- » *Strategy 1.3* Allow flexibility in the review of subdivision designs, without requiring a variance for such things as unusual lot shapes and setback variances.
- » *Strategy 1.4* Employ the Site Plan Review process, in compliance with city regulations and other aspects of public health and safety.
- » *Strategy 1.5* Encourage preservation of downtown urban form in the Downtown Canby Overlay, Transitional Commercial, and Commercial Core subareas. Recognize role and importance of historic preservation in maintaining the downtown core.

POLICY NO. 2

Encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

- » *Strategy 2.1* Implement policies of the Housing Element to increase the range of housing opportunities and diversify housing types.
- » *Strategy 2.2* Consider measures to increase the efficiency of land use within the current UGB prior to pursuing UGB expansion.

» *Strategy 2.3*

Use incentives to encourage development to improve designs and utilize Planned Unit Development procedures.

» *Strategy 2.4*

Encourage areas of higher density residential to be in close proximity to amenities, such as parks, public transit, schools, shopping, and services.

POLICY NO. 3

Require improvements concurrent with development as needed to ensure adequate public facilities and services.

» *Strategy 3.1*

Engage local school districts, public and franchise utilities, and other service-providing agencies when reviewing major development proposals and conducting neighborhood or area plans.

» *Strategy 3.2*

Ensure developments minimize adverse impacts on public facilities and services.

» *Strategy 3.3*

Ensure new development meets established performance standards as part of land use approvals.

POLICY NO. 4

Use Comprehensive Plan Map designations and updated Zoning Map designations to determine corresponding zoning and provide the basis for planning and public facility decisions.

» *Strategy 4.1*

Encourage other service-providing or public utility entities to utilize the Comprehensive Plan Map and text as the basis of long-range planning.

» *Strategy 4.2*

Rezone properties as necessary and appropriate to conform with the Comprehensive Plan Map, and in light of the potential development of new residential and employment zones that may occur from the anticipated Canby code update.

POLICY NO. 5

Recognize the unique character of certain areas of the city and utilize corridor planning, concept planning and master planning to promote land uses consistent with comprehensive plan designations.



GOAL 5:

**NATURAL RESOURCES,
SCENIC AND HISTORIC
AREAS, AND OPEN SPACES**

Background

Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Space is a broad goal that covers resources ranging from wildlife habitat to historic places. To protect and plan for these resources, local governments inventory identified resources in the community. Goal 5 requires the City of Canby to inventory riparian corridors, wetlands, wildlife habitat, federal wild and scenic rivers, state scenic waterways, groundwater resources, approved Oregon recreation trails, natural areas, wilderness areas, mineral and aggregate resources, energy sources, and cultural areas. Goal 5 also states that the City should determine significant sites for those resources and develop programs to protect natural resources and conserve scenic and historic areas and open spaces. Some Goal 5 resources rely on state or federal inventories, such as wild and scenic rivers, state scenic water ways, ground water resources, Oregon recreation trails, Sage Grouse habitat, and wilderness areas.

SOILS

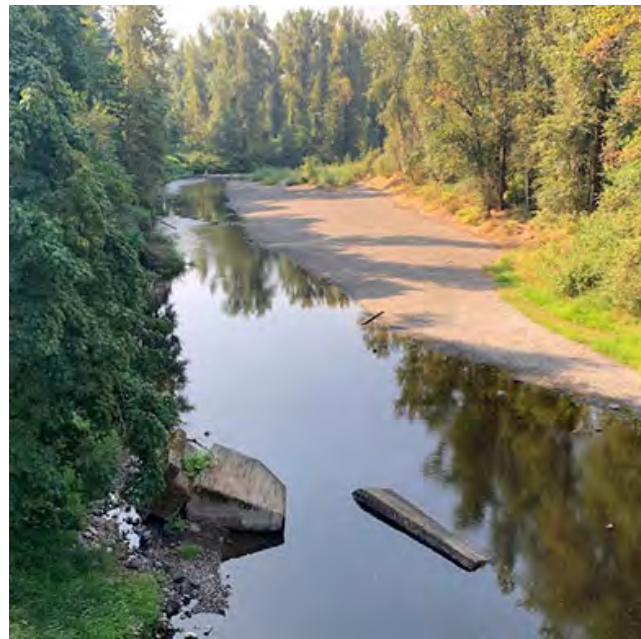
The individual properties of various soils are important considerations in evaluating development suitability. In general, soils which are fairly level, well drained, not subject to flooding, have high compressive strength, and do not shrink and swell with moisture, are the most suitable to support urban development. Two soils series comprise most of the potential Canby urban area. These include the Hillsboro Variant sandy loams and the Latourell loam, both of which are in areas of less than three percent slope. Both soils can easily support urban development although the Latourell is restricted slightly because of low strength.

Agricultural productivity is directly related to soil capabilities and properties. The Soil Conservation Service has, therefore, classified soils into "Land Capability Classifications." Classifications are from Class I to Class VIII, with Class I having the fewest limitations and, therefore, the most productive capabilities. Soil Classes I through IV are best suited for cultivation, while Classes VI through VIII are most suitable for range, forestry, and wildlife. As a result, Class I and II soils are considered to be prime resources because their productivity is the highest.

In the Canby area, Class I and II soils are found almost exclusively. Only a small smattering of Class III and IV soils are to be found, and most of these occur where the slope begins to increase. Likewise, Class IV soils, and above, are only encountered in areas where the slope is excessively steep or along gravelly areas of the rivers.

RIPARIAN CORRIDORS AND WETLANDS

The Canby Wetlands and Riparian Inventory was adopted in 2003 and subsequently approved through the Department of Land Conservation and Development Post Acknowledgement Plan Amendment Process; however the wetlands inventory was not approved by the Department of State Lands, and thus will be updated when Canby completes a local wetland inventory. Canby is seeking grant money due to the expense of completing the inventory. The inventory identifies riparian corridors and wetlands in the Canby urban growth boundary (UGB). Riparian corridors are found along the Molalla River and within Clackamas County 100-foot riparian setbacks from the Molalla River. The Statewide Wetlands Inventory identifies freshwater emergent wetlands and freshwater forested wetlands north of the city limits along the Willamette River.



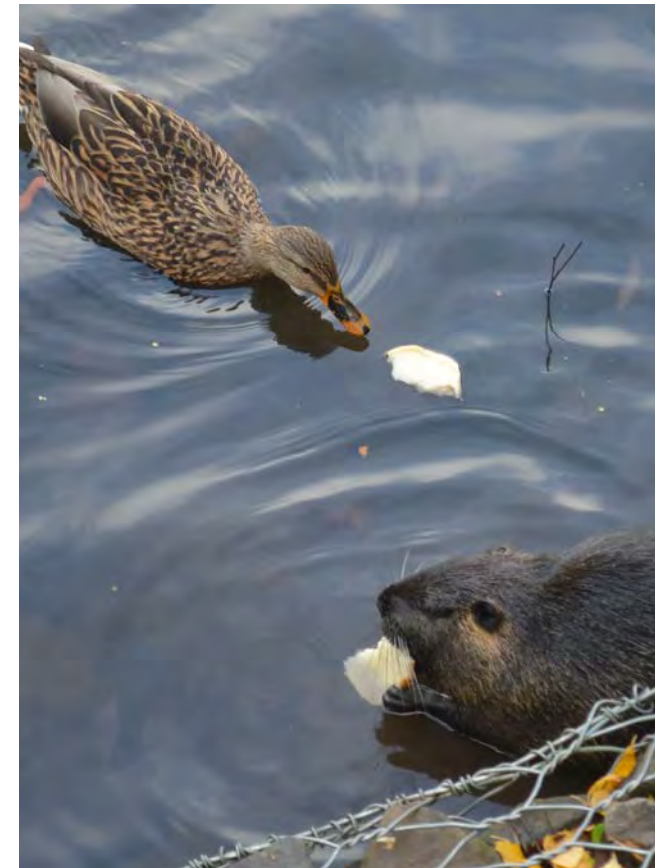
Chapters 16.130 and 16.140 of the Canby Municipal Code include specific definitions and provisions for the riparian corridors, definitions and provisions to protect identified wetland areas, and establish riparian overlay (RO) and wetland overlay (WO) regulations that provide additional measures for developing those resources. Until a local inventory is approved by the state, there are no locally significant wetlands and the overlay regulations rely on federal datasets based on ordinary high water.

Chapter 16 also includes a hazard overlay zone (H) that identifies areas with steep slopes or potential for flooding to ensure developments do not result in unacceptable levels of risk due to hazardous conditions.

WILDLIFE HABITAT

The Canby UGB and surrounding area include wildlife habitat identified by the Oregon Department of Fish and Wildlife (ODFW) for a number of species, including herons, hawks, owls, bats, songbirds, small mammals, and various reptiles and amphibians. Additionally, the Willamette and Molalla Rivers provide habitat for chinook salmon, Oregon chub, lamprey, and winter steelhead. Specifically, there are small Oak Habitats just west of Highway 99E and north of Territorial Road, and along the Molalla River. Wetlands are mainly found along the Molalla River, with one small wetland identified along Highway 99E north of SE 1st Avenue. Protection of riparian areas and wetlands is enforced through the City's riparian and wetland overlays. A Local Wetland Inventory will be necessary to document wildlife habitats within the Canby UGB.

The Clackamas County Comprehensive Plan includes a map of the Great Blue Heron Rookery located in Molalla State Park. Local policies recognize these high functioning habitats, and the impact development activities and long range planning intentions might have on them.



GROUNDWATER RESOURCES

Canby is bordered on the north by the Willamette River and on the west and south by the Molalla River. In addition, the Pudding River joins the Molalla northwest of the city. These surface waters provide recreational opportunities as well as scenic and open spaces.

A hydrogeologic investigation (James M. Montgomery, Consulting Engineers, Inc., September, 1979) of the Canby area indicates there are two primary aquifers that have been penetrated by wells. One is a shallow aquifer found in the recent alluvium, while the other is a deep aquifer found in the Lacustrine and Troutdale deposits. The shallow aquifer is directly influenced by surface flow from the rivers in the area, particularly the Molalla River, as field investigations have shown the aquifer elevation correlate closely to the changing surface elevations of the river. This aquifer appears to be about 10 feet in thickness and approximately 10 feet below the surface. The ground water storage in this aquifer is relatively small, only a few thousand acre-feet, due to the small depth of saturation and its aerial extent.

The 1979 investigation showed that, on the plateau area of Canby, the deep aquifer is located between 80 and 140 feet and consists of a series of lenses of saturated sands and gravels. Records of several wells near Canby indicated that groundwater levels in this aquifer had remained fairly stable while the seasonal fluctuation is 15 feet or less. It was estimated that in the Troutdale formation, and under the 2.8 square miles of the City of Canby, the aquifer contained in the magnitude of 60,000 acre-feet of groundwater. Within the same area in the Lacustrine deposits, groundwater was in the magnitude of 17,000 acre-feet.

The overall quality of the groundwater in 1979 appeared good. The chemical character was an average of 200 mg/L total dissolved solids, and mineral quality was also good. However, samples from the city's springs gallery near the Molalla River showed positive results from bacteria tests and was therefore treated. Bacteria was not a problem, however, with the deep aquifer. This information is outdated and will need to be updated.



According to the 2023 Canby Utility Water System Master Plan, groundwater sources include Springs Gallery, Collection Boxes, and Well Number 10, although only one source is in use. The Springs Gallery has an intake capacity of 1,000 gallons per minute (gpm). It has low pH and moderate nitrate levels. It is used to supplement surface water sources. The Collection Boxes are not in use due to high nitrate levels. Well No. 10 is not in use due to water quality issues including high sulfur and hardness.

Federal Safe Drinking Water Act (SDWA) requires states develop Wellhead Protection Programs (WHPPs) to “protect wellhead areas within their jurisdiction from contaminants which may have any adverse effect on the health of persons.” Oregon’s Source Water Assessment Program includes delineation, source inventory, susceptibility determinations and public information, and set-aside funds from the Drinking Water State Revolving Loan Fund to accomplish this task.

MINERAL AND AGGREGATE

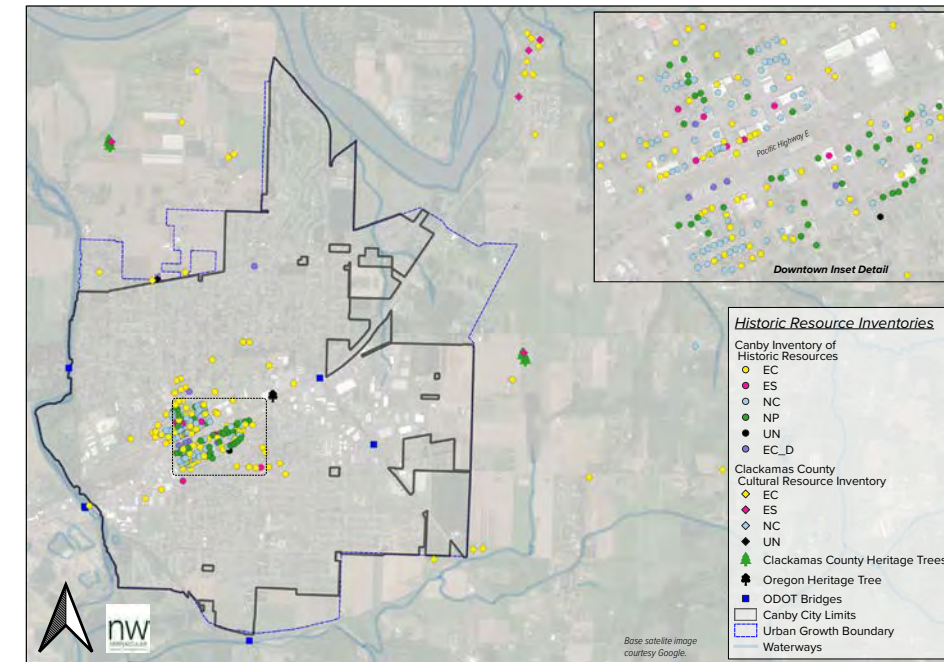
According to the Oregon Department of Geology and Mineral Industries (DOGAMI) mineral information layer for Oregon, the only significant mineral resources in Canby are sand and aggregate located along the Molalla River. These are located along the Pudding and Molalla Rivers. Along the Molalla River, these resources are found between Knights Bridge and Community Park.

HISTORICAL RESOURCES

OAR 660-023-0200(8)(a) requires local government to protect National Register Resources, regardless of whether the resources are designated in the local plan or land use regulations, by review of demolition or relocation that includes, at minimum, a public hearing process that results in approval, approval with conditions, or denial and considers the following factors: condition, historic integrity, age, historic significance, value to the community, economic consequences, design or construction rarity, and consistency with and consideration of other policy objectives in the acknowledged comprehensive plan. There are no Nationally Registered resources within the current Canby Urban Growth Boundary in areas that have not been annexed to Canby.

The Canby Historic Preservation Plan, adopted in 2020, provides an in-depth inventory of historic resources within and surrounding the Canby UGB. The plan includes goals and policies for historic preservation in Canby, as well as an implementation plan for actions to improve and support historic preservation in the city. The Canby Heritage and Landmarks Commission maintains the City's inventory of historic resources; makes decisions on applications for historic districts, historic landmarks, and alteration or demolition of historic landmarks; and engages and educates the community on historic preservation.

Canby's Historic Preservation Plan lists five designated historic resources within city limits: the William Knight House, Historic City Hall, Pioneer Chapel, Bair House, and Mack House (mapped on pg. 107 of the Historic Preservation Plan). The Canby Depot, located at 888 NE 4th Avenue, is also a locally designated historic resource.



Historic Resource Inventories, Canby Historic Preservation Plan

The Oregon State Historic Site Database lists 492 historic buildings, four historic objects (including historic trees and a monument), six historic structures, and six historic sites in the Canby area. The Oregon State Historic Preservation Office (SHPO) establishes protection and limitations to development of these historic resources. The 2020 Historic Preservation Plan includes a historic resource inventory and designated and protected resources within the city. Protections are enforced through the Canby Historic Preservation Plan Chapter 16.110.

Historic resources are protected under the Historic Protection Overlay Zone:

Chapter 16.38.010: The Historical Protection Overlay Zone is intended to be used in conjunction with any of the city's underlying base zones, covering primarily residential and commercial zones to assure that the future development of the site will provide ample protection for identified historically architecturally significant structures, features or sites. The Historical Protection Overlay Zone is intended to be applied only to those specific properties which, because of generally recognized significance to the community, warrant protection, preservation, or enhancement of their historical or architectural characteristics. Additional to the regulatory aspects of this zoning, it should be noted that city staff will provide information or tax benefits and landmark requirements to interested persons. (Ord. 740 section 10.3.36(A), 1984)

SCENIC RESOURCES

Canby has no designated scenic resources within the UGB. Canby offers scenic resources to the community, including views of Mount Hood and the Molalla and Willamette Rivers. The 2002 Canby Park Acquisition Plan includes maintaining land based on Goal 5 Open Space, Scenic and Historic Areas, and Natural Resources as a goal of park acquisition and lists scenic vistas as a criterion in the Parkland Acquisition Scoring Matrix for land acquisitions.

The Oregon State Parks Department has not designated any state scenic waterways in Canby. Similarly, no scenic waterways have been designated by the National Wild and Scenic Rivers System by Congress.

OPEN SPACES

Canby's comprehensive plan map designates public park zones, which include open space areas. The Parks and Recreation Master Plan notes that the City manages seven parks with natural area components, including the Arneson Garden, Community River Park, Eco Park, Nineteenth Avenue Loop Natural Area, Redwood Landing, Willamette Wayside Natural Area, and Willow Creek Park. The Parks and Recreation Master Plan also includes objectives to increase connectivity accessibility, and community use of open spaces and natural areas, but it does not include specific targets to protect those natural resources. The Willamette Valley Country Club is a significant area of privately owned open space along the Willamette River and adjacent to the Willamette Greenway.



GOALS, POLICIES, AND STRATEGIES

GOAL 1

To identify and protect natural and cultural resources, scenic and historic areas, and open spaces.

POLICY NO. 1

Preserve, and where possible, encourage restoration of historic sites, buildings, and cemeteries. Support and develop an inclusive understanding of Canby's many histories that shaped the community's unique heritage, including Tribal history. The Canby area was originally inhabited by the Kalapuyan people.

- » *Strategy 1.1* Create and maintain a list of Historic Landmarks and an inventory of historic sites and structures. Encourage the designation of eligible properties as Historic Landmarks and expand the Historical Protection Overlay zone to properties which have a recognized historical significance.
- » *Strategy 1.2* Encourage and support the preservation and restoration of locally designated and non-designated historic properties through leadership, public education and other resources. Discourage demolitions or partial demolitions of intact historic resources. The Heritage and Landmarks Commission, the decision-making body for resource designations and demolition review, should lead the City's efforts in this regard.
- » *Strategy 1.3* Identify sites which should be recorded with the State of Oregon for record keeping or placed on record with the National Trust for Historic Preservation.
- » *Strategy 1.4* Place special emphasis upon historically or architecturally significant structures under the Historical Protection Overlay zone in the development review process. It should be recognized that many of these structures were built prior to modern zoning and building regulations and may, therefore, require special consideration where a change in use or addition is proposed.
- » *Strategy 1.5* Foster public understanding of historic preservation's community benefit.

Use the Historic Preservation Plan as a guide for historic preservation actions including, but not limited to:

» *Strategy 1.6*

- Heritage Areas action plan, page 65
- Inventory action plan, page 67
- Archaeological preservation, page 74
- Implementation measures, Chapter 5

» *Strategy 1.7*

The comprehensive plan goals, policies and strategies will take precedent over the goals, policies and strategies of the 2020 Historic Preservation Plan.

POLICY NO. 2

Investigate the possibility of protecting the visual character of Canby while avoiding or minimizing impacts to private property rights.

» *Strategy 2.1*

Enforce the sign control regulations of the Land Development and Planning Ordinance.

» *Strategy 2.2*

Use the Design Review Process for major commercial, industrial, and multiple unit residential development.

» *Strategy 2.3*

Encourage the placement of structures in a way that is sensitive of established view corridors.

POLICY NO. 3

Preserve and maintain open space, with emphasis on wetlands and riparian areas, where appropriate and compatible with other land uses.

» *Strategy 3.1*

Use the density bonus provisions of the Land Development and Planning Ordinance to encourage cluster development that maximize open space.

» *Strategy 3.2*

In the development review process, encourage designs that surround hazardous or noisy areas with open space areas that can serve as buffers.

» *Strategy 3.3*

Consider scenic values as criteria for development reviews within “Riparian,” and “Wetland” areas as regulated by the Wetlands and Riparian Preservation of Canby Municipal Code.

» *Strategy 3.4*

Provide an inventory of significant natural areas that are historically, ecologically or scientifically unique, outstanding or important, as identified through the local wetland inventory.

POLICY NO. 4

Protect fish and wildlife habitats and manage them in accordance with state wildlife management plans and the riparian preservation chapter of Canby Municipal Code regulations.

» *Strategy 4.1*

Enforce Canby Municipal Code for flood-prone and steep slope areas to limit the densities and intensities of development in such areas. Adopt floodplain regulations consistent with the 2016 Oregon FEMA Biological Opinion. Include consideration of fish and wildlife values within regulated “Riparian” and “Wetland” areas as regulated by Canby Municipal Code.

» *Strategy 4.2*

Encourage cluster development as a means of assuring large open space areas that might include private or public parks.

» *Strategy 4.3*

Cooperate with the Oregon Department of Fish and Wildlife in the management of fish and wildlife along the Molalla River.

POLICY NO. 5

Minimize the adverse impacts of new developments on endangered species and wetlands, riparian areas, and fish and wildlife habitats.

» *Strategy 5.1*

Assist the Oregon Department of State Lands and Army Corps of Engineers in enforcement of state and federal regulations (ORS 227.350) related to any development activity which may adversely impact wetlands.

» *Strategy 5.2*

Provide protection of wetland resources and consistent with the local wetland inventory once adopted, as part of land use and development processes through the implementation of the development standards of the “Riparian” and “Wetland” overlay regulations for wetland that will be included in the next Canby local wetland inventory.

» *Strategy 5.3*

Protect and maintain the supply and quality of groundwater essential to clean water and natural vegetation by requiring erosion control measures.

» *Strategy 5.4*

Prior to approval of, and as required by ORS 227.350, for any development activity which may be near a wetland, the City will require a delineation of the boundary of the wetlands and to be confirmed by the Department of State Lands.

» *Strategy 5.5*

Work with Clackamas County on implementing their Erosion/Sedimentation Control Plan requirements for any development activity.

» *Strategy 5.6*

The City will utilize the State Wetland Inventory as a resource in determining wetland land use notices.

POLICY NO. 6

Preserve Canby's dense tree canopy where feasible and permitted by state law.

» *Strategy 6.1*

Explore the development of a Canby tree ordinance to encourage preservation of tree canopy on private property and deter removal of healthy trees.

» *Strategy 6.2*

Create policies that support retention of historic trees and landscapes that have significance to the city.

POLICY NO. 7

Support the preservation and identification of archaeological resources in the city through education and increased awareness and provide protection through inadvertent discovery plans if cultural resources are found.

» *Strategy 7.1*

Preserve and protect identified archaeological resources. Document archaeological resources where new development does not allow for preservation in place.

» *Strategy 7.2*

As directed by Oregon State rules and statutes, work with tribal governments, the Legislative Commission on Indian Services, and the Oregon SHPO to identify high likelihood for archaeological resources and traditional cultural properties and develop policies to avoid and protect these resources so that they are not damaged.

» *Strategy 7.3*

Seek opportunities to educate community members, developers, and City Staff on the history of tribal presence and archaeological preservation techniques and opportunities. A high priority is training Public Works staff on how to recognize deposits in the field.

» *Strategy 7.4*

Work with Clackamas County, Canby residents, property owners, and the Oregon SHPO to evaluate and document culturally and historically significant agricultural lands within the UGB.



GOAL 6: AIR, WATER, AND LAND RESOURCES QUALITY

Background

Oregon Statewide Planning Goal 6 regulates the City's role in maintaining and improving the quality of air, water, and land resources is to ensure that no waste and process discharges violate, or threaten to violate, state or federal environmental quality standards. The City should regulate solid waste, thermal, noise, atmospheric or water pollutants, contaminants, or other associated waste products. Goal 6 directs the City to include the following aspects in local plans:

- Designate alternative areas for use in controlling pollution
- Designate areas for urban and rural residential use where sewage disposal is identified
- Buffer and separate land uses that create conflicting requirements and impact on resources
- Provide plans for the maintenance and improvement of resources that consider the carrying capacity of the area
- Coordinate plans impacting waste and process discharges with applicable air sheds and river basins

AIR QUALITY

Canby is adjacent to the Portland Attainment and Air Quality Maintenance Area, which consistently meets clean air levels set by the U.S. Environmental Protection Agency (EPA). The Oregon Department of Environmental Quality (DEQ) maintains an air quality monitoring station at Carus-Spangler Road, approximately six miles east of Canby, to measure particulates and ozone.

STORMWATER QUALITY

The city does not currently have stormwater quality treatment requirements and is not a regulated small Municipal Storm Sewer System subject to the EPA Phase II Stormwater Rule. However, Canby's 2022 Stormwater Master Plan (SWMP) provides guidance for stormwater management systems to preserve stormwater runoff and water quality. The existing stormwater system consists of gravity storm drainage pipes, open drainage ways, trench drains, and underground injection control devices. Canby's Public Works Design Manual prohibits runoff from private properties to the public right-of-way. The SWMP indicates that areas designated for discharge into the public system include the downtown commercial zone with zero setback requirements and areas where it is not feasible to percolate stormwater due to high seasonal groundwater levels.



WATER QUALITY

Canby Utility provides and maintains water service in Canby. The 2024 Water Quality Report published by Canby Utility includes details on the current quality of the drinking water provided to residents, noting that tap water met or exceeded all EPA standards. All drinking water in Canby comes from the Molalla River, so the water quality of the Molalla River and watershed is imperative to the health of Canby residents. The Water Quality Report notes that two groundwater sources are no longer in use due to water quality concerns: the Springs Gallery and the John Beck site.

The 2023 Water System Master Plan reports the need for a new supply of water to meet the future growth for residents, businesses, local industry, and for use in fire protection. A new state-of-the-art treatment plant will produce safe water year-round. Canby Utility is planning for and designing the new water treatment plant and water intake on the Willamette River.

A source water assessment completed by the Oregon DEQ and the Oregon Health Division found that sensitive areas in Canby with potential to impact water quality if contamination occurs include areas with high soil permeability, high soil erosion potential, and high runoff potential, and areas within 1,000 feet from rivers or streams. Potential sources of contamination identified in the assessment include irrigated and non-irrigated crops, areas for grazing animals, parking lots and other road surfaces, car washes, gas stations, utility stations, rail lines, stormwater outfalls, manufacturing and industrial businesses, waste/recycling stations, mining and gravel pits, housing with improper disposal of household chemicals, golf courses, and other miscellaneous business uses.

LAND RESOURCES QUALITY

As indicated on soils maps for Canby, two soil series account for most of land within the Canby UGB. Soils are primarily Class I and II, with some Class III and IV soils located in steeply sloping areas close to the surrounding rivers. According to the U.S. Land Use and Soil Classification, Class I and II soils have slight to moderate limitations that restrict use, while Class III and IV soils have severe to very severely limited uses. Maps of wetland and riparian areas in Canby identify areas where hydric soils are located, primarily along the Willamette and Molalla Rivers. Additionally, the map identifies where significant wetlands are located within the UGB. Canby Municipal Code Chapter 16 establishes a Wetland Overlay Zone (WO) and includes specific limitations on development in areas where significant wetlands are located.



NOISE

Noise has been identified as an increasingly significant problem in Canby due to compatibility problems between residential and industrial uses, particularly the industrial area at the southeast end of the city, along the railroad right-of-way. This area has some existing industry and is in proximity to residential areas. Industrial noise, generally at night, has been an annoyance to some residents.

The City is aware that noise could become more of an issue in the future and that compatibility between industrial activities and residential use must be evaluated carefully in future development projects. The city noise ordinance in Title 9.48 regulates noise from construction and is the basis for establishing noise regulations for land use development approvals. Title 9.48 should be revisited to evaluate if changes are needed to address increasing noise issues. It is critical that all development activities, whether through public or private sector, meet federal, state, and local standards. It is the intent of the Comprehensive Plan that the quality of these resources be maintained or enhanced.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

To maintain and improve the quality of air, water, and land resources.

POLICY NO. 1

Maintain and protect surface and groundwater resources.

- » *Strategy 1.1* Allow functional septic systems to remain in use where practical, and require properties with failing septic systems within the city to connect to the city sewerage system.
- » *Strategy 1.2* Work with Clackamas County sanitarians to assure that sanitation requirements are met within the city's UGB.
- » *Strategy 1.3* Encourage the use of pervious surfaces options in new development to prevent the negative ecological effects of urban stormwater runoff.
- » *Strategy 1.4* Respond to directives issued in a Total Maximum Daily Load (TMDL) Implementation Plan for any waterways within the city that are declared water quality limited by the Department of Environmental Quality.

POLICY NO. 2

Promote land-use patterns that encourage residential development close to local destinations (parks, schools, shopping, jobs) to reduce vehicle miles traveled and associated emissions.

POLICY NO. 3

Maintain noise pollution code provisions that meet city standards and consider additional noise generation requirements for industries to reduce noise impacts to nearby residential areas.

- » *Strategy 3.1* Require noise reducing elements, including hours of operations in commercial and industrial developments where noise is documented to be above city standards to buffer and/or absorb sound.

» *Strategy 3.2* Review and update code provisions as needed to enhance noise pollution protections.

POLICY NO. 4

Encourage lighting design and practices that reduce the negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public health and safety, disruption of ecosystems and hazards to wildlife.

» *Strategy 4.1* Review and update code provisions as needed to reduce light pollution.

POLICY NO. 5

Explore measures to prevent nuisance odors from causing negative impacts to residents and businesses.

POLICY NO. 6

Educate residents about and encourage them to prevent nonpoint source pollution.



**GOAL 7:
AREAS SUBJECT TO
NATURAL HAZARDS**

Background

Canby's role in natural hazard planning is to adopt a comprehensive plan that includes inventories, policies, and implementation measures to reduce risk to people and property from natural hazards.

Requirements for areas subject to natural disasters and hazards are set by Oregon Statewide Planning Goal 7. The goal requires that local governments evaluate the risk based on a hazards inventory and an assessment of:

- Frequency, severity and location of the hazard
- Effects from the hazard on existing and future development
- Potential for development in the hazard area to increase the frequency and severity of the hazards
- Types and intensities of land uses allowed in the hazard area

The City of Canby participated in preparing the 2024 Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan (NHMP). The NHMP helps the County plan for actions that can lessen the impact of disasters on communities and reduce their post-disaster recovery timeframe. It identifies risks and community vulnerabilities associated with natural disasters and outlines long- and short-term strategies for protecting people and property. The NHMP includes an addendum specific to Canby, that contains mitigation plan goals and strategies. The City of Canby Hazard Mitigation Advisory Committee (HMAC) reviewed and revised the City's addendum,

DROUGHT

The HMAC determined that the city's probability for drought is moderate and that its vulnerability to drought is low. Due to the climate of Clackamas County, past and present weather conditions have shown an increasing potential for drought.



Credit: KTMR 16

with focus on the NHMP's risk assessment and mitigation strategy (action items). The HMAC served as the local review body for the NHMP update. The City adopted the NHMP and Canby Addendum in 2024 which included several maps, including but not limited to Landslide Susceptibility Exposure, and Active Crustal Faults.

Natural hazard planning processes should allow for community member review and comment, and should be adopted or amended as necessary within the Comprehensive Plan.

EARTHQUAKE HAZARDS

CASCADIA SUBDUCTION ZONE

The Clackamas County NHMP ranks natural hazards based on historic data, level of vulnerability, maximum threat that the hazard could have, and probability of occurrence. The HMAC determined that the city's probability for a Cascadia Subduction Zone (CSZ) earthquake is moderate and that its vulnerability to a CSZ earthquake is high. Within the Northern Willamette Valley/Portland Metro Region, three potential faults and/or zones can generate high-magnitude earthquakes. These include the Cascadia Subduction Zone, Portland Hills Fault Zone, and Gales Creek-Newberg-Mt. Angel Structural Zone.

The city's proximity to the CSZ potential slope instability and the prevalence of certain soils subject to liquefaction and amplification combine to give the city a high-risk profile. Due to the expected pattern of damage resulting from a CSZ event, the Oregon Resilience Plan divides the state into four distinct zones and places the city predominately within the "Valley Zone" from the summit of the Coast Range to the summit of the Cascades. Within the Northwest Oregon region, damage and shaking is expected to be strong and widespread - an event will be disruptive to daily life and commerce, and the main priority is expected to be restoring services to business and residents.

CRUSTAL

The HMAC determined that the city's probability for a crustal earthquake is low and that its vulnerability to crustal earthquake is high. There are two potential crustal faults and/or zones near the city that can generate high-magnitude earthquakes: the Gales Creek-Mt. Angel Structural Zone and Portland Hills Fault Zone. Other faults include the Canby-Molalla fault (running through the city's east edge intersecting Highway 99E) and Oatfield fault (just to the east of the city on the eastern side of the Willamette River), and the Mt. Hood Fault in eastern Clackamas County.

FLOOD-PRONE AREAS

The HMAC determined that the city's probability for flooding is high and that its vulnerability to floods is moderate. The Federal Emergency Management Agency (FEMA) regulatory floodplains for the Molalla and Willamette Rivers are relatively narrow areas on each side of the channels. On the Willamette River, the floodway is generally confined within high stream banks. On the Molalla River, the floodways cover a somewhat larger area that is usually located on the outside bank from Canby.

The City is obligated to regulate development in these flood-prone areas under the National Flood Insurance Program (NFIP). The NFIP identifies two types of flood-prone areas which require special development regulations. The first is the "Floodway" area which is the most hazardous area where the direct rapidly moving floodwaters are found. The second area, the "Special Flood Hazard Area" is the property outside the floodway where some development can be allowed, provided that it is elevated above flood levels and meets other federal standards and regulations. Canby SFHAs are identified on the City's comprehensive plan map with the Flood Prone/Steep Slopes designation. SFHAs are regulated development areas and include the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. These are shown on a Flood Insurance Rate Map (FIRM). This is also known as the 100-year floodplain.

TOPOGRAPHY, SLOPES AND LANDSLIDES

The City of Canby is located on relatively flat terrain and, with few exceptions, has only gentle changes in the topography of less than 30 feet within the city limits and urban growth boundary (UGB), between 140 to 170 feet above mean sea level. The southwest portion of the city drops abruptly at the Molalla River to an elevation of approximately 80 feet. At the northern UGB, the topography gradually slopes to the Willamette River, dropping from an elevation of approximately 130 feet to 100 feet at the city's wastewater treatment facility. To the east of Canby, the topography changes very little until beyond the urban growth boundary, where the ground has undulating gentle hills in the southeastern areas and steep rocky cliffs in the northeastern areas along the Willamette River.

The HMAC determined that the city's probability for landslides is high and that their vulnerability to landslides is moderate. Although catastrophic landslides have not occurred in Canby, steep slopes do exist along the banks of the Molalla River and extend south from 6th Street up to the northern city limits. Highway 99E, north of Canby, is especially vulnerable to landslides with multiple incidents of rockslides shutting down lanes in 2007, 2010, and 2015. Most of Canby demonstrates low to moderate landslide susceptibility exposure.

SEVERE WEATHER

Severe weather can account for a variety of intense, and potentially damaging hazard events. These events include extreme heat, windstorms, and winter storms.

The HMAC determined that the city's probability for extreme heat events is high and that its vulnerability is low. A severe heat episode or "heat wave" occurs about every two to three years, and typically lasts two to three days. A severe heat episode can be defined as consecutive days of upper 90s to around 100. Severe heat hazard in the Portland metro region can be described as the average number of days with temperatures greater than or equal to 90-degrees, or 100-degrees, Fahrenheit.

The HMAC determined that the city's probability for windstorm is moderate and that its vulnerability to windstorm is low. Windstorms typically occur during winter months and are sometimes accompanied by flooding and winter storms. Other severe weather events that may accompany windstorms are generally negligible for Canby.

The HMAC determined that the city's probability for winter storm is moderate and that its vulnerability to winter storm is moderate. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind.

VOLCANIC EVENT

The HMAC determined that the city's probability for a volcanic event is low and that its vulnerability to a volcanic event is low. A volcanic event that affects the western portion of the County is likely to affect Canby. Several volcanoes are located near Canby, the closest of which are Mount Hood, Mount Adams, Mount Saint Helens, Mount Rainier, and the Three Sisters. Due to Canby's relative distance from volcanoes, the city is unlikely to experience the immediate effects that eruptions have on surrounding areas (i.e., mud and debris flows, or lahars). Depending on wind patterns and which volcano erupts, however, the city may experience ashfall.

WILDFIRE

The HMAC determined that the city's probability for wildfire is low, and that its vulnerability to wildfire is moderate. The Clackamas County Community Wildfire Protection Plan (CWPP) serves as the wildfire resource for the NHMP. Residences and businesses that border occluded woodlands with slopes greater than 25% are at the greatest risk of loss or damage from wildfires. A great deal of infrastructure is exposed to wildfire hazard, including Canby's primary water source, water treatment facilities, and Public Works Building.

VULNERABLE POPULATIONS

Natural hazard planning should include consideration of vulnerable populations, which tend to experience the most significant impacts, such as seniors, disabled individuals, women and children, and people living in poverty. According to the NHMP, high percentages of vulnerable populations are identified at adult foster homes, health facilities, low-income housing, and schools. Specific facilities with at risk populations include Canby Adult Center, Countryside Living, Hope Village, Providence Health Center, Rackleff House, Riverside RV Park, Village on the Lochs, Ackerman Elementary School, Baker Prairie Middle School, and Canby High School. Planning for residential and employment opportunities for these populations should prioritize land availability and services located outside of hazard-prone areas.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

To protect lives and property from natural hazards.

POLICY NO. 1

Restrict development in areas of identified natural hazards.

- » *Strategy 1.1* Regulate property divisions to prevent the creation of lots in areas which are inaccessible or unbuildable because of steep slopes, landslide areas and other mapped natural hazards.
- » *Strategy 1.2* Encourage developers to use creative design methods to cluster development in areas outside of mapped natural hazard areas.
- » *Strategy 1.3* Use Chapter 70 of the Uniform Building Code to assure adequate safety for developments on steep slopes and continue to use the Canby Public Works Design Standards that require geotechnical review by a Registered Engineer in the State of Oregon.
- » *Strategy 1.4* Establish mitigation projects and policies that minimize losses and repetitive damages from recurring disasters while promoting insurance coverage for severe hazards.
- » *Strategy 1.5* Improve hazard identification and risk assessment information to inform and provide recommendations for enhanced resilience in new development decisions and promote preventative measures for existing development in areas vulnerable to natural hazards.
- » *Strategy 1.6* Participate in and actively support the National Flood Insurance Program.
- » *Strategy 1.7* Periodically update flood regulations to implement new federal requirements that regulate development within the 100-year floodplain.
- » *Strategy 1.8* Require more than one ingress and egress for evacuation in and adjacent to natural hazard areas.

POLICY NO. 2

Incorporate natural hazard mitigation planning and activities into watershed planning, natural resource management, natural systems enhancement, and land use planning to protect life, property, and the ecological system.

POLICY NO. 3

Strengthen emergency operations by enhancing communication, collaboration, and coordination of natural hazard mitigation activities and policies across agencies at all levels and regions of government, sovereign tribal nations, and the private sector.

POLICY NO. 4

Prioritize restoration of critical services following a natural hazards event.

» *Strategy 4.1* Ensure key public facilities and facilities serving vulnerable populations are located outside hazard areas.

» *Strategy 4.2* Ensure key public services and facilities, such as water, sewer, police, fire, and hospital infrastructure have backup capabilities during emergencies.

POLICY NO. 5

Prioritize investment in retrofitting infrastructure to minimize service losses during extreme weather or natural hazard events.

» *Strategy 5.1* Consider requiring new development to locate service lines underground.

» *Strategy 5.2* Work with the Clackamas County Building Department to encourage updating building codes to require seismic retrofitting and other earthquake mitigation measures in compliance with the Oregon Structural Specialty Code.

POLICY NO. 6

Encourage partnerships to implement strategies in the Natural Hazards Mitigation Plan.

» *Strategy 6.1* Improve communication, coordination, and participation among and with public agencies, community members, community lifelines, and private sector organizations to prioritize and implement hazard mitigation activities and policies and build upon recent hazard response plans.

» *Strategy 6.2* Enhance efforts toward identifying and optimizing opportunities across state agencies, surrounding communities, and private entities for resource sharing, mutual aid, and funding sources/support.

POLICY NO. 7

Build community resilience and awareness and reduce the effects of natural hazards and climate change through community-wide engagement, collaboration, resource-sharing, learning, leadership-building, and identifying mitigation project-related funding opportunities.

» *Strategy 7.1* Mitigate the inequitable impacts of natural hazards by directing resources and efforts to build resilience and engagement in the most vulnerable communities least able to prepare, respond, and recover.

» *Strategy 7.2* Strengthen efforts aimed at increasing engagement, outreach, and collaboration with community and cultural organizations and agencies that are dedicated to providing services and support to vulnerable and underserved communities.

» *Strategy 7.3* Work with the Canby Fire District to provide wildfire education for wooded properties within the Canby UGB to reduce wildfire risks.



GOAL 8: RECREATIONAL NEEDS

Background

Canby's role in Oregon Statewide Planning Goal 8 is to plan for the recreational needs of residents and visitors. Goal 8 prioritizes non-motorized forms of recreation, recreation areas that serve high-density populations with limited transportation options and limited financial resources, and recreation areas that are available to the public for free or at a low cost.

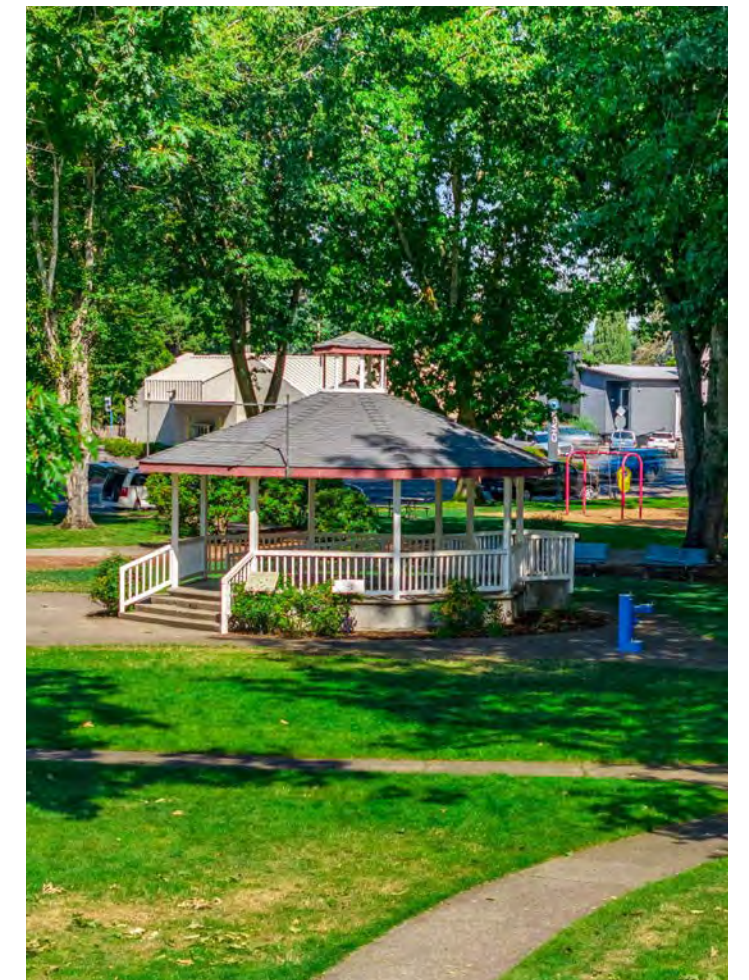
The City does not have a formal parks and recreation program or department and does not employ a professional parks and recreation administrator. The Comprehensive Parks and Recreation Master Plan (Parks Plan), adopted in 2022, provides a framework for future recreational planning efforts and includes an evaluation of system development charges (SDCs) for parks and recreation.

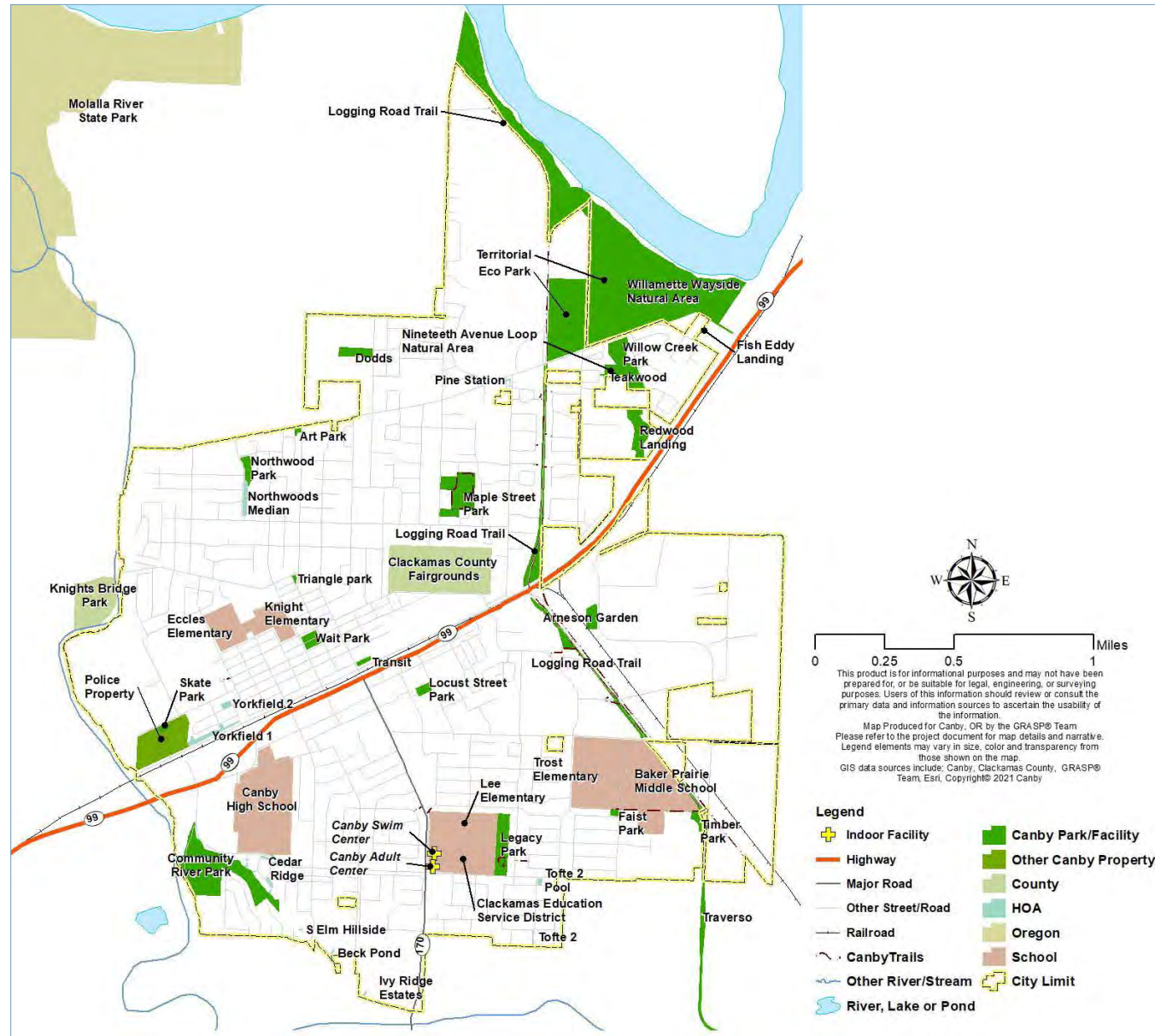


The plan includes an inventory of existing facilities, an evaluation of the current level of service (LOS) and operations, and an action plan to achieve the City's recreational goals and objectives.

Canby has 23 developed parks/facilities with 70 recreational components, such as athletic facilities, parks, and trails, and has a number of underdeveloped or undeveloped park spaces. The former Canby Adult Center and the Swim Center are city-owned facilities on Canby School District property. Some of the key city-owned assets that provide recreational opportunities and services for the community include the Willamette Wayside Natural Area, Three Sisters Ranch, Community River Park, and Eco Park. In addition, there are 22 alternative provider parks and facilities, with another 74 recreational components. These include homeowner associations, schools, and state or county parks within or adjacent to Canby.

Undeveloped or underdeveloped properties make up over two-thirds of parkland owned by the city. These sites include Fish Eddy Landing, Three Sisters Ranch, and Traverso properties. The Parks Plan notes that, although development or improvements to these properties would increase service to a great number of community members, the properties may be best suited as passive natural and open spaces.





Source Canby Parks Plan, Appendix G, pg. 230.

According to the Parks Plan, Canby's park properties are well distributed across the city. In terms of walkable access, almost 3/4 of the city's land area has service that exceeds a target value of components appropriate to the city, considered a target of three or more neighborhood park components and a trail system such as a ball field, playground, etc. based on GRASP Walkable Gap Analysis. Low-scoring areas (22 percent of the city) have access to some recreation, but not the target level. Over 90 percent of community members have access to recreation opportunities within a 10-minute walk of their homes.

An analysis of the LOS with census data indicates that parks are generally well placed. While the percentage of underserved residents is low, there are several opportunities to increase the LOS by addressing low-scoring properties. Analysis shows that nearly 100 percent of residents have access to target service levels within 1 mile.

The current city standard is a minimum of 10 acres of developed parkland per 1,000 residents, as stated in the Comprehensive Plan and development code. This standard may be increasing as part of the updated 20-year parks system development charge list.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

To create a financially resilient organizational structure to deliver parks and recreation programs and services that position the city for growth.

POLICY NO. 1.1

Evaluate options to create a Parks and Recreation Department with an efficient organizational structure.

» *Strategy 1.1.1* Consider creating staff positions to support parks and recreation as population grows.

POLICY NO. 1.2

Explore opportunities for sustainable funding for parks and recreation.

» *Strategy 1.2.1* Advise and support the Canby Area Parks and Recreation District (CAPRD), a special district run by the Clackamas County Board of Commissioners, to assist with funding parks and recreation services.

» *Strategy 1.2.2* Update the City's Parks and Recreation Land Dedication and system development charges methodology.

» *Strategy 1.2.3* Regularly update the City's Park and Recreation Master Plan, which identifies needed capital improvements and standards for the parks system.

» *Strategy 1.2.4* Utilize user fees to pay for the operation and maintenance of existing facilities and to replace, upgrade and/or expand these facilities when necessary. Use bonds to acquire additional land for new park facilities and to replace the existing pool facility.

» *Strategy 1.2.5* Explore creation of a separate park and recreation funding source to help provide and pay for new park facilities and maintenance.

» *Strategy 1.2.6* Work with community partners, such as the Canby Parks and Recreation Advisory Board, CAPRD and the Canby School District to explore feasibility for a new recreation complex.

» *Strategy 1.2.7* Identify and pursue grants to help fund the development and maintenance of parks facilities.

POLICY NO. 1.3

Improve and enhance marketing, communication, and public engagement for parks and recreation facilities and services.

GOAL 2

Enhance and expand healthy recreation opportunities provided by the City and community partners.

POLICY NO. 2.1

Explore and offer recreation programs that meet the desires and needs of the Canby community, in the city and UGB.

POLICY NO. 2.2

Enhance recreation center and aquatic opportunities for the Canby community.

POLICY NO. 2.3

Coordinate with the Canby School District to help ensure that adequate sites are provided for public schools and associated recreation activities.

» *Strategy 2.3.1* Work with representatives of the school district, school offices, and recreation-oriented groups to determine the best possible sites for future acquisition and development of schools and associated recreational facilities.

» *Strategy 2.3.2* Utilize the density bonus provisions of the planned unit development regulations to encourage developers to provide either public or private recreation facilities within their projects. If sufficient recreation opportunities are provided through this means, the amount of land needed for public acquisition can be reduced accordingly.

GOAL 3

Expand and enhance community member park experiences.

POLICY NO. 3.1

Maintain existing park and recreation facilities.

» *Strategy 3.1.1* Improve the level of maintenance in current city parks and recreation facilities.

» *Strategy 3.1.2* Standardize park and recreation amenities for aesthetics and ease of maintenance.

» *Strategy 3.1.3* Expand and enhance amenities in parks when they are functioning below expectations.

POLICY NO. 3.2

Expand and enhance connected trails and open spaces.

GOAL 4

Provide and enhance access to parks and facilities for all Canby community members.

POLICY NO. 3.1

Seek opportunities to acquire and develop land to meet identified park and recreation needs.

» *Strategy 4.1.1* Acquire and develop land for park and recreation facilities by 2043 to meet the community standard of 10 acres of developed parkland per 1,000 residents.

» *Strategy 4.1.2* Provide high-quality recreational facilities to meet the needs of the growing community.

» *Strategy 4.1.3* Identify potential locations for larger community parks to serve the entire community.

» *Strategy 4.1.4* Site and open a permanent off-leash dog park.

» *Strategy 4.1.5* Explore opportunities to provide river access for swimming and other water-based recreation activities.

POLICY NO. 4.2

Provide parks and trails that provide access to and connectivity between Canby's natural and riverfront areas.

» *Strategy 4.2.1* Develop pedestrian trails and bike lanes to connect parks, natural areas, and off-road bicycling opportunities.

» *Strategy 4.2.2* Develop connections between Canby parks, trails, the Molalla River State Park and the Willamette River with a hub in Wait Park.

» *Strategy 4.2.3* Create connections to county, regional, and state trail systems.

» *Strategy 4.2.4* Pursue funding to expand the Logging Road pedestrian and bike trail beyond 13th Street.

POLICY NO. 4.3

Help ensure current and future programs, facilities, and communications comply with the Americans with Disabilities Act (ADA) and are accessible and fully inclusive, regardless of ability.

» *Strategy 4.3.1* Improve park and recreation signage to include the location of ADA access.

» *Strategy 4.3.2* Evaluate and improve as necessary the ease of physical access to facilities in compliance with ADA standards.

POLICY NO. 4.4

Foster a sense of safety and belonging to welcome community members of all demographics to enjoy parks and recreation facilities.

» *Strategy 4.4.1* Improve park and recreation signage and reservation forms to include the multiple languages spoken in the community.

» *Strategy 4.4.2* Explore opportunities to host city-endorsed cultural events in city-owned facilities.

» *Strategy 4.4.3* Explore partnerships with local nonprofits and the library for hosting outreach activities and resource fairs in local parks.

» *Strategy 4.4.4* Improve the perceived level and actual safety of parks and recreation facilities.



The city's role in regional and statewide commerce is significant, in part because of its location on the Willamette River, proximity to Highway 99E and Interstates 5 and 205, and the Union Pacific Railway, as these corridors serve as routes for the exchange of goods and services within the region. Metro has identified Canby as a Neighboring City which is defined as having a significant number of residents who work or shop in the Portland metropolitan area. Canby has several advantages for continued industrial and commercial expansion.

The existing conditions and trends from the EOA for several important categories of the city's economic environment are summarized below:

Occupations: Canby workers are far more likely to be employed in manufacturing occupations as compared with the county and state. In 2019, nearly 22 percent of Canby's jobs were in manufacturing, compared with 11 percent in the county and 10 percent in Oregon. Construction (15 percent), retail trade (11 percent), educational services (8 percent), accommodation and food service (8 percent), and health care (8 percent) also represent significant shares of jobs in Canby.

Income: Income levels for Canby's residents tend to be below those of Clackamas County but well above statewide figures. Between 2010 and 2020, median household and family incomes for Canby residents increased measurably but were outpaced slightly by growth rates observed statewide and in Clackamas County. In 2020, the median household income within Canby was much higher for owner-occupied households (\$91,523) than for renter households (\$49,677).



**GOAL 9:
ECONOMIC
DEVELOPMENT**

Background

Consistent with the Statewide Planning Goal 9, this element provides economic development goals and policies for Canby.

Per Oregon Statewide Planning Goal 9, the City of Canby is responsible for having "enough land available to realize economic growth and development opportunities". The 2023 Economic Opportunities Analysis (EOA) fulfills the specific requirements for economic analysis under Goal 9 and findings from the EOA are incorporated, as appropriate, into the Canby Comprehensive Plan.

Employment: Employment in Canby has increased significantly in recent years. The total number of jobs covered by unemployment insurance increased from 6,718 jobs in 2018 to 7,028 jobs in 2023. Half of Canby's employment is in the strong and growing industrial sector, which added 1,348 jobs between 2014 and 2020. The services sector accounted for 38 percent of employment in the city, followed by the retail trade sector, which accounted for 11 percent of all jobs in 2020.

Employers: In 2020, there were 11 private employers in Canby that employed between 100 and 350 workers. Canby has been successful at adding employers of all sizes. Between 2009 and 2020, the number of employer establishments in Canby increased from 481 to 616 (over 12 per year on average). Significant growth has occurred in small, medium, and very large business categories.

Target Business Clusters: The list of target industries for Canby includes several existing and emerging clusters, including:

- Advanced manufacturing: metals and machinery
- High tech manufacturing and testing: electrical components, battery storage, etc.
- Construction trades
- Wholesale trade
- Health services

In addition to these target industries, Canby is likely to attract additional demand for commercial retail, professional and business services, entertainment/recreation, business-to-business supply chains, and warehousing and distribution entities.

The EOA also provides an Industrial and Commercial/Office Land Need assessment. The industrial sector is anticipated to continue to grow as the city has 145 acres of available undeveloped industrial land, within proximity or adjacent to the Union Pacific mainline railroad, Oregon Pacific railroad, Highway 99E or the Pioneer Industrial Park. Commercial growth is anticipated to continue to grow in downtown and highway commercial zones, with 17 acres of undeveloped commercial land. Other drivers of economic activity in Canby include the Clackamas County Fairgrounds, which attracts a significant number of events to the city including the annual fair and other major activities and concerts.

THE ADOPTED COMMUNITY DEVELOPMENT MISSION STATEMENT FOR THE EOA IS:

Canby shall retain and enhance its unique sense of community and livable neighborhoods. Canby continues to be a great location for businesses to thrive and expand. Canby's downtown is inviting and safe, with innovative businesses that meet the community's needs. Canby's employment centers attract a diverse mix of businesses that offer quality jobs and benefits. The Highway 99E Corridor is designed as a safe and attractive gateway that invites visitors to explore Canby. The City of Canby proactively plans for and invests wisely in infrastructure and services that enable the community to manage growth in a sustainable manner.

The following goals and policies and strategies implement this community mission statement.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

To promote increased industrial development at appropriate locations.

POLICY NO. 1.1

Plan for Industrial expansion areas east and north of Mulino Road.

» *Strategy 1.1.1* Plan for industrial expansion areas adjacent to the Pioneer Industrial Park.

» *Strategy 1.1.2* Identify and construct transportation and other needed infrastructure that serve industrial business expansion.

POLICY NO. 1.2

Retain and attract businesses that provide quality jobs with high wages and high levels of employment per acre.

POLICY NO. 1.3

Support changes in zoning districts to best promote high wage jobs over the next 20 years.

POLICY NO. 1.4

Maintain or increase the requirement for employees per acre within the Pioneer Industrial Park and future industrial expansion areas.

POLICY NO. 1.5

Limit rezoning of employment land unless similar employment and higher wage jobs can be achieved as part of zone changes.

POLICY NO. 1.6

Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

- » *Strategy 1.6.1* Review and develop funding opportunities for off-site infrastructure improvements to support expansion of businesses through the use of public, private and/or public-private financing methods for businesses that provide high wage jobs and/or a high number of jobs per acre.
-

POLICY NO. 1.7

Support expansion and diversity of health services.

- » *Strategy 1.7.1* Work with local and regional health care providers to ensure that additional outpatient treatment facilities are available as the local population expands.
-

GOAL 2

To encourage commercial development downtown and other appropriate locations.

POLICY NO. 2.1

Expand lodging options.

- » *Strategy 2.1.1* Identify potential locations for a future hotel along Highway 99E.
-

- » *Strategy 2.1.2* Help facilitate partnerships between landowners and hotel operators.
-

POLICY NO. 2.2

Attract downtown redevelopment with integrated mixed-use buildings consistent with the Downtown Design Standard objectives.

- » *Strategy 2.2.1* Ensure downtown Canby remains visually and functionally attractive.
-

» Strategy 2.2.2

Support compatible densification within the Downtown Canby Overlay zone that strengthens historic development patterns, and the coordination and connection between the commercial areas on both sides of Highway 99E.

» Strategy 2.2.3

Evaluate opportunities to incentivize vertical mixed-use developments using techniques such as public parking, advance financing of off-site infrastructure and limited multifamily tax abatement.

» Strategy 2.2.4

Pursue funding to support downtown improvements that enhance walkability.

» Strategy 2.2.5

Pursue funding to continue the façade improvement program.

POLICY NO. 2.3

Update design standards and provide incentives for building renovations.

» Strategy 2.3.1

Implement effective design standards in core areas and along Highway 99E.

» Strategy 2.3.2

Create development codes that promote attractive highway commercial development servicing the needs of the community.

» Strategy 2.3.3

Update development code standards to promote business consistent with design standards.

GOAL 3

To encourage economic programs and projects which will lead to an increase in local employment opportunities.

POLICY NO. 3.1

Foster a positive business environment and permitting process.

POLICY NO. 3.2

Provide incentives for targeted job creation and major private investment.

» *Strategy 3.2.1* Support reasonable business incentive programs offered by Business Oregon, such as the Strategic Investment Program that provides limited tax abatement for major private investments.

» *Strategy 3.2.2* Sponsor annual business summit meetings and events held by the Canby Chamber of Commerce.

POLICY NO. 3.3

Support workforce training and development.

» *Strategy 3.3.1* Work with the Clackamas Workforce Partnership to connect workforce training opportunities and programs with local community residents and businesses.

POLICY NO. 3.4

Expand opportunities for the development of workforce housing.

» *Strategy 3.4.1* Evaluate and implement code amendments that lower the barrier to the development of middle housing types, such as plexes, townhomes, courtyard apartments, cottage clusters, and accessory dwelling units.

POLICY NO. 3.5

Use innovative techniques to fund roads and infrastructure.

» *Strategy 3.5.1* Update local system development charges to fund capacity expansion projects.

» *Strategy 3.5.2* Implement equitable transportation utility revenue generation that fully captures the impacts created by various business and industrial types on local streets and related maintenance costs.

» *Strategy 3.5.3* Explore and create special assessments, such as local improvement districts to recapture the value created by major public or private investments in infrastructure.

POLICY NO. 3.6

Support arts & visitation, including heritage and bicycle-tourism.

» *Strategy 3.6.1* Implement master plan projects that include trails, pathways, parks, river access, and camping/RV facilities.

» *Strategy 3.6.2* Work with partners, such as Clackamas County, the Canby Parks and Recreation Advisory Board and the Canby School District to explore feasibility for a new sports complex.

» *Strategy 3.6.3* Expand funding resources and pursue state grants.

» *Strategy 3.6.4* Support the growth and diversification of heritage tourism.

POLICY NO. 3.7

Support, monitor and participate in local and regional economic development organization activities that help Canby define its role within the larger region.

POLICY NO. 3.8

Play an active role in regional and state-sponsored economic planning processes to ensure that local business expansion needs are fully understood and can be addressed within the broader market area, if not within the Canby UGB.



GOAL 10: HOUSING

Background

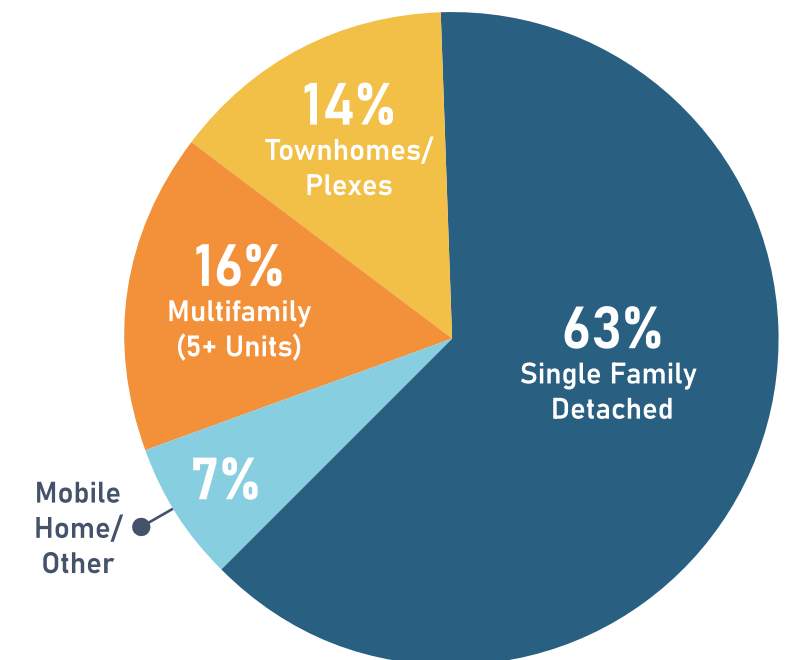
Oregon Statewide Planning Goal 10 outlines the requirements of the City to comply with the Housing Element and contribute to providing for the housing needs of the state. Goal 10 requires that the City conduct an inventory of its buildable lands. The City adopted its most recent buildable land inventory and Housing Needs Analysis (HNA) in 2024 for the planning period from 2023 to 2043.



HOUSING INVENTORY

In 2019, Canby had 6,608 total housing units. The city offers a variety of housing types for a range of income levels, although the availability of middle housing options and affordable rental units is limited. Most existing housing units in Canby are single-unit detached homes (63 percent). This also reflects current trends in new housing construction, as about two-thirds of new housing construction between 2010 and 2022 was for new detached homes, while only about one-third of new construction was for middle housing options, including townhomes, duplexes, multi-unit apartments, and manufactured homes.

Housing Units by Housing Type, City of Canby, 2019



TENANCY

Of the existing 6,608 housing units in 2019, most of the occupied housing units are occupied by owners (68 percent), while renter-occupied units account for 32 percent of housing units. Owner-occupied units tend to be single-unit detached and manufactured homes. Renter-occupied units tend to be townhomes, multiplex homes, and multi-unit homes.

HOUSING ATTAINABILITY AND AFFORDABILITY

Housing attainability for households earning at or below the local median family income (MFI) levels were evaluated using U.S. Department of Housing and Urban Development (HUD) guidelines, assuming that the median family income (MFI) for Clackamas County was \$80,484 as of 2019. In Canby, a household earning 80 percent to 120 percent of the MFI should be able to afford between \$1,610 to \$2,415 in monthly rent and between \$279,000 to \$419,000 for a mortgage when spending 30% of their income on housing.

Home values in Canby have increased significantly in recent years and continue to rise. As of December 2022, the median home sales price in Canby was \$582,000, which is comparable to other cities in the region, but is well above mortgage attainability for the 80 percent to 120 percent MFI income levels.

HUD considers households to be cost burdened if they pay more than 30 percent of their income on housing, and severely cost burdened if they pay more than 50 percent of their income on housing. According to the HNA, over half (52 percent) of renter households in Canby are cost burdened.



RESIDENTIAL LAND USE AND BUILDABLE LAND

There are 2,187 acres zoned for residential use in the city. Properties intended for residential development in the city include the following Comprehensive Plan land use designations:

- Rural Residential: 308 acres
- Low Density (LDR): 1,453 acres
- Medium Density (MDR): 149 acres
- High Density (HDR): 230 acres
- Residential Commercial (RC): 11 acres
- Downtown Commercial (DC): 38 acres

The 2024 residential buildable land inventory found that, of the 1,746 acres designated for residential use (including mixed-use designations that allow housing), 1,461 acres are developed and 285 acres are buildable. Total buildable vacant land includes 115 acres of partially constrained vacant land, 2.3 acres of buildable vacant land, 163.9 acres of partially vacant buildable land, and 3.4 acres of redevelopable land.

The following goals, policies and strategies are reflective of this community vision and the adopted 2024 Housing Needs Analysis.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

To provide for the housing needs of Canby residents.

POLICY NO. 1

Monitor residential land development and maintain a 20-year residential land supply sufficient to accommodate growth and provide needed housing.

POLICY NO. 2

Manage residential development in coordination with the provision of utilities, public facilities, and a functional transportation network.

POLICY NO. 3

Affirmatively further fair housing by encouraging the development of housing for renters, the elderly, those living with disabilities, low-income community members, and other protected classes, and integrate the housing into a variety of residential areas throughout the city.

- » *Strategy 3.1* Maintain clear and objective housing development standards and criteria for a range of housing types to meet housing needs.
- » *Strategy 3.2* Encourage development of smaller, more attainable units that provide opportunities for first-time homebuyers.
- » *Strategy 3.3* Encourage medium and high-density residential zone designations in areas being annexed by the city.
- » *Strategy 3.4* Implement open space requirements as permitted by state law for multi-unit housing developments.
- » *Strategy 3.5* Support changes in residential zoning districts and development standards to best accommodate needed housing over the next 20 years.

POLICY NO. 4

Develop criteria and a process for identifying land to rezone to meet the deficit of land for multi-unit housing development.

» *Strategy 4.1* Upzone parcels in Area J to allow more medium and high-density housing.

» *Strategy 4.2* Develop sufficient utility capacity to serve anticipated growth over the next 20 years.

» *Strategy 4.3* Identify priority areas for upzoning, such as sites along transportation corridors, with sufficient utilities capacity, within and adjacent to downtown, and near community amenities, like schools and parks.

POLICY NO. 5

Identify opportunities to streamline the process and standards for designing and approving planned developments.

POLICY NO. 6

Provide incentives to encourage developers to build planned unit developments with a variety of housing types including incentives to support the development of income-restricted housing.

» *Strategy 6.1* Modify system development charge (SDC) fee schedules with scaled charges based on home size.

» *Strategy 6.2* Pursue a variety of amendments to remove regulatory barriers, including reducing minimum lot sizes, increasing building heights, updating allowed uses in residential zones, and updating design standards.

» *Strategy 6.3* Provide a 10-year SDC Payment Plan option for developers using the Bancroft Bonding Act which allows local governments to finance public improvements through bonding for up to 10 years.

» *Strategy 6.4* Offer a full or partial SDC waiver for regulated affordable housing.

» *Strategy 6.5* Allocate some Construction Excise Tax funds to support the provision of affordable housing.

POLICY NO. 7

Inventory and encourage preservation of naturally occurring affordable housing.

» *Strategy 7.1* Prepare an inventory of subsidized and naturally occurring affordable housing to support proactive policies intended to preserve the affordable housing stock.

» *Strategy 7.2* Preserve and support development of existing manufactured housing parks.

POLICY NO. 8

Work with the Clackamas County Housing Authority and other public, private, and nonprofit partners to address supply of affordable housing and to assist those experiencing homelessness.



**GOAL 11:
PUBLIC FACILITIES
AND SERVICES**

Background

The City of Canby is committed to providing its residents with safe and accessible public facilities and services to support the community's growth and quality of life. The City's ability to deliver services in a timely, orderly, and efficient manner has a direct impact on future growth of the city. Not all of the community's public facilities and services are provided by the City, as some services are provided by Canby Utility and private utilities.



Per Oregon Statewide Planning Goal 11, cities are responsible for creating facility master plans to meet current and long-range needs within the UGB. The plans should be used supplementally to support the public facilities policies identified in the Comprehensive Plan. The public facility plans should plan for public services to urbanizable areas that do not yet have facilities. Cities should provide facilities including: police protection, sanitary facilities, storm drainage facilities, energy and communication services, and community governmental services. Elements required in the public facility plan include an inventory of all significant public facility systems, a list of public facility projects to support the Comprehensive Plan, cost estimates of each public facility project, a map or description of each project's general location, a statement identifying the provider of each system, an estimated timeline for implementation, and a discussion of available funding mechanisms. The City plans for and regulates many public facilities and services through capital facilities plans and public works design standards and specifications. Adopted plans are identified in the sections below and are supporting documents to the Comprehensive Plan. A variety of funding streams are used to pay for new and improved facilities.

Consistent with Oregon Statewide Planning Goal 11, this Element focuses on the following facilities and services provided by the City or in close partnership with local utilities:

- Water
- Wastewater
- Storm drainage
- Fire protection and emergency services
- Police protection
- Library services
- Utilities (natural gas, telephone, and broadband)
- Electricity



WATER

Canby Utility, a public utility board, provides water services to all areas within Canby city limits and the urban growth boundary (UGB). The Molalla River is the community's primary water source. Groundwater is sourced from the Springs Gallery. According to the 2023 Water System Master Plan, Canby Utility's Molalla water treatment plant has the capacity to treat 8 million gallons per day (mgd). Storage is provided by three ground level finished drinking water storage reservoirs with a total usable capacity of 4.6 million gallons. The service area is comprised of a single pressure zone. Canby Utility operates two distribution system pump stations, the Cedar Treatment Plant Pump Station and the 13th Avenue Pump Station. The distribution system consists of approximately 87 miles of pipe ranging in diameter from 4 to 16-inch, with 6 and 8-inch diameter pipes being most numerous.

The Master Plan forecasts a maximum daily demand of more than 9 million gallons per day (mgd) by 2045 with an ultimate buildout demand of nearly 17 mgd, a figure based on a projected population of 46,420 in the Canby Utility water service area (current UGB). While Canby Utility has water rights to the Molalla River and adequate intake capacity, the Molalla River's ability to meet long-term demands is limited due to low summer water levels.

Therefore, Canby Utility is exploring other long-term supply options. Over the 20-year planning horizon, there is an anticipated storage deficit of nearly two million gallons, requiring additional storage capacity. Improvements to water treatment facilities will also be required to support the urban area.

WASTEWATER

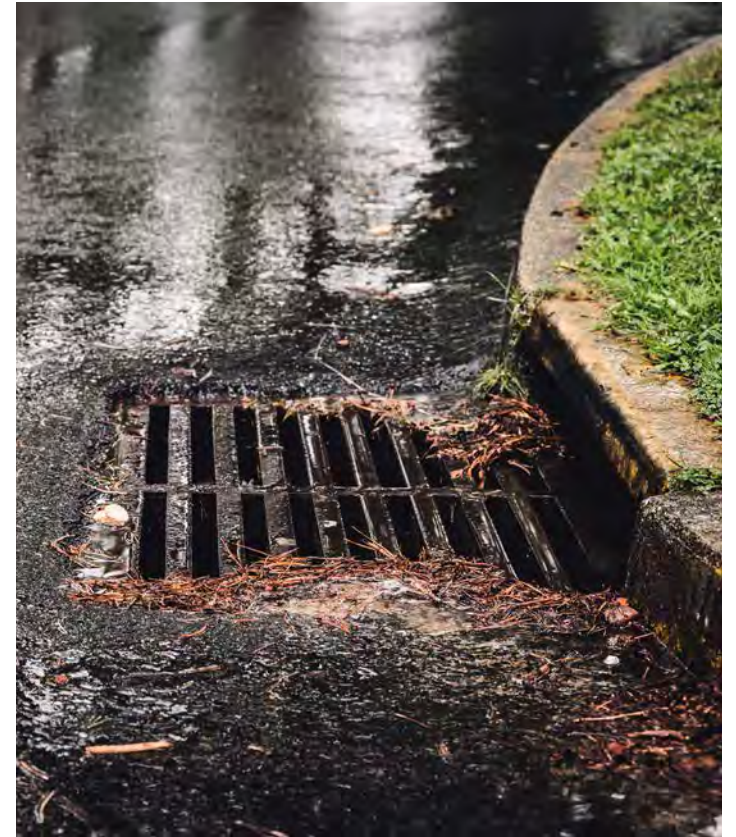
The sanitary sewer and stormwater systems are owned by the City of Canby, and one bill is provided to customers for both services. According to the 2020 Wastewater Facilities Plan Update, the existing collection system consists of approximately 21 miles of gravity sewer lines ranging from 6 to 30 inches. The city has eight sewage pumping stations, seven are owned and operated by the City of Canby and one is under private ownership. The Wastewater Treatment Facility was installed in 2014. Based on the average wastewater flow per capita (including residential, commercial, and industrial sources) of 60 gallons per day, and the Plan's 2040 population projection of 25,748 people, the wastewater collection and treatment systems will not exceed their current capacity within the 20-year planning window. Amendments to the UGB will require an updated evaluation of wastewater system demands and capacity.



STORMWATER

The 2022 Stormwater Master Plan includes details on the existing stormwater system and provides planning for the provision of stormwater collection, disposal and funding to implement the Plan. There are currently 435 drywells and approximately 125,000 feet of storm pipeline within the Canby stormwater system. There are eight drainage basins within city limits, six of which are under the City's jurisdiction with discharge to the Molalla River and the Willamette River; the remaining two basins are under the jurisdiction of the Oregon Department of Transportation.

The City of Canby does not currently have stormwater quality treatment requirements, and the city is not a "regulated" small Municipal Storm Sewer System (MS4) subject to the EPA Phase II Stormwater Rule. Projects to improve stormwater collection and disposal deficiencies in the system are included in the City's Five-Year Capital Improvement Plan.



POWER

Canby Utility owns and operates the electric distribution facilities serving customers within the Canby area. The Canby Utility electrical service is surrounded by the service territory of Portland General Electric (PGE). All electric power sold by Canby Utility is provided by the Bonneville Power Authority with transmission service provided by PGE. All major equipment in the Canby Utility system is less than 20 years old.

Historically, the electric system in Canby is a winter-peaking system caused by cold weather events; however, summer peaks have been growing consistently over the last 10 years as extreme heat events occur more frequently. The Canby Utility Electric System Five-Year Planning Study found that the system has enough transformer and distribution system capacity to serve historic and projected peak demand over 5 years. However, transmission constraints on power supply coming into Canby through the BPA-PGE service provider have been identified. Although the BPA-PGE service provider has plans to upgrade its transmission capacity that supplies the region over the next 10 years, it is important that new developments coordinate with Canby Utility to ensure available electric capacity. The 5-year plan includes specific recommendations for system improvements and plans for maintenance of existing infrastructure to support the needs of a growing population.

NW Natural is the regional natural gas service provider and primary service provider in Canby. The distribution system comprises both larger main lines and smaller service lines that ultimately connect to individual residences and businesses. NW Natural collaborates with developers and contractors for installing gas mains in subdivisions and service lines to buildings.

EMERGENCY SERVICES

The Canby Fire District (officially Canby Rural Fire Protection District #62) is a special service district in Clackamas County, Oregon, that provides fire, rescue, and advanced life support (ALS) ambulance transport services to the cities of Canby and Barlow, as well as surrounding rural areas. A fire substation was constructed in 2022 on the north side of the city to account for access and emergency response issues created by trains. The Canby Fire District has approximately 55 career and volunteer firefighters and medics, supported by additional administrative and command staff.

The Canby Police Department provides the Canby community with a full range of police services 24 hours a day, seven days a week. The Department is located on the west side of Canby. The Clackamas County Department of Communications, also known as C-COM, provides 9-1-1 Emergency and Non-Emergency dispatch services to Canby officers. The Canby Police Department has an authorized force of 30 sworn police officer positions, which includes the Chief and two Captains, and six non-sworn positions.

LIBRARY

Canby Public Library is a department of the City of Canby and member of the Libraries in Clackamas County (LINCC) consortium. The building that currently houses the combined Canby Public Library and City Hall (known as the Canby Civic Center and Public Library) was completed in fall 2016. The library provides information, resources, assistance, programming, and access to technology. The 2024-2027 Strategic Plan does not identify any facility needs.

SUPPORTIVE PUBLIC FACILITIES SERVICES

Other public facilities available within the UGB that are privately owned and operated include natural gas, telephone, and broadband. Essential agencies in the city to support the public facilities include: bridges, Canby Disposal, Canby Ferry, communication towers, gas lines, NW Natural pipeline, telephone fiber, Pacific Pride storage tanks, power lines, railroads, transportation networks, and water/wastewater systems.



GOALS, POLICIES, AND STRATEGIES

GOAL 1

To ensure the adequate provision of water services to meet the needs of the residents and property owners of Canby.

POLICY NO. 1.1

Work with Canby Utility to ensure the maintenance, repair, or replacement of water system elements to provide an adequate level of water service.

POLICY NO. 1.2

Work with Canby Utility to adopt and periodically update a capital improvement program for major water projects and utilize all feasible means to finance needed water system improvements in an equitable manner.

POLICY NO. 1.3

Work with Canby Public Utility to plan for and acquire water sources sufficient to support population and economic growth.

GOAL 2

To ensure the adequate provision of wastewater services to meet the needs of the residents and property owners of Canby.

POLICY NO. 2.1

Maintain, repair, or replace all current wastewater system elements to provide an adequate level of wastewater service.

» *Strategy 2.1.1* Replace or repair deteriorating collection systems.

» *Strategy 2.1.2* Improve or replace other existing facilities as needed in the future to ensure their reliability.

» *Strategy 2.1.3* Construct new trunk and major sewers.

» *Strategy 2.1.4* Construct new pump stations, consistent with the City's Public Facilities Plan.

» *Strategy 2.1.5* Relocate, upgrade and/or expand pump stations in areas where additional capacity is needed.

» *Strategy 2.1.6* Require the owners of any failing septic systems within the city to connect to the city's sewer system.

» *Strategy 2.1.7* Use the City's adopted industrial wastewater discharge permit process to comply with city, state and federal clean water standards.

POLICY NO. 2.2

Adopt and periodically update a capital improvement program for major wastewater projects and utilize all feasible means of financing needed wastewater system improvements in an equitable manner.

» *Strategy 2.2.1* Continue to update a Wastewater Master Plan that provides a capital improvement plan for the wastewater system.

» *Strategy 2.2.2* Utilize user rates to pay for the operation and maintenance of existing facilities and to replace, upgrade and/or expand these facilities when necessary. Private development will pay for the majority of new collection facilities through system development charges and the construction of infrastructure.

GOAL 3

To ensure the adequate provision of storm drainage services to meet the needs of the residents and property owners of Canby.

POLICY NO. 3.1

Prioritize on-site stormwater management except where the City determines it to be inefficient or infeasible.

» *Strategy 3.1.1* Provide regional treatment and monitoring facilities as needed.

» *Strategy 3.1.2* Maintain, expand or replace existing local facilities as needed, to ensure they continue to function reliably.

» *Strategy 3.1.3* Develop standards and requirements for on-site storm drainage facilities; incorporate into City development, public facility and other ordinances.

POLICY NO. 3.2

Maintain, repair, replace or expand storm drainage facilities in the public right of way to meet future storm drainage service needs.

» *Strategy 3.2.1* Decommission unacceptable drywells and water wells not meeting City adopted standards.

» *Strategy 3.2.2* Implement a catch basin and drywell best management practices (BMP) plan.

POLICY NO. 3.3

Adopt and periodically update a capital improvement program for major storm drainage projects and utilize all feasible means of financing needed storm drainage system improvements in an equitable manner.

» *Strategy 3.3.1* Develop a Storm Drainage Master Plan that provides a capital improvement plan for the storm drainage system.

GOAL 4

To ensure the provision of a full range of public facilities and services to meet the needs of the residents and property owners of Canby.

POLICY NO. 4.1

Work closely and cooperate with all entities and agencies providing public facilities and services and ensure that they are provided concurrently with future development.

» *Strategy 4.1.1* Work with regulators, land developers, property owners and other service providers to ensure that adequate public facilities and services are in place to meet the needs of new residents and businesses prior to approval and/or construction of new development and infill development.

» *Strategy 4.1.2* To minimize the cost of providing public services and infrastructure, discourage urban development that lacks adequate public services and promote efficient use of urban and urbanizable land within the city's urban growth boundary.

» *Strategy 4.1.3* Develop needed utility capacity and support development that is compatible with the City's ability to provide adequate public facilities and services.

» *Strategy 4.1.4* Notify the Department of Land Conservation and Development when updating adopted public utility plans.

POLICY NO. 4.2

As part of its annual budgeting process, review the public facilities plan to ensure the adequate provision of public services and facilities.

» *Strategy 4.2.1* Planning, Public Works and other department directors will review the public facilities plans for consistency with annual budgets and capital improvement plans.

» *Strategy 4.2.2* Develop a City budget to address needed public facility improvements.

POLICY NO. 4.3

Utilize all feasible means of financing needed public improvements and do so in an equitable manner to support housing and employment needs.

» *Strategy 4.3.1* Allow for the creation of Local Improvement Districts and Advanced Financing Districts as a means of financing needed improvements where supported by local residents.

» *Strategy 4.3.2* Use SDCs to pay for the costs of public facilities and services needed to serve new development.

» *Strategy 4.3.3* Modify SDC fee schedules with scaled charges based on home size.

» *Strategy 4.3.4* Use general obligation and revenue bonds, as appropriate, to help finance long-term capital improvements.

» *Strategy 4.3.5* Consider establishing additional special districts, if needed, to cover the cost of facilities or services that cannot be financed through user fees, SDCs, tax revenues or other existing funding mechanisms.

» *Strategy 4.3.6* Use fees to recover the cost of services to the greatest extent possible where services or facilities directly benefit users.

» *Strategy 4.3.7* Incorporate additional changes to the Capital Improvement Plan as needed as individual master plans are updated.

POLICY NO. 4.4

Support the retention of Canby School District schools within city limits and within walking distance of residential neighborhoods and downtown to encourage multi-modal trips, support the city's commercial core, and reinforce community character.

» *Strategy 4.4.1* Coordinate with the Canby School District on long-term facility planning.



GOAL 12: TRANSPORTATION

Background

Transportation infrastructure is key to the future growth of the city as it provides for the flow of goods, services, and people throughout Canby and the region.

In compliance with Statewide Goal 12, the City of Canby Transportation Element in combination with the 2025 Transportation System Plan (TSP) guides development and management of the city's transportation facilities for the next 20 years. Taken together, the city's transportation plan is required by Goal 12 to meet the following requirements:

- Considers all modes of transportation
- Is based on an inventory of transportation needs
- Considers social consequences of using different transportation modes
- Avoids principal reliance upon any one mode of transportation
- Minimizes adverse social, economic and environmental impacts and costs
- Conserves energy
- Meets the needs of the transportation disadvantaged by improving transportation services
- Facilitates the flow of goods and services
- Conforms with comprehensive land use plans



The City's urban growth boundary (UGB) has about 80 lane miles of streets, eight traffic signals, 46 lane miles of bike lanes, 100 linear miles of sidewalks and two miles of paved trails for walking and biking.

KEY STREETS

Major streets within the Canby UGB include:

- OR 99E (ODOT facility), which runs east-west through the center of the city. The road provides a major connection with Oregon City and Portland to the north, and Woodburn and Salem to the south.
- Territorial Road (Canby jurisdiction) runs east-west through the northern portion of the city. It connects to OR 99E in the northeast corner of the Canby UGB.
- Sequoia Parkway (Canby jurisdiction) runs north-south connecting the Pioneer Industrial Park to OR 99E.
- Knights Bridge Road (Canby jurisdiction) runs east-west from the western city limits to N Holly Street, West of Canby, Knights Bridge Road connects to Arndt Rd and then to I-5.

Other key streets that connect to OR 99E and/or provide access to neighborhoods are Holly Street, Ivy Street, SW 13th Avenue, Redwood Street, Pine Street, Mulino Road, and Township Road.

COMMUTER TRIPS

Much of the traffic in the Canby UGB, especially during the more congested weekday peak times, is related to employment. Residents in Canby who are employed predominantly commute to work outside of the UGB (85 percent), while jobs in Canby are overwhelmingly filled by people who live outside of the UGB (82 percent).

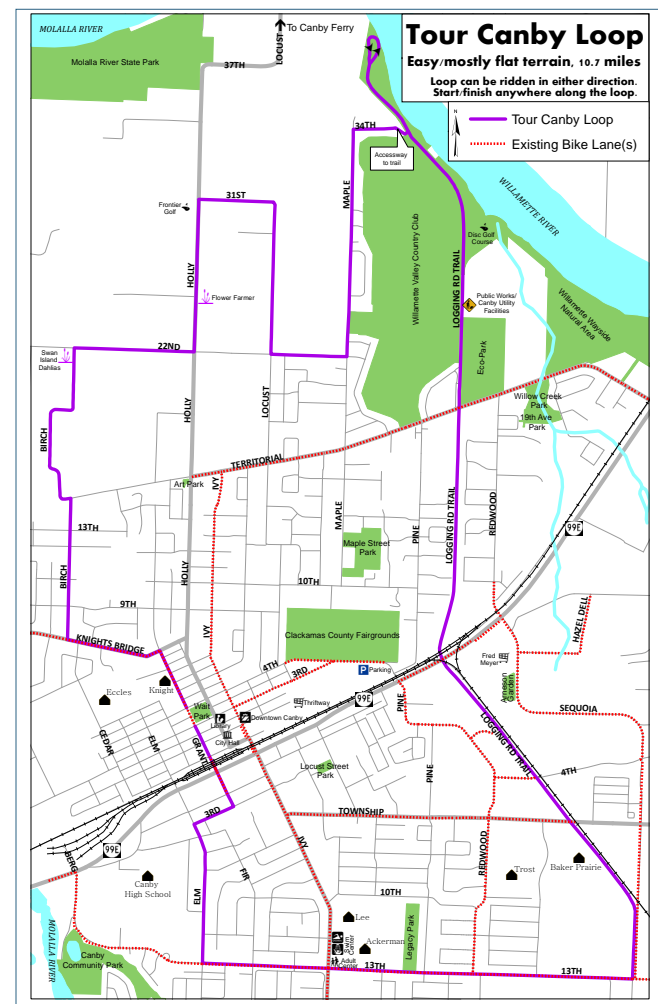
On average, **about 73 percent** of employed residents in Canby commute to work **using single-occupant motor vehicles**. About **7 percent** of residents **carpool** to work and the remaining **20 percent** work from home, walk, take transit, or **use some other means of travel**.



PEDESTRIAN CONDITIONS

The sidewalk network is relatively complete within the current city limits. Most new residential developments have a full sidewalk system with few gaps. There are still major gaps in the system where there are sidewalks only on one side of the road or no sidewalks at all. Critical sidewalk gaps in the Canby UGB are found along a few segments of OR 99E.

Of the streets within one-quarter mile of existing transit service, about 11 of the total 55 street miles lack a sidewalk (or 20 percent of the street miles). There are also about 33 miles of missing sidewalk near community amenities including places of commerce, schools, parks, and libraries, which is about 21 percent of all potential sidewalks in these areas. Notably, there is a gap in the sidewalk near Howard Eccles and William Knight elementary school as well as Canby Community Preschool.



Tour Canby Loop Bike Route

There is a 2.5-mile paved trail within Canby referred to as the Logging Forest Trail or Molalla Forest Road Trail which serves both pedestrians and bicyclists. Vehicle traffic is not allowed on the trail. In 2017, a property south of Canby containing a 3.3-mile segment of the former Molalla Forest Road was donated to the City. However, only a preliminary exploration of how this corridor could be developed for future recreational purposes has been conducted.

BICYCLE NETWORK

Most local streets in Canby have slow speeds and few vehicles on them. When traffic is light and speeds are slow, most people feel comfortable bicycling in the shared roadway. Of the approximately 90 lane miles of potential bikeways along arterials and collectors in the Canby UGB, there are currently about 46 lane miles of bike lanes, and about 44 lane miles without bike facilities. The northwest part of the city, west of Ivy Street and north of OR 99E, has the lowest share of completed bikeways.



TRANSIT

Canby is served by three transit agencies: Canby Area Transit (CAT), South Clackamas Transportation District (SCTD) and South Metro Area Regional Transit (SMART), offering four fixed bus routes and two types of paratransit service. Bus routes connect Canby to Woodburn, Oregon City, Wilsonville, Molalla, and the greater Portland Metro area via TriMet. CAT's Canby Loop, which is free to ride, includes 32 stops throughout Canby and operates Monday-Saturday. The Canby Loop service is funded from a combination of state grants and financial support from local businesses. The city's main transit facility is the Canby Transit Center.



About 73 percent of the total households in the Canby UGB have access to one of these routes, defined as living within 1/4 mile of a bus stop. Households that lack access are outside of city limits in the northwestern and southeastern portions of the UGB. About 65 percent of households in the current city limits have access to CAT routes.

RAIL CROSSINGS

There are two rail lines in Canby: Union Pacific railroad tracks parallel OR 99E, and the Oregon Pacific Railroad line that runs southeast-northwest through Canby parallel to the Logging Road Trail. All railroad crossings have lights and gates that activate when trains approach, and some have additional overhead warning lights. These crossings do not have physical barriers providing protection for people walking and biking on sidewalks and bike lanes. The Union Pacific crossings typically see about 15 daily train movements, including 9 freight trains and 6 passenger trains each day.

The long train lengths block the road, pedestrian, and bikeway crossings at times during the day, making it difficult for people to get around them and creating long delays. This blockage creates a barrier between the northern and southern sides of Canby, especially because there are no grade-separated crossings of the Union Pacific tracks in the city.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

Provide and encourage a safe, convenient, and economic transportation system that applies transportation standards and regulations to the construction and operation of all transportation facilities to ensure they are designed appropriately, and the system functions as intended in the TSP.

POLICY NO. 1

Provide a transportation system that is convenient, accessible, reliable and connects people to destinations throughout the city and beyond.

» *Strategy 1.1* Provide direct, continuous, and connected transportation facilities to minimize out-of-direction travel and decrease travel times for all users.

» *Strategy 1.2* Increase the proportion of trips made by walking, bicycling, transit and carpooling.

» *Strategy 1.3* Complete all gaps in the bicycle and pedestrian networks, including trails.

» *Strategy 1.4* Increase household and job access to transit.

» *Strategy 1.5* Increase household and job access to low stress bike and walk networks.

» *Strategy 1.6* Increase travel options that serve popular destinations, such as schools, services, and parks.

POLICY NO. 2

Provide a transportation system that is safe and secure for people of all ages and abilities.

» *Strategy 2.1* Reduce fatal and serious injury crashes for all modes of travel.

» *Strategy 2.2* Reduce crashes involving pedestrians and bicyclists by improving conditions along and across streets and at other conflict points with motor vehicles.

» *Strategy 2.3* Ensure that pedestrian and bike facilities are well maintained and clear of debris, obstacles, and obstructions.

» *Strategy 2.4* Provide attractive streetscapes that encourage active transportation, appropriate traffic volumes, vehicle speeds, and safety for all users.

» *Strategy 2.5* Reduce the transportation system's vulnerability to natural disasters and climate change.

POLICY NO. 3

Protect the natural, cultural, and developed environments and encourage healthy and active living for all through comfortable and convenient, lower-polluting transportation alternatives.

» *Strategy 3.1* Reduce vehicle miles traveled per capita.

» *Strategy 3.2* Improve public health by promoting and providing safe, comfortable, and convenient active transportation options to meet daily needs and access services.

» *Strategy 3.3* Design all transportation facilities to be welcoming and attractive for all people walking and bicycling, including the provision of street trees and buffering from vehicles.

» *Strategy 3.4* Increase household access to parks, open spaces, and natural areas, including street tree and tree canopy preservation.

» *Strategy 3.5* Use sensitive design and mitigation approaches to natural, cultural, and developed resources.

» *Strategy 3.6* Reduce transportation-related air pollutants.

POLICY NO. 4

Eliminate transportation related disparities and barriers and make affordable for all users.

» *Strategy 4.1* Reduce household transportation costs by providing walkable neighborhoods, active transportation options, and reduced reliance on motor vehicle travel.

» *Strategy 4.2* Develop a multimodal transportation system that allows all users to access employment, education, and services.

» *Strategy 4.3* Develop a low stress bike and walk network for users of all ages and abilities.

» *Strategy 4.4* Promote transportation investments that offer system connectivity and efficiency benefits and avoid, minimize, and mitigate negative impacts.

» *Strategy 4.5* Prioritize infrastructure investments that serve those with the least access to transportation resources and with the greatest mobility needs.

POLICY NO. 5

Manage and optimize the transportation system to ease congestion so people and goods can affordably, reliably, and efficiently reach their destinations.

» *Strategy 5.1* Build an integrated and connected system of roadways, freight routes, transit and bicycle and pedestrian facilities.

» *Strategy 5.2* Build infrastructure and capacity to support emerging technologies to increase travel options, such as connected, automated, shared, and electric vehicles.

» *Strategy 5.3* Leverage technological advances to increase efficiency of travel across all modes for all road users.

» *Strategy 5.4* Increase the number of people and businesses with access to travel information.

» *Strategy 5.5* Increase the number of households and businesses with access to outreach, education, incentives, and other tools that increase shared trips and use of travel options.

POLICY NO. 6

Strategically design, operate and maintain the transportation system to maximize assets, minimize costs, and enhance the surrounding community through right-sized infrastructure.

» *Strategy 6.1* Preserve and maintain transportation system assets to maximize their useful life and minimize project construction and maintenance costs.

» *Strategy 6.2* Build transportation infrastructure that is sized appropriately and that encourages economical operation and maintenance.

» *Strategy 6.3* Align the function of transportation facilities with the design of the cross-section to enhance the adjacent land uses through right sized infrastructure, including parking for all users.

» *Strategy 6.4* Develop new revenue sources to prepare for increased travel demand, that balance fairness and equity across the community.

» *Strategy 6.5* Monitor and track progress of the Transportation System Plan investments, including the long-term feasibility projects that connect outside of Canby, to provide progress updates and needed actions.

» *Strategy 6.6* Coordinate with ODOT and the State Transportation Improvement Plan for Highway 99E to understand road improvement plans and timelines for the state controlled highway.

POLICY NO. 7

Transportation system decisions are made in a transparent and collaborative manner, and the benefits and burdens of investments are distributed equally among all users.

» *Strategy 7.1* Create a multimodal transportation system that seamlessly connects to existing and planned infrastructure in surrounding communities.

» *Strategy 7.2* Make transportation investment decisions using a performance-based planning and programming framework that is aligned with local goals and supported by meaningful public engagement, multimodal data, and analysis.

» *Strategy 7.3* Improve coordination and cooperation among the owners and operators of the transportation system to enhance the efficiency of roadways and multimodal facilities and encourage improved transit service.



Background

Canby's role in contributing to energy conservation and sustainable development is guided by Oregon Statewide Planning Goal 13. According to Goal 13, land use plans should consider measures that maximize energy efficiency, minimize the depletion of non-renewable energy sources, encourage recycling and re-use of vacant land, and plan increasing density gradients along high-capacity transportation corridors. Land use plans should use techniques that can impact energy efficiency, including lot size, dimensions, and siting controls; building height bulk and surface area; density of uses; availability of light, wind, and air; compatibility of and competition between land use activities; and systems and incentives for the collection, re-use, and recycling of metallic and nonmetallic waste. In addition, the City should consider the existing and potential capacity of renewable energy sources to yield useful energy output, such as water, solar, wind, geothermal heat, and municipal, forest, and farm waste.

The City of Canby recognizes that energy consumption is affected by many factors including land use patterns, building location and orientation, transportation modes, and protection of natural resources. In compliance with Statewide Goal 13 the City is committed to energy conservation, especially with the continued rise in cost of non-renewable energy sources and the continued decrease in cost paired with the increased availability of renewable energy sources.

UTILITIES

The electrical system in Canby is owned and managed by Canby Utility. The utility buys its power from the Bonneville Power Administration. There is generally a proportional linear relationship between the customer count growth of the electricity system and the overall growth in energy use. The energy sales per residential customer during this timeframe remained relatively stable, with small fluctuations year-over-year.

The City has adopted the Oregon State Structural Safety Code which sets insulation standards for buildings to conserve energy.

BUILT ENVIRONMENT

As stated in Goal 13, an important aspect for cities to include for energy conservation and sustainable development practices is the re-use and development of vacant land. The efficient use of land and the type of development that will occur on vacant lands is considered in the Land Use Element to ensure sustainable growth patterns supporting the projected population and economic growth over 20 years. Efficient land use is more sustainable and promotes energy efficiency.



TRANSPORTATION

Transportation is a major factor in Canby's energy consumption, due in part to the large number of commuters. The Transportation System Plan (TSP) notes that use of personal motor vehicles is the predominant transport mode in Canby. The TSP also notes that freight traffic plays a critical role in Canby's economy and designated truck routes in the transportation system contribute to a more efficient system.

GOALS, POLICIES, AND STRATEGIES

GOAL 1

To conserve energy and encourage the use of renewable resources in place of non-renewable resources.

POLICY NO. 1

Reduce the use of land use patterns that increase the amount of vehicle trips and miles traveled.

- » *Strategy 1.1* Promote Comprehensive Plan land designations based on access to transportation, access to and capacity of infrastructure, site size, development constraints, and other relevant criteria.
- » *Strategy 1.2* Provide adequate land for industrial and commercial development to expand local employment opportunities and reduce the need for commuting.
- » *Strategy 1.3* Promote creative solutions to current electrical transmission challenges by supporting Battery Energy Storage System for industrial use to promote industrial development.
- » *Strategy 1.4* Support the efforts of transit providers to provide Canby residents with transit options to access jobs, schools, parks, shopping, and other destinations in Canby and neighboring cities.
- » *Strategy 1.5* Invest in infrastructure projects that facilitate active modes of transportation, including walking and biking.

POLICY NO. 2

Promote energy efficiency and the use of renewable resources.

- » *Strategy 2.1* Promote the use of alternative generation sources for industrial development to reduce the need for electrical power reliance from outside energy providers.
- » *Strategy 2.2* Encourage the use of rebate and energy conservation programs, such as the Canby Utility rebate and energy conservation program, in supporting the repair and rehabilitation of buildings.



GOAL 14: URBANIZATION

Background

The City of Canby's Urban Growth Boundary (UGB) is based on requirements of Statewide Planning Goal 14. The UGB must accommodate 20-years of population growth and land needed for housing, employment opportunities, and livability or public use. The UGB separates urban from rural areas. The UGB identifies the general area in which city facilities and services will be extended and the general area in which annexation will occur from the present through the 20 year planning period. The UGB does not require that all land within the boundary be annexed during the planning period. Rather, it shows the City's willingness to supply urban services to the area if annexation criteria are met. Canby's UGB is based partially on the other Comprehensive Plan element policies that assure maximum efficiency of land use within and on the fringe of existing city limits. Goal 14 includes provisions that prevent "leapfrog" development by assuring that urbanization occurs in a logical process.

The City's role in guiding urban land use and implementing urban expansion includes:

- Use the type, location, and phasing of public facilities and major transportation facilities to direct urban expansion
- Adopt and maintain local land use controls and ordinances to accommodate increased public demands as urbanizable lands become more urbanized
- Use the Clackamas County – City of Canby Urban Growth Management Agreement as a detailed management program to assign implementation roles and responsibilities to government bodies

The land available within the Canby UGB is an important aspect of the Urban Growth Element to ensure that the city has adequate land to support long-term growth and urbanization while protecting existing rural lands. The UGB was established in its current form to consider the flood-prone and steeply sloping properties along the Molalla and Willamette Rivers. Additionally, the UGB preserves potential agricultural productivity to the northwest of the city. Additional properties have been excluded from the UGB due to the difficult nature of providing public services due to the natural topography.

In 1992, the City of Canby entered into an Urban Growth Management Agreement (UGMA) with Clackamas County. The UGMA coordinates the management of land brought in by modifications to the UGB or Urban Reserve Areas (URA) through amendments to the City and County's Comprehensive Plans. The purpose of the UGMA is to ensure that land in the UGB still under county jurisdiction can be urbanized in an orderly and efficient manner, and prevent parcelization and significant rural developments.

Canby has an estimated deficit of approximately 600 acres of land in the UGB to support residential, parks, and employment needs combined for the 20-year population and employment forecasts. A "Sequential Urban Growth Boundary" process for Canby was approved by DLCD and provides a schedule for planned UGB expansion.

Virtually all of the land around Canby is agricultural, with Class I and II soils and a history of good productivity. Nearly all of the surrounding land has been actively farmed at some point in the past, and much of it continues to be farmed.



GOALS, POLICIES, AND STRATEGIES

GOAL 1

To ensure the transition from rural to urban uses occurs in an orderly manner.

POLICY NO. 1

Coordinate growth and development plans with Clackamas County as defined in the Clackamas County-City of Canby Urban Growth Management Agreement (UGMA), and other government and tribal agencies.

» Strategy 1.1

Periodically review and update the UGMA. Proposed changes to the urban growth management area shall be based upon an analysis of both short-term and long-term need for urban expansion in accordance with state law. This area, lying immediately outside the urban growth boundary, represents the general geographical area where Canby and Clackamas County will continue to coordinate planning activities, including those pertaining to requests for changes in land use.

» Strategy 1.2

Comprehensive Plan changes for the unincorporated areas within the Urban Growth Management Boundary will be coordinated City-County planning efforts.

» Strategy 1.3

Take an active role in the land use planning and development process for lands located in the UGMA. Intergovernmental agreements with Clackamas County will be used for planning, land division, land uses, and management of land uses and provision of public facilities and services within the area of interest.

» Strategy 1.4

Provide timely notice to DLCD of annexation and UGB amendments, as required in OAR 660-018.

» Strategy 1.5

Encourage preservation of downtown urban form in the Downtown Canby Overlay Transitional Commercial and Commercial Core subareas. Recognize role and importance of historic preservation in maintaining the downtown core.

POLICY NO. 2

Use accepted growth management techniques in a manner that will implement the Comprehensive Plan vision, goals, and policies.

» Strategy 2.1

Update and amend the urban growth boundary when conditions satisfy adopted local and state standards for urban growth boundary amendments.

» Strategy 2.2

Areas eligible for annexation should be located within the Canby Urban Growth Boundary and contiguous to the existing city limits.

» Strategy 2.3

An adequate quantity and quality of urban services must be available to serve the subject site, or have evidence that it is feasible that adequate urban services can be made available within a reasonable period of time after annexation. Increased levels of urban service shall not place unreasonable burdens on the service providers or existing users. An adequate level of urban services shall be defined as:

- Municipal sanitary sewer and water service
- Power and other private utility service
- Multimodal roads with an adequate design capacity for the proposed use and projected future uses
- Police and Fire
- School facilities and services

The burden of providing the above findings is placed upon the annexation applicant.

» Strategy 2.4

Where such public facilities as sewer and water lines are provided within a road right-of-way, annexation should be encouraged simultaneously on both sides of the road to assure maximum efficiency in the use of those services and to reduce development costs.

POLICY NO. 3

Ensure the efficient and effective provision of infrastructure to serve newly annexed areas.

» Strategy 3.1

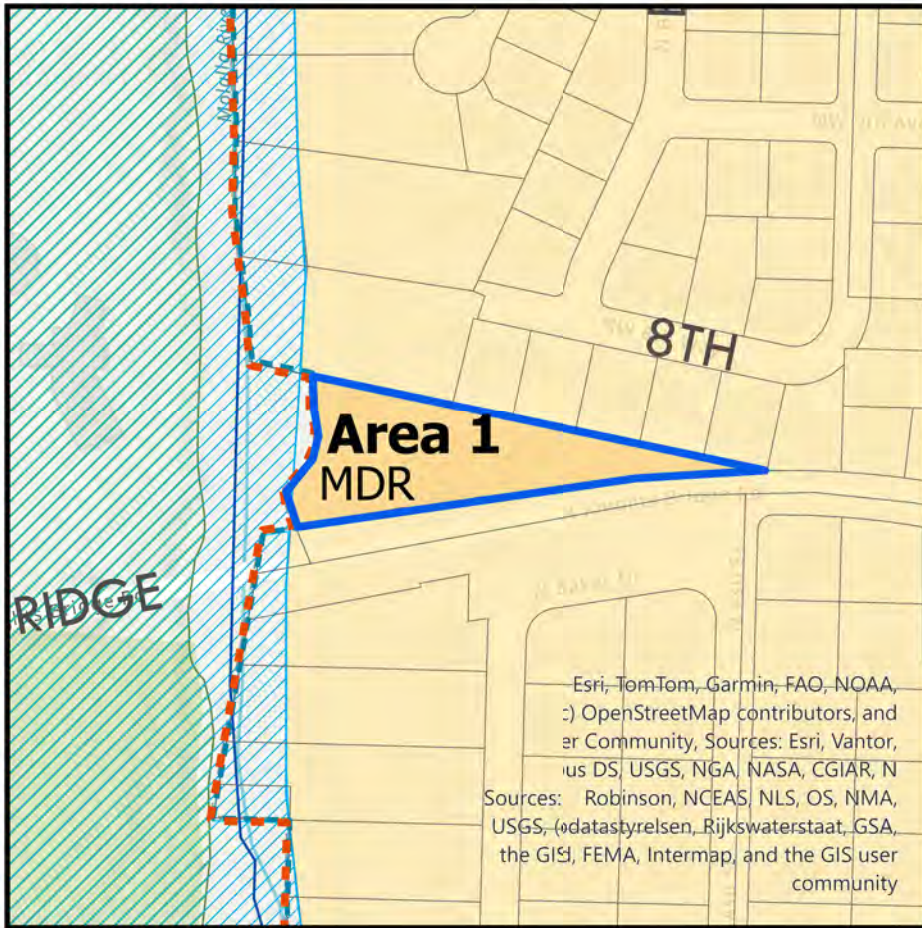
Canby's Annexation Development Map should continue to require Development Concept Plan (DCP) for properties for annexed properties to ensure adequate city infrastructure and development patterns.

Supporting Documents

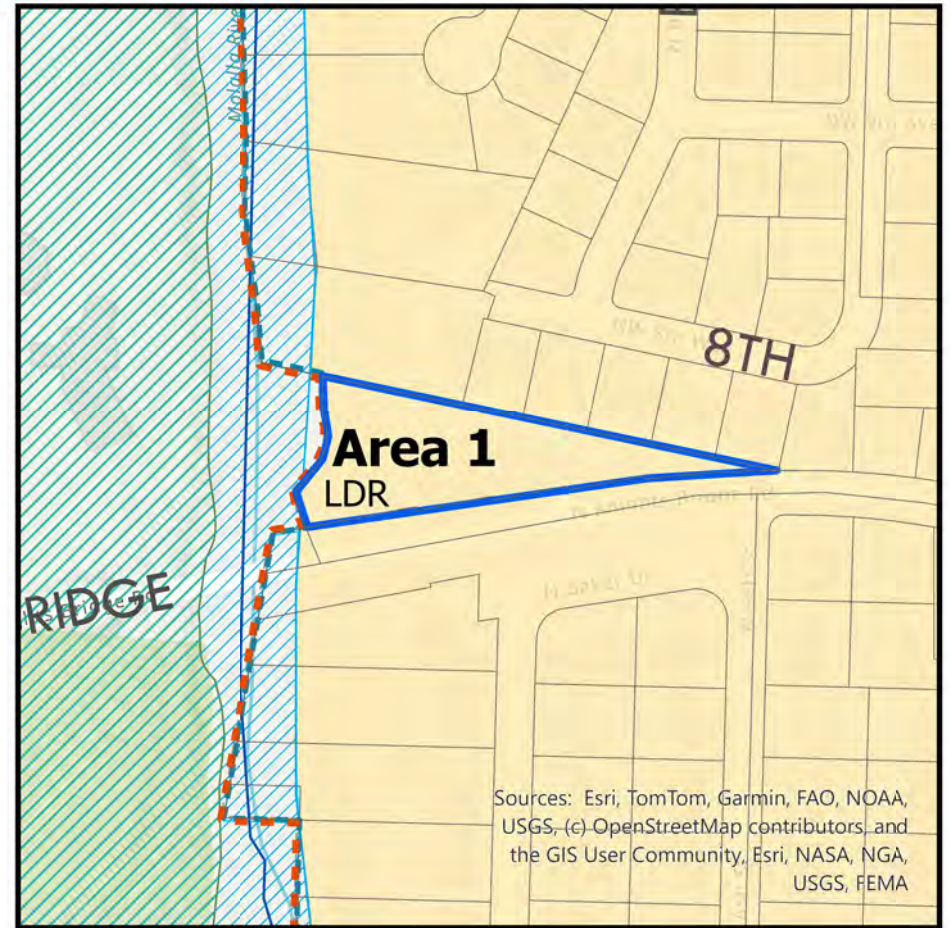
- 2025 Canby Transportation System Plan
- 2025 Canby Housing Production Strategy
- 2024 Clackamas County Natural Hazard Mitigation Plan; City of Canby Addendum
- 2024 Canby Housing Needs Analysis
- 2023 Canby Economic Opportunities Analysis
- 2023 Canby Water System Master Plan
- 2022 Canby Stormwater Master Plan
- 2022 Canby Parks and Recreation Master Plan
- 2020 Canby Wastewater Facilities Plan
- 2020 Canby Historic Preservation Plan
















City of Canby | 2026 Comprehensive Map Updates | Area 1

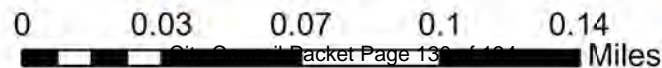
Current Designation



Proposed Designation

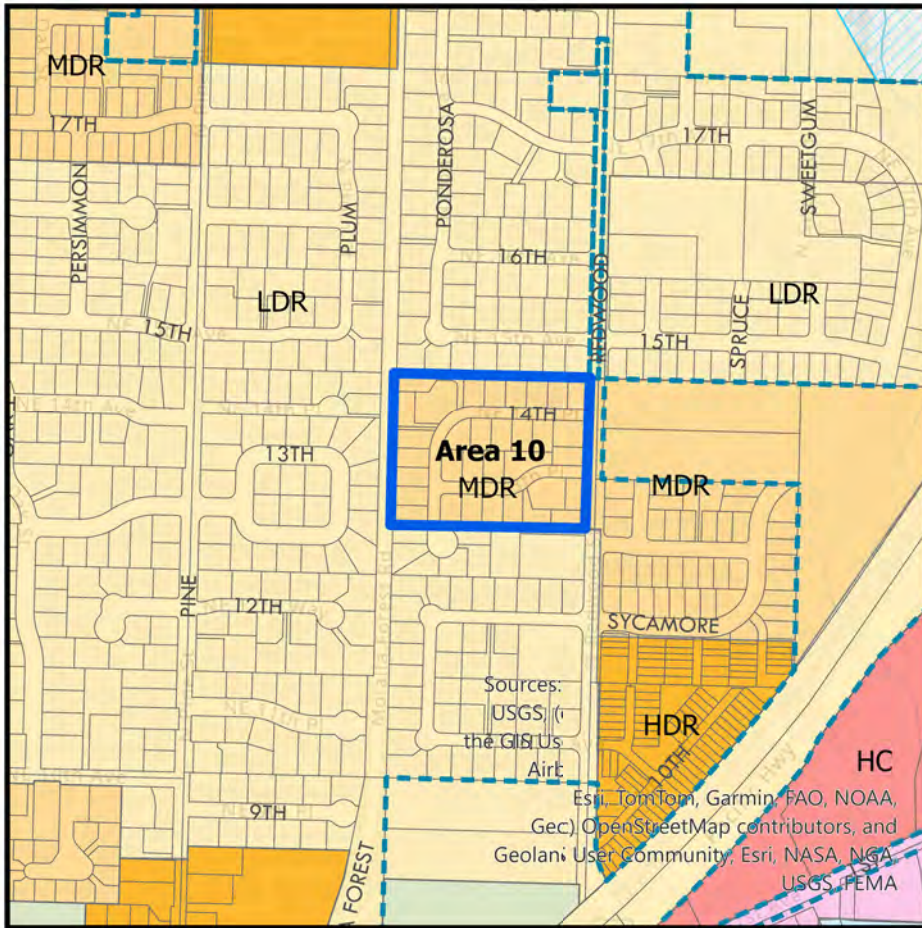


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|  Canby UGB |  RC Residential Commercial |  LI Light Industrial |
|  Canby City Limits |  CM Commercial/Manufacturing |  HI Heavy Industrial |
|  Land_Reserves |  LDR Low Density Residential |  P Public |
|  DC Downtown Commercial |  MDR Medium Density Residential |  PR Private Recreation |
|  HC Highway Commercial |  HDR High Density Residential |  FL Flood-Prone / Steep |

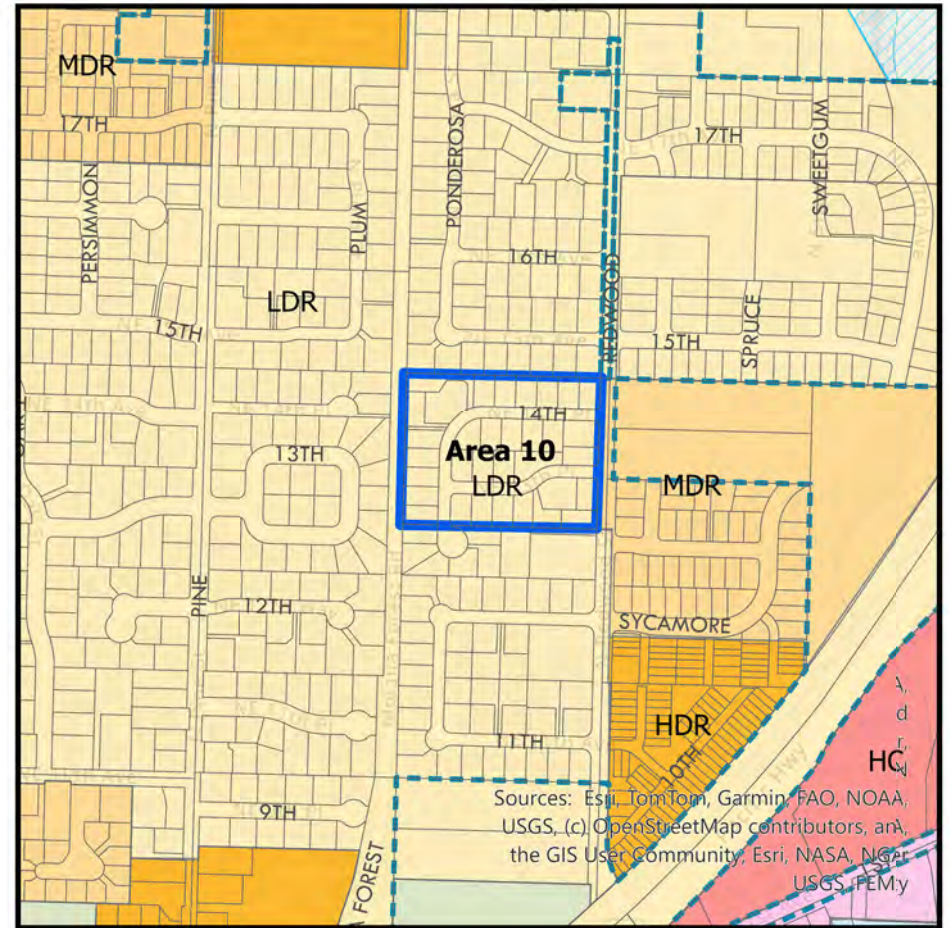










City of Canby | 2026 Comprehensive Map Updates | Area 10

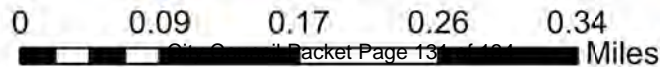
Current Designation



Proposed Designation

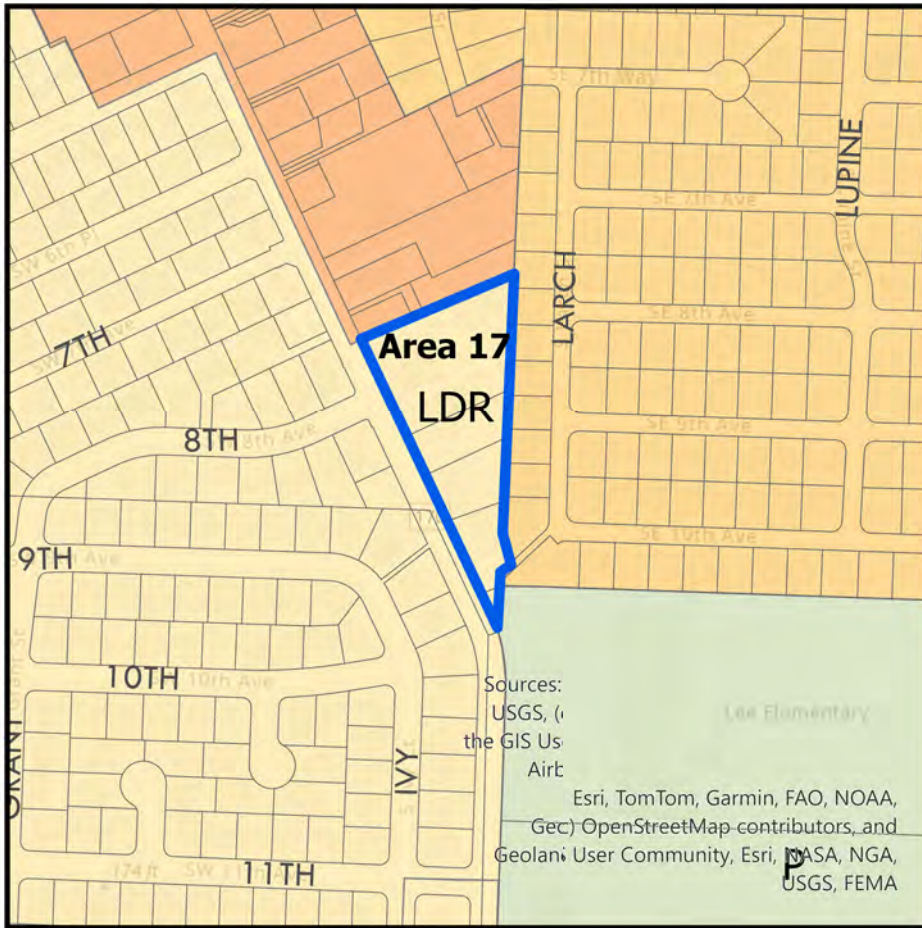


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|  | Canby UGB |  | RC Residential Commercial |  | LI Light Industrial |
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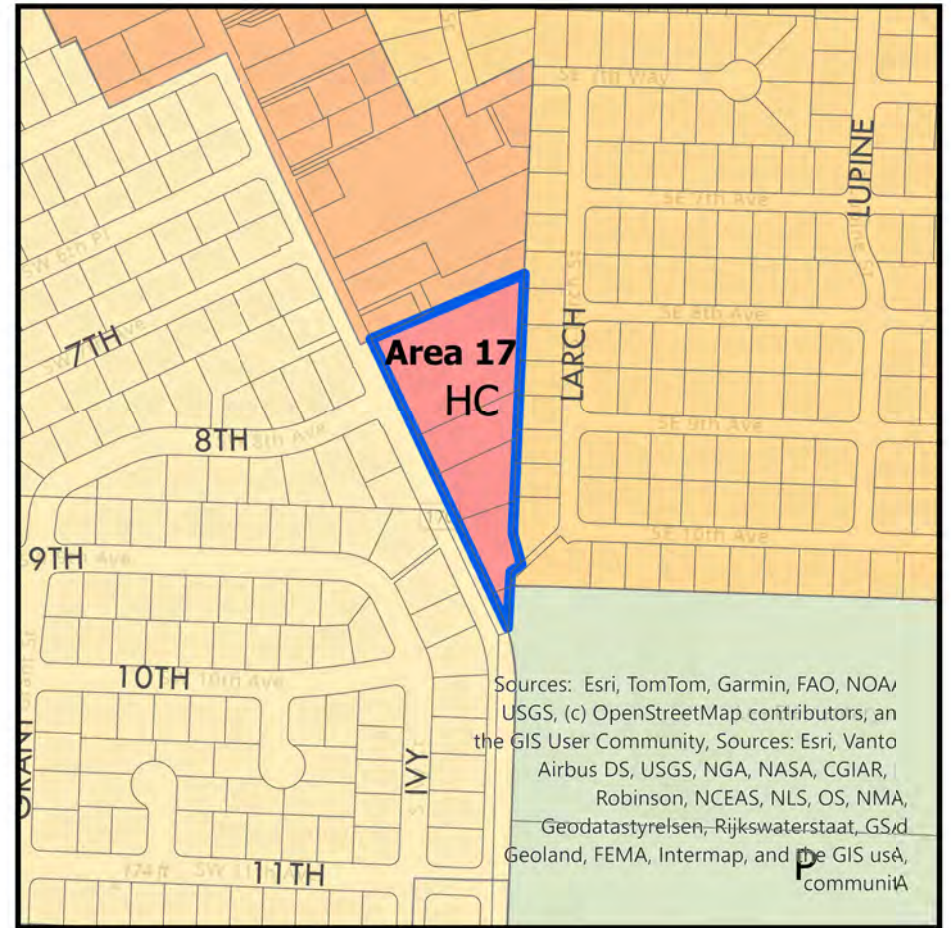










City of Canby | 2026 Comprehensive Map Updates | Area 17

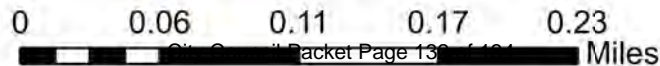
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Proposed Designation

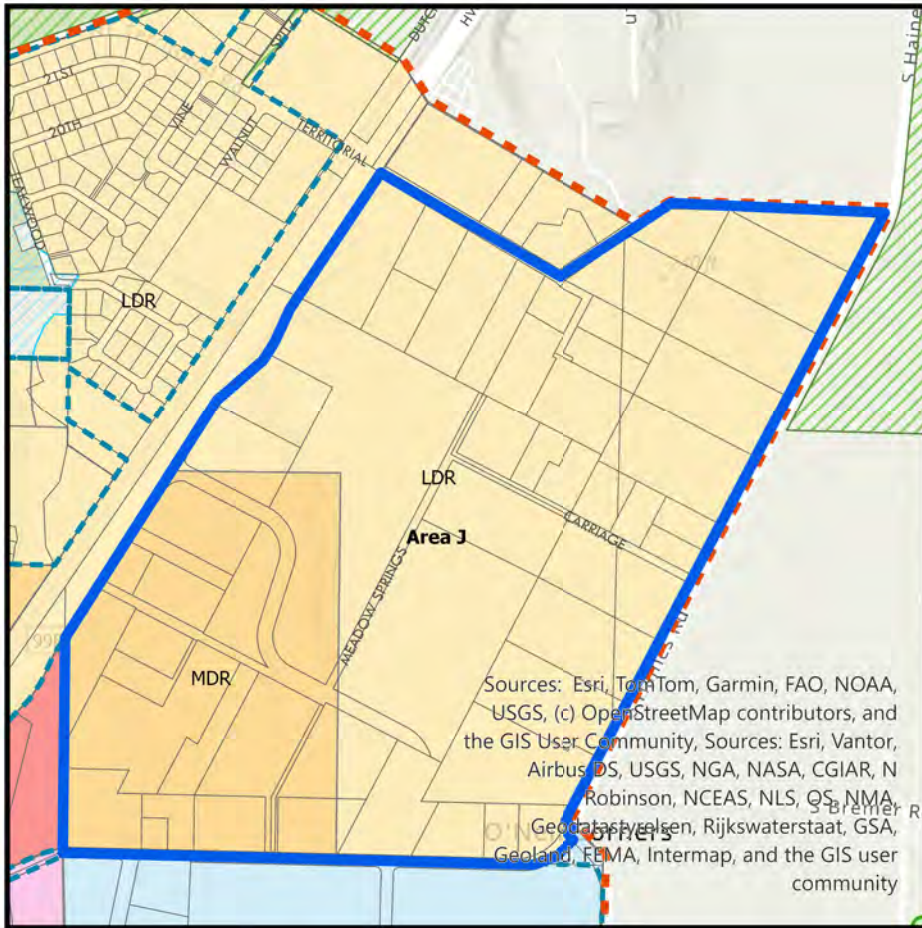


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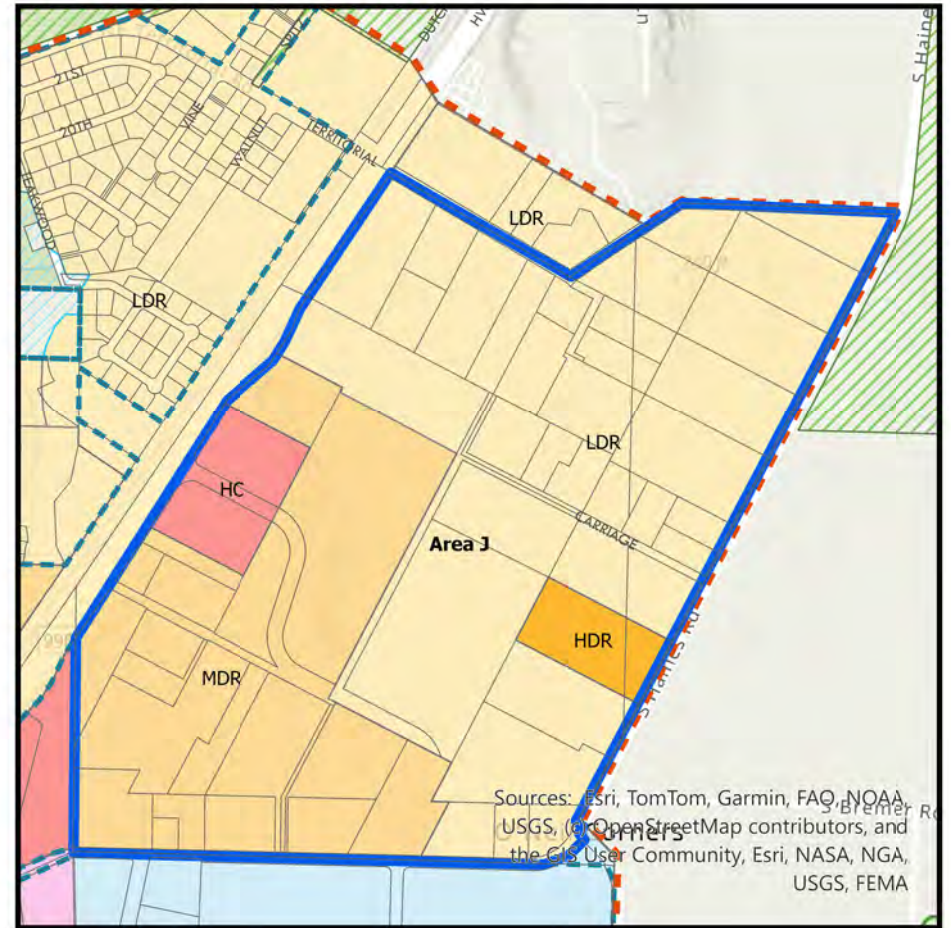


City of Canby | 2026 Comprehensive Map Updates | Special Area J

Current Designation



Proposed Designation



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| | Canby UGB | | RC Residential Commercial | | LI Light Industrial |
| | Canby City Limits | | CM Commercial/Manufacturing | | HI Heavy Industrial |
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| | DC Downtown Commercial | | MDR Medium Density Residential | | PR Private Recreation |
| | HC Highway Commercial | | HDR High Density Residential | | FL Flood-Prone / Steep |





March 6, 2026

Canby Planning Commission Staff
222 NE 2nd Ave,
Canby OR 97013

Re: City of Canby Comprehensive Plan Introduction, The City of Canby submits for post-acknowledgement plan amendment (PAPA) review for a new Comprehensive Plan

Dear Commission Members:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO commend the City of Canby and support the adoption of CPA **26-01/TA 26-01**. Planning staff created a detailed staff report with Goal 10 findings that made a compelling case that this new Comprehensive plan will help the City meet its housing needs. This will be used as a good example for other jurisdictions.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "John Miller".

John Miller
Executive Director
Fair Housing Council of Oregon

cc: Ethan Stuckmayer

1221 SW Yamhill Street, Portland, Oregon 97205