

Canby Comprehensive Plan

City Council Hearing
April 15, 2026



Staff Report

Approval Criteria

A. 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:

- 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;
- A public need for the change;
- Whether the proposed change will serve the public need better than any other change which might be expected to be made;
- Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;
- Statewide planning goals.

Approval Criteria

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.*

Approval Criteria

A 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.*

Approval Criteria

Whether the proposed change will serve the public need 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.*

Approval Criteria

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

- **Finding:** *The Comprehensive Plan update is reflective of prior adopted plan elements and preserves and protects health, safety and general welfare of the community and reflects community input.*

Approval Criteria

Consistency with Statewide planning goals is identified in the following sides.

Comprehensive Plan

Vision and Comprehensive Plan Process

Background Report

Where are we now?

2040 Vision

Where do we want to go?

Goals and Policies

How do we get there?

Map

How do we get there?

Comprehensive Plan

Vision

Background Reports

Goals and Policies

Map

Community Engagement

- 5 community summits
- 5 PAC meetings
- 3 TAC meetings
- Planning Commission and City Council briefings
- Community Conversations
- Tabling at community events
- Online questionnaires

Comp Plan Changes

- **Planning Commission (Oct-Nov 2025)**
- **City Council (Dec 2025)**
- **Department of Land Conservation and Development (Dec 2025)**
- **Planning Commission Hearing (March 9, 2026)**
 - **Unanimous recommendation for approval**

Goal 1. Citizen Involvement

- Clarified that citizen involvement efforts should be designed to reach all Canby community members.
- Clarified that the City will strive to make meetings accessible including translation services with advanced request.
- Added a strategy for city staff and Planning Commission to review the Comprehensive Plan at least every 10 years.

Goal 2. Land Use

- Added language about preventing, minimizing or mitigating conflicts between land uses, including noise and light pollution and traffic impediment and impacts.
- Modified language to encourage preservation of downtown urban form through overlays and historic preservation.
- Modified language to “encourage” areas of higher density rather than “ensure”.
- Replaced “Land Use Map” with “Comprehensive Plan Map”.

Goal 5. Natural Resources, Scenic and Historic Areas, and Open Space

- Added language to the factual basis including soils, wildlife habitat, groundwater resources, and pre-settlement history in Canby.
- Reduced, consolidated, and clarified content from Historic Preservation Plan.
- Added mention of the Canby Historic Landmarks Commission and its role.
- Added information about the Canby Historic Preservation Plan to be adopted as part of this Comprehensive Plan Update.

Goal 5. Natural Resources, Scenic and Historic Areas, and Open Space continued

- Acknowledged that the Canby Wetlands and Riparian Inventory has not be approved by the Department of State Lands (DSL) and that a Local Wetland Inventory approved by DSL is needed.
- Added information about how riparian areas and wetlands are protected through overlay zones.
- Added language about adopting floodplain regulations consistent with the Oregon FEMA Biological Opinion.

Goal 6. Air, Water, and Land Resources Quality

- Strengthened policies to address noise and other nuisances.

Goal 7. Natural Hazards

- Added policy to require more than one ingress and egress for evacuation in and adjacent to natural hazard areas.
- Added language about using the Canby Public Works Design Standards to ensure safety for development on steep slopes.
- Some rewording of natural hazard goals and policies.

Goal 8. Recreational Needs

- Fixed the City standard to read “a minimum of 10 acres of developed parkland per 1,000 residents...”
- Added a policy to identify and pursue grants for park development and maintenance.
- Modified strategy to refer to creating a parks “funding source” rather than a park “district”.

Goal 9. Economic Development

- Removed strategies related to historic preservation as part of consolidation effort related to Goal 5.

Goal 10. Housing

- Removed a strategy related to encouraging compatible design.
- Added some language related to fair housing.
- Added strategy to encourage medium- and high-density residential zone designations in areas being annexed by the city.
- Added strategy to develop sufficient utility capacity to accommodate sufficient growth.

Goal 11. Public Facilities and Services

- Added a strategy to notify DLCD when updating adopted public utility plans.
- Modified a strategy to provide clarity on annual budgeting.
- Added a strategy to “modify SDC fee schedules with scaled charges based on home size.”
- Added a strategy to coordinate with the Canby School District on long term facility planning.
- Updated with new information from Canby Public Utility.

Goal 12. Transportation

- Added more information about Molalla Forest Road Trail.
- Added language to make some policies more specific to Canby.
- Added strategy to monitor progress of TSP investments, including long-term projects that connect outside of Canby. (Planning Commission request)

Goal 13. Energy

- Removed and modified language regarding historic preservation in alignment with changes to Goal 5.
- Added policy to address electric grid issues.
- Removed references to electric vehicles.
- Broadened strategy about solar panels to include “alternative generation sources”.

Goal 14. Urbanization

- Removed strategies referencing historic and cultural resources in alignment with changes to Goal 5.
- Added and/or modified information about the Clackamas County-City of Canby Urban Growth Management Agreement and management of urban growth areas.
- Added strategy to notify DLCD of annexation and UGB amendments.

Other

- Added an appendix to list supporting documents, including 2020 Historic Preservation Plan.

Comprehensive Plan Map

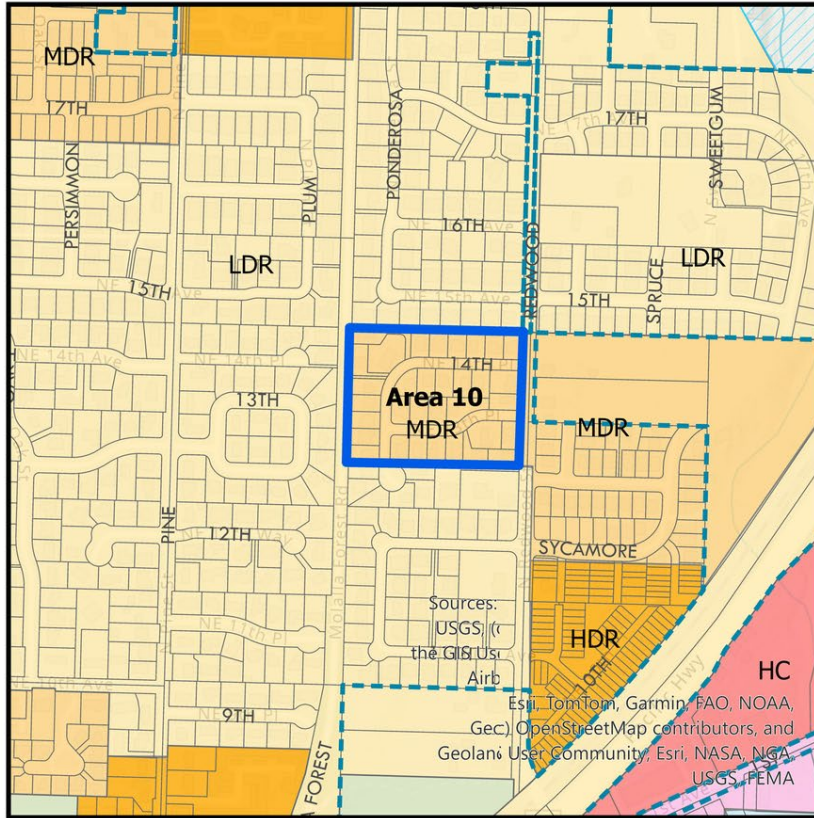
Comprehensive Plan Map Change Summary

- 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 and existing zoning. The comprehensive map changes are being made to provide consistency between the comprehensive plan designation and zoning.
- 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.

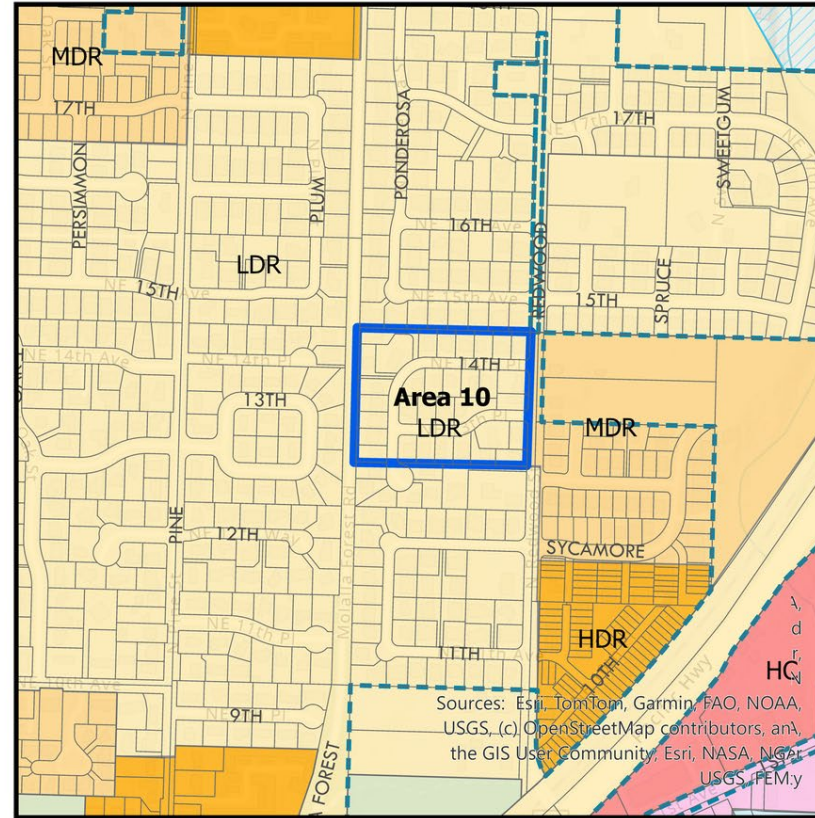


City of Canby | 2026 Comprehensive Map Updates | Area 10

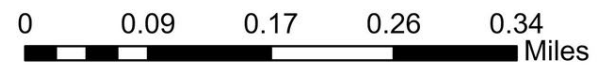
Current Designation

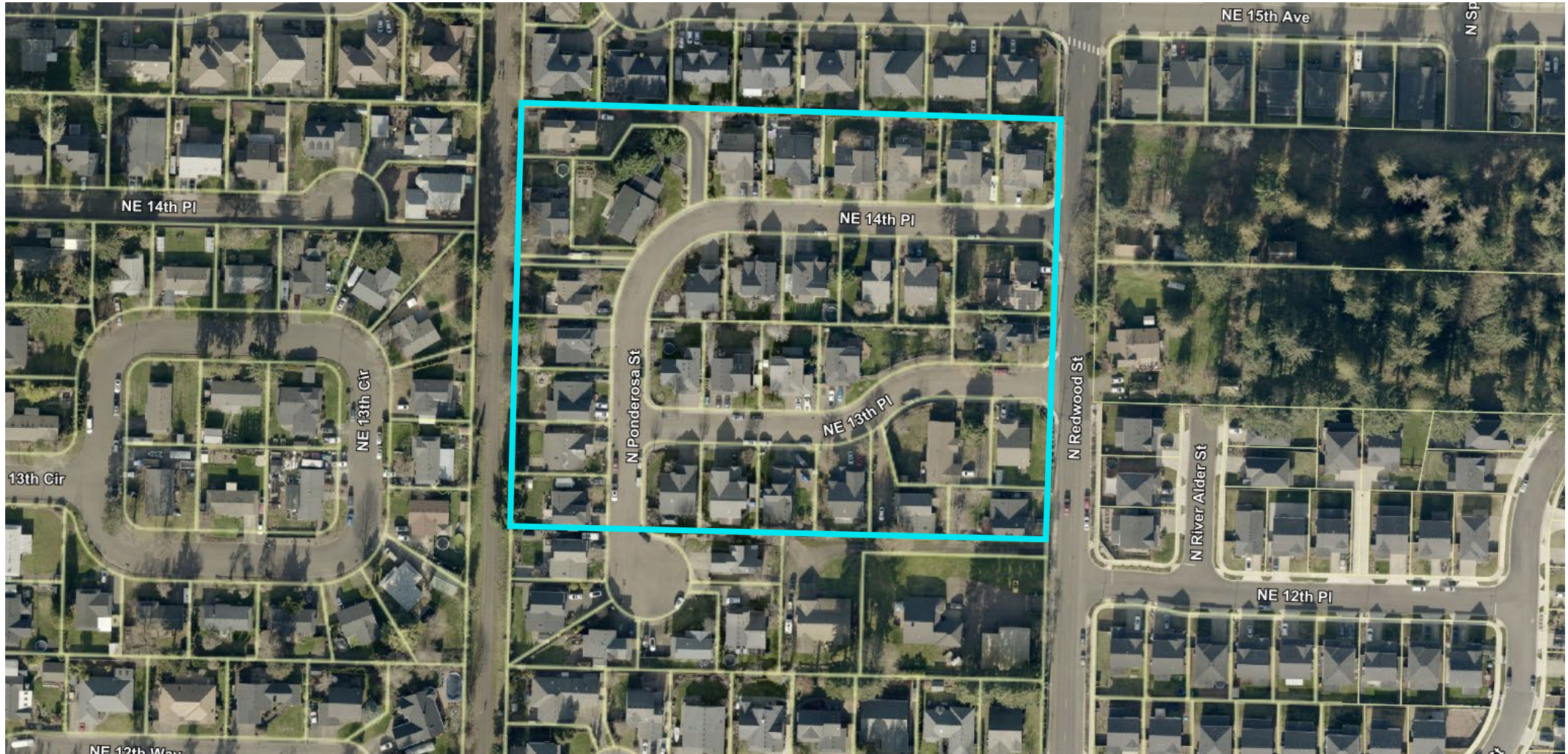


Proposed Designation



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|------------------------|--------------------------------|------------------------|
| Canby UGB | RC Residential Commercial | LI Light Industrial |
| 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 |



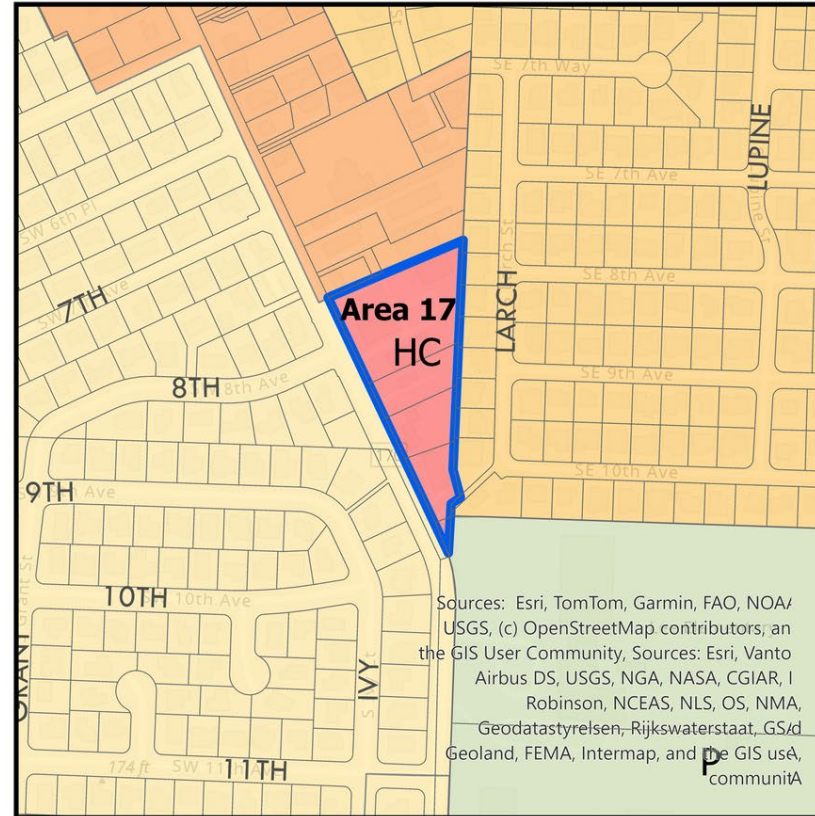


City of Canby | 2026 Comprehensive Map Updates | Area 17

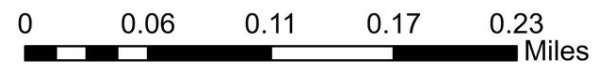
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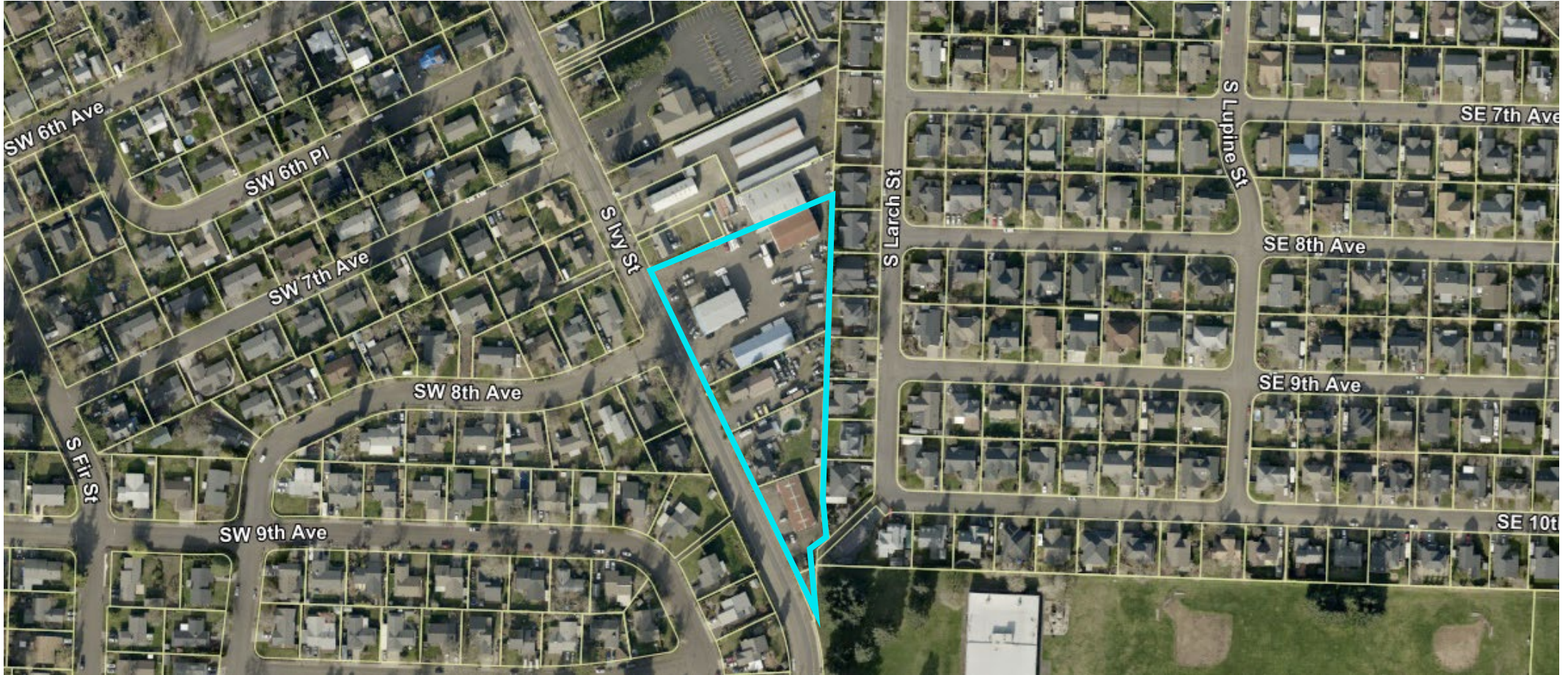


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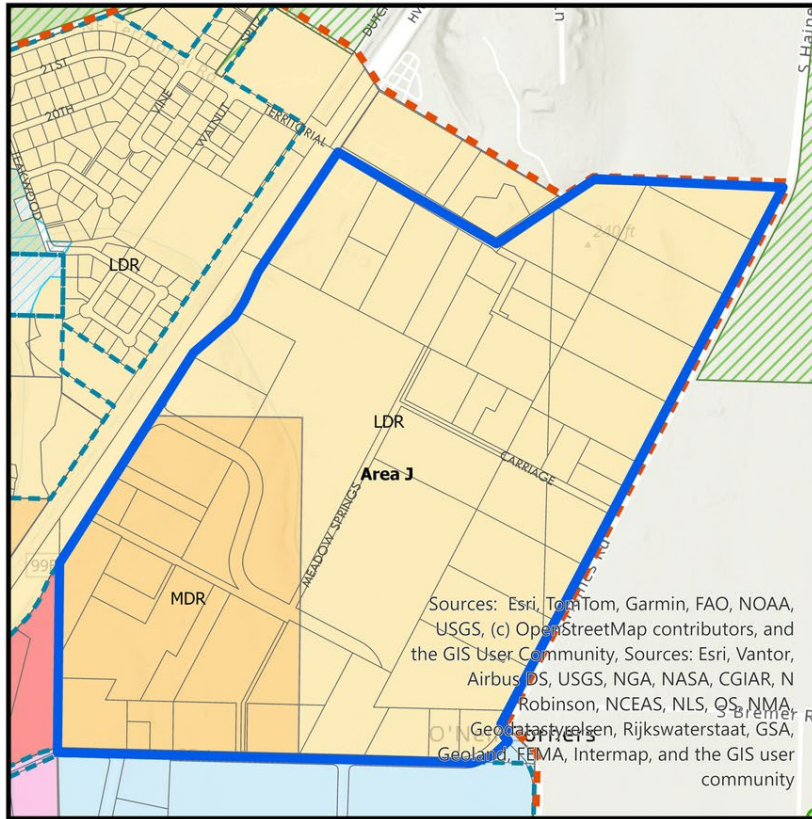




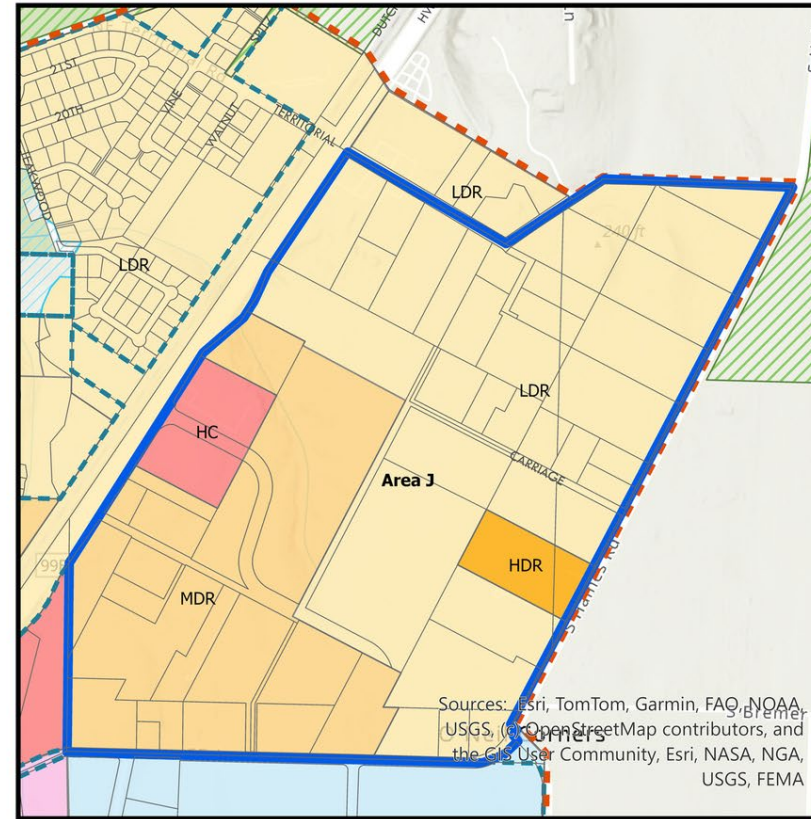


City of Canby | 2026 Comprehensive Map Updates | Special Area J

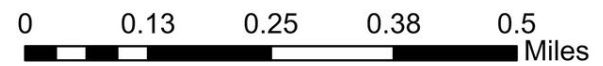
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Proposed Designation



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Next Steps

Next Steps

- State acknowledgement process



Thank You

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