

City of Canby Comprehensive Plan

FINAL REVISIONS JUNE 3, 2026

Don Hardy, Planning Director

May 20 Strategy 1.1 Follow Up

City council discussion around housing using existing septic systems with the city limits and urban growth boundary.

Discussion around desire for city to have incentives for hook ups to sewer for existing development.

Requiring sewer connection for new development within city limits and upon annexation.

Complexity for annexation for existing development when redevelopment will be occurring.

Need for overall ordinance and code update to address the complexity of these issues which include public works and planning staff.

Proposed strategy is intended to guide the development of code language to be developed.

The comprehensive plan strategy sets the policy for code implementation.

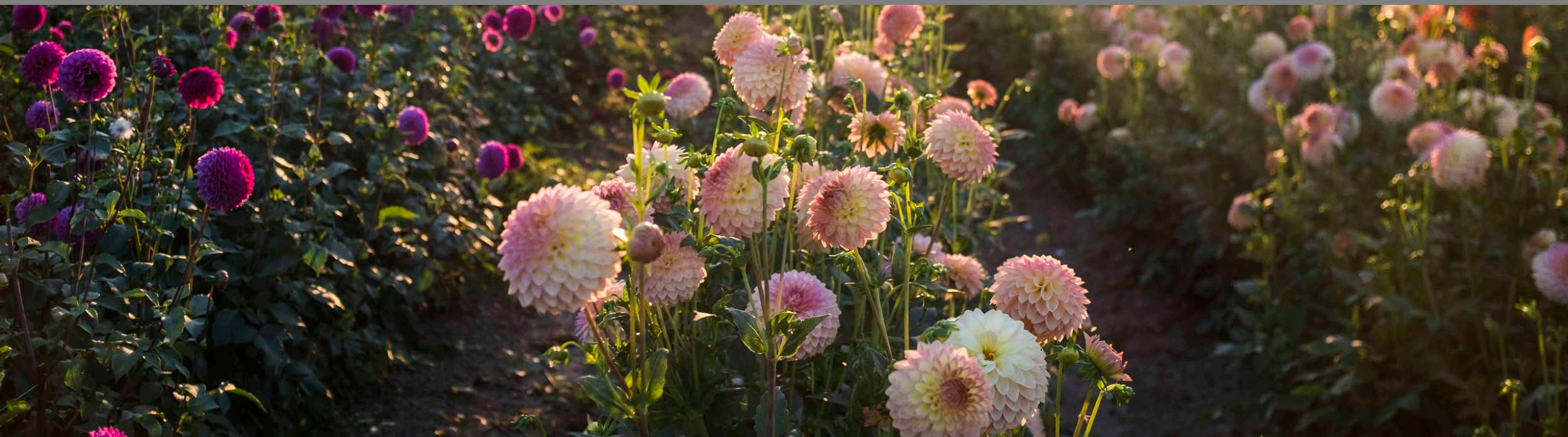
Revised Strategy 1.1

Air, Water, etc., Strategy 1.1., p.51, change from, “Allow functional septic systems to remain in use where practical, and require properties with failing septic systems with the city to connect to the city sewerage system.”

Staff recommends changing to:

“Within the city limits, failing septic systems will be required to connect to city sewer. Existing properly functioning septic systems will be permitted to remain in use but connection to city sewer will be encouraged. The city will develop an incentive program for conversion of existing septic systems within the city limits and urban growth boundary. For city limits and urban growth boundary areas and annexations, require new development to connect city sewer associated with annexation. Require sewer connection agreements with annexations, with stipulated timelines for city sewer connection for existing development.”

Canby UGB Concept Plan



UGB Expansion City Council Work Session
June 3, 2026



UGB Expansion Notes

- UGB amendment process expands the urban growth boundary, but does not assign land uses. Land uses will be assigned through the Canby UGB Concept Plan process.
- However, it is necessary to discuss land uses when determining where to expand the UGB.
- Residential land need includes land needed for homes, parks, neighborhood-serving commercial, and associated infrastructure right-of-way.
- Virtually all of the employment land need is for industrial uses, with less than one acre of commercial land need (not neighborhood commercial associated with residential development).
- “Employment” or “Industrial” can represent a wide variety of land uses, ranging from business park to manufacturing. Canby’s Industrial Zones may be modified through the Concept Plan process.
- Some subareas are only appropriate for residential use (1a, 2, 3, 4, 5, 6, 11). Some subareas are only appropriate for employment use (8, 9). Other subareas are appropriate for either use (1b, 1c, 7, 10).

Final Land Need

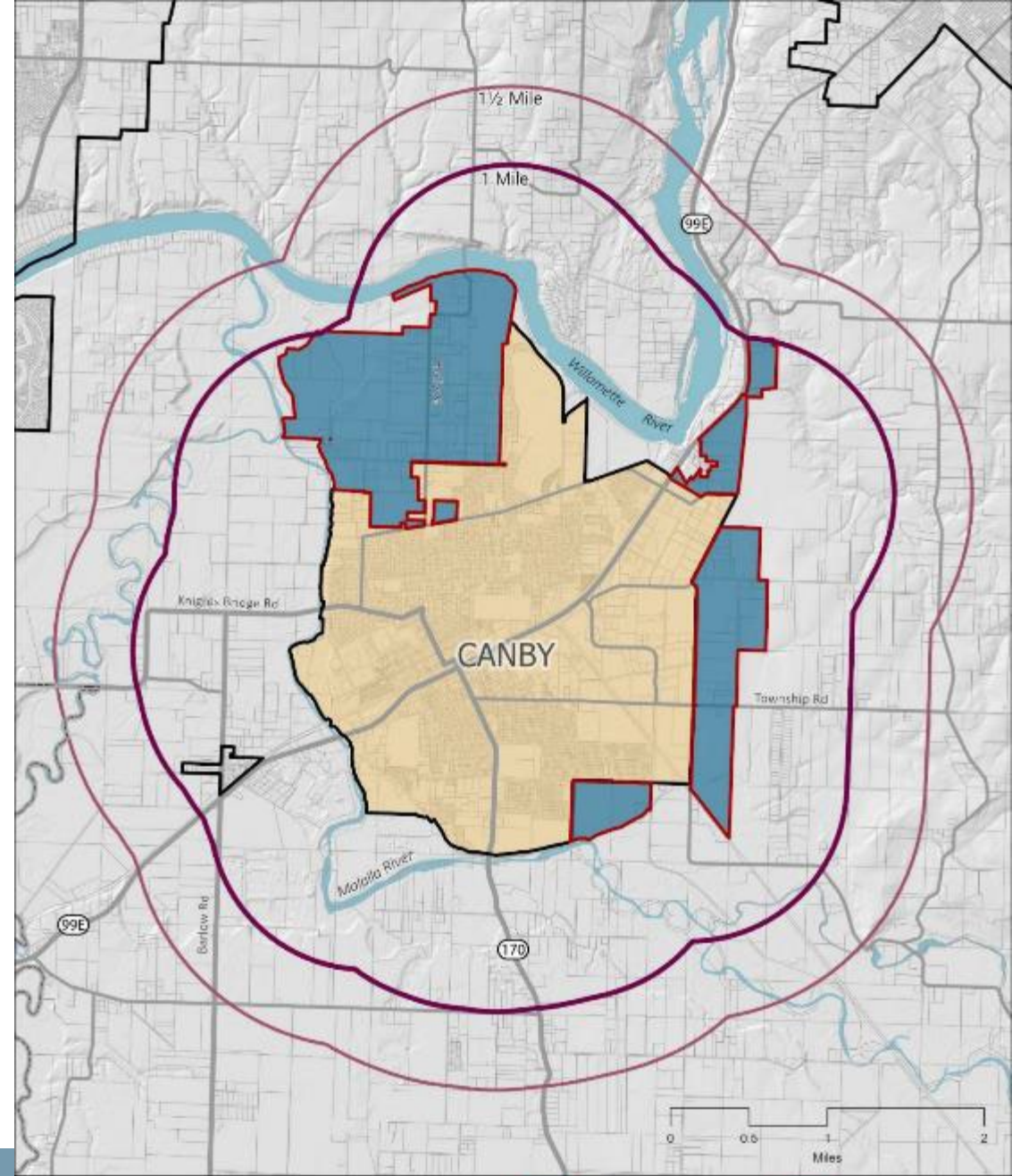
Land Use	Land Need
Residential <i>*Housing and infrastructure</i> <i>Parks</i> <i>**Neighborhood Commercial</i>	Up to 102.5 acres <i>73.1 acres</i> <i>Up to 25.7 acres</i> <i>Up to 3.7 acres</i>
Employment (primarily industrial; 0.70 acres commercial)	439.2 acres
Total UGB Expansion Land Need	Up to 541.7 acres

*Mandatory to accommodate entire residential need.

**Not currently a “safe harbor,” so includes some risk.

Final Study Area

Subarea	Number of Tax Lots	Total Acres (Gross)
1a	49	115.9
1b	16	50.0
1c	14	34.3
2	1	13.0
3	3	60.8
4	3	27.8
5	26	392.5
6	60	345.8
7	3	40.5
8	19	228.0
9	2	112.0
10	5	95.9
11	7	39.0
Total	208	1,555.3



UGB Expansion Recommendation

Environmental Constraints

- 100-Year Floodplain
- Cemetery
- Goal 5 Stream Buffer
- Historic Landmark
- Slope > 10% (industrial) and 25% (residential)
- Title III Wetland
- Willamette River Greenway

Canby UGB Concept Plan Environmental Considerations

- Exception Land
- Resource Land
- Existing UGB

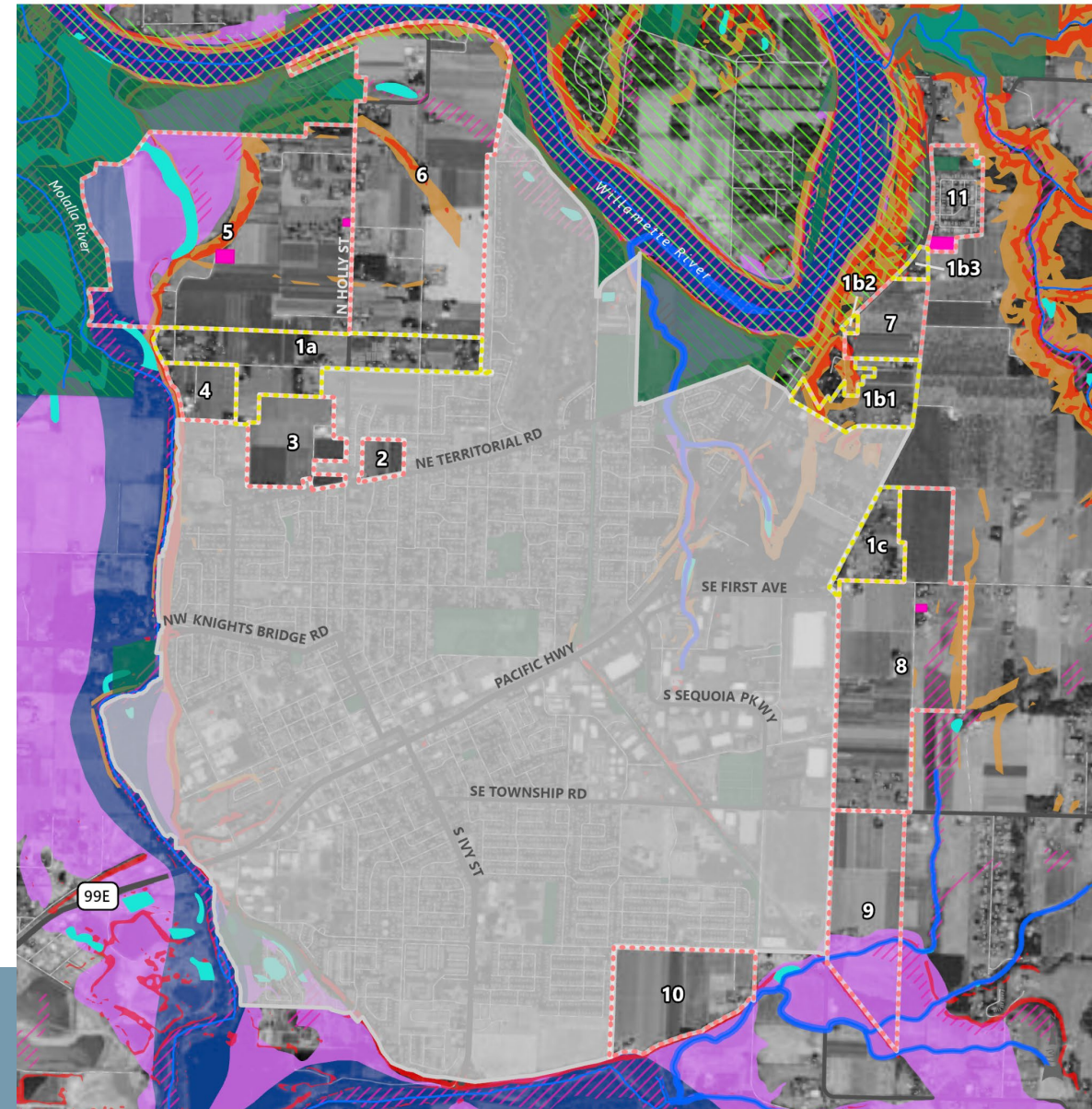
- Parks and Open Space
- 100-Year Floodplain
- Floodway
- Predominately Hydric Soils
- Slopes Over 10%
- Slopes Over 25%

- Goal 5**
- Stream Buffer
 - Title III Wetlands
 - Historic Landmarks
 - Willamette River Greenway

June 2026



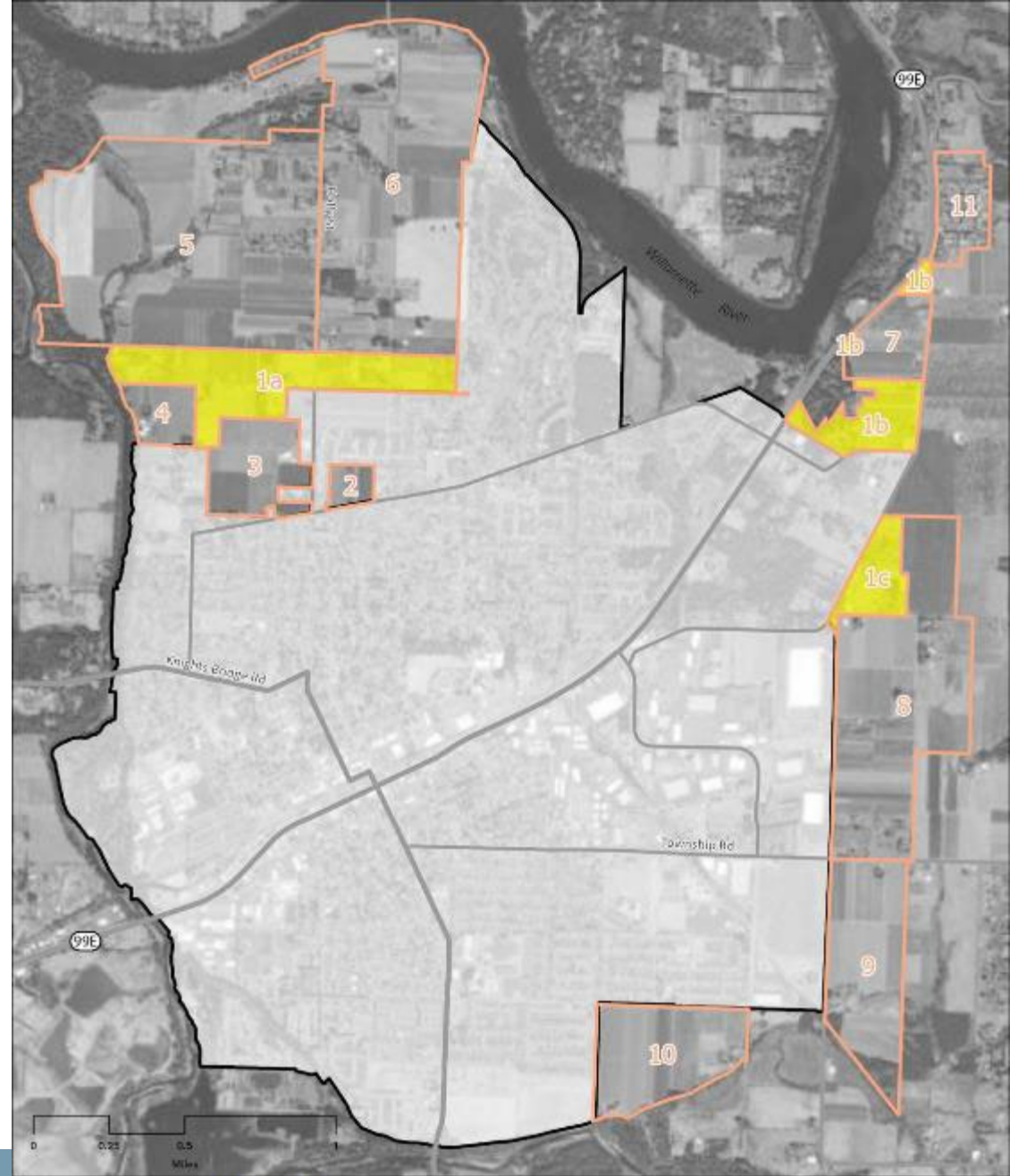
Sources: City of Canby, FEMA, DOGAMI National Wetlands Inventory



Priority #1: Exception Lands

Subareas 1a, 1b, 1c

- 115.9 acres in subarea 1a is sufficient to accommodate the entire residential (73.1 acres) + nearly all of the park (25.7 acres) + neighborhood commercial (3.7 acres) need.
- Subareas 1b and 1c will need to accommodate industrial development.



Subarea	1a	1b	1c
Acreage	116	50	34

Subarea 1a

- 115.9 gross acres; No constrained acres
- Exception land/1st priority for UGB expansion
- Suitable for residential use
- Can accommodate entire residential land need

Recommendation: Add 73.1 acres for residential use.

Recommendation: Add up to 25.7 acres for park use.

Recommendation: Add up to 3.7 acres for allowed neighborhood commercial use.

Subarea 1b and 1c

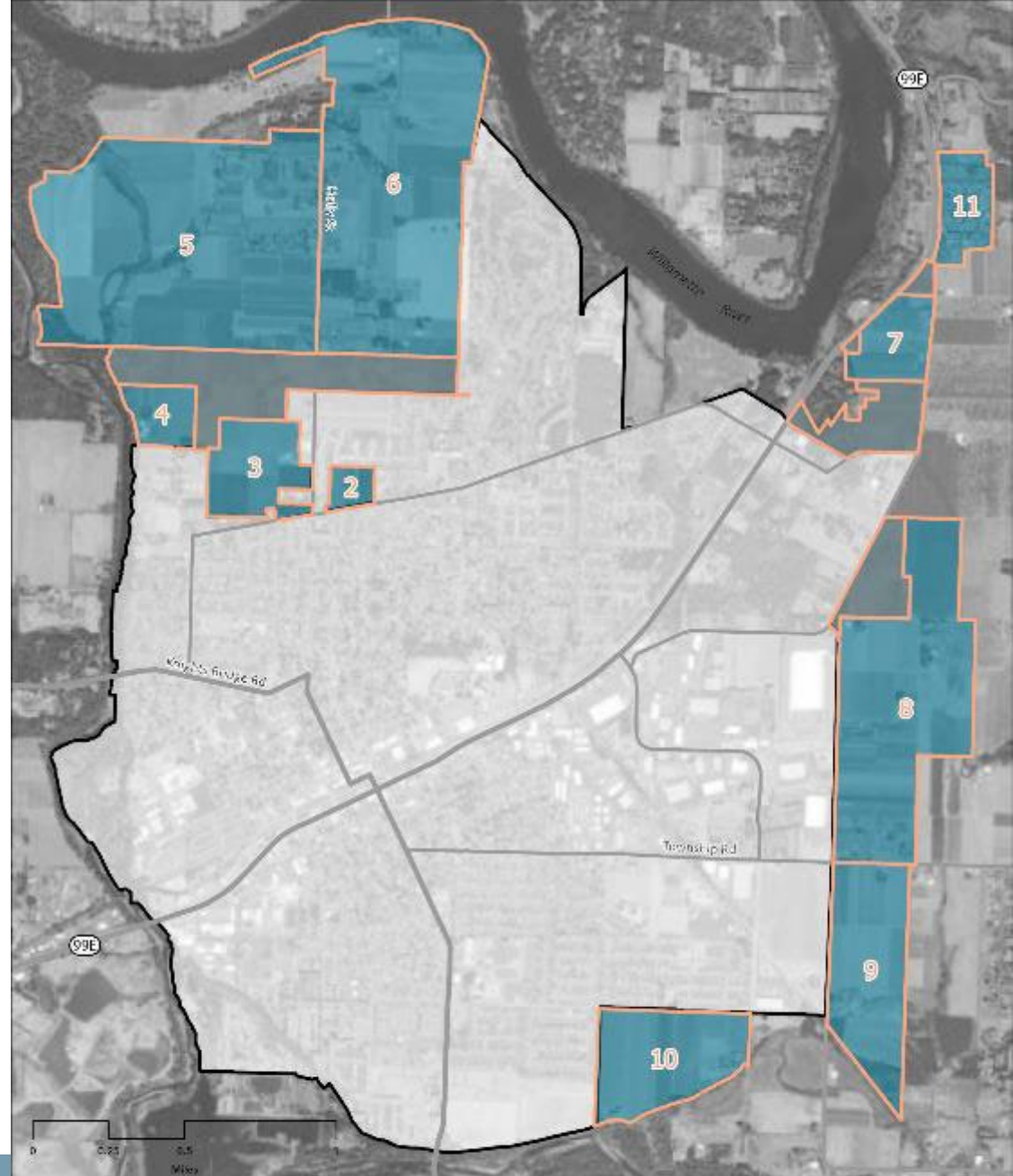
- 1b: 50.0 gross acres; 7.7 constrained acres (Willamette River Greenway, Slope > 10%)
- 1c: 34.3 gross acres; No constrained acres
- Exception land/1st priority for UGB expansion
- Suitable for residential or employment uses, but entire residential need is accommodated in Subarea 1a

Recommendation: Add Subareas 1b and 1c (84.3 acres) to the UGB, including 76.6 unconstrained acres to accommodate a portion of the employment land deficit.

Priority #4: High-Value Farmland

Subareas 2-11

- Subareas 7, 8, 9 – add to UGB for industrial use.
- Subareas 4, 5, 6, 10, 11 – do not add to UGB.
- Subareas 2, 3 – do not add to UGB through this UGB amendment.



UGB	Subarea	1	2	3	4	5	6	7	8	9	10	11
Subareas	Acreeage	200	13	61	28	392	346	41	228	112	96	39

Subarea 2

- 13.0 gross acres; no constrained acres
- 4th (next) priority for UGB expansion
- Suitable for residential use, but entire residential need is accommodated in Subarea 1a

Recommendation: Pursue addition of Subarea 2 to the UGB through a Goal 3, 11, and 14 irrevocable committed exception process at a future date.

Subarea 3

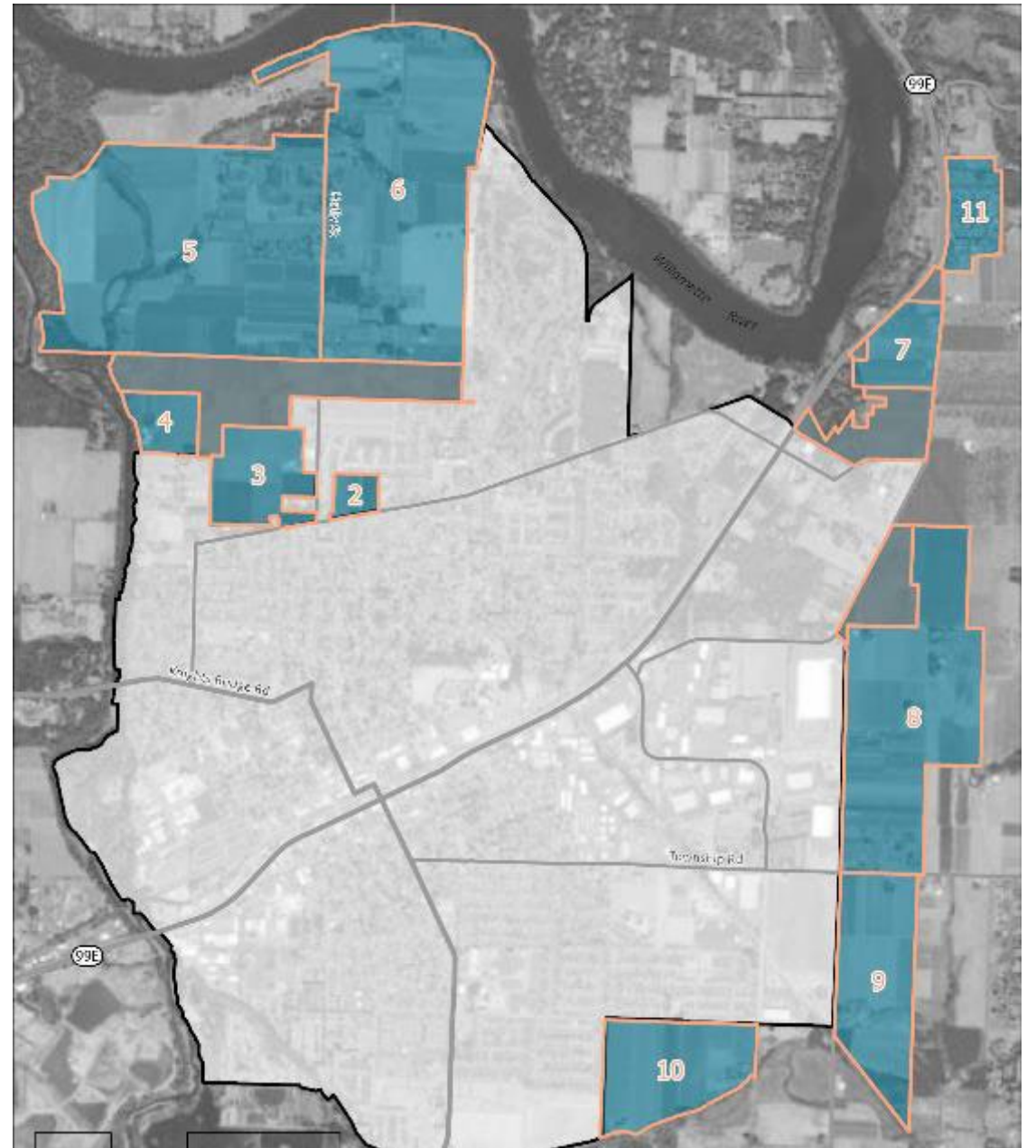
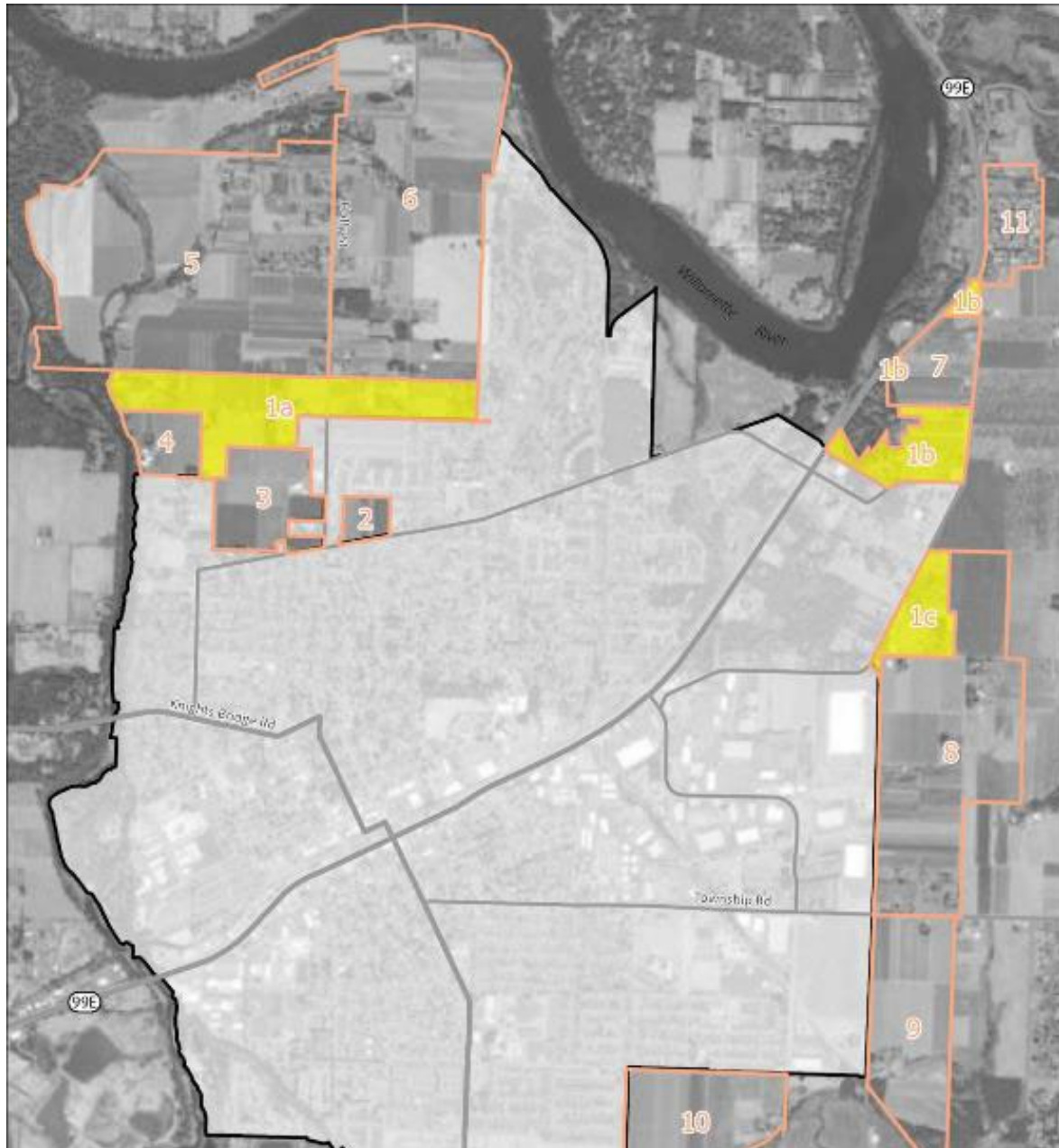
- 60.8 gross acres; no constrained acres
- 4th (next) priority for UGB expansion
- Suitable for residential use , but entire residential need is accommodated in Subarea 1a

Recommendation: Pursue addition of Subarea 3 to the UGB as part of a future amendment through goal exception or standard Goal 14 analysis.

Subarea 4

- 27.8 gross acres; 0.01 constrained acres (100-year floodplain)
- 4th (next) priority for UGB expansion
- Suitable for residential use
- Swan Island Dahlia Farm is an important social, cultural, and economic institution

Recommendation: Do not add any land from Subarea 4 into the Canby UGB.



Subarea 5

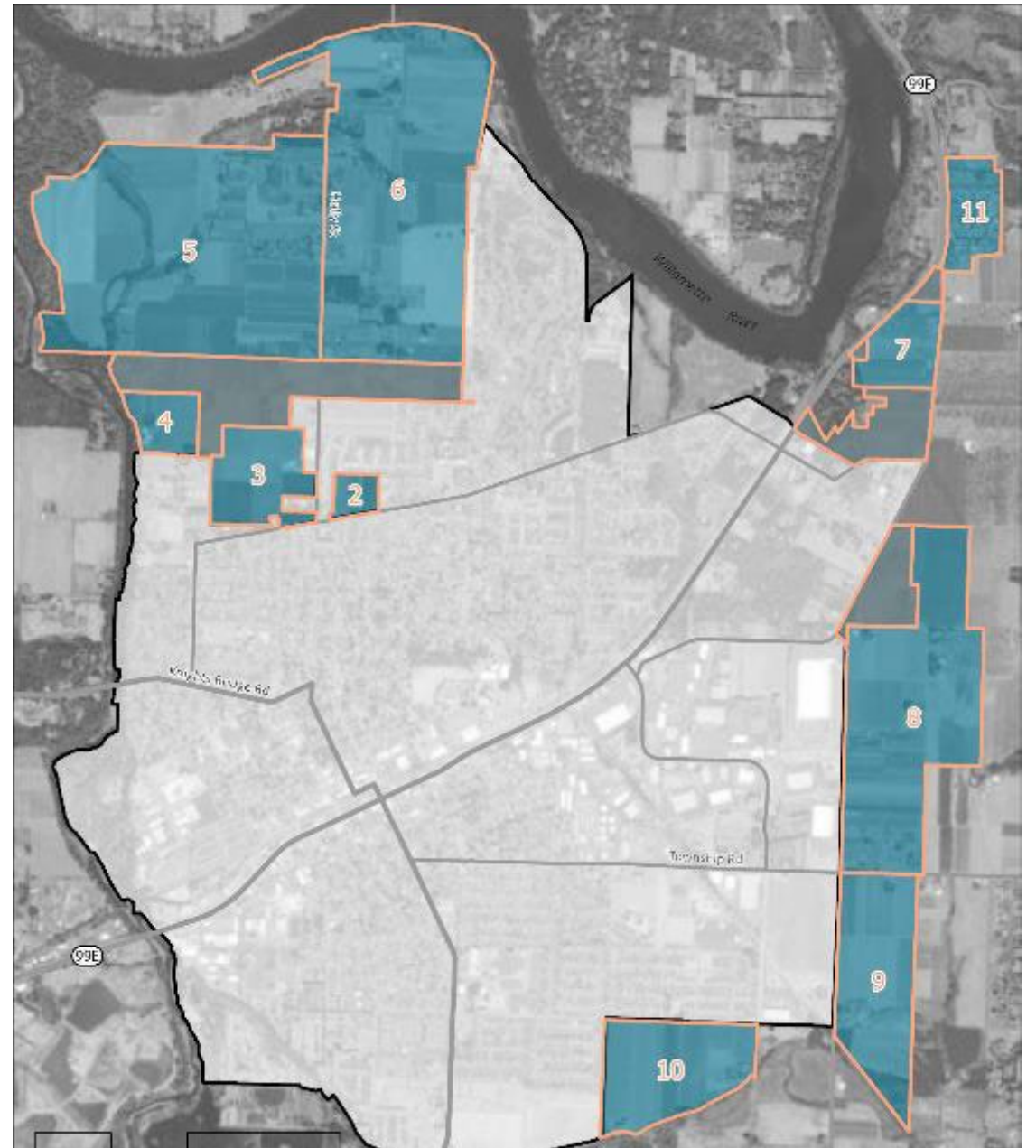
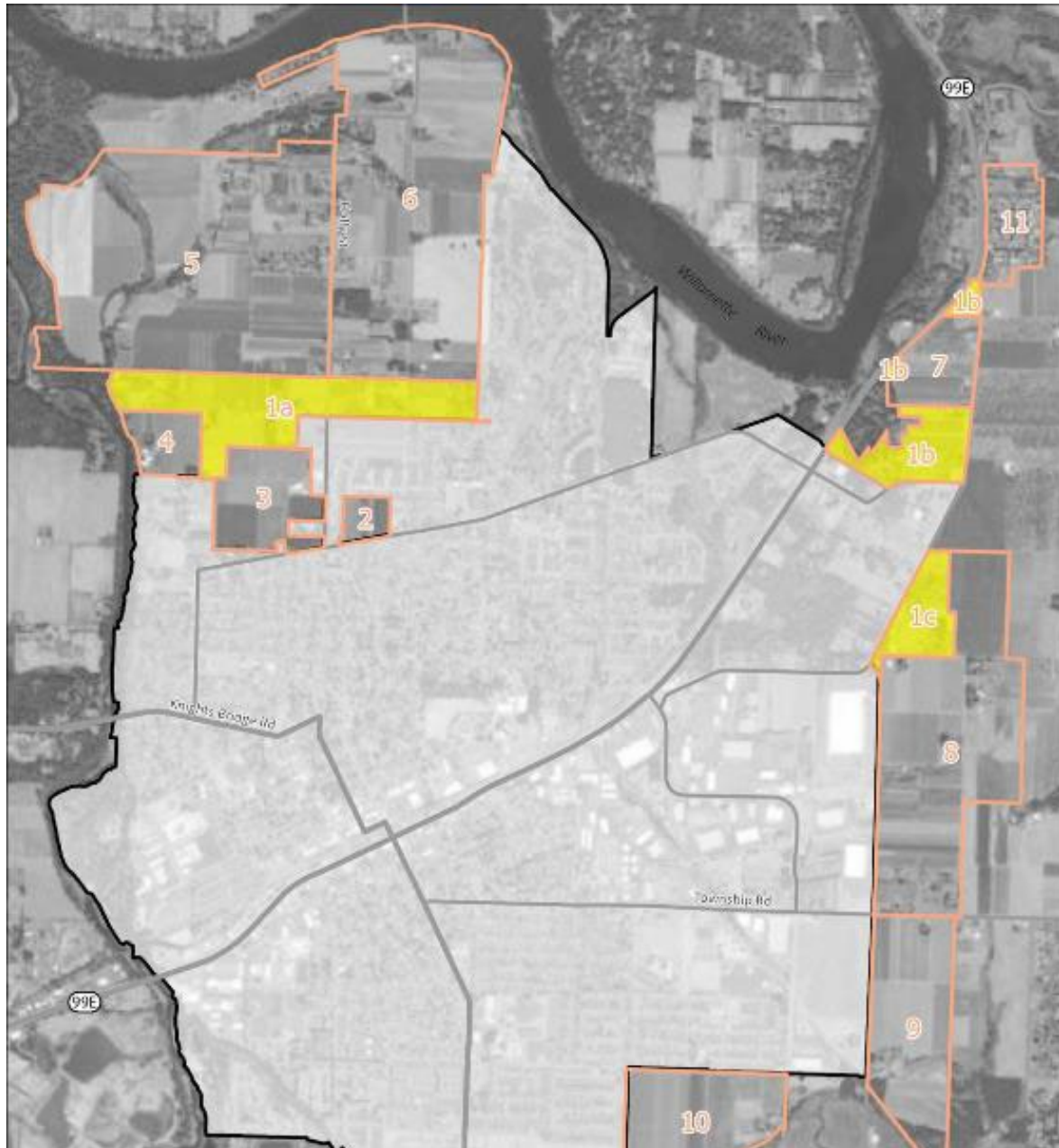
- 392.5 acres; 186.2 constrained acres (Willamette River Greenway, 100-year floodplain, Title III Wetland)
- 4th (next) priority for UGB expansion
- Suitable for residential use , but entire residential need is accommodated in Subarea 1a

Recommendation: Do not add any land from Subarea 5 into the Canby UGB.

Subarea 6

- 345.8 acres; 52.9 constrained acres (Slopes > 10%, 100-Year Floodplain, Title III Wetland, Willamette River Greenway)
- 4th (next) priority for UGB expansion
- Suitable for residential use , but entire residential need is accommodated in Subarea 1a

Recommendation: Do not add any land from Subarea 6 into the Canby UGB.



Subarea 7

- 40.5 acres; 1.8 constrained acres (Slope > 10%)
- 4th (next) priority for UGB expansion
- Suitable for residential or employment uses
- Adjacent to Subarea 1b

Recommendation: Add Subarea 7 (40.5 acres) to the UGB, including 38.7 unconstrained acres to accommodate a portion of the employment land deficit.

Subarea 8

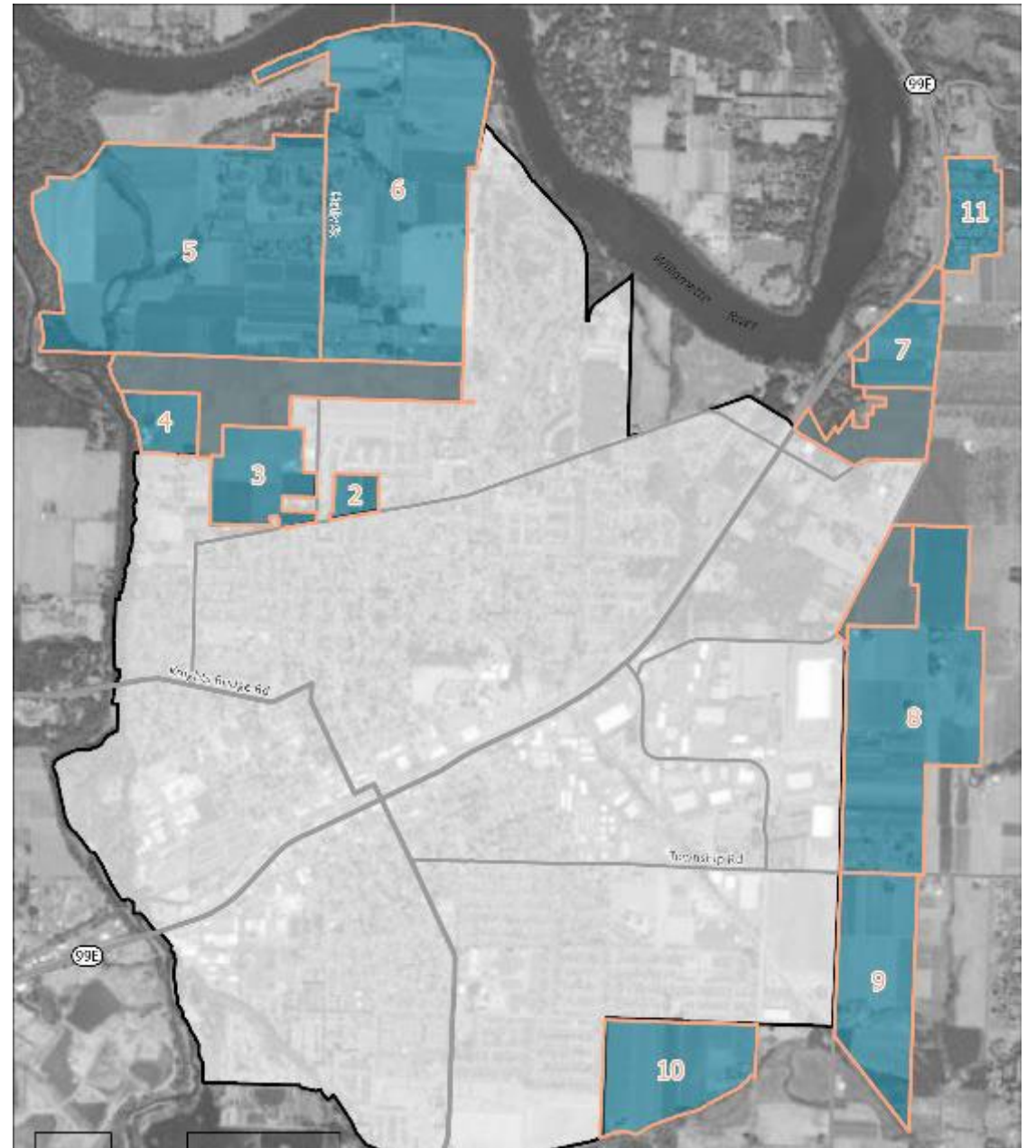
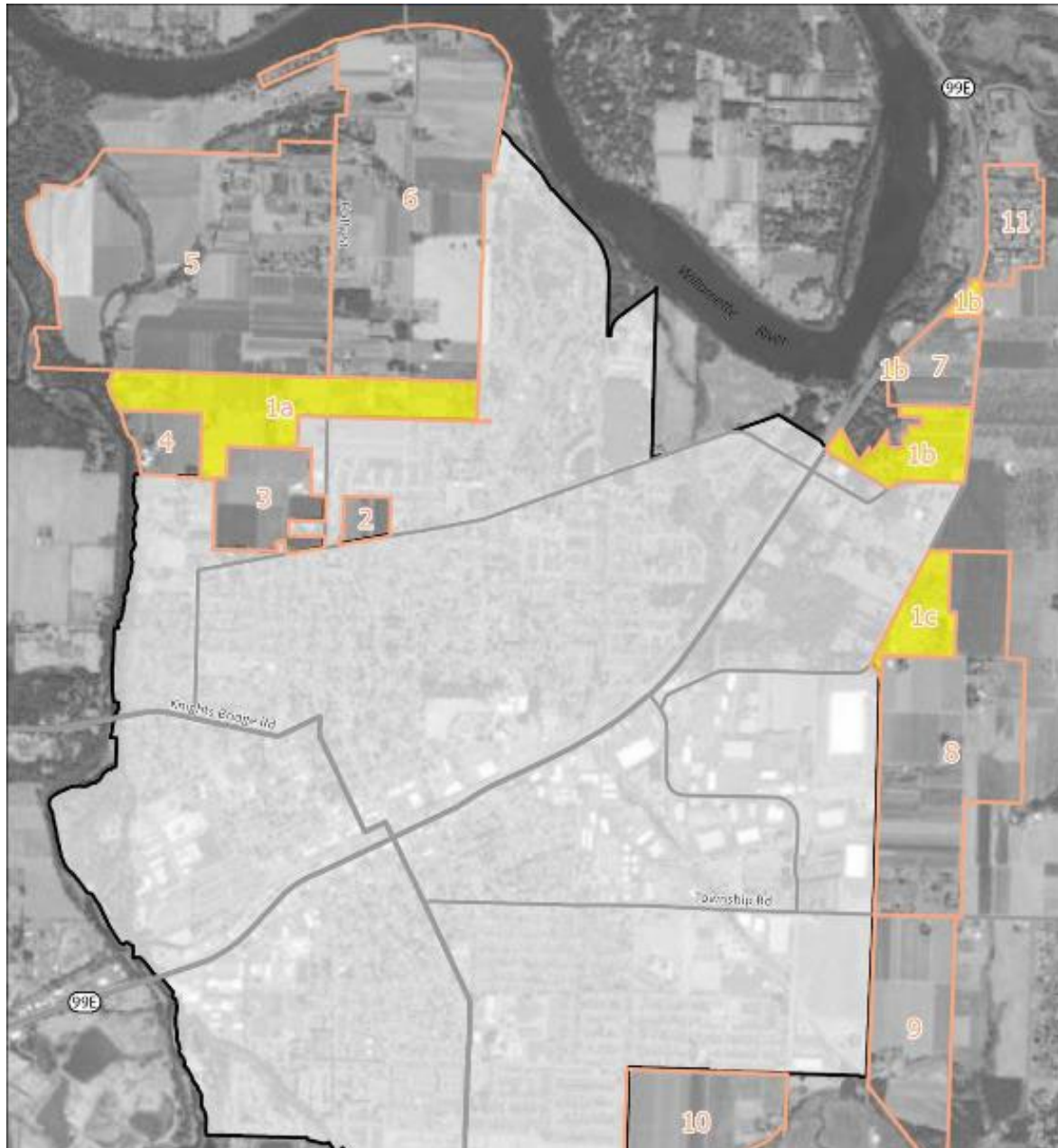
- 227.9 acres; 14.5 constrained acres (Historic Landmark, Slope > 10%)
- 4th (next) priority for UGB expansion
- Suitable for employment uses

Recommendation: Add subarea 8 (227.9 acres) to the UGB, including 213.5 unconstrained acres to accommodate a portion of the employment land deficit.

Subarea 9

- 112.0 acres; 43.1 constrained acres (Goal 5 Stream Buffer, 100-Year Floodplain)
- 4th (next) priority for UGB expansion
- Suitable for employment uses
- City can exclude constrained portion, but if included, it counts towards employment land need

Recommendation: Add subarea 9 (112.0 acres) to the UGB to accommodate a portion of the employment land deficit. Includes 43.1 constrained acres that may be suitable for a sports facility.



Subarea 10

- 95.9 acres; 1.1 constrained acres (Slope > 10%, 100-Year Floodplain)
- 4th (next) priority for UGB expansion
- Suitable for residential or employment uses, but entire residential need is accommodated in Subarea 1a

Recommendation: Do not add any land from Subarea 10 into the Canby UGB at this time as it may be more important for future residential use.

Subarea 11

- 39.0 gross acres; 9.1 constrained acres (Historic Landmark, Slopes > 10%, Cemetery, Title III Wetland)
- 4th (next) priority for UGB expansion
- Built out with manufactured home park and cemetery
- Suitable for residential use, but entire residential need is accommodated in Subarea 1a

Recommendation: Do not add any land from Subarea 11 into the UGB.

UGB Recommendation

- Total 20-year land need = up to 541.7 acres
- UGB amendment recommendation = up to 580.6 gross acres; 543.3 unconstrained acres

Subarea	Gross Acres	Gross UGB Acres	Unconstrained Residential Acres	Unconstrained Nbhd Comm Acres	Unconstrained Park Acres	Unconstrained Employment Acres	Total Unconstrained Acres
1a	115.9	115.9	73.1	Up to 3.7	Up to 25.7		102.5*
1b	50.0	50.0				42.3	42.3
1c	34.3	34.3				34.3	34.3
2	13.0						
3	60.8						
4	27.8						
5	392.5						
6	345.8						
7	40.5	40.5				38.7	38.7
8	227.9	227.9				213.5	213.5
9	112.0	112.0				112.0	112.0
10	95.9						
11	39.0						
TOTAL	1,555.3	580.6	73.1	Up to 3.7	Up to 25.7	440.8	543.3

Upcoming Activities

June – December 2026

- Property Owner Listening Session
- Community Summit
- City Adoption
- County Adoption
- State Acknowledgement

Thank you!

