CITY COUNCIL Agenda

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

JULY 1, 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 may 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@wfmcstudios.org

EXECUTIVE SESSION – 5:30 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)(e): to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

3. **ADJOURN**

REGULAR MEETING – 7:00 PM

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 July 1, 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

a. Presentation of Hometown Hero Award

6. ITEMS REMOVED FROM THE CONSENT AGENDA

7. CONSENT AGENDA

a. Consider Approval of the June 3, 2026, City Council Meeting Minutes. Pg. 1

8. APPOINTMENTS

9. 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 4:30pm on July 1, 2026 with your name and contact information: ridgleyt@canbyoregon.gov; 503-266-0637. Once your information is received, you will be sent instructions to speak.

a. System Development Charges Update
   Consider **Resolution No. 1463:** Approving Updated System Development Methodology and Charges. Pg. 5

b. Setting Fees for Services
   Considering **Resolution No. 1459B:** A Resolution of the City Council of the City of Canby, Oregon, Setting Fees for Services; and Repealing Resolution No. 1450. Pg. 115

10. ORDINANCES & RESOLUTIONS

a. Consider **Resolution No. 1464:** A Resolution of the Canby City Council Amending Resolution No. 1255 to Modify the Meeting Frequency of the Canby Transit Advisory Committee. Pg. 116

11. OTHER BUSINESS

12. CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT

13. MAYOR'S BUSINESS

14. COUNCILOR COMMENTS & LIAISON REPORTS

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
JUNE 3, 2026

PRESIDING: Brian Hodson

STAFF PRESENT: Randy Ealy, Interim City Administrator; Maya Benham, Administrative Director/City Recorder; Peter Wood, Human Resources Director; Don Hardy, Planning Director; Spencer Polack, Interim Public Works Director; Patrick Mahoney, Wastewater Treatment Plant Supervisor, and Nick Erwin, Maintenance Worker III.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:03 p.m.

ROLL CALL: Councilor Padden absent; Councilor Maldonado arrived at 7:03 p.m.; Council President Hensley present; Mayor Hodson present; Councilor Davis absent; Councilor Stearns present; and Councilor Waterman present.

STAFF INTRODUCTION: Spencer Polack, Interim Public Works Director, introduced Nick Erwin, Maintenance Worker III.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: None.

PROCLAMATIONS/SPECIAL PRESENTATIONS: None.

ITEMS REMOVED FROM THE CONSENT AGENDA: None.

CONSENT AGENDA: **Council President Hensley moved to approve the Consent Agenda that included approval of the April 15, 2026, City Council Regular Meeting minutes. Motion was seconded by Councilor Maldonado and passed 5-0.

APPOINTMENTS: **Council President Hensley moved to approve the appointment of Carey Mathews to the Parks and Recreation Advisory Board with a term ending June 30, 2027, and the reappointments of various committees, commission, and board members whose terms were set to expire June 30, 2026. Motion was seconded by Councilor Davis and passed 5-0.

ORDINANCES & RESOLUTIONS: Calendar of Second Readings, Ordinances 1673 and 1670 – Don Hardy, Planning Director, discussed the revised language in the Comprehensive Plan after feedback from the last Council meeting. These were in regard to sewer system hookups for new development and upon annexation and incentives for hookups to sewer for existing development.

Council President Hensley moved to adopt Ordinance 1673, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH ROY HOUCK CONSTRUCTION, LLC IN THE AMOUNT OF $713,812.50 FOR THE 2026 STREET MAINTENANCE PROJECT and Ordinance 1670, AN ORDINANCE ADOPTING THE CITY OF CANBY COMPREHENSIVE PLAN AND

COMPREHENSIVE PLAN MAP CHANGES INCLUDING THE REVISED STRATEGY 1.1. Motion was seconded by Councilor Maldonado and passed 5-0 by roll call vote.

Ordinance 1676 – Randy Ealy, Interim City Administrator, said this amendment was due to an increase in fuel costs. Patrick Mahoney, Wastewater Operator Lead, said there were also increases in driver costs as well.

It was suggested to request a reduction in the price if the costs went down.

****Councilor Waterman moved to approve Ordinance 1676, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE THE FIRST AMENDMENT TO THE PERSONAL SERVICE AGREEMENT WITH HEARD FARMS FOR WASTEWATER SLUDGE HAULING SERVICES; AND DECLARING AN EMERGENCY to come back for second reading on June 17, 2026. Motion was seconded by Councilor Davis and passed 5-0 on first reading.**

PUBLIC HEARING: None.

OTHER BUSINESS: Urban Growth Boundary Update – Don Hardy, Planning Director, introduced Steve Faust with 3J Consulting. They presented information on the UGB Concept Plan. Some UGB expansion notes included: the expansion process would expand the boundary but would not assign land uses, land uses would be assigned through the Canby UGB Concept Plan process, residential and employment land was needed and most of the employment need was for industrial uses, and some subareas were only appropriate for residential and some only appropriate for employment while others were appropriate for either use. The residential land need was up to 102.5 acres and employment land need was 439.2 acres, totaling 541.7 acres for the UGB expansion.

There was discussion regarding the needed residential and possible park land to be brought in.

Mr. Faust then discussed the final study area and the preliminary recommendations for the Urban Growth Boundary expansion. He explained the environmental constraints and priority #1 exception lands in Subareas 1a, 1b, and 1c, with 1a designated for residential development and 1b/1c for employment uses. Subarea 1a could accommodate the entire residential land need with the following recommendations: add 73.1 acres for residential use, add up to 25.7 acres for park use, and add up to 3.7 acres for allowed neighborhood commercial use. The recommendation for Subareas 1b and 1c was to add 84.3 acres to the UGB, including 76.6 unconstrained acres to accommodate a portion of the employment land deficit. Priority #4 was high-value farmland and included Subareas 2-11. The recommendation was to add Subareas 7, 8, and 9 to the UGB for industrial use. Subareas 4, 5, 6, 10, and 11 were not recommended to add. Subareas 2 and 3, while suitable for residential development, were not included due to state priorities requiring exception lands to be brought in first, and because the residential need had already been accommodated through Subarea 1a. Subareas 2 and 3 could potentially be addressed through a subsequent goal exception process rather than the current Urban Growth Boundary expansion process.

Discussion included reasons why they could not pursue Subareas 2 and 3 at this time and how Subarea 1a had priority over Subareas 2 and 3 and had to come in first.

Mr. Faust explained the recommendations for Subareas 7, 8, 9, 10, and 11. He reviewed options for bringing in different parcels of land, noting that Subarea 9 contained constrained acres with floodplain and stream resources that could potentially be used for parkland.

There was discussion that while the initial UGB expansion didn't dictate specific land uses, there were constraints around meeting established residential and employment targets. There was also discussion regarding the possibility of rearranging land uses through the concept planning process while maintaining compliance with state requirements and ODOT's funding conditions.

Mr. Faust said for the total 20-year land need of up to 541.7 acres, the UGB amendment recommendation was up to 580.6 gross acres; 543.3 unconstrained acres. Also discussed were potential changes to the Urban Growth Boundary, with specific attention to areas 2, 3, and 9.

Mr. Hardy outlined plans for upcoming listening sessions and a community meeting, as well as Work Sessions with the Council and Planning Commission.

There was discussion regarding bringing in Subareas 9 and 10 and not developing in just one area, how there was abundant residential land but not abundant employment land, and agreeing to move forward with the next steps in the process, with staff committing to ongoing communication throughout the planning process.

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT: Jorge Tro, Police Chief, and Pete Wood, Human Resources Director, announced they had narrowed the Police Chief candidates to two finalists, James Mitch Cooley and Jason Lindlund, with a community forum scheduled for June 10 at 6 pm at the Police Station. They discussed the recruitment process that was done and upcoming community forum process.

Mr. Ealy said Touch-a-Truck was tomorrow, the Charter Review Committee meeting was on June 11, and Charter Work Session on June 17. Staff was also working on power capacity, E-bike safety, and education on illegal fireworks.

MAYOR'S BUSINESS: Mayor Hodson said the Region 1 Area Commission on Transportation met and discussed summer project updates and construction delays. The Clackamas County Coordinating Committee had their Work Plan meeting this weekend. He thanked the Legion for the Memorial Day Remembrance. If people wanted to be in the Independence Day Parade, contact the Economic Development Department. He reported on the Vietnam trade delegation visit, Canby High School graduate and Olympian Jackie Wyles visit, groundbreaking for the Walnut Street extension, and approval of the budget by the Budget Committee.

COUNCILOR COMMENTS & LIAISON REPORTS:

Council President Hensley attended the Vietnam delegation event, Walnut Street groundbreaking, and Chamber Luncheon with Representative Matt Bunch.

Councilor Maldonado announced there would be a Canby Wrestling team float at the 4th of July parade. There was a free freestyle wrestling program for kids to join. The Baker Prairie band got first and second place at a competition in Seattle. He urged the people dumping trash on Knights Bridge to stop.

Councilor Waterman thanked staff for the bike rodeo. He attended the groundbreaking also.

Councilor Stearns asked about the Street Maintenance Fee. He reminded E-bike riders to watch out for pedestrians. Mr. Ealy would provide an update on the fee at the next meeting.

Councilor Davis thanked staff for the budget process. He discussed the Canby Adult Center remodel and switching contractors. They were continuing to raise funds for the project.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approve the Consent Agenda.
2. Adopted Ordinances 1670 and 1673.
3. Approved Ordinance 1676 to a second reading on June 17, 2026, and declaring an emergency.

Mayor Hodson adjourned the meeting at 8:41 p.m.

Maya Benham, CMC
City Recorder

Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood

CITY COUNCIL Staff Report

Meeting Date: 7/1/2026

To: The Honorable Mayor Hodson & City Council
Thru: Randy Ealy, Interim City Administrator
From: Don Hardy, Planning Director
Agenda Item: Consider **Resolution No. 1463:** A Resolution Approving Updated System Development Methodology and Charges.

Summary

Canby is updating its System Development Charges (for wastewater, stormwater, transportation and parks) which are one-time fees assessed on new construction or redevelopment to offset the impact of growth on public infrastructure for capacity expanding capital improvements.

A 90-day notice was sent to 99 developers for the System Development Charge (SDC) methodology update, meeting the requirement of ORS 223.304, and meeting the requirements for the 30-day notice for a Capital Improvement Plan (CIP) changes under ORS 223.309 (which is the statutory prerequisite to adopt updated CIPs for each of the SDCs). Since the CIPs are already included in the SDC methodology the resolution serves to adopt both the methodology and the CIPs in the document attached to the resolution (i.e. the methodology report).

The SDCs address wastewater, stormwater, transportation, and parks infrastructure needs over the next 20 years. The system development 20-year lists were extensively vetted with the Parks and Recreation Advisory Committee and Transportation System Plan Advisory Committee and City Council. A 60-day notice of the draft SDC Methodology report was posted on the city's website.

The SDC update includes:

- Updated SDC rates (covering stormwater, sewer, transportation and parks) for residential, commercial and industrial development.
- Residential rates would be scaled to home size with 5-cohorts
- A reduced land use category table to make implementing SDCs simpler
- SDC rates are proposed to be phased in over a 3-year period for the parks SDCs, but stormwater, sewer and transportation would not be phased in.

Questions for City Council will include:

- Confirming 3-year phase in for parks SDCs?
- Should single family SDCs be scaled to residential home size (5 Cohorts)?

- SDC Affordable housing reductions will be addressed in a separate ordinance to address, discounted SDC rates, waivers or partial waivers in a future separate ordinance. These are identified in our approved housing production strategies.
- When should rates become effective? Staff recommend a 60-day implementation from adoption timeline to permit staff to have all the revised SDC calculation templates completed, this will be August 31, if the SDCs are adopted by City Council on July 1.
- Should there be a grace period for applicants who have submitted building permit applications to Clackamas County where current SDC rates as still applied? Staff is recommending that applicants in the building permit process that have submitted a building permit to Clackamas County (before the effective date of August 31, 2026) be able to use current Canby SDC charges. This is a fairness issue as those in the building permit process have likely factored in current and not future SDC rates.

Background

The last transportation system plan and last park system development plan charges were adopted in January 2013, and the last stormwater and sanitary sewer system development plan changes were adopted in July 2012.

Discussion

Staff is seeking City Council adoption of the SDC Methodology and New Rates.

Attachments

- Resolution No. 1463
- Draft System Development Charge Update, Sanitary Sewer, Stormwater, Transportation and Parks Public Review Draft, SDC Methodology Report, April 28, 2026
- Draft City of Canby Sanitary Sewer Stormwater 2025 SDC Update, November 2025
- SDC Presentation PowerPoint

Fiscal Impact

The SDC updated fees will generate additional capital project revenue for Canby for anticipated capacity expansion capital improvements.

Options

Approve, approve with conditions or deny the updated SDC Methodology Report and Rates.

Recommendation

Staff is recommending adoption of the SDC Methodology Report and Rates and Canby Capital Improvement Plans included in the SDC methodology report.

Proposed Motion

“I move to adopt **Resolution No. 1463:** A Resolution Approving Updated System Development Methodology and Charges.”

RESOLUTION NO. 1463

A RESOLUTION PPROVING UPDATED SYSTEM DEVELOPMENT METHODOLOGY AND CHARGES

WHEREAS, The City of Canby prepared a system development charge methodology report including proposed rate changes based on 20-year stormwater, sewer, transportation and parks lists, needed to accommodate projected housing and employment needs;

WHEREAS, A 90-day notice was provider to developers pursuant ORS 223.304 and the draft System Development Charge Methodology Report was made available on the Canby website 60 days before July 1, 2026 hearing;

WHEREAS, Since the Canby Capital Improvement Plans (CIP) are already included in the SDC methodology and the resolution serves to adopt both the methodology report and the CIPs;

WHEREAS, system development charges are based on infrastructure needs over the next 20-years, and

WHEREAS, system development 20-year lists were extensively vetted with the Parks and Recreation Advisory Committee and Transportation System Plan Advisory Committee and City Council.

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

1. The Canby City Council hereby approves this resolution to adopt the System Development Charge Methodology, associated rates and the Capital Improvement Plans that are part of the methodology report.

This Resolution will take effect 60 days after July 1, 2026, adoption on August 31, 2026.

ADOPTED this 1st day of July, 2026, by the Canby City Council.

_____
Brian Hodson
Mayor

ATTEST:

_____
Maya Benham, CMC
City Recorder

City of Canby

SYSTEM DEVELOPMENT CHARGE UPDATE: Sanitary Sewer, Stormwater, Transportation and Parks

Public Review Draft
SDC Methodology Report

April 28, 2026

FCS a Bowman company

TABLE OF CONTENTS

Section I. INTRODUCTION

This section describes the project scope and policy context upon which the body of this report is based.

I.A. BACKGROUND

The City of Canby (City) provides a variety of services to its residences, including sanitary sewer, stormwater, transportation and parks. The City applies system development charges (SDCs) to recover eligible infrastructure costs and provide partial funding for the capital needs of these different systems.

In addition, water SDCs are also charged by Canby Utilities on new development within its serviced area, which includes areas within the city municipal boundary. In general, SDCs are charged to all new developments within the City's boundaries and are applied to future annexation areas within the Canby Urban Growth Boundary (UGB).

The City of Canby's current FY 2025-26 SDCs are summarized below.

Canby Existing SDCs per Unit of New Development, 2025-26

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	$3,816	$3,051	$3,051	$3,816	*per 155 gpd*
Storm	$332	$235	$124	$35	*per ELDT*
Parks	$7,784	$8,068	$6,645	$628	*per job*
Transportation	$4,612	$3,229	$2,436	$484	*per ELDT*
Total	**$16,544**	**$14,583**	**$12,256**	**varies**	

Source: Canby Master Fee Schedule, 2024-2025.

** Reflects preliminary estimates for mobile homes.*

ELDT = Equivalent Length Daily Vehicle trip end.

The City engaged FCS, *a Bowman Company*, to update the City's transportation and parks SDCs.

The City also engaged Curran-McLeod Consulting Engineers to prepare a methodology for updating the City's sanitary sewer and stormwater SDCs.

This report summarizes the methodology used for calculating the new transportation, parks, sanitary sewer and stormwater SDCs which are expected to go into effect later in 2026.

I.B. POLICY

Canby's SDCs are enabled by state statute, and authorized by local ordinance, within the constraints promulgated by the United States Constitution.

I.B.1. Oregon Statutes

Oregon Revised Statutes (ORS) 223.297 to 223.314 enable local governments to establish SDCs, which are one-time fees on development that are paid at the time of development or redevelopment that creates additional demand for capital facilities. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future users (i.e., growth).

ORS 223.299 defines three types of SDCs:

- A **reimbursement fee** that is designed to recover "costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists"
- An **improvement fee** that is designed to recover "costs associated with capital improvements to be constructed"
- A **compliance fee** that reflects the costs of complying with the state statutes and related annual administrative expenses.

ORS 223.304(1) states, in part, that a reimbursement fee must be based on "the value of unused capacity available to future system users or the cost of existing facilities" and must account for prior contributions by existing users and any gifted or grant-funded facilities. The calculation must "promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities." A reimbursement fee may be spent on any capital improvement related to the system for which it is being charged (whether cash-financed or debt-financed).

ORS 223.304(2) states, in part, that an improvement fee must be calculated to include only the cost of projected capital improvements needed to increase system capacity for future users. In other words, the cost of planned projects that correct existing deficiencies or that do not otherwise increase capacity for future users may not be included in the improvement fee calculation. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is charged (whether cash-financed or debt-financed).

In addition to the reimbursement and improvement fees, ORS 223.307(5) states, in part, that "system development charge revenues may be expended on the costs of complying" with state statutes concerning SDCs, including "the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures."

I.B.2. Local Ordinance

The existing Canby City Code authorizes and governs the imposition and expenditure of SDCs in the City. Currently, City Resolution No. 1149 (effective January 16, 2013) applies to SDCs for transportation and park systems. Resolution No. 1268 (effective 2017) applies to SDCs for sanitary sewer and stormwater.

I.B.3. United States Constitution

The United States Supreme Court has determined that SDCs, impact fees, or other exactions that comply with state and/or local law may still violate the United States Constitution if they are not proportionate to the impact of the development. The SDCs calculated in this report are designed to meet all constitutional and statutory requirements.

In 2024, the United States Supreme Court case: *Sheetz v. County of El Dorado, California* determined that SDCs (development impact fees) are a legitimate power of local government.

Key Points from the Sheetz case:

1. **Monetary exactions** (like SDCs) imposed as a condition for land-use permits are subject to the same constitutional scrutiny as physical takings.
2. The Court reaffirmed the **Nollan/Dolan** standard:
    - **Nollan v. California Coastal Commission (1987)**: There must be an "essential nexus" between the condition and the government's interest.
    - **Dolan v. City of Tigard (1994)**: The condition must be "roughly proportional" to the impact of the proposed development.
3. The Court rejected the idea that legislatively imposed fees are exempt from this scrutiny.

In general, the Sheetz decision **limits the ability of local governments to impose *blanket or programmatic development impact fees without individualized assessments*.**

Canby continues to comply with all state and federal laws and requirements surrounding SDCs. SDCs in Canby are individualized assessments based on the calculated system impact that's proportional to the City's capital-related cost of the system. Canby SDCs are not programmatic fees and thus comply with the Sheetz ruling since they take into account existing and planned capital improvement capacity and program needs (capital projects) that are required to address systemwide capacity that's owned and/or maintained by the City of Canby.

I.C. SDC METHODOLOGY OVERVIEW

In general, SDCs are calculated by calculating a reimbursement fee component (if applicable) and an improvement fee component—both with potential adjustments. Each component is calculated by dividing the eligible cost by growth in units of demand. The unit of demand becomes the basis of the charge. **Exhibit 1** provides an overview of the SDC calculation equation:

Exhibit 1: SDC Equation

$$\frac{\text{Eligible costs of excess capacity in existing facilities} + \text{Eligible costs of capacity-increasing capital improvements} + \text{Costs of complying with Oregon SDC law}}{\text{Units of growth in demand (e.g., new residents)}} = \text{SDC per unit of growth in demand}$$

The methods for calculating each component of an SDC differ slightly depending on the utility. The calculations for all four SDCs (sanitary sewer, storm sewer, parks and transportation) are detailed in the following sections.

It should be noted that the City is currently in the process of evaluating locations for expansion of the Canby Urban Growth Boundary (UGB). This Canby SDC methodology report considers the growth in system demand (shown as the denominator in Exhibit 1) as the expected change in new development within the defined service areas for each facility type over the next 20 years.

Section II. SANITARY SEWER AND STORMWATER SDCs

This section summarizes the calculations of the maximum allowable sanitary sewer and stormwater SDCs. Please refer to **Appendix A** for more detailed information and assumptions.

The City recently updated the Sanitary Sewer Facilities Plan and the Stormwater Master Plan in 2023-2025, to adopt and update the Capital Improvement Plans (CIP) for these facilities, which are reflected in Appendix A.

This SDC methodology report incorporates the growth assumptions and CIPs from the Sanitary Sewer Master Plan and Stormwater Master Plan report and index the costs to determine the maximum allowable SDCs in Fiscal Year (FY) 2025-26 dollar amounts.

II.A. SANITARY SEWER

II.A.1. Unit of Measurement

The calculation of projected growth begins with defining the units by which current and future demand will be measured. Then, using the best available data, we quantify the current level of demand and estimate a future level of demand. The difference between the current level and the future level is the growth in demand that will serve as the denominator in the SDC calculations. The sanitary sewer and stormwater SDCs are based on an FY 2025-26 population for the Canby Service Area of 26,100 residents.[1]

Sanitary Sewer SDCs are based on the average dry weather waste flow from a typical single family residential unit, which is adopted to be one Equivalent Dwelling Unit (EDU). For the sanitary sewer SDC all residential units are considered one EDU per family unit, whether located in a detached single-family home or in a multi-family structure.

Commercial/Industrial EDUs are more difficult to calculate because the waste flow varies depending on the business activity. As a result, Commercial/Industrial EDUs are determined based on the amount of waste flow to determine the equivalent number of residential units. Based on the 2017 Wastewater Facilities Plan Update, the average waste flow is 60 gallons per capita per day (gpc/d) including residential, commercial, and industrial. Based on an estimated 10% commercial industrial contributions, the remaining residential only loading is 55 gpc/d. Using the Portland State University Population Research Center data, the average household in Canby has 2.8 Persons Per Household

[1] Note, these adopted estimates and growth forecasts for population, household size and EDUs for Sanitary Sewer and Stormwater facilities within the Canby Service Area differ in base year from that assumed for the current and future Canby UGB.

(PPH). As a result, the definition of one EDU is unchanged from the 2017 methodology at a total of 155 gallons per day, or 625 cubic feet per month per EDU.

II.A.2. Growth Assumptions

The calculation of projected growth begins with defining the units by which current and future demand will be measured. Then, using the best available data, we quantify the current level of demand and estimate a future level of demand. The difference between the current level and the future level is the growth in demand that will serve as the denominator in the SDC calculations. The sanitary sewer and stormwater SDCs are based on an FY 2025-26 population for the Canby Service Area of 26,100 residents.

II.A.3. Credits for Eligible Construction

By statute, credits must be issued for eligible improvements required to be constructed by private development. SDC credits are required for the oversized component of any on-site improvements, and for all eligible off-site improvements. To receive credit, the project must be a qualified public improvement contained in the Capital Improvement Plan and required as a condition of development approval.

The minimum line size for sanitary sewer improvements in the City of Canby is defined by DEQ to be an 8" diameter pipe. Anytime a developer is required to construct an onsite sewer line greater than 8" diameter, a credit for the cost of oversizing the line will apply. If a developer is required to build an eligible off-site improvement, a credit will be provided for the entire cost.

The credit for oversizing and upsizing is based on the actual cost of construction. Developers are required to submit actual contractor's cost for review and approval by the City to determine available credits. The construction costs will be increased by 15% to account for eligible engineering and administration costs.

The estimated value of eligible sanitary sewer pipe construction credits is shown below. See Appendix A for more detail.

Sanitary Sewer Piping System Estimated Value of Construction Credits

Line Size (in)	8	10	12	15	18
Construction Cost (per lf)	$ 235	$ 260	$ 275	$ 295	$ 315
Oversize Credit (per lf)	$ -	$ 25	$ 40	$ 60	$ 80

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

II.A.4. Sanitary Sewer CIP

Exhibit 2.1 contains the Capital Improvement Plan for future improvements identified in the 2020 Wastewater Facilities Plan Update and projects identified by City staff. The cost estimates shown in **Exhibit 2.1** are based on the November 2025 ENR CCI of 14,098.

Please refer to Appendix A for a description of projects identified in the CIP, and detailed SDC calculations.

Exhibit 2.1 Canby Sanitary Sewer CIP

	Project Description (2020 Facility Plan CIP No.)	Priority (yrs)	Total Cost	Eligible Cost	Capacity MGD	Cost per Gallon
Wastewater Treatment & Disposal:						
1	WWTP Site Improvements (2)	1-5	$ 546,000	Added to Reimbursement Line 1.1		
2.1	Power Dist/PLC (50%) (9)	1-5	$ 374,400	$ 187,200	2.8	0.067
2.2	Power Dist/PLC (50%) (9)	1-5	$ 187,200	Moved to Reimbursement Line 13.1		
3	UV Disinfection System (3)	1-5	$ 1,095,000	$ 547,500	2.8	0.196
4	Outfa l Diffuser/Mixing Zone (7)	1-5	$ 124,800	$ 124,800	2.8	0.045
5	New Pri Clarifier #2 (1)	1-5	$ 1,092,000	Moved to Reimbursement Line 25.1		
6	Aux Generator 1 Upsizing (13)	1-5	$ 750,000	$ 750,000	2.8	0.268
7	Building Compliance Upgrade	1-5	$ 250,000	$ 250,000	2.8	0.089
8	Dewatering Equip (50%) (4)	1-5	$ 1,095,000	$ 547,500	2.8	0.196
9	PW Fuel Fi ling Station	1-5	$ 350,000	$ 350,000	2.8	0.125
10	Pri Clarifier #1 Equip (50%) (10)	6-10	$ 499,200	$ 249,600	2.8	0.089
11	Sludge Conditioning Basin 2 (14)	6-10	$ 873,600	$ 873,600	2.8	0.312
12	Lime Silo Relocation (15)	6-10	$ 124,800	$ 124,800	2.8	0.045
13	RV Septage Receiving Sta (17)	6-10	$ 218,400	$ 218,400	2.8	0.078
14.1	RAS/WAS PS Impr (50%) (1)	6-10	$ 202,800	$ 101,400	2.8	0.036
14.2	RAS/WAS PS Impr (50%) (1)	6-10	$ 104,000	Added to Reimbursement Line 8.1		
15	Equipment & Maint Building (5)	11-20	$ 582,400	Added to Reimbursement Line 25.2		
16	Odor Control (8)	11-20	$ 499,200	$ 499,200	2.8	0.178
17	Pressate Storage Basin Impr (6)	11-20	$ 301,600	Added to Reimbursement Line 25.3		
18	Effluent Irrigation System (12)	11-20	$ 748,800	$ 748,800	2.8	0.267
19	Sludge Pond Repairs (11)	6-10	$ 124,800	$ 124,800	2.8	0.045
Collection System Improvements:						
1	S Ivy St, 1st to 10th (1)	1-5	$ 681,200	Moved to Reimbursement Line 31.1		
2	S Ivy St 10th to 13th (2)	1-5	$ 213,200	Moved to Reimbursement Line 31.1		
3	N Locust, 4th to 10th CO (3)	1-5	$ 426,400	$ -	1.61	0
4	N Maple, 10th to 14th CO (4)	1-5	$ 78,000	$ -	1.61	0
5	Hwy 99E to SE 1st Extension (5)	1-5	$ 572,000	$ 572,000	1.61	0.355
6	N 9th, Locust to Knott (6)	1-5	$ 49,920	$ -	1.61	0
7	NE 12th Sewer, E of Ivy St CO (7)	6-10	$ 37,440	$ -	1.61	0
8	N Pine Sewer Extension (8)	6-10	$ 156,000	$ 156,000	1.61	0.097
9	S 2nd Ave Trunk, 10" R26 to R39	11-20	$ 374,400	$ 374,400	1.61	0.233
Pump Station Improvements						
1	S Ivy Pump Station (1)	1-5	$ 540,800	Moved to Reimbursement Line 39.1		
2	Knights Bridge PS Removal (2)	1-5	$ 873,600	$ 436,800	1.61	0.271
3	Safeway PS Removal (3)	1-5	$ 811,200	Moved to Reimbursement Line 37		
4	3rd & Baker PS Improvements (6)	6-10	$ 426,400	Moved to Reimbursement Line 33.1		
5	Hazel Dell PS Access (7)	6-10	$ 64,480	$ 64,480	1.61	0.04
6	N Birch Street Pump Station (4)	11-20	$ 374,400	$ 374,400	1.61	0.233
7	NE 22nd Ave Pump Station (5)	11-20	$ 374,400	$ 374,400	1.61	0.233
8	Pine Street PS Removal	1-5	$ 213,200	Moved to Reimbursement Line 39.2		
Master Planning & Permitting						
1	Master Plan & SDC Update (18)	11-20	$ 62,400	$ 62,400	2.8	0.022
TOTAL			**$ 16,473,440**	**$ 8,112,480**		**3.518**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

II.A.5. Sanitary Sewer Reimbursement Fee Assets

The Reimbursement Fee is intended to quantify the value of all existing improvements available to serve future demands. **Exhibit 2.2** lists the current value of each component of the sewerage system that has additional capacity to serve future development, based on replacement costs adjusted to the November 2025 ENR CCI of 14,098. The current value is then divided by the capacity in gallons per

day of each existing facility to determine the cost per gallon based on average dry weather flow (ADWF).

Exhibit 2.2 Canby Sanitary Sewer Assets

Capital Asset		Replacement Value 2022	Capacity mgd	$/gal
Treatment Facility				
1	WWTP Land & Site Improvements, 13.17 Ac	$ 2,710,000	2.8	0.968
1.1	WWTP Site Improvements	$ 550,000	2.8	0.196
2	Wi lamette River Wayside, 26 Ac	$ 1,100,000	2.8	0.393
3	Headworks, Grit, Screen, RS Pumping	$ 3,565,000	2.8	1.273
4	Control Building, O fice, Staff Facilities	$ 1,510,000	2.8	0.539
5	Primary Clarifier, Headworks, Sludge PS	$ 1,660,000	2.8	0.593
6	BNR Aeration Basins (2)	$ 4,665,000	2.8	1.666
7	Blower Building, Blowers, Standby Power	$ 1,785,000	2.8	0.638
8	Secondary Clarifiers (2), RAS/WAS PS	$ 3,430,000	2.8	1.225
8.1	RAS/WAS Pump Station	$ 105,000	2.8	0.038
9	Effluent Filtration Building & Equipment	$ 2,195,000	2.8	0.784
10	UV Disinfection Building & Equipment	$ 1,100,000	2.8	0.393
11	Effluent Metering Basin, Reuse PS	$ 660,000	2.8	0.236
12	Outfa l Pipe & Diffusers	$ 1,715,000	2.8	0.613
13	Power Dist Network (updated 2017)	$ 1,715,000	2.8	0.613
13.1	Power Distribution/PLC Upgrades	$ 190,000	2.8	0.068
14	Lab Building & 2017 expansion	$ 535,000	2.8	0.191
15	Flammable Storage Building	$ 180,000	2.8	0.064
16	Tank 1,Tank 2, Transfer Pumps	$ 1,510,000	2.8	0.539
17	GBT Building, Process Water System, Shop	$ 630,000	2.8	0.225
18	Belt Press Building & Equipment	$ 2,880,000	2.8	1.029
19	Sludge Storage Tank 3, Transfer PS (2017)	$ 1,650,000	2.8	0.589
20	Biosolids Storage Building (2015)	$ 1,920,000	2.8	0.686
21	Pressate Basin, Equipment Building, Transfer PS	$ 605,000	2.8	0.216
22	Lime Silos (2) & Slurry Equipment	$ 415,000	2.8	0.148
23	Storage Ponds (3) & Transfer PS	$ 825,000	2.8	0.295
24	Off-Gas Collection System (6)	$ 605,000	2.8	0.216
25	Mechanical & Site Piping	$ 1,510,000	2.8	0.539
25.1	Primary Clarifier No. 2 (2021)	$ 1,100,000	2.8	0.393
25.2	Equipment & Maintenance Building (2023)	$ 585,000	2.8	0.209
25.3	Pressate Storage Basin (2023)	$ 305,000	2.8	0.109
Collection System				
26	10" Sanitary Sewer, 9,000 lf @ $25/lf	$ 310,000	1.61	0.193
27	12" Sanitary Sewer, 16,300 lf @ $40/lf	$ 895,000	1.61	0.556
28	15" Sanitary sewer, 8,000 lf @ $60/lf	$ 660,000	1.61	0.41
29	18" Sanitary sewer, 7,100 lf @ $80/lf	$ 780,000	1.61	0.484
30	21" Sanitary Sewer, 1,500 lf @ $100/lf	$ 205,000	1.61	0.127
31	30" Sanitary Sewer, 1,800 lf @ $150/lf	$ 370,000	1.61	0.23
31.1	S Ivy St, 1st to 13th Sewer (2021)	$ 685,000	1.61	0.425
31.2	N Locust, 4th to 10th CO (2023)	$ 430,000	1.61	0.267
Pumping Stations & Force Mains				
32	Knights Bridge Road PS & 4" Force Main	$ 535,000	1.61	0.332
33	3rd & Baker PS & 4" Force Main	$ 550,000	1.61	0.342
33.1	3rd & Baker PS Upgrade (2023)	$ 430,000	1.61	0.267
34	Hazel De l PS & 6" Force Main	$ 550,000	1.61	0.342
35	Wi low Creek PS & Force Main	$ 535,000	1.61	0.332
36	NE 34th Place PS & 4" Force Main	$ 550,000	1.61	0.342
37	Safeway Pump Station Removal	$ 440,000	1.61	0.273
38	N 11th & Pine PS & Force Main	$ 385,000	1.61	0.239
39	Mulino Pump Station & Force Main	$ 990,000	1.61	0.615
39.1	South Ivy Pump Station	$ 550,000	1.61	0.342
39.2	Pine Street PS Redirection	$ 550,000	1.61	0.342
Master Planning & SDC Maintenance				
40	Master Planning & SDC Methodology	$ 110,000	1.61	0.068
	TOTAL	**$ 54,420,000**	**119**	**22.21**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

II.A.6. Sanitary Sewer SDC Calculations

The combination of the SDC improvement fee and reimbursement fee calculations are shown below in **Exhibit 2.3.** The calculations include EDU factors that range from 1.0 for single family dwellings to 0.8 for multifamily dwellings. Non-residential EDUs are based on 155 gallons per day of wastewater flow. These calculations include a 2.5% administration/compliance fee. The SDC costs have been adjusted to FY 2025-26 dollars based on the past 12 months of construction inflations using the McGraw Hill Engineering News Record, 20-City index.

Exhibit 2.3 Canby Sanitary Sewer SDC Calculations

	EDU Factor	Improve-ment Fee	Reimburse-ment Fee	Admin Fee (2.5%)	Total SDC (2025$)	Total SDC (2026$)*
Single Family Residential SDC Per Dwelling Unit:						
Per Unit	1.0	$ 545	$ 3,443	$ 100	**$ 4,088**	**$ 4,184**
Multi-Family Residential SDC Per Dwelling Unit:						
Per Unit	0.8	$ 436	$ 2,754	$ 80	**$ 3,270**	**$ 3,347**
Non-Res./Com. / Ind. SDC Based on Wastewater Flow:						
Per 155 gpd	1.0	$ 545	$ 3,443	$ 100	**$ 4,088**	**$ 4,184**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

** Inflation index = 2.35% based on prior 12-month ENR 20-City CCI.*

II.B. STORMWATER FACILITIES

II.B.1. Unit of Measurement

In the Canby area, the soil is very permeable and able to assimilate runoff on-site, with minimal impacts on the public stormwater facilities. More typically in surrounding communities, the impermeable area of each site generates stormwater runoff. In those cases, the stormwater SDC fees are allocated based on the proportionate area of each impermeable area that contributes to the public system.

In Canby, the volume of runoff closely correlates with the development of the transportation system, because the stormwater is generated by runoff from streets and sidewalks, which are needed to serve future growth. As used in earlier Canby Stormwater SDC methodologies, an equitable method of cost allocation is based on the proportionate use of the public transportation system, as equated to the estimated number of vehicle trips from each land use. Please refer to **Appendix A** for more detailed assumptions regarding the amount of equivalent-length net daily trips (ELNDT) generated by land use types.

II.B.2. Credits for Eligible Construction

Common to all SDCs, credits must be available for eligible public works construction that meets the requirements of the statute. When a regional improvement project is listed in the CIP and is undertaken by a private developer as a condition of approval, credits must be made available for certain portions of the work.

The minimum line size for storm drainage system piping improvements in the City of Canby is defined to be 12” diameter. Anytime a developer is required to construct an onsite storm line greater than 12" diameter, a credit for oversizing the line should apply. If a developer is required to build any eligible off-site improvements, a credit for the entire construction cost should apply.

The credit for oversizing and upsizing is based on the actual cost of construction. Developers are required to submit actual costs for review and approval by the City to determine available credits. The construction costs will be increased by 15% to account for eligible engineering and administration costs. The estimated value of stormwater sewer pipe construction credits is shown below. Please refer to **Appendix A** for additional assumptions regarding credit eligible costs.

Line Size (in)	12	15	18	20
Construction Cost (per lf)	$ 105	$ 130	$ 140	$ 155
Oversize Credit (per lf)	$ -	$ 25	$ 35	$ 50

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

II.B.3.Stormwater CIP

Exhibit 2.4 contains the Capital Improvement Plan for future improvements identified in the Stormwater Master Plan and projects identified by City staff. The cost estimates shown in **Exhibit 2.4** are based on the November 2025 ENR CCI of 14,098. This table is published to satisfy the requirements of ORS 223.309 and provides the CIP listing of projects eligible for SDC Improvement Fee expenditures.

Please refer to **Appendix A** for a description of projects identified in the stormwater CIP, and detailed SDC calculations.

Exhibit 2.4 Canby Stormwater Facilities CIP

No.	Project	Priority	Total Cost	Eligible Cost
1	N Baker Drive		Added to Reimbursement	
2	NW 10th Ave, Locust to Pine Storm	1-5	$ 350,000	$ 350,000
3	SE Hazel Dell Way Swale Cons.		Added to Reimbursement	
4	SW 13th Ave at Cedar DW	1-5	$ 45,000	$ 45,000
5	UIC E8 & E11 Decom		Added to Reimbursement	
6	NW 2nd Ave & N Ivy UIC Decom		Added to Reimbursement	
7	Cinema Parking Lot & NW 1st	1-5	$ 35,000	$ 35,000
7.1	Cinema Parking Lot & NW 1st		to Reimbursement	
8	S Ivy Street, 99E to S 13th Ave Storm	6-10	$ 1,050,000	$ 1,050,000
9	N Maple at Maple Street Park DW		Added to Reimbursement	
10	N Maple St & NW 34th Place DW		Completed By Developer	
11	NW 13th Ave, Ash to Birch		Added to Reimbursement	
12	NW 9th Ave, Ash to Cedar		Added to Reimbursement	
13	N Knights Bridge Road Replacement	6-10	$ 195,000	$ 195,000
14	NW 2nd Ave, Cedar to Baker Storm	6-10	$ 915,000	$ 915,000
15	NW 3rd Ave, Cedar to Holly Storm	6-10	$ 995,000	$ 995,000
16	N Holly Street Drywells		Added to Reimbursement	
17	N Juniper St & NE 5th Ave		Added to Reimbursement	
18	N Alder St & N Baker St Impro		Added to Reimbursement	
19	N Cedar Street Manhole		Added to Reimbursement	
20	S Pine & S 2nd Ave DW		Added to Reimbursement	
21	Police Sta/NW 3rd Ave Monitoring	11-20	$ 45,000	$ 45,000
22	Fish Eddy Flow Monitoring	11-20	$ 45,000	$ 45,000
23	Fish Eddy Wetland Treatment	11-20	$ 995,000	$ 995,000
24	Knights Bridge Rd. Swale Treatment	11-20	$ 75,000	$ 75,000
25	Comprehensive System Survey	1-20	$ 35,000	$ 35,000
26	Operations & Maintenance Manual		Added to Reimbursement	
27	System Flow Monitoring	1-20	$ 35,000	$ 35,000
a	NE 4th Ave Fairgrounds DW		Added to Reimbursement	
b	NW 5th Ave, Douglas to Cedar Storm		Added to Reimbursement	
c	NW 9th Ave, Holly to Ivy DW		Added to Reimbursement	
d	N Pine, 10th Ave to 11th Place Storm		Added to Reimbursement	
e	Master Planning & SDC Update	1-20	$ 55,000	$ 55,000
f	N Maple & 22nd Ave DW	1-5	$ 45,000	$ 45,000
g	N Juniper & 10th Ave	1-5	$ 45,000	$ 45,000
h	Collection System Oversizing	1-20	$ 110,000	$ 110,000
	Total Improvement Costs		**$ 5,070,000**	**$ 5,070,000**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

II.B.4.Stormwater Reimbursement Fee Assets

The Reimbursement Fee is intended to quantify the value of all existing improvements available to serve future demands. **Exhibit 2.5** lists the current value of each component of the stormwater system that has additional capacity to serve future development, based on replacement costs adjusted to November 2025 dollars.

Exhibit 2.5 Canby Stormwater Reimbursement Facilities

No	Project Description	Current Value
1	DEQ WPCF Permit	$ 55,000
2	Stormwater Master Plan	$ 145,000
3	Stormwater UIC Assessment	$ 105,000
4	Stormwater UIC Monitoring Plan	$ 20,000
5	Stormwater Management Plan	$ 12,000
6	N Baker Drive DW Decommissioning (CIP 1)	$ 35,000
7	SE Hazel Dell Way Swale Construction (CIP 3)	$ 15,000
8	UIC E8 & E11 Decommissioning (CIP 5)	$ 15,000
9	NW 2nd Ave and N Ivy St UIC (CIP 6)	$ 15,000
10	Cinema Parking Lot and NW 1st (CIP 7)	$ 30,000
11	N Maple St at Maple St Park (CIP 9)	$ 15,000
12	N Maple St & 34th Place DW (CIP 10)	$ 15,000
13	NW 13th Ave, Ash to Birch DW (CIP 11)	$ 45,000
14	NW 9th Ave, Ash to Cedar Pipeline (CIP 12)	$ 65,000
15	KBR & Holly Street DW (CIP 16)	$ 45,000
16	N Juniper & NE 5th Ave (CIP 17)	$ 45,000
17	N Alder St & N Baker St (CIP 18)	$ 30,000
18	N Cedar Street (CIP 19)	$ 15,000
19	S Pine Street & S 2nd Ave DW (CIP 20)	$ 45,000
20	Operations & Maintenance Manual (CIP 26)	$ 15,000
21	Vine St & 19th Avenue Storm	$ 15,000
22	Laurelwood Loop DW	$ 45,000
23	W Territorial Road DW	$ 85,000
24	Redwood Storm AFD (City Allocation)	$ 435,000
25	34th Ave Outfall Improvements	$ 65,000
26	Collection System Oversizing	
	15" Storm, 400 LF @ $25 / LF	$ 12,000
	20" Storm, 2,480 lf @ $50 / LF	$ 130,000
Total Reimbursement Value		**$ 1,569,000**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

II.B.5.Stormwater SDC Calculations

The combination of the SDC improvement fee and reimbursement fee calculations is shown below in **Exhibit 2.6.** The calculations include EDU factors that range from 1.0 for single family dwellings to 0.714 for multifamily dwellings. Non-residential EDUs are based on ELNDT estimates, which are also consistent with the adjusted average daily vehicle trip-ends (AADT) by land use classification, as summarized in **Appendix A**.

These calculations include a 2.5% administration/compliance fee. The SDC costs have been adjusted to FY 2025-26 dollars based on the past 12 months of construction inflations using the McGraw Hill Engineering News Record, 20-City index.

Exhibit 2.6 Canby Stormwater SDC Calculations

Land Use	Units	Improvement Fee	Reimbursement Fee	Admin. Fee (2.5%)	Total SDC (2025$)	Total SDC (2026$)**
Single Family Residential SDC Per Dwelling Unit:						
SF Residential	EDU	$ 244	$ 75	$ 8	**$ 327 / EDU**	**$ 335**
Multi-Family/Commercial/Industrial SDC Per Unit:						
Multi-Family	ELNDT	$ 25.61	$ 7.92	$ 0.84	$ 34.27	$ 35.08
	DU*	$ 174	$ 54	$ 6	**$ 234**	**$ 239**
Non-Res/Com./Ind. Rate per ELNDT:						
	ELNDT	$ 25.61	$ 7.92	$ 1.00	**$34.27**	**$ 35.08**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting
ELNDT = equivalent length net daily vehicle trips. EDU equivalent dwelling unit; DU = dwelling unit.
** Multifamily dwelling reflects relative ratio of vehicle trips per ITE 12th Edition (=0.714).*
*** Inflation index = 2.35% based on prior 12-month ENR 20-City CCI.*

II.C. CALCULATED SDCS BY LAND USE

The revised SDCs for sanitary sewer and stormwater facility impacts are summarized in **Exhibit 2.7.** The updated methodology results in a slight increase in the SDCs for sanitary sewer and a nominal decrease in SDCs for stormwater.[2]

Please refer to **Appendix D** for a summary of proposed FY 2026-27 sanitary sewer and stormwater SDC charges by land use classification.

[2] Note, this SDC analysis and resulting calculations assume that equivalent length net daily vehicle trips (ELNDT) equates to adjusted average daily vehicle trips (ADT).

Exhibit 2.7 Existing vs. Proposed Sanitary Sewer and Stormwater SDCs

Existing Sanitary Sewer & Storm SDCs per Unit, FY 25-26

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	$3,816	$3,051	$1,419	$3,816	*per 155 gpd*
Stormwater	$332	$235	$124	$34.87	*per AADT*
Subtotal	**$4,148**	**$3,286**	**$1,543**		

Updated SDCs per Unit, FY 26-27

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	$4,089	$3,271	$1,521	$4,089	*per 155 gpd*
Stormwater	$328	$231	$123	$35.36	*per AADT*
Subtotal	**$4,417**	**$3,502**	**$1,644**		

Source: Canby Sanitary Sewer & Stormwater Master Plan, 2024; updated to 2025 dollars.

** Reflects preliminary estimates for mobile homes.*

AADT = Adjusted Avg. Daily Vehicle trip end.

Change in SDCs per Unit, FY 26-27

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	**$273**	**$220**	**$102**	**$273**	*per 155 gpd*
Stormwater	**($4)**	**($4)**	**($1)**	**$0.49**	*per AADT*
Subtotal	**$269**	**$216**	**$101**		
% change from existing	**6.5%**	**6.6%**	**6.6%**		

Section III. TRANSPORTATION SDC

This section describes the assumptions and detailed calculations for the allowable transportation SDC by land use type.

III.A. GROWTH

The calculation of projected growth begins with defining the units by which current and future travel demand will be measured. Then, using the best available statistical data, we quantify the current level of demand and estimate a future level of demand. The difference between the current level and the future level is the growth in demand that will serve as the denominator in the SDC calculations.

III.A.1. Unit of Measurement

Once again, a good unit of measurement allows an agency to quantify the incremental demand of development or redevelopment that creates additional demand for transportation facilities. A great unit of measurement allows an agency to distinguish different levels of demand added by different kinds of development or redevelopment.

For transportation SDCs (TSDC), a common unit of growth is the PM peak hour vehicle trip end (PHVT). A PM peak hour vehicle trip end represents one vehicle departing or arriving at a particular property during the peak travel time of the afternoon. Canby's Transportation System Plan (2026) includes planned capital improvements that are primarily intended to preserve current level of service (LOS) during weekday PM peak hours.

To calculate TSDCs for specific individual developments based on current and proposed changes in land use, this methodology recommends that trip-reduction factors be included in the overall TSDC rate calculation. Trip reduction occurs when vehicles make multiple stops along a route (e.g., driving to pick up kids from school and stopping at a drive-through restaurant on the way home from work). This Canby TSDC Methodology Report relies upon the ITE *Trip Generation Handbook,* 12th Edition, which provides an estimate of trip generation assumptions and trip reduction factors for specific land use (development) types.

III.A.2. Growth in Demand

The City has been actively planning for its future by updating critical components of its long-range Comprehensive Plan, which includes transportation, housing and economic development elements.

To measure growth between 2023 and 2043, the transportation SDC methodology focuses on the level of development and related trip generation that is expected to occur within the existing Canby UGB. According to the Canby Transportation System Plan and related trip generation estimates provided by DKS Associates, there were an estimated 10,324 peak hour vehicle trip-ends(PHVT) generated by existing land uses in 2023. It is projected that new growth within the existing Canby UGB will increase total peak hour trip-ends to 13,694, or by approximately 3,370 PHVT over the next 20 years. These numbers are summarized in **Exhibit 3.1** below.

The growth of 3,370 PHVT will be the denominator for the TSDC calculation, and the growth share of 25 percent will be useful when calculating the eligibility of selected projects on the project list.

It is also important to note that total person trips are also expected to increase over the next 20 years. Person trips reflect the number of people that travel within a vehicle and by bicycle or walking to or from a destination within Canby. For analysis purposes, this methodology applies the 2022 National Household Travel Survey average factor (1.58 person trips per vehicle trip) to forecast changes in person trips.

Exhibit 3.1: Growth in Peak Hour Trip Ends for the Transportation SDC Calculation

	Vehicle Trips	Person Trips
2023 trips from TDM (pm peak)	10,324	16,312
2043 trips from TDM (pm peak)	13,694	21,637
Total Growth (2043-2023)	3,370	5,325
2023-2043 AGR	1.4%	1.4%
Growth Share	**25%**	**25%**

Source: *Growth assumptions derived from Canby Transportation System Plan, DKS Associates, 2026; and 2022 National Household Travel Survey (person trip conversion factor of 1.58).*

III.B. IMPROVEMENT FEE

An improvement fee is the eligible cost of planned capital projects per unit of growth that such projects will serve. Since we have already calculated growth (denominator) above, we will focus here on the improvement fee cost basis (numerator).

III.B.1. Eligibility

A project's TSDC eligible cost share reflects the amount of capacity added by each new construction project. The eligibility percentage represents the portion of the project that creates capacity for future users. TSDC eligible cost share is calculated based on each specific project's total improvement cost multiplied by the eligibility percentage. Where possible, specific details about a project can provide an eligibility percentage. However, when this is not possible, projects can still be sorted into three broad categories.

The first category is for new projects that are purely for future users, such as when new collector street is constructed for planned future development. These projects are 100 percent eligible.

The second category is for major retrofits to existing facilities that are primarily needed to serve future growth within Canby and often entail right of way (ROW) purchase. These projects are 75 percent eligible.

The third category includes projects that will provide capacity that will be roughly equally shared between current and future users of the transportation system are eligible at the growth share percentage discussed in **Section III.A,** or 25 percent.

Finally, the last category is for safety or maintenance projects that do not provide capacity for future users. Such projects may be purely replacement projects, or and not adding capacity to the transportation system. Projects in this category are zero percent TSDC eligible.

Transportation facility projects included in the 20-year TSDC improvement fee cost basis have been sorted into four classifications, with varying levels of capacity increases, as shown in the table below.

Project Capacity Analysis Assumptions

Project Classification	TSDC Eligibility Share	Notes
New Facility Required to Address Growth	100%	New transportation facility specifically required to serve future growth
Major Facility Retrofit to Address Growth	75%	New facility to expand capacity on existing facilities to serve growth
Minor Facility Retrofit to Preserve Level of Service	25%	Existing facility retrofit to expand capacity & preserve Level of Service
Safety	0%	Not TSDC Eligible

III.B.2. Improvement Fee Cost Basis

Exhibit 3.2 provides a summary of the projects contained in the transportation system improvement fee cost basis. A detailed description of each capital project and their SDC eligibility share is identified in **Appendix B.** The listed projects include those that have been "short listed" in the financially constrained project list as Tier 1, 2 or 3 priorities in the *Canby Transportation System Plan (TSP), 2026.*

The Canby TSP total project list includes a total of 72 planned capital improvements at a total cost estimated at approximately $195.6 million. This includes fiscally unconstrained projects that have a lower priority for construction during the planning time frame.

The fiscally constrained project list is a subset of the total project list identified in the Canby TSP. This includes new facilities that are required to address the growth in system demand generated by planned growth within the current Canby UGB. As summarized in **Exhibit 3.2,** the current list includes 18 projects with a total cost of approximately $51 million (estimated 2026 dollars not adjusted for inflation). This table is published to satisfy the requirements of ORS 223.309 and provides the CIP listing of projects eligible for SDC Improvement Fee expenditures.

The transportation SDC cost basis for each project takes into account total cost and estimated non-local funding as depicted in the Canby TSP. After accounting for non-local funding sources and the level of capacity added, the overall SDC eligibility for all fiscally constrained projects equates to approximately $38.1 million, or 74.7% of the total cost. As such, the non-capacity share of the planned transportation facility improvements equates to approximately $12.96 million.

Exhibit 3.2: Transportation SDC Improvement Fee Cost Basis, Years 1-20

Category	Projects	Cost	SDC Cost	Non-SDC Cost
New 3-lane Collector with a Truck Route Designation	1	$6,400,000	$6,400,000	$0
Traffic Control Improvement at New Intersection	1	$3,000,000	$3,000,000	$0
Traffic Control Improvement at Existing Intersection	3	$5,775,000	$4,331,250	$1,443,750
Widening at Existing Intersection	2	$15,200,000	$11,400,000	$3,800,000
Major Upgrade to Ped & Bike Facilities	3	$15,850,000	$11,887,500	$3,962,500
Minor Upgrade to Pedestrian Facilities	4	$3,400,000	$850,000	$2,550,000
Major Upgrade to Bike Facilities	1	$200,000	$150,000	$50,000
Minor Upgrade to Bike Facilities	2	$200,000	$50,000	$150,000
New Transit Amenities	1	$1,000,000	0	$1,000,000
Total	**18**	**$51,025,000**	**$38,068,750**	**$12,956,250**

Source: *Canby Transportation System Plan, 2026; and Appendix B.*

III.C. CALCULATED SDC

The City finds that there is little to no capacity for future growth in the current transportation system. In the absence of reimbursable capacity, the SDC improvement fee cost basis is the only basis needed for the transportation SDC calculation. In other words, no reimbursement SDC cost basis is warranted at this time.

The remainder of this section applies specific adjustments to the improvement fee cost basis and then divides that by the expected growth over the next 20 years. The result is a total SDC per PM peak hour vehicle trip end, which can then be applied to each land use using *Trip Generation, 12th edition,* published by the Institute of Transportation Engineers.

III.C.1. Adjustments

Adjustments take into account the current outstanding fund balance within the transportation SDC fund. The City estimates the current fund balance to be approximately $3.18 million, which is to be deducted from the TSDC cost basis.

An SDC compliance fee is included at 3.5% of the adjusted TSDC cost basis to account for annual administration, SDC accounting, and periodic updates of the Canby TSP, TSDC project lists and TSDC methodology reports over the next 20 years.

III.C.2. Calculated SDC

Exhibit 3.4 summarizes the calculation of the transportation SDC. As shown, the total transportation SDC is $10,716 per PM peak hour vehicle trip end (PHVT). This calculation is based on the adjusted TSDC cost basis of $36.1 million divided by the projected trip growth of 3,370 PHVT.

After accounting for ITE trip generation rates by residential land use type, the new TSDC rate would effectively raise the rate for single family homes to $10,394 per average size dwelling (before SDC credits or discounts).[3]

The multifamily rate would equate to approximately $5,465 increase per dwelling unit (costs expressed in 2026 dollars).

Exhibit 3.4: Calculated Transportation SDC Rates

Calculated TSDC per Vehicle Trip End	Particulars		
Total Project Cost	**$195,575,000**		
Less Financially Unconstrained Projects	**($143,800,000)**		
Financially Constrained Project Cost	**$51,775,000**		
Less Outside Funding (Fiscally Constrained)	**($13,706,250)**		
Net SDC Eligible Cost for Capacity	**$ 38,068,750**		
Less Fund Balance	**($3,177,000)**		
TSDC Cost Basis	**$34,891,750**		
Compliance Costs (@3.5%)	**$1,221,000**		
Total Adjusted TSDC Cost Basis	**$36,112,750**		
Proj. 20-year Growth in PHVT	**3,370**		
New Total SDC per PHVT	**New TSDC Rate $10,716**	***Current Rate***	***Change***
TSDC Rate per SFR (avg. before scaling by size):	**$10,394**	**$4,612**	**$5,782**
TSDC Rate per Multi-family Unit:	**$6,644**	**$3,229**	**$3,415**
TSDC Rate per Mobile Home	**$4,929**	**$2,436**	**$2,493**
TSDC Rate per Affordable Housing Unit*	**$5,036**	***varies***	***varies***

Source: *derived from previous tables.*

** Assumes new affordable housing unit per ORS 456.055 & 456.270.*

Based on ITE Trip. Gen. assumptions, discounts for affordable dwellings = approx. 50% less than a standard SF unit, and 25% less than a standard MF unit.

Please refer to Appendix C for a detailed summary of proposed FY 2026-27 transportation SDCs by land use classification.

[3] ITE Trip Generation Manual, 12th Edition assumptions: Single family dwelling = 0.97 PHVT; Multifamily low-rise dwelling = 0.47 PHVT per unit; Mobile Home = 0.46; deed-restricted affordable housing = 0.47 PHVT per dwelling unit.

Section IV. PARKS SDC

This section provides detailed calculations of the maximum allowable parks SDC.

IV.A. GROWTH

The calculation of projected growth begins with defining the units by which current and future demand will be measured. Then, using the best available data, we quantify the current level of demand and estimate a future level of demand. The difference between the current level and the future level is the growth in demand that will serve as the denominator in the SDC calculations.

IV.A.1. Unit of Measurement

Once again, a good unit of measurement allows an agency to quantify the incremental demand of development or redevelopment that creates additional demand for park facilities. A great unit of measurement allows an agency to distinguish different levels of demand added by different kinds of development or redevelopment.

Currently, the City charges its residential parks SDC based on dwelling type. Non-residential parks SDCs are charged based on the expected change in jobs on-site once a development is constructed.

In general, estimating the change in employment within a site or building is difficult to verify or monitor, this parks methodology focuses on the parks system level of service and capacity (hours of operation) that is available to residents and non-resident employees.

IV.A.2. Growth in Demand

During the forecast period from 2025 to 2045, the residential population in the City of Canby is expected to grow by 6,073 residents to a total of 25,399 residents. During the 20-year planning forecast the number of housing units is expected to increase by 2,236 dwellings and the number of jobs is projected to increase by 6,778 workers (see **Exhibit 4.1).**[4]

[4] The population, housing and jobs estimates and future forecast assumptions for the Parks SDC methodology in this section are based upon the planned growth in the future Canby UGB consistent with the adopted Canby Housing Needs Analysis and Economic Opportunities Analysis.

Exhibit 4.1: Canby Parks System Users: Growth Forecast

	2025 Est.	2045 Proj.	Proj. Growth (20 years)
Population	19,326	25,399	6,073
Housing	6,956	9,192	2,236
Jobs	7,829	14,607	6,778

Based on adopted Canby Economic Opportunity Analysis (medium growth scenario) 2022 and Canby Housing Needs Analysis, 2024.

To allocate the parks system demand among residential and non-residential land uses, this SDC methodology takes into account existing level of service as measured by parks system capacity (hours of operation) available to residents and workers that live and/or work in Canby. As shown in **Exhibit 4.2**, there were an estimated 18,979 residents living in Canby in 2022. According to the U.S. Census data it is estimated that 1,371 people live and work inside the city, 10,422 residents are considered to be not working, and 7,186 residents commuted outside the city to jobs elsewhere. During that same year, an estimated 6,458 people commuted from outside Canby city limits to employer/business establishments inside the city. [5]

Based on the Canby Comprehensive Plan growth assumptions, over the next 20 years, the number of people living within the city is projected to increase to 25,052 and number of non-resident workers is projected to increase to 12,049 (sources: Canby Housing Production Strategy, 2026; Canby Economic Opportunities Analysis, 2023).

Next, this methodology takes into account the number of hours per week that City-managed parks are available to residents and workers. As shown in **Exhibit 4.2**, parks availability is allocated as follows: 82.3% residential and 17.7% non-residential. That allocation is considered as a means for equitably distributing the parks SDC cost basis among residential and non-residential uses.

[5] Note these US Census estimates are for current Canby city limits in 2022; and differ in base year and service areas described in other sections in this report.

Exhibit 4.2: Parks System Users: Demand Allocation

Canby Res. & Non-Residential Park User Demand Assumptions, 2022

Worker Inflow/Outflow Analysis	People Living Inside City	People Living Outside City	Total
People Working Inside City	1,371	6,458	**7,829**
Residents Working Outside City	7,186		
Not Working	10,422		
Total	**18,979**	**6,458**	

Source: US Census Bureau: OnTheMap Application, Census Table P1, 2022.

Canby Res. & Non-Residential Park User Demand Assumptions, Proj. 2046

Worker Inflow/Outflow Analysis	People Living Inside City	People Living Outside City	Total
People Working Inside City	2,558	12,049	**14,607**
Residents Working Outside City	8,737		
Not Working	13,757		
Total	**25,052**	**12,049**	

Source: derived from Census Table P1, 2022, with forecasts from Canby EOA and HNA.

Parks Level of Service Availability Assumptions

Hours per Week of Park Availability Per Person, Res. & Non-Res. Demand*	Hours per week Residential Demand	Hours Per Week Non-Residential demand
Working Inside City (4 hrs per day x 7 days per week)	44	28
Working Outside City (2 hrs per weekday & 12 hrs per weekend day)	34	-
Not Working (12 hrs per day x 7 days per week)	84	-

** Based on average of 12 hours per day of parks availability.*

Total Hours per Week of Park Availability	Residential hours	Non-residential hours	Total Hours
Working Inside City	112,548	337,368	449,916
Working Outside City	297,065		297,065
Not Working	1,155,578		1,155,578
Total	**1,565,191**	**337,368**	**1,902,560**
Percent	**82.3%**	**17.7%**	**100.0%**

Source: *US Census Bureau 2022 : OnTheMap Application, Census Table P1; and stated assumptions.*

IV.B. PARKS REIMBURSEMENT FEE

The parks reimbursement SDC reflects parks capital facilities that have been recently constructed by the City that have excess capacity to handle future growth and system demand.

IV.B.1. Eligibility

A project's eligible cost basis for the park reimbursement SDC reflects its original cost less the amount of capacity that has been used up since it was constructed. As shown in **Exhibit 4.3**, the City expended approximately $3.5 million on park capacity improvements between FY 2020/21 and FY 2025/26. During this time frame, system demand as measured by population growth increased by 1.27% annually. After accounting for the remaining value of prior park system improvements, the

discounted value of prior park improvements is estimated at just over $3.4 million. This amount serves as the parks SDC reimbursement fee cost basis.

Exhibit 4.3: Canby Parks SDC, Current Level of Service

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Actual	FY2026 (half year)	TOTAL
City Park SDC Expenditures*	$ (174,373)	$ (147,193)	$ (438,808)	$ (66,881)	$ (310,037)	$ (1,678,797)	$ (700,000)	**$ (3,516,000)**
Remaining Capacity Value for New Growth**								
FY 2020 Capacity Remaining		$ 172,153	$ 169,962	$ 167,799	$ 165,663	$ 163,554	$ 161,472	**$ 161,472**
FY 2021 Capacity Remaining			$ 145,319	$ 143,470	$ 141,643	$ 139,840	$ 138,060	**$ 138,060**
FY 2022 Capacity Remaining				$ 433,222	$ 427,708	$ 422,264	$ 416,889	**$ 416,889**
FY 2023 Capacity Remining					$ 66,030	$ 65,189	$ 64,359	**$ 64,359**
FY 2024 Capacity Remaining						$ 306,091	$ 302,194	**$ 302,194**
FY 2025 Capacity Remaining							$ 1,657,428	**$ 1,657,428**
FY 2026 Capacity Remaining							$ 695,545	**$ 695,545**
Total SDC Reimbursement Fee Cost Basis								**$ 3,436,000**

** Values refect City Parks SDC expenditures on capacity improvements based on City financial reports and estimates.*

*** Values discounted by average annual rate of change in Canby population from 2020-2025 per Canby HNA (1.27%).*

IV.C. PARKS IMPROVEMENT FEE

An improvement fee is the eligible cost of planned projects per unit of growth that such projects will serve. Since we have already calculated growth (denominator) above, we will focus here on the improvement fee cost basis (numerator).

IV.C.1. Future Park Improvements

ORS 223.309 requires that SDCs are to be based on a "plan for capital improvements financed by system development charges." **Exhibit 4.4** complies with this statute by providing a list of the adopted/planned parks capital improvements project list by category.

The park facility improvement plan includes 11 projects with a total projected cost of approximately $103.35 million. This includes Community Parks with a cost of $94 million, $3 million for Neighborhood Parks, $4.35 million for natural areas and open space, and $2 million for trails.

Exhibit 4.4: Canby Planned Park Improvement Projects, 2026-2046

ID #	Project Name	Park Category	Relative Priority*	Category	Acres (New)	Cost Est.	SDC Eligibility Share %	SDC Eligibility Share $
1	Sports/Rec. Center Land Acquisition	Community Park	High	Athletic/Rec Center	32	$20,000,000	40.9%	$8,183,000
2	Aquatic Center (New)	Community Park	High	Aquatic/Rec Center	3	$45,000,000	40.9%	$18,412,000
3	Honda Pits Action Sports Park	Community Park	High	Park Development	8.87	$2,000,000	40.9%	$818,000
4	Athletic Complex/Rec Center	Community Park	High	Aquatic/Rec Center		$20,000,000	40.9%	$8,183,000
6	Wait Park Improvements	Community Park	High	Adding Facilities		$5,000,000	40.9%	$2,046,000
9	Community (River) Park Improvements	Community Park	Medium	Adding Facilities		$2,000,000	40.9%	$818,000
				Subtotal		**$94,000,000**	**40.9%**	**$38,460,000**
12	Ivy Ridge Estates Neighborhood Park	Neighborhood Park	High	Park Development	1.5	$2,000,000	100.0%	$2,000,000
13	Walnut Street Off-Leash Dog Park	Neighborhood Park	High	Park Development	1.5	$1,000,000	100.0%	$1,000,000
				Subtotal		**$3,000,000**	**100.0%**	**$3,000,000**
15	Logging Road Trail Improvements (in-City)	Natural Areas & O.S.	Medium	Land Acquisition	10	$4,000,000	100.0%	$4,000,000
17	Redwood Landing Improvements	Natural Areas & O.S.	Medium	Adding Facilities		$350,000	100.0%	$350,000
				Subtotal		**$4,350,000**	**100.0%**	**$4,350,000**
18	Emerald Necklace ROW Acquisition	Trails	Medium	ROW Acquisition	20	$2,000,000	46.1%	$923,000
				Subtotal		**$2,000,000**	**46.1%**	**$923,000**
	** relative priorty reflects Canby Parks Committee input as of 3/17/2026.*			**TOTAL**	**76.87**	**$103,350,000**	**45.2%**	**$46,733,000**

IV.C.2. SDC Eligibility

A project's eligible cost is the product of its total cost and its eligibility percentage. The eligibility percentage represents the portion of the project that creates capacity for future users.

For parks SDCs, eligibility is determined by a level-of-service (LoS) analysis that quantifies the park facilities that are needed for growth (and are therefore eligible to be included in an improvement fee cost basis). Park facilities can be measured by sorting them into categories such as neighborhood, community, or natural areas, or by considering their respective units of measurement. Further, in either approach, the current or future LoS may be relied upon for SDC calculation purposes. These separate choices create two distinct and equally defensible ways of calculating the eligibility percentage of each project.

Each method will be examined in the sections below.

IV.C.2.a Current Level of Service

Determining SDC eligibility for parks projects using the current level of service requires determining the quantity of parks facilities needed to maintain the current level of service. Any projects that add facilities in excess of that quantity are ineligible.

The City has six relevant parks categories for determining its LoS by facility type. These are shown in the first column in **Exhibit 4.5**. These categories can be aggregated into two major park subgroups: 1) developed parks and trails; and 2) natural areas/open space/ undeveloped parks.

Using the current 2025 population estimate of 19,326 (current city limits) discussed previously, the current park inventory analysis implies that the City owns/manages 330.9 acres of parks, trails and natural areas.

Within the current city limits, the overall LoS for parks is 6.1 acres per 1,000 residents. This includes 3.3 acres of developed parks and trails per 1,000 residents plus 2.8 acres of undeveloped parks and natural areas.

It should be noted that the City also owns/manages an additional 224 acres of park open space and natural areas outside the existing Canby UGB. This acreage has been excluded from this parks SDC methodology to minimize park SDC rates; and given the assumption that these areas are unlikely to be annexed and developed as parks within the next 20 years.[6]

Exhibit 4.5: Canby Parks SDC, Current Level of Service

Park Facility Type	Existing City Parks Acreage*			Current LOS**
	Within City	Outside UGB	Total	
Community Parks	31.2		31.2	1.6
Neighborhood Parks	10.0		10.0	0.5
Mini-Parks, Pocket Parks, Special Use	4.4		4.4	0.2
Developed Linear Parks/Trails (acres)	18.6		18.6	1.0
Subtotal Developed Parks Acres	**64.2**		**64.2**	**3.3**
Natural Areas/Open Space	37.0	125.7	162.7	1.9
Undeveloped Parkland	16.2	98.4	114.6	0.8
Subtotal Natural Areas/Open Space	**53.2**	**224.1**	**277.3**	**2.8**
Total (acres)	**117.4**	**224.1**	**341.5**	**6.1**

** derived from City of Canby Parks Inventory, March 2026.*

*** current level of service per 1,000 residents, based on 2025 estimated population of 19,326 residents. Excludes land outside current UGB.*

Planned Level of Service

To determine SDC eligibility using the future planned LoS, the planned additional parks facilities (acreage by project shown in Exhibit 4.5) is added to the current quantity of parks facilities. Using the future population, a future planned LoS is calculated for year 2045. Next, that LoS is compared to the current parks system to determine if any deficiencies exist. Only the portion of park projects that do not cure existing deficiencies are considered eligible for the improvement fee cost basis under this method.

As in the previous section, calculating SDC eligibility based on future LoS can be done both when measuring parks facilities by category and when measuring by unit of measurement. **Exhibit 4.6** outlines both methods using the future LoS and reflects an overall SDC eligibility share of 60.4 percent.

[6] According to Canby staff, the city-owned park inventory outside the existing UGB is estimated to include: Three Sisters Ranch (36.9 acres), Willamette Wayside (88.8 acres) and Traverso (98.4 acres).

Exhibit 4.6: Canby Park SDC Elgibility under Existing and Planned Level of Service

Category	Units	2025 Acres	2025 LoS Units per 1,000 Residents	Planned New Acres Added by 2045	Total Park Acres by 2045	2045 LoS Units per 1,000 Residents	2025 Park Units Needed for Current Pop based on future LoS	2045 Park Units Needed for Future Pop based on future LoS	Net New Park Units Needed for Future Growth	PSDC Eligibility per Parks Master Plan
Community Parks*	Acres	31.2	1.6	43.9	75.1	3.0	57.1	75.1	17.9	40.9%
Neighborhood Parks & Pocket Parks	Acres	14.4	0.7	3.0	17.4	0.7	13.2	17.4	4.2	100.0%
Developed Linear Parks/Trails (acres)	Acres	18.6	1.0	20.0	38.6	1.5	29.4	38.6	9.2	46.1%
Natural Areas/Open Space	Acres	37.0	1.9	10.0	47.0	1.9	35.8	47.0	11.2	100.0%
Undeveloped Parkland	Acres	16.2	0.8	0.0	16.2	0.6	12.3	16.2	3.9	100.0%
TOTAL	Acres	**117.4**	**6.1**	**76.9**	**194.3**	**7.6**	**147.8**	**194.3**	**46.5**	**60.4%**

Source: *Draft Canby Parks Project List, City staff. * Includes planned new recreation/sports complex.*

For example, for Community Parks, the capital project list (detailed below) would add 43.9 acres to the existing Community Parks inventory of 31.2 acres. Based on future growth plans, by year 2045 the future LoS for Community Parks would be 3.0 acres per 1,000 residents. If we assume 6,073 residents are added over the next 20 years (consistent with Canby HNA forecast for the future Canby UGB), the growth share for the Community Parks category would be 40.9% [(3 acres x 6.073 = 17.9 net new acres needed for growth / 43.9 acres added]. This growth share percentage would be applied to the projected capital facility cost for developing new Community Parks to calculate its share of the new park SDC cost basis.

IV.C.3. Calculated Improvement Fee Cost Basis

After determining the eligible cost of each type of parks expansion project, the new PSDC cost basis can be calculated. As discussed above, the eligible cost for projects on the expansion list varies depending on the method used to calculate level of service.

As summarized in **Exhibit 4.7**, based on the planned parks LOS discussed above, the PSDC improvement fee cost basis is estimated at approximately $46.73 million. The remaining project cost of $56.62 million would need to be funded using non-SDC sources, such as a local G.O. bond, urban renewal district, regional park district formation, and grants.

Exhibit 4.7: Parks Improvement Fee Cost Basis

Category	Facility Cost	PSDC Eligiblity	PSDC Cost Basis	Other Cost Share
Community Parks*	$ 94,000,000	40.9%	$ 38,460,000	$ 55,540,000
Neighborhood Parks & Pocket Parks	$ 3,000,000	100.0%	$ 3,000,000	$ -
Developed Linear Parks/Trails (acres)	$ 2,000,000	46.1%	$ 923,000	$ 1,077,000
Natural Areas/Open Space	$ 4,350,000	100.0%	$ 4,350,000	$ -
Total	**$ 103,350,000**		**$46,733,000**	**$ 56,617,000**

Source: *prior tables. * Includes new recreation/sports complex.*

IV.D. CALCULATED PARK SDC

This section combines the eligible costs from the two project lists and applies adjustments for fund balance and compliance costs. The result is a total SDC per net new resident and SDC per net new job. We then use U.S. Census data to estimate the number of residents per dwelling unit and calculate

SDCs for various residential and non-residential developments on a square foot (sq.ft.) of leasable floor area.

IV.D.1. Adjustments

Because the City has charged only an improvement fee in its past SDCs, unspent SDC revenue represents projects that remain unbuilt. As prior park SDC projects remain on the current project list and are part of the improvement fee cost basis, it is reasonable to reduce this cost basis by the amount of revenue already received for those projects that remain on the list. The City has an estimated $1.8 million in parks SDC fund balance which must be deducted from the improvement fee cost basis.

ORS 223.307(5) authorizes the expenditure of SDCs on "the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing SDC methodologies and providing an annual accounting of system development charge expenditures." As with the prior adopted SDC methodology, the City estimates that it will spend 2.5% of the parks SDC cost basis or $1.3 million over the next 20 years on SDC compliance costs allowed by statute.

IV.D.2. SDC Adjustments and Allocations

The new Canby park SDC is based on the cost basis for the reimbursement fee and the improvement fee components discussed above. The park SDC capital cost basis is adjusted by deducting the current park SDC fund balance and adding the SDC compliance costs of 2.5%. This results in a net-adjusted parks SDC cost basis of approximately $50.28 million.

The next step in the park SDC methodology allocates the adjusted cost basis to the projected change in residential and non-residential system demand. As described earlier in this section, the demand for parks system demand is as follows: 86.7% residential; 13.3% non-residential. This results in a parks SDC cost basis of approximately $41.37 million for residential and $8.92 million for future non-residential developments **(Exhibit 4.8**).

Next, the residential portion of park SDCs is divided by the projected growth in dwelling units over the next 20 years to calculate an average parks SDC of $18,096 per dwelling unit. Based on U.S. Census data for the City of Canby, the current estimated occupancy rates (persons per dwelling type) are applied to dwelling unit types to determine the equitable maximum allowable parks SDC per new single family detached home, multifamily dwelling, townhome/duplex/triplex/quadplex, and mobile home **(see Exhibit 4.8**).

The new non-residential park SDC is derived by dividing the non-res cost basis by the projected change in jobs over the next 20 years. This equates to an average park SDC cost of $1,316 per job (see **Exhibit 4.8**). Proposed new SDC methodology applies local job density assumptions to arrive at non-residential SDC rates shown in **Appendix D**.

Exhibit 4.8: Calculated Parks SDC

	SDC-I	SDC-R	Total SDC		
Total Parks Project Cost	$103,350,000	$3,516,000			
Less Non-Eligible Share	$56,617,000	$80,000			
Net Project Cost for Capacity	$46,733,000	$3,436,000	$50,169,000		
Less Fund Balance	$1,111,000	$0	$1,111,000	Parks SDC Allocation	
Adjusted PSDC Cost Basis	$45,622,000	$3,436,000	$49,058,000	RES	NON-RES
Compliance Costs (@2.5%)	$1,140,550	$85,900	$1,226,450	82.3%	17.7%
Total PSDC Cost Basis	$46,762,550	$3,521,900	$50,284,450	$41,367,000	$8,917,000
Proj. 20-year Growth in Units:				2,286 DUs	6,778 jobs
Updated Avg. PSDC per Unit:				$18,096 /DU	$1,316 /Job

PSDC RATE CALCULATIONS	Pop. Per DU	ERU Factor	Updated PSDC Per Unit (Avg.)	Current PSDC, FY 2025-26	Change
Single Family Rate	2.78	1.07	$19,344	$7,784	$11,560
Multifamily Unit Rate	2.41	0.93	$16,767	$8,068	$8,699
Townhome/Plex Unit Rate	2.07	0.80	$14,397	$8,068	$6,329
Mobile Home Rate	1.99	0.77	$13,844	$6,645	$7,199
Weighted Avg. PSDC for Scaling*	2.60		$17,823		
PSDC per Non-Res Job			$1,316	$628	*$688*

The new park SDC methodology takes into account non-residential employment density factors to estimate the amount of floor area needed per job. The employment density estimates (jobs per square foot of floor area) in Canby is provided in **Exhibit 4.9**. Job density assumptions are based on the current estimated jobs by employment sector (U.S. Census estimates) and job density assumptions set forth in the *current 2025-26 City of Canby Master Fee Schedule.*

The resulting non-residential park SDCs per square foot of floor area for various non-residential land use development types are shown in **Exhibit 4.9.** For example, within the "Industrial" category, the City can assess the park SDC fee based on the overall average for that subgroup ($1.56 per square foot of net leasable floor area) or can charge the fee per net developed land area at $0.36 per square foot of land which equates to approximately $15,682 per acre.

Note, these gross SDC rates are shown before any credits or discounts, which are discussed in the next section.

Exhibit 4.8: Calculated Non-Residential Park SDC

Category	PSDC Rate per Job	Avg. # of Jobs per 1,000 GLBA SF*	PSDC Rate per 1,000 GLBA SF**	Maximum PSDC Rate per SF**
Non-Residential		*SDCs to be scaled by sq.ft.*		
Industrial	$1,316	1.19	$1,562	**$1.56**
Storage	$1,316	0.05	$66	**$0.07**
Retail	$1,316	1.43	$1,879	**$1.88**
Service	$1,316	2.80	$3,679	**$3.68**
Lodging	$1,316	0.67	$877	**$0.88**
Avg. Rate based on Land Area**	$1,316	0.27	$359	**$0.36**

** based on PSDC avg. cost per job per previous tables.*

*** assumes average building floor area to land area ratio of 0.2; expressed in net leasable square feet of floor area.*

N.E.C. = not elsewhere classified. *GLBA SF = gross leasible building area in square feet.*

Section V. IMPLEMENTATION

This section addresses practical aspects of implementing SDCs and provides a comparison with relevant jurisdictions.

V.A. COMBINED SDC AMOUNTS

This SDC methodology results in new current maximum allowable rates that can be justified at this time. The resulting maximum SDCs are summarized below in **Exhibit 5.1**.

Exhibit 5.1 Current & Proposed SDCs Per New Avg. Size Single-family Dwelling

	Current	Proposed (at full phase in)	Change
Sanitary Sewer	$3,816	$4,184	$368
Storm	$332	$335	$3
Parks	$7,784	$19,344	$11,560
Transportation	$4,612	$10,394	$5,782
Subtotal City SDCs*	**$16,544**	**$34,257**	**$17,713**
Water	$11,230	$11,230	
GRAND TOTAL	**$27,774**	**$45,487**	**$17,713**

*** FYE 2026 Canby Utilities water SDC rate per 5/8 x 3/4 meter.*
Fees are in 2026 dollars, not adjusted for future inflation.

V.B. INDEXING

ORS 223.304 allows for the periodic indexing of SDCs for inflation as long as the index used is:

> (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
> (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
> (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

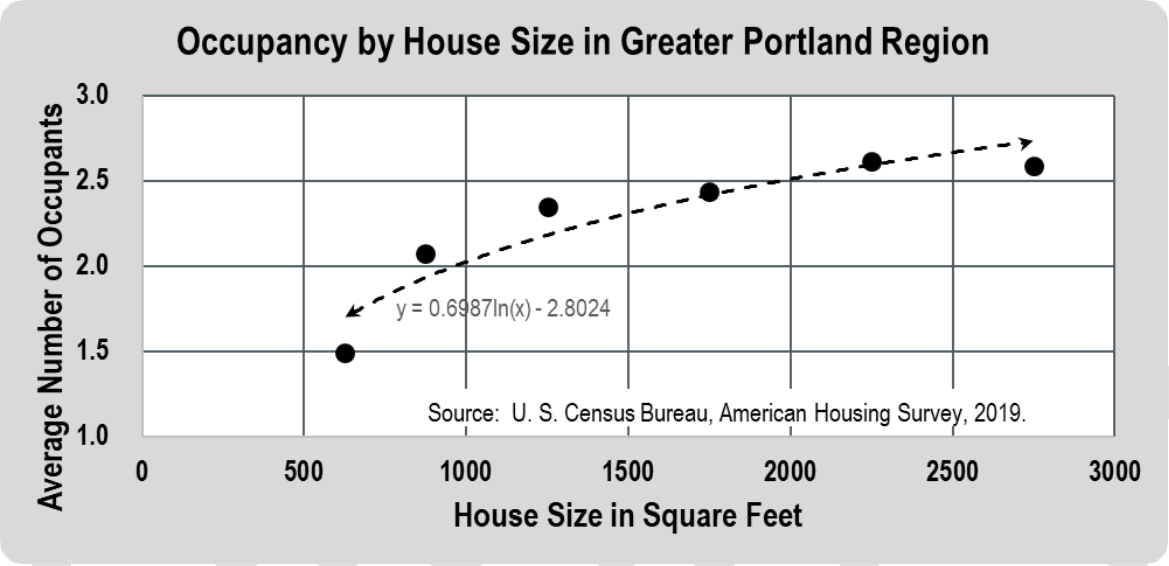
In accordance with Oregon statutes, we recommend that the City continue to rely upon the *Engineering News-Record* (ENR) Construction Cost Index (CCI) Seattle Area Average as the basis for adjusting SDCs annually. All costs in this report are indexed to June 2025 dollar amounts.

V.C. SDCS BY HOME SIZE

Several cities in Oregon and Washington have relied upon U.S. Census data to determine the nexus between occupancy levels (population based on home size) and transportation demand (person trip

generation) and park demand (number of park users). FCS evaluated the relationship between dwelling size (square foot of living area, excluding garages and attics) and occupancy (persons per dwelling). This relationship is depicted in **Exhibit 5.2.**

Exhibit 5.2: Home Size and Occupancy Assumptions



This relationship between house size and occupancy results in the following logarithmic equation:

$$Y = 0.6987(ln)X - 2.084$$

Whereas: *X = dwelling unit size in sq.ft*

Y = population (occupants per dwelling)

Applying this equation to single family residential development in Canby results in the following occupancy levels…

Assumptions for SDC calcs.

DU Sq.Ft.	Pop
500	1.54
1,000	2.02
1,500	2.31
2,000	2.51
2,500	2.66
3,000	2.79
3,500	2.90
4,000	2.99
4,500	3.07
5,000	3.15

V.D. PHASE-IN POLICY

In light of the fact that the City of Canby has not updated its SDCs for several years, the City Council plans to phase-in the new SDC rates over time to alleviate financial impacts on developments that are in the pre-approval pipeline. The phase-in strategy is provided in **Exhibit 5.3**. This example assumes that there would be 3-year phase-in of the maximum allowed park SDCs. The new SDCs for sanitary sewer, stormwater, and transportation would not be phased in and instead set at the new maximum allowable rate in year 1 (FY 2026-27).

It is also recommended that the Parks SDC phase in strategy be contingent upon the Canby UGB expansion occurring by year 3 (FY 2028-29).[7] Once the phase-in strategy is adopted, the City would likely incur an opportunity cost during years 1-3 from under-collecting SDC revenue until the maximum rates are in effect.

Exhibit 5.3 SDC Phase-In Strategy

Proposed SDCs for New SF Homes (w/ 3-Yr Phase-in for Parks SDC)				
	Current Charge (FYE 2026)	Phase-In Schedule (3 years)		
		Yr. 1	Yr. 2	Yr. 3
		60%	*80%*	*100%*
Parks	*$7,784*	$11,606	$15,475	$19,344
Transportation	*$4,612*	$10,394	$10,394	$10,394
Sanitary Sewer	*$3,816*	*$4,184*	*$4,184*	*$4,184*
Storm	*$332*	*$335*	*$335*	*$335*
Subtotal Canby SDCs (rounded)	$16,544	$26,520	$30,388	$34,257
Water SDC**	$11,230	$11,230	$11,230	$11,230
Total (unadjusted for inflation)	$27,774	$37,750	$41,618	$45,487
Proj. year-over-year change		*36%*	*10%*	*9%*

** assumes avg. Canby home size = 2,112 sq.ft.*
*** FYE 2026 Canby Utilities water SDC rate per 5/8 x 3/4 meter.*
Source: prior tables and stated assumptions.

This methodology of scaling SDCs by home size and phasing in the new parks and transportation SDCs would result in the charges depicted in **Exhibit 5.4**.

[7] The Parks SDC phase-in policy is recommended to coincide with the planned UGB expansion and the parks capital projects (#1 and #4) cost and growth planned to occur inside and outside the existing Canby UGB, which represent 35% of the overall Parks SDC cost basis.

Exhibit 5.4: Canby Single Family SDCs by Home Size Cohort

Year 1 Proposed SDCs with Phase-in Strategy

FY 2026-27 60%

Home Size (SF)		Residents	DRAFT FY 2026-27 Max SDCs Scaled by Home Size						
Min	Max	Per Dwelling*	Sanitary Sewer	Storm-water	Transpor-tation	Parks	Subtotal	Water**	Total
300	500	1.54	$2,453	$196	$6,094	$6,804	**$15,547**	$ -	**$15,547**
501	1,000	2.02	$3,224	$258	$8,011	$8,945	**$20,437**	$11,230	**$31,667**
1,001	1,500	2.31	$3,676	$294	$9,132	$10,196	**$23,298**	$11,230	**$34,528**
1,501	**2,000**	**2.51**	**$3,996**	**$320**	**$9,927**	**$11,085**	**$25,328**	**$11,230**	**$36,558**
2,001	**2,500 +**	**2.66**	**$4,184**	**$335**	**$10,394**	**$11,606**	**$26,520**	**$11,230**	**$37,750**

Gold = SDCs for typical size "cottage homes"

Purple = The maximum SDCs for single family detached homes

** based on logarithmic calculation.*

*** Water SDCs are not scaled by home size*

Source: derived from prior tables, values in FY 2025-26 dollars.

Year 2 Proposed SDCs with Phase-in Strategy

FY 2027-28 80%

Home Size (SF)		Residents	DRAFT FY 2026-27 Max SDCs Scaled by Home Size						
Min	Max	Per Dwelling*	Sanitary Sewer	Storm-water	Transpor-tation	Parks	Subtotal	Water**	Total
300	500	1.54	$2,453	$196	$6,094	$9,072	**$17,815**	$ -	**$17,815**
501	1,000	2.02	$3,224	$258	$8,011	$11,926	**$23,419**	$11,230	**$34,649**
1,001	1,500	2.31	$3,676	$294	$9,132	$13,595	**$26,697**	$11,230	**$37,927**
1,501	**2,000**	**2.51**	**$3,996**	**$320**	**$9,927**	**$14,780**	**$29,022**	**$11,230**	**$40,252**
2,001	**2,500 +**	**2.66**	**$4,184**	**$335**	**$10,394**	**$15,475**	**$30,388**	**$11,230**	**$41,618**

Gold = SDCs for typical size "cottage homes"

Purple = The maximum SDCs for single family detached homes

** based on logarithmic calculation.*

*** Water SDCs are not scaled by home size*

Source: derived from prior tables, values in FY 2025-26 dollars.

Year 3 Proposed SDCs with Phase-in Strategy

FY 2028-29

Home Size (SF)		Residents	DRAFT FY 2026-27 Max SDCs Scaled by Home Size						
Min	Max	Per Dwelling*	Sanitary Sewer	Storm-water	Transpor-tation	Parks	Subtotal	Water**	Total
300	500	1.54	$2,453	$196	$6,094	$11,341	**$20,083**	$ -	**$20,083**
501	1,000	2.02	$3,224	$258	$8,011	$14,908	**$26,400**	$11,230	**$37,630**
1,001	1,500	2.31	$3,676	$294	$9,132	$16,994	**$30,096**	$11,230	**$41,326**
1,501	**2,000**	**2.51**	**$3,996**	**$320**	**$9,927**	**$18,474**	**$32,717**	**$11,230**	**$43,947**
2,001	**2,500 +**	**2.66**	**$4,184**	**$335**	**$10,394**	**$19,344**	**$34,257**	**$11,230**	**$45,487**

Gold = SDCs for typical size "cottage homes"

Purple = The maximum SDCs for single family detached homes

** based on logarithmic calculation.*

*** Water SDCs are not scaled by home size*

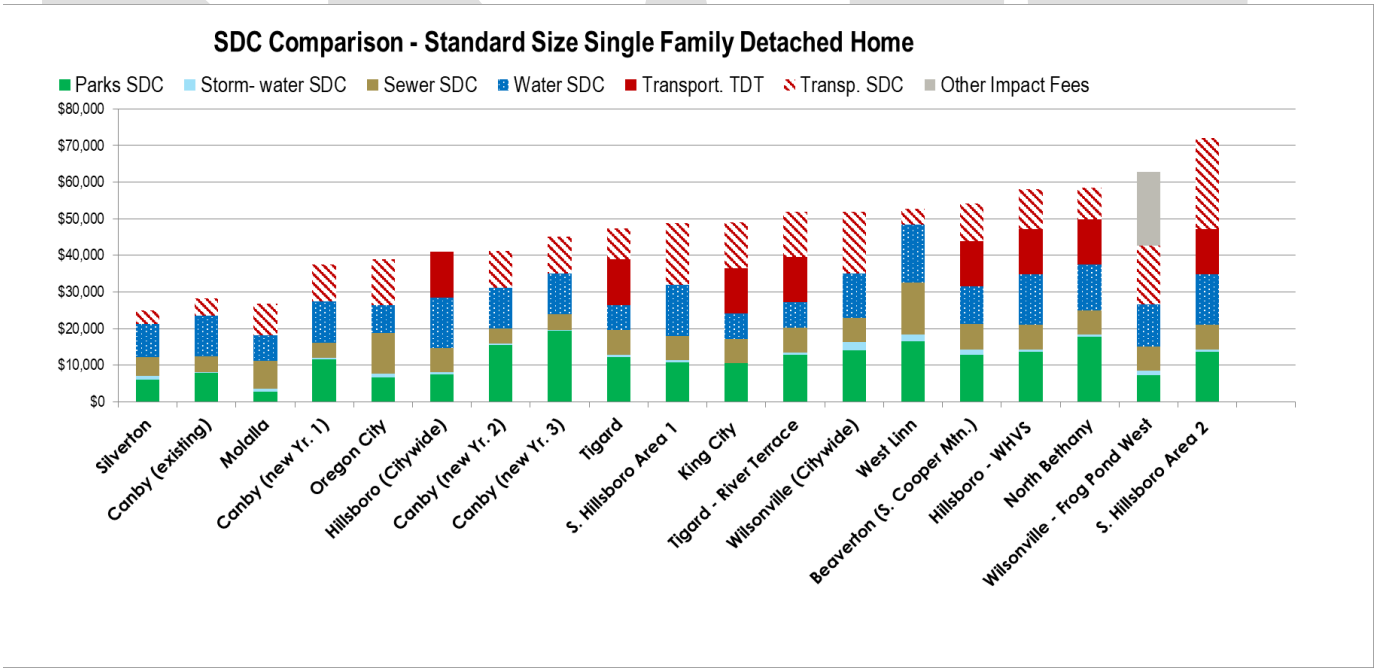
Source: derived from prior tables, values in FY 2025-26 dollars.

V.E. RESIDENTIAL FEE COMPARISONS

This section provides comparisons of the City's current and proposed SDCs with other jurisdictions in the greater Portland Region. As shown in **Exhibit 5.5**, if all new SDCs are implemented as proposed, Canby will continue to have a lower average total SDC burden per single family home than areas such as Tigard, King City, West Linn, Frog Pond West (Wilsonville), South Cooper Mountain (Beaverton), South Hillsboro and North Bethany (located in unincorporated Washington County).

An important note is that not all SDCs shown are set by the relevant city; some are set by overlapping jurisdictions, including cities in Washington County that assess the Washington County Transportation Development Tax (TDT) in lieu of or in addition to their local SDCs. The fees included for Frog Pond West (Wilsonville) also include a special assessment charge for specified public facilities that are not included in the SDC rates.

Exhibit 5.5:



V.F. NON-RESIDENTIAL SDCS

This methodology report describes the methods for equitably assessing new development that results in net new system demand for sanitary sewer, stormwater, transportation and parks capacity on major City facilities. As noted above, the new methodology recommends phasing in the transportation and parks SDCs over three (3) years, and scaling fees based on the net additional temperature - controlled floor area (sq.ft.) being constructed.

Non-residential fees will continue to vary significantly depending upon the use that is proposed. This SDC methodology takes into account: local job density assumptions (Appendix B); ITE Trip

Generation Handbook assumptions described in the prior sections; and SDC phase-in assumptions for transportation and parks.

Please refer to **Appendix D** for a summary of the proposed FY 2026-27 non-residential SDCs by land use category.

V.G. SDC DISCOUNTS, EXEMPTIONS & CREDITS

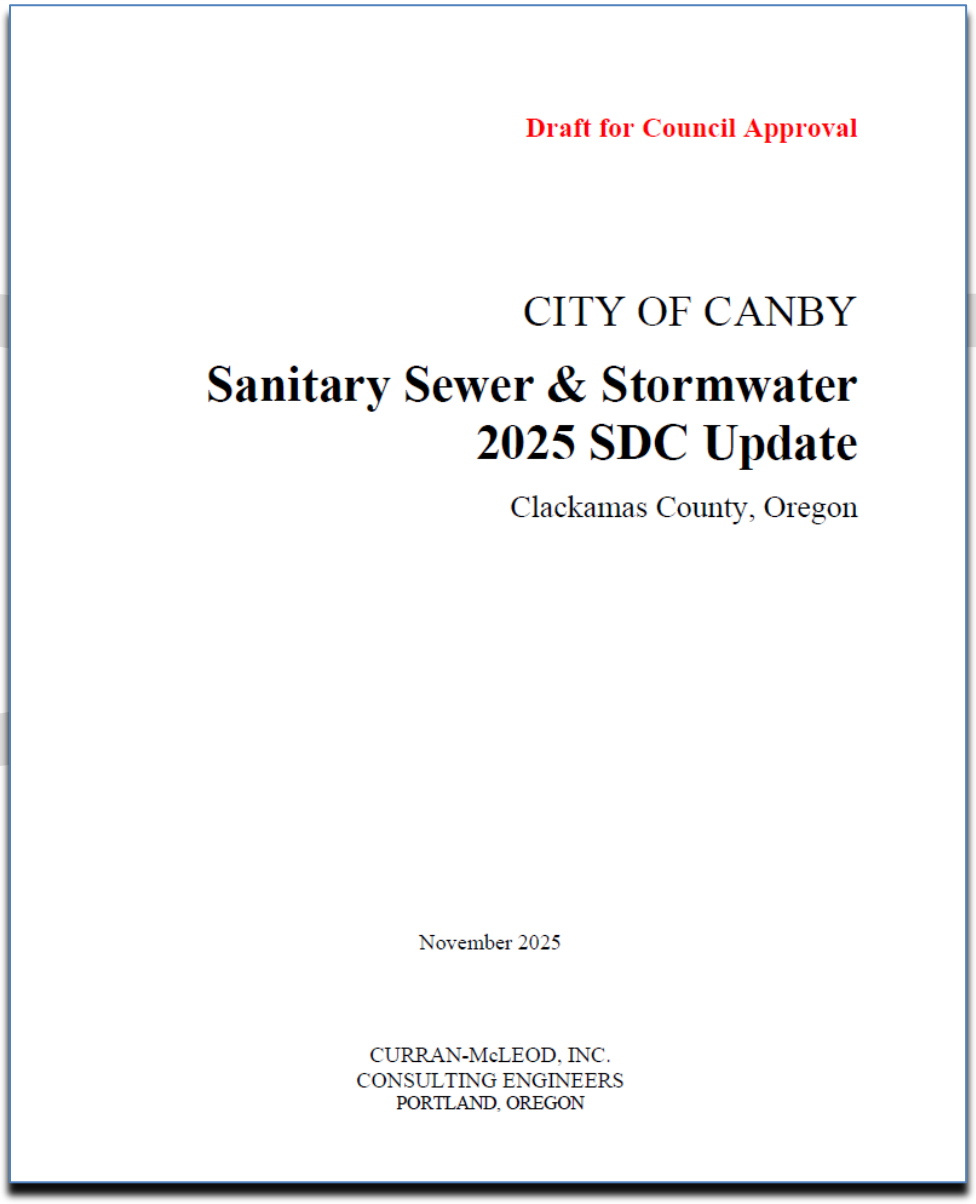
This methodology report describes the maximum allowable SDCs the City of Canby may charge based on adopted capital facility plans and current growth assumptions. It is recommended that the City allow exemptions for developments that result in no change of land use and/or improvements that result in less than 500 square feet of additional net building floor area.

The City may provide full exemptions from City-levied transportation, stormwater, parks and sewer SDCs for deed-restricted affordable housing units serving households at or below 80 percent of area median income. To qualify, developments must record a minimum 20-year affordability covenant and receive City approval. The exemption should only apply to affordable units and include recapture provisions if affordability requirements are not maintained. Water SDCs are administered separately by Canby Utilities and are subject to distinct waiver policies.

Common to all SDCs, credits must be available for eligible public works construction that meets the requirements of the statute. When a regional improvement project is listed in the adopted long range capital facility plan for transportation, parks, stormwater or sanitary sewer and is undertaken by a private developer as a condition of approval, credits must be made available for certain portions of the work that is typically related to the value of land dedications and/or construction cost.

Section VI. APPENDIX

A. Sanitary Sewer and Stormwater CIP Update Report (see separate Attachment A)



Draft for Council Approval

CITY OF CANBY

Sanitary Sewer & Stormwater 2025 SDC Update

Clackamas County, Oregon

November 2025

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS
PORTLAND, OREGON

B. Canby Transportation Capital Project List & SDC Share: 2025-2045

Project ID	Project Location	Project Description	Project Capacity Type	Estimated Project Cost (2025 Dollars)	Primary Lead Agency	TSP Priority	Priority Horizon	% Funded by SDC/ Development	% Funded by City & Other Sources	SDC Share
	OR 99E (Corridor #1) Improvements from SW Berg Parkway to Territorial Road									
1a	OR 99E between Elm Street and Pine Street	Major Upgrade to Pedestrian and Bike Facilities. Cost assumes a shared-use path adjacent to OR 99E, but final improvement to be determined through a future corridor-wide improvement plan (see Project B6). Project impacts the existing rail corridor, and coordination will be required with the ODOT Rail Crossing Safety Section before any improvements or modifications occur.	Major Upgrade to Pedestrian and Bike Facilities	$10,100,000	ODOT	Financially Constrained	Tier 1	75%	25%	$7,575,000
1d	OR 99E/Ivy Street intersection	Widening at Existing Intersection. Cost assumes widening of the Ivy Street approaches to include a separate left-turn lane, through lane, and right-turn lane, and traffic signal and railroad crossing modifications. Project impacts an existing rail crossing and coordination will be required with the ODOT Rail Crossing Safety Section before any improvements or modifications occur.	Widening at Existing Intersection	$9,650,000	ODOT	Financially Constrained	Tier 3	75%	25%	$7,237,500
1e	OR 99E from Knott Street to Locust Street	Minor Upgrade to Pedestrian Facilities. Cost assumes installation of sidewalks on the north side.	Minor Upgrade to Pedestrian Facilities	$950,000	ODOT	Financially Constrained	Tier 1	25%	75%	$237,500
1f	OR 99E/Pine Street intersection	Widening at Existing Intersection. Cost assumes conversion of the southbound approach to include a left-turn lane and a shared through-right turn lane and widening of the northbound approach to include a left-turn lane, through lane, and right-turn lane, and traffic signal modification. Project impacts an existing rail crossing and coordination will be required with the ODOT Rail Crossing Safety Section before any improvements or modifications occur.	Widening at Existing Intersection	$5,550,000	ODOT	Financially Constrained	Tier 3	75%	25%	$4,162,500
1g	OR 99E between the Logging Road Trail and the sidewalks on south side of OR 99E	Major Upgrade to Pedestrian and Bike Facilities. Cost assumes a shared-use path.	Major Upgrade to Pedestrian and Bike Facilities	Funded/ Under Construction	ODOT	Financially Constrained	Tier 1	0%	0%	$0
1h	OR 99E between Pine Street, the Logging Road Trail and N Redwood Street	Major Upgrade to Pedestrian and Bike Facilities. Cost assumes a shared-use path adjacent to OR 99E, but final improvement to be determined through a future corridor-wide improvement plan (see Project B6). Project impacts the existing rail corridor, and coordination will be required with the ODOT Rail Crossing Safety Section before any improvements or modifications occur.	Major Upgrade to Pedestrian and Bike Facilities	$5,750,000	ODOT	Financially Constrained	Tier 3	75%	25%	$4,312,500
	Territorial Road (Corridor #2) Improvements from N Birch Street to Haines Road									
2c	Territorial Road from N Holly Street to N Locust Street	Minor Upgrade to Pedestrian Facilities. Cost assumes sidewalks on both sides.	Minor Upgrade to Pedestrian Facilities	$1,900,000	Canby	Financially Constrained	Tier 3	25%	75%	$475,000
	SW Berg Parkway and 3rd Avenue (Corridor #4) Improvements from OR 99E to									
4b	3rd Avenue from the Berg Parkway extension to N Grant Street	Major Upgrade to Bike Facilities. Cost assumes reconfiguration of 3rd Avenue to provide bike lanes on both sides.	Major Upgrade to Bike Facilities	$200,000	Canby	Financially Constrained	Tier 2	75%	25%	$150,000
4c	3rd Avenue from N Grant Street to N Ivy Street	Minor Upgrade to Bike Facilities. Cost assumes shared lane markings and route wayfinding for bikes.	Minor Upgrade to Bike Facilities	$150,000	Canby	Financially Constrained	Tier 2	25%	75%	$37,500
	Walnut Street (Corridor #5) Improvements from OR 99E to 1st Avenue									
5a	Walnut Street from OR 99E to 1st Avenue	New 3-lane Collector with a Truck Route Designation. Cost assumes a 3-lane street with sidewalks and bike lanes on each side.	New 3-lane Collector with a Truck Route Designation	$6,400,000	Canby	Financially Constrained	Tier 1	100%	0%	$6,400,000
5b	OR 99E/Walnut Street intersection	Traffic Control Improvement at New Intersection. Cost assumes a new traffic signal.	Traffic Control Improvement at New Intersection	$3,000,000	ODOT	Financially Constrained	Tier 1	100%	0%	$3,000,000
6b	Holly Street/Territorial Road intersection	Traffic Control Improvement at Existing Intersection. Cost assumes installation of a roundabout, but final traffic control to be determined through a future intersection control analysis.	Traffic Control Improvement at Existing Intersection	$2,850,000	Canby	Financially Constrained	Tier 3	75%	25%	$2,137,500
	10th Avenue/11th Avenue (Corridor #7) Improvements from N Birch Street to N									
7c	10th Avenue from N Holly Street to N Pine Street	Major Upgrade to Pedestrian Facilities. Cost assumes sidewalks on each side.		Funded/ Under Construction	Canby	Financially Constrained	Tier 1			0
	N Redwood Street (Corridor #10) Improvements from 11th Avenue to Territorial									
10a	N Redwood Street/Territorial Road intersection	Traffic Control Improvement at Existing Intersection. Cost assumes installation of a roundabout, but final traffic control to be determined through a future intersection control analysis.	Traffic Control Improvement at Existing Intersection	$2,750,000	Canby	Financially Constrained	Tier 3	75%	25%	$2,062,500
	SW 3rd Avenue (Corridor #13) Improvements from Elm Street to Ivy Street									
13b	Ivy Street/SW 3rd Avenue intersection	Minor Upgrade to Pedestrian Facilities. Cost assumes installing a partial diverter on west leg of SW 3rd Avenue to close westbound receiving lane and installing crosswalk, ramps, and pedestrian refuge island on Ivy Street (remove crosswalk striping on north leg).	Minor Upgrade to Pedestrian Facilities	$300,000	Canby	Financially Constrained	Tier 3	25%	75%	$75,000
13c	Elm Street/SW 3rd Avenue intersection	Minor Upgrade to Pedestrian Facilities. Cost assumes installing crosswalk, ramps, and curb extensions on Elm Street.	Minor Upgrade to Pedestrian Facilities	$250,000	Canby	Financially Constrained	Tier 2	25%	75%	$62,500
	S Ivy Street (Corridor #14) Improvements from Township Road to SE 18th Avenue									
14a	Township Road/S Ivy Street intersection	Traffic Control Improvement at Existing Intersection. Cost assumes conversion of flashing yellow light to traffic signal when traffic volumes meet warrants.	Traffic Control Improvement at Existing Intersection	$175,000	Canby	Financially Constrained	Tier 3	75%	25%	$131,250
	SE 1st Avenue and Haines Road (Corridor #16) Improvements from SE Hazeldell Way to Territorial Road									
	Transit Service Enhancements									
A1	New Transit Amenities	Improve transit stop amenities as needed, to include sheltered stops with seating, landing pads, route information, sidewalk connections, bicycle parking and lighting.		$1,000,000	CAT	Financially Constrained	Tier 3		100%	0
	Demand and System Management Enhancements									
B1	New Bike Parking	Install new bike parking throughout the City. Standard rack parking should be provided in areas where users park for less than two hours. Long-term parking that is secure and weather-protected should be provided in areas where users park for more than two hours.	Minor Upgrade to Bike Facilities	$50,000	Canby	Financially Constrained	Tier 2	25%	75%	$12,500
			TOTAL	**$51,025,000**						**$38,068,750**

C. Canby Employment Density Assumptions

Canby Employment Density At-Place-of-Work, and Trip Generation, 2022

ITE Code	Land Use Category	Jobs *	Job Density**	Est. SF (000)	Weights for Category	PHVT per kSF***
170	Utilities	28	1,500	42,000	1.3%	2.16
180	Construction	1,339	700	937,300	29.5%	1.93
140	Manufacturing	1,464	700	1,024,800	32.3%	0.63
110	Wholesale Trade	1,017	1,150	1,169,550	36.8%	0.49
150	Transportation and Warehousing	0	1500	270	0.0%	0.15
	Subtotal Industrial (excl. storage)	3,899	814	**3,173,920**	**100%**	**0.98**
151	**Storage**		20,000			**0.14**
820	**Retail Trade**	850	700	**595,000**		**2.15**
760	Information	148	250	37,000	12.6%	0.45
710	Finance and Insurance	132	350	46,200	15.8%	1.18
712	Real Estate and Rental and Leasing	69	350	24,150	8.2%	2.16
715	Prof., Scientific, and Technical Services	210	600	126,000	43.0%	1.80
710	Admin. & Support, Waste Mgmt. and Re	199	300	59,700	20.4%	1.18
	Subtotal Office	758		**293,050**	**100%**	**1.44**
520	Educational Services	516	300	154,800	40.9%	0.31
630	Health Care and Social Assistance	525	350	183,750	48.5%	3.67
730	Public Administration	102	300	30,600	8.1%	1.71
310	Hotel/Motel	0	1,500	-		0.47
879	Arts, Entertainment, and Recreation	123	225	27,675	7.3%	6.21
931	Food Services	568	225	127,800	33.7%	4.54
918	Other Services (excluding Public Adminis	319	700	223,300	59.0%	1.45
	Subtotal Misc. Services	**1,010**	375	**378,775**	**100%**	**2.84**

*Source: * U.S. Census On-The-Map, 2022 data for City of Canby.*

*** job density assumptions from City of Canby Master Fee Schedule, 7/1/2025.*

**** ITE adjusted peak hour vehicle trip-ends per 1,000 sq.Ft. from ITE Handbook, 12th Edition.*

D. Canby Maximum Allowable SDCs by Land Use Type, FY 2026-27

Sanitary Sewer SDCs

Sanitary Sewer SDC Fee Schedule **FY 2026-26**

	EDU Factor	Improve-ment Fee	Reimburse-ment Fee	Admin Fee (2.5%)	Total SDC (2025$)	Total SDC (2026$)*
Single Family Residential SDC Per Dwelling Unit:						
Per Unit	1.0	$ 545	$ 3,443	$ 100	**$ 4,088**	**$ 4,184**
Multi-Family Residential SDC Per Dwelling Unit:						
Per Unit	0.8	$ 436	$ 2,754	$ 80	**$ 3,270**	**$ 3,347**
Non-Res./Com. / Ind. SDC Based on Wastewater Flow:						
Per 155 gpd	1.0	$ 545	$ 3,443	$ 100	**$ 4,088**	**$ 4,184**

Source: Canby Sanitary Sewer and Stormwater System Development Charge Update, Curran-McLeod Consulting Engineers, Nov. 2025.

** Inflation index = 2.35% based on prior 12-month ENR 20-City CCI.*

Stormwater SDCs

Canby Stormwater SDC Rates (before credits or discounts)
FY 2026-27 *Rate per Unit:* $ 35.08

ITE LAND USE CODE/CATEGORY	Unit	ELNDT	Storm-water SDC
RESIDENTIAL (fees to be scaled by Sq.Ft. of HVAC controlled floor area)			
210 Single Family Dwelling	Dwelling	9.52	$ 333.92
220 Multifamily (3+ units per structure)	Dwelling	6.70	$ 235.00
230 Condo/Townhome	Dwelling	4.93	$ 172.92
240 Moblie Home Park	Dwelling	3.54	$ 124.17
254 Assisted Living	Dwelling	3.87	$ 135.74
SELECTED LAND USES			
110 General Light Industrial	TSFGFA	7.0	$ 245.53
120 General Heavy Industrial	TSFGFA	1.5	$ 52.61
130 Industrial Park	TSFGFA	6.8	$ 239.56
150 Warehouse	TSFGFA	5.0	$ 175.38
151 Mini-Warehouse	TSFGFA	2.5	$ 87.69
160 Data Center	TSFGFA	0.99	$ 34.72
310 Hotel	Room	7.67	$ 269.03
320 Motel	Room	7.83	$ 274.64
430 Golf Course	Acre	4.78	$ 167.66
444 Movie Theater	Screen	16.37	$ 574.18
492 Health/Fitness Club	TSFGFA	2.85	$ 99.96
520 Elementary School (Public)	Student	0.5	$ 17.54
522 Middle/Jr. High School	Student	8.68	$ 304.45
530 High School	Student	8.12	$ 284.81
560 Church	TSFGFA	6.8	$ 238.51
565 Day Care Center/Preschool	Student	1.8	$ 63.14
620 Nursing Home	Bed	3.87	$ 135.74
630 Clinic	TSFGFA	33.4	$ 1,171.52
710 General Office Building	TSFGFA	11.0	$ 385.83
720 Medical-Dental Office Building	TSFGFA	36.1	$ 1,266.22
750 Office Park	TSFGFA	9.7	$ 340.23
812 Bldg. Material/Lumber Stor	TSFGFA	32.17	$ 1,128.37
814 Specialty Retail Center	TSFGLA	16.4	$ 575.24
815 Free Standing Discount Store	TSFGLA	17.1	$ 599.79
820 Shopping Center	TSFGLA	15.9	$ 557.70
841 Auto Sales	TSFGFA	35.75	$ 1,253.94
848 Tire Store	TSFGFA	10.74	$ 376.71
850 Supermarket	TSFGFA	54.9	$ 1,925.64
853 Convenience Market	TSFGFA	120.9	$ 4,240.61
862 Home Improvement Super Store	TSFGFA	7.51	$ 263.42
880 Pharmacy/Drugstore	TSFGFA	38.6	$ 1,353.91
881 Pham/Drug w/Drive Through	TSFGFA	17.29	$ 606.45
890 Furniture Store	TSFGFA	2.4	$ 84.18
911 Bank/Savings: Walk-in	TSFGFA	69.7	$ 2,444.75
912 Bank/Savings: w/Drive Through	TSFGFA	31.4	$ 1,101.37
925 Drinking Place	TSFGFA	4.42	$ 155.03
931 Quality Restaurant	TSFGFA	25.7	$ 901.44
932 High Turnover Sit-Down Restaurant	TSFGFA	36.23	$ 1,270.78
932 High Turnover Sit-Down Restaurant	TSFGFA	36.23	$ 1,270.78
938 Coffee/Donut Drive Through	TSFGFA	243.0	$ 8,523.31
942 Automobile Care Center	TSFGFA	14.8	$ 519.12
943 Auto Parts	TSFGLA	1.52	$ 53.31
944 Gasoline/Service Station	VFP	30.4	$ 1,066.29
944 Gasoline/Service Station w/Market	VFP	17.9	$ 627.85
944 Gasoline/Service Station w/Car Wash	VFP	17.9	$ 627.85

Notes:

ELNDT by land use derived from National Household Travel Survey; and methods recommended by James C. Nicholas, in "The Calculation of Proportionate-Share Impact Fees" (American Planning Association, 1988), and "Development Impact Fee Policy and Administration", (Amercian Planning Association, 1990).

Abbreviations used in the table:

ELNDT = Equivalent Length Net Daily Trip Ends
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area
T.S.F.G.L.A. = Thousand Square Feet Gross Leasable Area
V.F.P. = Vehicle Fueling Position

Transportation SDCs

Canby Transportation SDC Rates, Proposed FY 2025-2026

Land Use Category	ITE Code	Adjusted PHVT per Unit	TSDC Rate per PHVT	TSDC Rate per Unit (Max)	Units
Single Family (1-4 units per structure)	210			scaled by home size	DU
Multifamily Low Rise	220	0.66	$ 10,716	*$ 7,073*	DU
Mobile Home	240	0.46	$ 10,716	*$ 4,929*	DU
Affordable Housing **	223	0.47	$ 10,716	*$ 5,036*	DU
Industrial	*	0.98	$ 10,716	**$ 10,529**	KSF
Storage	151	0.14	$ 10,716	**$ 1,500**	KSF
Retail	820	2.15	$ 10,716	**$ 23,056**	KSF
Office	*	1.44	$ 10,716	**$ 15,379**	KSF
Education	520	0.31	$ 10,716	**$ 3,323**	KSF
Health Care & Social Assistance	630	3.67	$ 10,716	**$ 39,328**	KSF
Public Administration	730	1.71	$ 10,716	**$ 18,324**	KSF
Lodging	310	0.47	$ 10,716	**$ 5,036**	KSF
Misc. Services	***	2.84	$ 10,716	**$ 30,423**	KSF

** ITE codes based on ITE Handbook, 12th Edition; and job mix shown in prior tables.*

*** Assumes new affordable housing unit per ORS 456.055 & 456.270.*

**** Misc. Land Use categories to be based on TSDC rate per PHVT, & determination by SDC administrator.*

KSF = 1,000 square feet of leasable floor area.

DU = dwelling unit.

Park SDCs

Canby Parks SDC Rates for Non-Residential Development

Category	PSDC Rate per Job	Avg. # of Jobs per 1,000 GLBA SF*	PSDC Rate per 1,000 GLBA SF**	Year 3 Maximum PSDC Rate per SF**	Year 1 PSDC Rate per SF (@60%)	Year 2 PSDC Rate per SF (@80%)
Non-Residential		*SDCs to be scaled by sq.ft.*				
Industrial	$1,316	1.19	$1,562	**$1.56**	$0.94	$1.25
Storage	$1,316	0.05	$66	**$0.07**	$0.04	$0.05
Retail	$1,316	1.43	$1,879	**$1.88**	$1.13	$1.50
Service	$1,316	2.80	$3,679	**$3.68**	$2.21	$2.94
Lodging	$1,316	0.67	$877	**$0.88**	$0.53	$0.70
Avg. Rate based on Land Area**	$1,316	0.27	$359	**$0.36**	$0.22	$0.29

** based on PSDC avg. cost per job per previous tables.*

*** assumes average building floor area to land area ratio of 0.2; expressed in net leasable square feet of floor area.*

N.E.C. = not elsewhere classified. GLBA SF = gross leasible building area in square feet.

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Draft for Council Approval

CITY OF CANBY

Sanitary Sewer & Stormwater 2025 SDC Update

Clackamas County, Oregon

November 2025

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS
PORTLAND, OREGON

City of Canby

SANITARY SEWER & STORMWATER SYSTEM DEVELOPMENT CHARGE UPDATE

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City of Canby

SANITARY SEWER & STORMWATER SYSTEM DEVELOPMENT CHARGE UPDATE

November 2025

The sanitary sewer & stormwater systems are combined into a common administrative utility serving the City of Canby. The Sanitary Sewer & Stormwater System Development Charge (SDC) methodology was last updated in 2017 in resolution 1268, with annual inflation adjustments since.

The City recently updated the Sanitary Sewer Facilities Plan in 2020 and the Stormwater Master Plan in 2023 to adopt current cost estimates and update the Capital Improvement Plans (CIP). The goal of this current SDC update is to incorporate the current CIPs from the Stormwater Master Plan and the Sanitary Sewer Facilities Plan, and projects identified by City staff.

SDC METHODOLOGY OVERVIEW

Oregon Revised Statutes 223.297 through 223.314 provides the statutory basis for application of System Development Charges. These statutes are intended to provide a uniform framework for development of an equitable funding system to support orderly growth.

According to the statute, SDCs are composed of:

- Reimbursement Fees to address the value of existing improvements,
- Improvement Fees to address the cost of needed future improvements, or
- Combination of both Reimbursement and Improvement Fees.

The City's current methodology, which is unchanged by this update, uses the current "replacement value" for all existing improvements to establish the basis of the Reimbursement Fee. The basis for the Improvement Fee is the "estimated cost" of improvements not yet constructed but needed to serve future growth of the City.

The existing infrastructure typically has components with surplus capacity for future users as well as some areas of deficiencies or inadequacies in serving the existing users. Similarly, projects on the Capital Improvement Plan listing are required to provide capacity for future users, but also frequently resolve deficiencies in service to the existing users. To account for the available capacity in the City's infrastructure and the concurrent need to undertake capital improvements to resolve deficiencies, these SDC Methodologies include a combination of both Reimbursement Fees and Improvement Fees.

The existing infrastructure essentially provides a base level of service to current and future users, whereas the required capital improvements provide resolution of existing deficiencies as well as the improvements needed for future users.

To ensure an equitable allocation of costs between existing and future users, the value of all existing facilities and the estimated cost of all future improvements are allocated to all users, current and future equally, based on their proportionate use of the available capacity. This method of allocating costs to all users ensures that the charge to future connections is equitable and that it is no more than the proportionate cost allocated to each existing user.

This methodology of allocating costs by the capacity of the facility avoids double charging for capacity and is also independent of current population. With this approach there is no need to identify an estimated percentage of remaining capacity to serve future users, nor to estimate future population growth. This allocation is dependent only upon the value of the existing facilities, the estimated cost of the required future facilities and the design capacity of each component.

The values placed on the existing improvements have taken into consideration rate making principles, the impacts of inflation, contributions by existing users, gifts, or grants to the City to construct the infrastructure to determine the value of existing facilities. The City of Canby has no outstanding debt for the sanitary or stormwater systems.

Population projections are useful to anticipate future needs; however, the rate of growth to reach the projected population does not impact the fee calculations. The fee is based on funding the improvements needed to support growth, independent of when that population growth is realized. In periods of high growth, SDC revenues will accrue more quickly to allow undertaking needed improvements earlier to support the accelerated growth. In periods of low growth, revenues will accrue more slowly, but the need for infrastructure improvements to support this growth is also protracted.

ANNUAL ADJUSTMENTS

As permitted by ORS 223.304(8): 1) SDC fees may be adjusted as needed, based upon changes in the cost of materials, labor or real property applied to projects or project capacity as set forth in the associated systems' CIP; or 2) SDC fees may be increased periodically based upon application of a specific cost index.

The statutes require a specific cost index to be:

(A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property, or a combination of the three;

(B) Published by a recognized organization or agency that produces the index or date source for reasons that are independent of the system development charge methodology; and

(C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution, or order.

The Engineering News Record (ENR) publishes a nationwide 20-city average cost escalation factor called the Construction Cost Index (CCI) that satisfies the criteria in this statute. The use of this 20-city average provides a well-established and well-known industry standard for the average change in construction costs. For reference, this current SDC update is based on an ENR CCI for November 2025 of 14,098.

In accordance with ORS 223.309(2), the City may adjust any of the capital improvement projects, adjust project cost estimates, or values of existing improvements by resolution or ordinance at any time. However, if the SDC is increased as a result of the addition of a new "capacity increasing capital improvement" project, the City must provide a written notice, a minimum of 30 days prior to adoption of the modifications, to persons who have requested notice under ORS 223.304(6). Subsequently, the City must hold a public hearing for adoption only if, within seven days of the proposed adoption, the City receives a written request for a hearing.

If the City elects to modify the cost allocation methodology as opposed to only adjusting the project values or CIP inventories, written notice is required to be mailed 90 days prior to any adoption hearings to all persons who have requested notification under ORS 223.304(6). Additionally, the revised methodology must subsequently be made available for public review a minimum of 60 days prior to the hearing for adoption.

With no persons listed per ORS 223.304(6), then no advance notification is required for adjustments, other than those required for any public meeting.

CREDITS FOR ELIGIBLE CONSTRUCTION

ORS 223.304(4) requires that a method of credits be available for the construction of qualified public improvements. The statute further defines qualified public improvements as those required as a condition of development approval, identified in the plan and list adopted pursuant to ORS 223.309 and either:

(a) Not located on or contiguous to property that is the subject of development approval; or

(b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development project to which the improvement fee is related.

As a result of ORS 223.304(4) (a), a credit must be provided for eligible off-site public improvements; and in accordance with ORS 223.2304(4) (b), a credit must be provided for on-site development for the component of an eligible improvement which has capacity greater than the local government's minimum standard facility size or capacity.

When growth pressures mandate that the City make improvements within fully developed areas or unrelated to any specific development, the entire cost of the improvement may be funded with SDC revenues. If the improvement will provide service to undeveloped areas, the SDC expenditure should be reimbursed by development.

SDC CREDIT PAYMENTS

Credits for eligible public works construction are typically used to offset the SDC fees due from the developing property. In the event the credit exceeds the fees due from the development, the City has the option of reimbursing the developer with cash from current SDC reserves, cash receipts from future SDC revenues, and/or providing a credit against future development.

ORS 223.304(5)(d) limits the application of a credit for future development to a maximum of 10 years. However, ORS 223.304(5)(c) allows the City to adopt additional methods of credit beyond the qualified public improvement credits required by statute, if so desired. The intent of this provision is to ensure equity to developers of all projects in the City.

For any listed capital improvement undertaken by private development, a credit is provided for the entire cost of the improvement to offset a portion of the SDC fees due on the project, including both improvement and reimbursement fee components.

CREDIT FOR PRE-EXISTING USE

A system development charge is imposed on all new construction, or when a change of use on a parcel increases the demand on the utility. In the event of a change of use, the system development charge for the new use shall be offset by a credit in the amount of the calculated system development charge for the current existing use. The adjustment may not reduce the SDC charges to result in a refund.

Upon discontinuation of utility service and a 24-month interruption of utility payments, no credit is provided for pre-existing use.

SDC ADMINISTRATION REQUIREMENTS

Per ORS 223.311, System Development Charge revenues must be deposited into accounts designated for such revenues for each infrastructure. An annual accounting must be prepared by January 1st of each year identifying amounts collected for each utility, and an inventory of the projects that were funded in the previous fiscal year.

The statute allows Reimbursement Fees to be spent on any capital improvements or associated debt service within the subject infrastructure. Improvement Fees may only be spent on capital improvements that are included in the Capital Improvement Plan listed in the adopted SDC. Eligible projects include projects that increase capacity or level of performance of existing facilities, and associated debt service.

Oregon Revised Statutes 223.307(5) also allows SDC revenues to be expended for costs of complying with the provisions of the SDC statutes contained in ORS 223.297 to 223.314, including the costs of administration, and providing annual accounting of development charge expenditures. Accordingly, a 2.5% surcharge is added to each identified fee to account for the cost of administration.

Annually, a transfer from each SDC fund in the amount of 2.5% of the annual collections may be made to the City department completing the administration for fee calculations, accounting, and annual fee adjustments. This transfer should be identified in each annual summary.

This surcharge is not intended to fund updates to the SDC documents, as this task is listed specifically in the CIP as Master Plan & SDC Updates.

REVIEW PROCEDURE

Adoption of this System Development Charge Methodology and Capital Improvement Plan Update includes the adoption of an administrative review procedure for the methodology, expenditures, and fee calculation.

Per ORS 223.304(7) (b) the SDC Methodology may be contested within 60 days of adoption in accordance with the procedure established in ORS 34.010 to 34.100. A challenge to any SDC expenditure must be made in accordance with the procedures defined in ORS 34.010 to ORS 34.100 and may be filed within 2 years of the SDC revenue expenditure.

If a private developer objects to the calculation of a system development fee, the City will take into consideration a utility impact analysis prepared specifically for the development that substantiates the demand on the infrastructure. The subsequent formal conclusion by the City may be contested through the procedures established in ORS 34.010 to ORS 34.100 for a writ of review. To avoid project delays, in the case of a contested fee calculation, the SDC fee payment shall be made as a deposit pending the formal review and outcome.

SANITARY SEWER AND STORMWATER SDC UPDATES

The following sections contain a summary of the existing improvements and required capital improvements for the Sanitary Sewer system and the Stormwater system, with estimates of the value of existing infrastructure, estimates and timelines for all projects in the Capital Improvement Plans, percentage of SDC eligible costs, and last, an allocation methodology to define equitable System Development Charges.

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City of Canby

SANITARY SEWER SYSTEM SDC UPDATE

November 2025

SS - I. OVERVIEW

The authority to establish System Development Charges for all five public utility systems was first adopted by the City Council in Ordinance 867 in October 1991 and codified in the Canby Municipal Code Chapter 4.20. The Sanitary sewer SDC methodology specifically was first adopted in Ordinance 868 in 1991. Subsequently, methodology updates were completed in 1996, 2001, 2011, and 2017.

SS - II. EQUIVALENT DWELLING UNIT (EDU) DEFINITION

SDCs are based on the average dry weather waste flow from a typical single family residential unit, which is adopted to be one Equivalent Dwelling Unit (EDU). For the sanitary sewer SDC all residential units are considered one EDU per family unit, whether located in a detached single-family home or in a multi-family structure.

Commercial/Industrial EDUs are more difficult to calculate because the waste flow varies depending on the business activity. As a result, Commercial/Industrial EDUs are determined based on the amount of waste flow to determine the equivalent number of residential units.

Based on the 2017 Wastewater Facilities Plan Update, the average waste flow is 60 gallons per capita per day (gpc/d) including residential, commercial, and industrial. Based on an estimated 10% commercial industrial contributions, the remaining residential only loading is 55 gpc/d. Using the Portland State University Population Research Center data, the average household in Canby has 2.8 Persons Per Household (PPH). As a result, the definition of one EDU is unchanged from the 2017 methodology at a total of 155 gallons per day, or 625 cubic feet per month per EDU.

SS - III. CREDITS FOR ELIGIBLE CONSTRUCTION

By statute, credits must be issued for eligible improvements required to be constructed by private development. SDC credits are required for the oversized component of any on-site improvements, and for all eligible off-site improvements. To receive credit, the project must be a qualified public improvement contained in the Capital Improvement Plan and required as a condition of development approval.

The minimum line size for sanitary sewer improvements in the City of Canby is defined by DEQ to be an 8” diameter pipe. Anytime a developer is required to construct an onsite sewer line greater than 8" diameter, a credit for the cost of oversizing the line will apply. If a developer is required to build an eligible off-site improvement, a credit will be provided for the entire cost.

The credit for oversizing and upsizing is based on the actual cost of construction. Developers are required to submit actual contractor's cost for review and approval by the City to determine available credits. The construction costs will be increased by 15% to account for eligible engineering and administration costs.

Credits should be provided based on actual costs. The following table summarizes estimated construction costs, including 15% engineering, as a guide for future SDC credits for eligible sanitary sewer system improvements:

CITY OF CANBY
SANITARY SEWER PIPING SYSTEM
ESTIMATED VALUE OF CONSTRUCTION CREDITS
November 202 ENR CCI 14,098

LINE SIZE	8"	10"	12"	15"	18"
CONSTRUCTION COST	$235/lf	$260/lf	$275/lf	$295/lf	$315/lf
OVERSIZE CREDIT	$0	$25/lf	$40/lf	$60/lf	$80/lf

SS - IV. SANITARY SEWER CAPITAL IMPROVEMENT PLAN

Consistent with the methodology used in the previous SDC documents, the estimated costs of the eligible CIP projects are allocated to all benefitted users based on the capacity of the infrastructure component and cost per gallon. This methodology equitably accounts for excess capacity as well as various system deficiencies, by allocating the value of existing improvements (in the Reimbursement Fee) and the cost of all needed improvements (in the Improvement Fee) over the total capacity of the infrastructure, ensuring the charge to future users is no more than the allocation to existing users.

The capacities of each infrastructure component are defined independently. Sanitary sewers are based on the design average dry weather flow (ADWF) capacity of the treatment facility. Collection system capacity is defined geographically as serving all EDU within the limits of the built-out Urban Growth Boundary (UGB).

The projects listed in the collection system CIP are intended to serve the built-out population of the existing Urban Growth Boundary as quantified in the current planning documents. The built-out population has most recently been estimated in the 2010 Transportation System Plan as 26,100 people. Assuming the City maintains the current ratio of 90% residential and 10% commercial/industrial, and per the PSU estimate of 2.80 persons per EDU, the build-out capacity of the UGB is estimated at 26,100 divided by 2.8 and divided by 90% to add the commercial/industrial component, to equal approximately 10,250 EDU. At 155 gpd/EDU, build-out of the UGB corresponds to an average dry weather flow rate of 1.6 MGD.

Portland State University Population Research Center projects the City of Canby population to reach the buildout population of 26,100 between 2045 and 2050. The Canby Wastewater Treatment facility's capacity of 2.8 MGD will serve well beyond build-out of the UGB.

The following table contains the Capital Improvement Plan for future improvements identified in the 2020 Wastewater Facilities Plan Update and projects identified by City staff. All estimated costs are based on the November 2025 ENR CCI of 14,098.

CITY OF CANBY
SANITARY SEWER CAPITAL IMPROVEMENT PLAN
ESTIMATED COST OF IMPROVEMENTS
NOVEMBER 2025 ENR CCI 14,098

	Project Description (2020 Facility Plan CIP No.)	Priority (yrs)	Total Cost	Eligible Cost	Capacity MGD	Cost per Gallon
Wastewater Treatment & Disposal:						
1	WWTP Site Improvements (2)	1-5	$546,000	Added to Reimbursement Line 1.1		
2.1	Power Dist/PLC (50%) (9)	1-5	374,400	187,200	2.8	0.067
2.2	Power Dist/PLC (50%) (9)	1-5	187,200	Moved to Reimbursement Line 13.1		
3	UV Disinfection System (3)	1-5	1,095,000	547,500	2.8	0.196
4	Outfall Diffuser/Mixing Zone (7)	1-5	124,800	$124,800	2.8	0.045
5	New Pri Clarifier #2 (1)	1-5	1,092,000	Moved to Reimbursement Line 25.1		
6	Aux Generator 1 Upsizing (13)	1-5	750,000	750,000	2.8	0.268
7	Building Compliance Upgrade	1-5	250,000	250,000	2.8	0.089
8	Dewatering Equip (50%) (4)	1-5	1,095,000	547,500	2.8	0.196
9	PW Fuel Filling Station	1-5	350,000	350,000	2.8	0.125
10	Pri Clarifier #1 Equip (50%) (10)	6-10	499,200	249,600	2.8	0.089
11	Sludge Conditioning Basin 2 (14)	6-10	873,600	873,600	2.8	0.312
12	Lime Silo Relocation (15)	6-10	124,800	124,800	2.8	0.045
13	RV Septage Receiving Sta (17)	6-10	218,400	218,400	2.8	0.078
14.1	RAS/WAS PS Impr (50%) (1)	6-10	202,800	101,400	2.8	0.036
14.2	RAS/WAS PS Impr (50%) (1)	6-10	104,000	Added to Reimbursement Line 8.1		
15	Equipment & Maint Building (5)	11-20	582,400	Added to Reimbursement Line 25.2		
16	Odor Control (8)	11-20	499,200	499,200	2.8	0.178
17	Pressate Storage Basin Impr (6)	11-20	301,600	Added to Reimbursement Line 25.3		
18	Effluent Irrigation System (12)	11-20	748,800	748,800	2.8	0.267
19	Sludge Pond Repairs (11)	6-10	124,800	124,800	2.8	0.045
Collection System Improvements:						
1	S Ivy St, 1st to 10th (1)	1-5	681,200	Moved to Reimbursement Line 31.1		
2	S Ivy St 10th to 13th (2)	1-5	213,200	Moved to Reimbursement Line 31.1		
3	N Locust, 4th to 10th CO (3)	1-5	426,400	0	1.61	0.000
4	N Maple, 10th to 14th CO (4)	1-5	78,000	0	1.61	0.000
5	Hwy 99E to SE 1st Extension (5)	1-5	572,000	572,000	1.61	0.355
6	N 9th, Locust to Knott (6)	1-5	49,920	0	1.61	0.000
7	NE 12th Sewer, E of Ivy St CO (7	6-10	37,440	0	1.61	0.000
8	N Pine Sewer Extension (8)	6-10	156,000	156,000	1.61	0.097
9	S 2nd Ave Trunk, 10" R26 to R39	11-20	374,400	374,400	1.61	0.233

Pump Station Improvements						
1	S Ivy Pump Station (1)	1-5	540,800	Moved to Reimbursement Line 39.1		
2	Knights Bridge PS Removal (2)	1-5	873,600	436,800	1.61	0.271
3	Safeway PS Removal (3)	1-5	811,200	Moved to Reimbursement Line 37		
4	3rd & Baker PS Improvements (6)	6-10	426,400	Moved to Reimbursement Line 33.1		
5	Hazel Dell PS Access (7)	6-10	64,480	64,480	1.61	0.040
6	N Birch Street Pump Station (4)	11-20	374,400	374,400	1.61	0.233
7	NE 22nd Ave Pump Station (5)	11-20	374,400	374,400	1.61	0.233
8	Pine Street PS Removal	1-5	213,200	Moved to Reimbursement Line 39.2		
Master Planning & Permitting						
1	Master Plan & SDC Update (18)	11-20	62,400	62,400	2.8	0.022
		TOTAL	**$16,473,440**	**$8,112,480**		**$3.518**
	*Note numbers in paranthesis reference the listing in the 2020 Facilities Plan CIP					

SS - V. SANITARY SEWER SDC IMPROVEMENT FEE CALCULATION

The Improvement Fee is the total cost per gallon of each CIP project listed above multiplied by the ADWF number of gallons per EDU. The Improvement Fee component of the Wastewater SDC is:

SDC Improvement Fee = (ADWF gpd/EDU) * (Cost per Gallon)

SDC Improvement Fee = (155 gpd/EDU) * ($3.518 per gallon)

SDC Improvement Fee = $545 per EDU

SS - VI. CAPITAL IMPROVEMENT PLAN PROJECT DESCRIPTIONS

Wastewater Treatment & Disposal:

2. Power Distribution / PLC Upgrades - This task is for upgrading the power distribution equipment and nine obsolete GE 90 programmable logic controllers throughout the plant. In 2021 a portion of the improvements were completed including replacing MCC-B in the Primary Sludge Pump Vault with MCC-A2 in the blower/chemical building, deleting the air compressors and converting to electric diaphragm waste pumps, and replacing two of the nine obsolete PLCs. 50% of task 2 was added to the reimbursement table, and 50% remains in the Capital Improvement Plan.

3. UV Disinfection System - The UV disinfection system will require upgrading in the next 10 years to continue to efficiently disinfect the effluent. This facility is listed in the reimbursement schedule also, so the eligible component is 50% to account for increased capacity and performance. The UV system is also included in the asset inventory supporting the Reimbursement Fee, to fund the remaining cost.

4. Outfall Diffuser/ Mixing Zone Study - This project is to extend the effluent diffuser into the Willamette River to improve the dilution available in the mixing zone. In conjunction, an updated mixing zone study would be required to document the available dilution. This project will likely be prompted by the NPDES permit renewal and more stringent limitations imposed by DEQ.

6. Auxiliary power capacity at the plant is provided by two generators. This project will require either upsizing generator No. 1 or No. 2 as needed to best provide backup power supplies to serve the facility during power outages. A predesign report will define the most efficient and cost-effective project.

7. The City of Canby is proactive to provide office space and gender specific lockers and restroom facilities. This new CIP listing is to expand the existing office control building.

8. Solids Dewatering Equipment Upgrade - The existing belt press is nearing the end of its service life and will require upgrading as repairs become more frequent. Half of the estimated replacement costs are included in the Improvement Fee to account for upgrading the equipment's performance, with the remainder of the cost from the Reimbursement Fee.

9. Public Works has coordinated a design to bid and construct an on-site fueling island that among others will serve the wastewater department rolling stock. This is a new entry in the 2025 CIP listing.

10. Primary Clarifier Mechanism No. 1 Upgrade - This project is to upgrade the existing primary clarifier sludge removal mechanism. This equipment was installed over 30 years ago and will need structural and functional improvements in time. This project is listed as a needed capital improvement, with 50% of the cost listed as eligible for SDC Improvement Fee funding for the increased level of performance that would increase capacity of the system. This primary clarifier is also included in the asset inventory supporting the Reimbursement Fee to provide the remaining cost.

11. Sludge Conditioning Basin No. 2 - The long-range Capital Improvement Plan is to provide 600,000 gallons of sludge storage to provide conditioning before further treatment or processing into biosolids. The first 300,000-gallon structure was built in FY 2016-17 and can support the storage needs for many years. The second tank will provide additional storage, but the pair of structures can also function as an aerobic digester, an alternative sludge treatment process. This improvement will be prompted by a need to find an alternative sludge disposal method in the event contract hauling of dewatered biosolids is no longer feasible.

12. Lime Silo Relocation - The existing lime silo No. 1 is located adjacent to the Blower Building No. 2 and was originally used to adjust the pH of the thickened biosolids. That process was discontinued many years ago and the silo was repurposed to adjust the alkalinity of the primary effluent prior to entering the aeration basins. The relocated silo will increase the level of performance of the biological process and eliminate the need for extensive piping and remote pumps.

13. Septage Receiving Station - This project is to install a public septage receiving station outside the City Shop's facility gate, to discharge into the existing trap and sewer connection adjacent to the City's septage discharge facility. The new station is anticipated to be automated and monitored remotely.

14. RAS/WAS Pump Station Improvements - This facility has limited capacity and limited floor space. As flows increase, this structure needs to expand to the south, and the pumping equipment needs to be upgraded. A new power supply needs to be extended to the structure and the MCC relocated from the main office to this building. 50% of this work was completed in 2021 and moved to the reimbursement table.

16. ODOR Control Improvements - The plant has incorporated several processes to minimize odors created at the facility which have allowed postponing mechanical odor control. The ultimate solution when odors become a problem is to install off-gas collection and treatment facilities. This project is to combine existing collection systems and install a treatment process.

18. Effluent Irrigation System - This project is to reduce the plant effluent discharged into the Willamette River by irrigating a portion of the flow on the City controlled property east of the plant, or through cooperation with the golf course west of the facility. This project will be prompted by more restrictive treatment requirements including thermal limitations on the plant effluent.

19. Sludge Pond Repairs are to seal the existing AC surfaces to permit the continued use of these two structures to provide redundant or backup storage during maintenance or during unit process outages.

Collection System Improvements:

3, 4, 6, 7. These projects are to upgrade the existing gravity sewer systems in each street that are scheduled for street improvements. The work primarily includes installing cleanouts on all services and should be funded with Reimbursement Fees.

5. Highway 99E to SE 1st Avenue Sewer Extension – This project will include extending sanitary sewers from Teakwood, under Highway 99E to serve the new Walnut Street extension connecting to SE 1st Avenue, to serve Area J.

8. N Pine Street Sewer Extension - This project is to extend a new gravity sewer service to NE 4th Avenue prior to improvements to N Pine Street. This project will serve several new areas coincident with the anticipated relocation of the Pine Street/ NE 4th Avenue intersection.

9. S 2nd Avenue Trunk - This project is to increase the capacity of the trunk line in S 2nd Avenue, from manhole R-26 (S Elm Street) and manhole O-39 (S Ivy Street). This project is one of three remaining projects identified in the Collection System Master Plan required to increase capacity and reduce surcharging.

Pump Station Improvements:

2. Birch Street, Knights Bridge Road to Territorial Road - This project is to reroute the pumped collection system from the Knights Bridge Road Pumping Station to the gravity sewer in Territorial Road. This project will permit the abandonment of the KBR station. The KBR Station is listed in the Reimbursement Fee schedule; therefore only 50% is Improvement Fee eligible to account for increased capacity and level of performance.

5. Hazel Dell Pump Station – This station was built 15 years ago without frontage improvements or landscaping, and limited access. In accordance with the conditions of the easement, this capital improvement is to construct improved access and landscaping when the surrounding area develops.

6. N Birch Street Pump Station - This project is defined in the Collection System Master Plan to serve a currently undeveloped area in the NW corner of the UGB, which is unable to be served by the gravity system.

7. NW 22nd Avenue Pump Station - This project is also defined in the Collection System Master Plan to serve a currently undeveloped area along NW 22nd Avenue that is unable to be served by the gravity system.

Master Planning & SDC Updates - This line item is to account for planning and SDC update efforts that will occur during build-out of the UGB. This includes any Master Plan updates, and periodic updates to the SDC Methodology.

SS - VII. REIMBURSEMENT FEE ASSET SUMMARY

The Reimbursement Fee is intended to quantify the value of all existing improvements available to serve future demands. The following table lists the current value of each component of the sewerage system, based on replacement costs adjusted to the November 2025 ENR CCI of 14,098. The current value is then divided by the capacity in gallons per day of each existing facility to determine the cost per gallon based on average dry weather flow (ADWF).

All costs are estimates of current replacement value, including 12% for engineering, legal and administrative costs to construct each facility. The City has not received any grants or gifts for the sanitary sewer systems.

CITY OF CANBY
SANITARY SEWER SYSTEM REIMBURSEMENT FEE
VALUE OF EXISTING IMPROVEMENTS
NOVEMBER 2025 ENR 14,098

Capital Asset		Replacement Value 2022	Capacity mgd	$/gal
Treatment Facility				
1	WWTP Land & Site Improvements, 13.17 Ac	$2,710,000	2.8	$0.968
1.1	WWTP Site Improvements	550,000	2.8	0.196
2	Willamette River Wayside, 26 Ac	1,100,000	2.8	0.393
3	Headworks, Grit, Screen, RS Pumping	3,565,000	2.8	1.273
4	Control Building, Office, Staff Facilities	1,510,000	2.8	0.539
5	Primary Clarifier, Headworks, Sludge PS	1,660,000	2.8	0.593
6	BNR Aeration Basins (2)	4,665,000	2.8	1.666
7	Blower Building, Blowers, Standby Power	1,785,000	2.8	0.638
8	Secondary Clarifiers (2), RAS/WAS PS	3,430,000	2.8	1.225
8.1	RAS/WAS Pump Station	105,000	2.8	0.038
9	Effluent Filtration Building & Equipment	2,195,000	2.8	0.784
10	UV Disinfection Building & Equipment	1,100,000	2.8	0.393
11	Effluent Metering Basin, Reuse PS	660,000	2.8	0.236
12	Outfall Pipe & Diffusers	1,715,000	2.8	0.613
13	Power Dist Network (updated 2017)	1,715,000	2.8	0.613
13.1	Power Distribution/PLC Upgrades	190,000	2.8	0.068
14	Lab Building & 2017 expansion	535,000	2.8	0.191
15	Flammable Storage Building	180,000	2.8	0.064
16	Tank 1,Tank 2, Transfer Pumps	1,510,000	2.8	0.539
17	GBT Building, Process Water System, Shop	630,000	2.8	0.225
18	Belt Press Building & Equipment	2,880,000	2.8	1.029
19	Sludge Storage Tank 3, Transfer PS (2017)	1,650,000	2.8	0.589
20	Biosolids Storage Building (2015)	1,920,000	2.8	0.686
21	Pressate Basin, Equipment Building, Transfer PS	605,000	2.8	0.216
22	Lime Silos (2) & Slurry Equipment	415,000	2.8	0.148
23	Storage Ponds (3) & Transfer PS	825,000	2.8	0.295
24	Off-Gas Collection System (6)	605,000	2.8	0.216
25	Mechanical & Site Piping	1,510,000	2.8	0.539
25.1	Primary Clarifier No. 2 (2021)	1,100,000	2.8	0.393
25.2	Equipment & Maintenance Building (2023)	585,000	2.8	0.209
25.3	Pressate Storage Basin (2023)	305,000	2.8	0.109

Collection System				
26	10" Sanitary Sewer, 9,000 lf @ $25/lf	310,000	1.61	0.193
27	12" Sanitary Sewer, 16,300 lf @ $40/lf	895,000	1.61	0.556
28	15" Sanitary sewer, 8,000 lf @ $60/lf	660,000	1.61	0.410
29	18" Sanitary sewer, 7,100 lf @ $80/lf	780,000	1.61	0.484
30	21" Sanitary Sewer, 1,500 lf @ $100/lf	205,000	1.61	0.127
31	30" Sanitary Sewer, 1,800 lf @ $150/lf	370,000	1.61	0.230
31.1	S Ivy St, 1st to 13th Sewer (2021)	685,000	1.61	0.425
31.2	N Locust, 4th to 10th CO (2023)	430,000	1.61	0.267
Pumping Stations & Force Mains				
32	Knights Bridge Road PS & 4" Force Main	535,000	1.61	0.332
33	3rd & Baker PS & 4" Force Main	550,000	1.61	0.342
33.1	3rd & Baker PS Upgrade (2023)	430,000	1.61	0.267
34	Hazel Dell PS & 6" Force Main	550,000	1.61	0.342
35	Willow Creek PS & Force Main	535,000	1.61	0.332
36	NE 34th Place PS & 4" Force Main	550,000	1.61	0.342
37	Safeway Pump Station Removal	440,000	1.61	0.273
38	N 11th & Pine PS & Force Main	385,000	1.61	0.239
39	Mulino Pump Station & Force Main	990,000	1.61	0.615
39.1	South Ivy Pump Station	550,000	1.61	0.342
39.2	Pine Street PS Redirection	550,000	1.61	0.342
Master Planning & SDC Maintenance				
40	Master Planning & SDC Methodology	110,000	1.61	0.068
	TOTAL	**$54,420,000**		**$22.210**
* Capacity of the treatment facility is 2.80 MGD ADWF. Population at build-out of the UGB				
is estimated at 26,100, which equates to 10,400 EDU and a projected flow of 1.61 MGD.				

SS - VIII. SANITARY SEWER SDC REIMBURSEMENT FEE CALCULATION

The Reimbursement Fee is the total of the per gallon value of each asset listed above multiplied by the ADWF number of gallons per EDU. The Reimbursement Fee component of the Wastewater SDC is:

SDC Reimbursement Fee = (ADWF gpd/EDU) * (Cost per Gallon)

SDC Reimbursement Fee = (155 gpd/EDU) * ($22.210 per gallon)

SDC Reimbursement Fee = $3,443 per EDU

SS - IX. SANITARY SEWER SDC FEE SUMMARY

Similar to the previous methodology, all single-family residential units are assigned one EDU which is based on 155 gpd at ADWF. Due to the reduced waste loads, all multi-family residential units are charged 0.8 EDU per unit.

Commercial and industrial developments are assessed SDC charges based on the equivalent number of EDU determined by the average daily volume of wastewater discharged divided by 155 gallons per day (or 625 cubic feet per month) per EDU. Flows should be based on the best estimates at the permit stage and verified after one year of operation.

All SDC costs also include a compliance charge of 2.5% for staff review, fee calculations, and accounting requirements.

CITY OF CANBY
SANITARY SEWER SDC FEE SCHEDULE
November 2025 ENR CCI 14,098

	EDU FACTOR	IMPROVEMENT FEE	REIMBURSEMENT FEE	ADMIN FEE (2.5%)	TOTAL SDC
Single Family Residential SDC Per Dwelling Unit:					
Per Unit	1	$545	$3,443	$100	**$4,088**
Multi-Family Residential SDC Per Dwelling Unit:					
Per Unit	0.8	$436	$2,754	$80	**$3,270**
Commercial / Industrial SDC Based on Wastewater Flow:					
Per 155 gpd	1	$545	$3,443	$100	**$4,088**

City of Canby

STORMWATER SYSTEM SDC UPDATE

November 2025

SD - I. OVERVIEW

In 1991, Ordinance 867 authorized preparation of System Development Charges for the five public infrastructure components including stormwater. The specific Stormwater SDC Methodology was first adopted by Resolution No. 573 in 1994, and subsequently updated in 2001, 2011 and 2017.

This System Development Charge update is intended to document the value of existing facilities with capacity to serve future users, and to document needed stormwater improvements to serve build-out of the Urban Growth Boundary. The value of the existing capacity and the estimated cost of future improvements are then allocated to all benefited users.

SD - II. EQUIVALENT DWELLING UNIT (EDU) DEFINITION

In the Canby area, the soil is very permeable and able to assimilate runoff on-site, with minimal impacts on the public stormwater facilities. More typically in surrounding communities, the impermeable area of each site generates stormwater runoff. In those cases, the stormwater SDC fees are allocated based on the proportionate area of each impermeable area that contributes to the public system.

In Canby, the volume of runoff closely correlates with the development of the transportation system, because the stormwater is essentially only runoff from streets and sidewalks. As used in earlier Canby Stormwater SDC methodologies, an equitable method of cost allocation is based on the proportionate use of the public transportation system, as equated to the number of trips from each land use.

Trip rates for each type of land use are published by the Institute of Transportation Engineers (ITE) based on multiple studies of actual developments. A single-family residential household has 9.52 Equivalent Length New Daily Trips (ELNDT) on an average weekday per ITE trip rates. This trip rate is considered one Equivalent Dwelling Unit (EDU). ITE publishes a Trip Generation Manual which includes average weekday rates for most potential land uses, and the current edition is adopted by reference in this methodology.

SD - III. CREDITS FOR ELIGIBLE CONSTRUCTION

Common to all SDCs, credits must be available for eligible public works construction that meets the requirements of the statute. When a regional improvement project is listed in the Capital Improvement Plan and is undertaken by a private developer as a condition of approval, credits must be made available for certain portions of the work.

The minimum line size for storm drainage system piping improvements in the City of Canby is defined to be 12" diameter. Anytime a developer is required to construct an onsite storm line greater than 12" diameter, a credit for oversizing the line should apply. If a developer is required to build any eligible off-site improvements, a credit for the entire construction cost should apply.

The credit for oversizing and upsizing is based on the actual cost of construction. Developers are required to submit actual costs for review and approval by the City to determine available credits. The construction costs will be increased by 15% to account for eligible engineering and administration costs.

The following table summarizes estimated construction costs, including 15% engineering, as the basis for estimating future SDC credits for eligible storm drainage system improvements:

CITY OF CANBY
STORM DRAINAGE PIPING SYSTEM
VALUE OF CONSTRUCTION CREDITS
November 2025 ENR CCI 14,098

LINE SIZE	12"	15"	18"	20"
CONSTRUCTION COST	$105/lf	$130/lf	$140/lf	$155/lf
OVERSIZE CREDIT	$0	$25/lf	$35/lf	$50/lf

SD - IV. STORMWATER SYSTEM CAPITAL IMPROVEMENT PLAN

The need to complete drainage system improvements is a result of growth pressures. Growth provides additional runoff from extensions of the public streets and impervious surfaces within the transportation system. As discussed in the introduction, the value of existing improvements and the estimated costs of future improvements are allocated over all the population based on the proportionate use of the transportation system.

The following table summarizes the remaining capital improvements numbered as they were in the Stormwater Master Plan, as supplemented by City Staff input, with associated costs adjusted to the November 2025 ENR CCI of 14,098. This table is published to satisfy the requirements of ORS 223.309 and provides the CIP listing of projects eligible for SDC Improvement Fee expenditures.

CITY OF CANBY
STORM DRAINAGE CAPITAL IMPROVEMENT PLAN
ESTIMATED COST OF IMPROVEMENTS
November 2025 ENR CCI 14,098

No.	Project	Priority	Total Cost	Eligible Cost
1	N Baker Drive	Added to Reimbursement		
2	NW 10th Ave, Locust to Pine Storm	1-5	$350,000	$350,000
3	SE Hazel Dell Way Swale Cons.	Added to Reimbursement		
4	SW 13th Ave at Cedar DW	1-5	$45,000	$45,000
5	UIC E8 & E11 Decom	Added to Reimbursement		
6	NW 2nd Ave & N Ivy UIC Decom	Added to Reimbursement		
7	Cinema Parking Lot & NW 1st	1-5	$35,000	$35,000
7.1	Cinema Parking Lot & NW 1st	to Reimbursement		
8	S Ivy Street, 99E to S 13th Ave Storm	6-10	$1,050,000	$1,050,000
9	N Maple at Maple Street Park DW	Added to Reimbursement		
10	N Maple St & NW 34th Place DW	Completed By Developer		
11	NW 13th Ave, Ash to Birch	Added to Reimbursement		
12	NW 9th Ave, Ash to Cedar	Added to Reimbursement		
13	N Knights Bridge Road Replacement	6-10	$195,000	$195,000
14	NW 2nd Ave, Cedar to Baker Storm	6-10	$915,000	$915,000
15	NW 3rd Ave, Cedar to Holly Storm	6-10	$995,000	$995,000
16	N Holly Street Drywells	Added to Reimbursement		
17	N Juniper St & NE 5th Ave	Added to Reimbursement		
18	N Alder St & N Baker St Impro	Added to Reimbursement		
19	N Cedar Street Manhole	Added to Reimbursement		
20	S Pine & S 2nd Ave DW	Added to Reimbursement		
21	Police Sta/NW 3rd Ave Monitoring	11-20	$45,000	$45,000
22	Fish Eddy Flow Monitoring	11-20	$45,000	$45,000
23	Fish Eddy Wetland Treatment	11-20	$995,000	$995,000
24	Knights Bridge Rd. Swale Treatment	11-20	$75,000	$75,000
25	Comprehensive System Survey	1-20	$35,000	$35,000
26	Operations & Maintenance Manual	Added to Reimbursement		
27	System Flow Monitoring	1-20	$35,000	$35,000
a	NE 4th Ave Fairgrounds DW	Added to Reimbursement		
b	NW 5th Ave, Douglas to Cedar Storm	Added to Reimbursement		
c	NW 9th Ave, Holly to Ivy DW	Added to Reimbursement		
d	N Pine, 10th Ave to 11th Place Storm	Added to Reimbursement		
e	Master Planning & SDC Update	1-20	$55,000	$55,000
f	N Maple & 22nd Ave DW	1-5	$45,000	$45,000
g	N Juniper & 10th Ave	1-5	$45,000	$45,000
h	Collection System Oversizing	1-20	$110,000	$110,000
	Total Improvement Costs		**$5,070,000**	**$5,070,000**

SD - V. STORMWATER SYSTEM IMPROVEMENT FEE CALCULATION

The stormwater facilities for the City of Canby are predominately limited to collection, treatment, and disposal of runoff from the public transportation improvements. Due to the high permeability of the native soils, stormwater from private properties is mandated to be disposed on-site and not permitted to discharge to the public right-of-way. As a result, the allocation of costs related to the stormwater system is the same as the allocation of responsibility for the public transportation facilities, including the streets and sidewalks.

The industry standard method of allocating transportation infrastructure costs is through the application of the Institute of Transportation Engineers (ITE) Equivalent Length New Daily Trips (ELNDT). Trip rates are published by ITE that provide a proportionate allocation of transportation impacts to each land use category.

The Stormwater Improvement Fee is based on the estimate of all capital improvements being allocated over the total number of ELNDT calculated at build-out of the UGB. The 2010 Canby Transportation System Plan provides the most current estimate of total trips resulting in an estimate of 198,000 ELNDT projected to the year 2030, for the average weekday including residential, commercial, and industrial development.

The Stormwater Improvement Fee per trip is the total estimated cost of the CIP projects listed above divided by the total number of average weekday ELNDT. The Improvement Fee cost per trip is:

SDC Improvement Fee = (Total CIP Estimate) / (Total ELNDT)

SDC Improvement Fee = ($5,070,000) / (198,000 Trips)

SDC Improvement Fee = $25.61 per ELNDT

The single-family residential Improvement Fee calculation per EDU is:

SDC Improvement Fee = (Cost per ELNDT) * (9.52 ELNDT/EDU)

SDC Improvement Fee = ($25.61 per ELNDT) / (9.52 ELNDT/EDU)

SDC Improvement Fee = $244 per EDU

SD-VI. STORMWATER SYSTEM REIMBURSEMENT FEE

The Reimbursement Fee is intended to quantify the replacement value of existing improvements with capacity to benefit future users. The following table is an inventory of stormwater projects funded by the City:

CITY OF CANBY

STORM DRAINAGE SYSTEM REIMBURSEMENT FEE

VALUE OF EXISTING IMPROVEMENTS

November 2025 ENR CCI 14,098

No	*Project Description*	*Current Value*
1	DEQ WPCF Permit	$55,000
2	Stormwater Master Plan	145,000
3	Stormwater UIC Assessment	105,000
4	Stormwater UIC Monitoring Plan	20,000
5	Stormwater Management Plan	12,000
6	N Baker Drive DW Decommissioning (CIP 1)	35,000
7	SE Hazel Dell Way Swale Construction (CIP 3)	15,000
8	UIC E8 & E11 Decommissioning (CIP 5)	15,000
9	NW 2nd Ave and N Ivy St UIC (CIP 6)	15,000
10	Cinema Parking Lot and NW 1st (CIP 7)	30,000
11	N Maple St at Maple St Park (CIP 9)	15,000
12	N Maple St & 34th Place DW (CIP 10)	15,000
13	NW 13th Ave, Ash to Birch DW (CIP 11)	45,000
14	NW 9th Ave, Ash to Cedar Pipeline (CIP 12)	65,000
15	KBR & Holly Street DW (CIP 16)	45,000
16	N Juniper & NE 5th Ave (CIP 17)	45,000
17	N Alder St & N Baker St (CIP 18)	30,000
18	N Cedar Street (CIP 19)	15,000
19	S Pine Street & S 2nd Ave DW (CIP 20)	45,000
20	Operations & Maintenance Manual (CIP 26)	15,000
21	Vine St & 19th Avenue Storm	15,000
22	Laurelwood Loop DW	45,000
23	W Territorial Road DW	85,000
24	Redwood Storm AFD (City Allocation)	435,000
25	34th Ave Outfall Improvements	65,000
26	Collection System Oversizing	
	- 15" Storm, 400 LF @ $25 / LF	12,000
	- 20" Storm, 2,480 lf @ $50 / LF	130,000
	Total Reimbursement Value	**$1,569,000**

SD - VII. STORMWATER SDC REIMBURSEMENT FEE CALCULATION

The value of Stormwater Reimbursement Fee is the total replacement value of improvements funded by the City divided by the number of ELNDT at buildout of the UGB:

Reimbursement Fee per ELNDT	=	Reimbursement Value) / (Total ELNDT)
Reimbursement Fee per ELNDT	=	($1,569,000) / (198,000 ELNDT)
Reimbursement Fee per ELNDT	**=**	**$7.92 per ELNDT**

The residential Reimbursement fee calculation per EDU is:

Reimbursement Fee per EDU	=	(Cost per ELNDT) * (9.52 ELNDT/EDU)
Reimbursement Fee per EDU	=	($7.92 per ELNDT) / (9.52 ELNDT/EDU)
Reimbursement Fee per EDU	**=**	**$75 per EDU**

SD - VIII. STORMWATER SDC FEE SUMMARY

All single-family residential units are assigned one EDU per dwelling unit, which is based on an ITE published average of 9.52 ELNDT per unit. Multi-family, Commercial and industrial developments are assessed SDC charges based on a cost per trip times the number of trips estimated by the ITE Trip Generation Manual, and the linked trip factor established by the City of Canby. All SDC costs also include a charge of 2.5% for program administration.

CITY OF CANBY
STORM DRAINAGE SDC FEE SUMMARY
November 2025 ENR CCI 14,098

LAND USE	UNITS	IMPROVEMENT FEE	REIMBURSEMENT FEE	ADMINISTRATION FEE (2.5%)	TOTAL SDC
Single Family Residential SDC Per Dwelling Unit:					
SF Residential	EDU	$244	$75	$8	**$ 327 / EDU**
Multi-Family/Commercial/Industrial SDC Per ELNDT:					
Multi-Family	ELNDT	$25.61	$7.92	$0.84	**$ 34.27 / ELNDT**
Com / Indus	ELNDT	$25.61	$7.92	$1	**$ 34.27 / ELNDT**

For multi-family, commercial and industrial developments, the number of ELNDT is determined by the ITE Trip Generation manual and the bypass and length trip factors that were adopted by the City of Canby in the most recent Transportation SDC Update. The following table is a listing of the current ITE trip rates, with the trip factors taken from the Transportation SDC.

CITY OF CANBY
ITE TRIP FACTORS FOR SELECTED LAND USE

ITE LAND USE CATEGORY	TSP TRIP RATE	BYPASS FACTOR (%)	LENGTH FACTOR (%)	NET TRIP RATE	UNITS*
110 General Light Industrial	7.0	100.0	100.0	7.0	/T.S.F.G.F.A.
120 General Heavy Industrial	1.5	100.0	100.0	1.5	/T.S.F.G.F.A.
150 Warehouse	5.0	100.0	100.0	5.0	/T.S.F.G.F.A.
151 Mini-Warehouse	2.5	100	100	2.5	/T.S.F.G.F.A.
210 Single Family Dwelling	9.52	100.0	100.0	9.52	/dwelling unit
220 Multifamily	6.7	100.0	100.0	6.7	/dwelling unit
520 Elementary School (Public)	1.3	100.0	40.0	0.5	/per student
560 Church	9.1	100.0	75.0	6.8	/T.S.F.G.F.A.
565 Day Care Center/Preschool	4.5	100.0	40.0	1.8	/student
630 Clinic	31.5	100.0	106.0	33.4	/T.S.F.G.F.A.
710 General Office Building	11.0	100.0	100.0	11.0	/T.S.F.G.F.A.
720 Medical-Dental Office Building	36.1	100.0	100.0	36.1	/T.S.F.G.F.A.
814 Specialty Retail Center	44.3	44.0	84.0	16.4	/T.S.F.G.L.A.
820 Shopping Center	42.9	44.0	84.0	15.9	/T.S.F.G.L.A.
850 Supermarket	102.2	64.0	84.0	54.9	/T.S.F.G.F.A.
853 Convenience Market	738.0	39.0	42.0	120.9	/T.S.F.G.F.A.
880 Pharmacy/Drugstore	90.1	51.0	84.0	38.6	/T.S.F.G.F.A.
911 Bank/Savings: Walk-in	156.5	53.0	84.0	69.7	/T.S.F.G.F.A.
931 Quality Restaurant	90.0	57.0	50.0	25.7	/T.S.F.G.F.A.
934 Fast Food Restaurant	496.1	43.0	50.0	106.7	/T.S.F.G.F.A.
942 Automobile Care Center	40.1	44.0	84.0	14.8	/T.S.F.G.L.A.
944 Gasoline/Service Station	168.6	43.0	42.0	30.4	/V.F.P.

* T.S.F.G.F.A. - Thousand Square Feet Gross Floor Area
T.S.F.G.L.A. - Thousand Square Feet Gross Leasable Area
V.F.P. - Vehicle Fueling Position

Stormwater SDC fees for typical land uses are listed in the following table:

CITY OF CANBY
STORMWATER SDC FEES FOR SELECTED LAND USE
November 2025 ENR CCI 14,098

ITE LAND USE CATEGORY	ELNDT	SDC FEE	BUILDING UNITS*
110 General Light Industrial	7.0	$240	/T.S.F.G.F.A.
120 General Heavy Industrial	1.5	$52	/T.S.F.G.F.A.
150 Warehouse	5.0	$171	/T.S.F.G.F.A.
151 Mini-Warehouse	2.5	$86	/T.S.F.G.F.A.
210 Single Family Dwelling	9.52	$327	/dwelling unit
220 Multifamily	6.7	$230	/dwelling unit

520 Elementary School (Public)	0.5	$17	/per student
560 Church	6.8	$233	/T.S.F.G.F.A.
565 Day Care Center/Preschool	1.8	$62	/per student
630 Clinic	33.4	$1,145	/T.S.F.G.F.A.
710 General Office Building	11.0	$377	/T.S.F.G.F.A.
720 Medical-Dental Office Building	36.1	$1,237	/T.S.F.G.F.A.
814 Specialty Retail Center	16.4	$562	/T.S.F.G.L.A.
820 Shopping Center	15.9	$545	/T.S.F.G.L.A.
850 Supermarket	54.9	$1,881	/T.S.F.G.F.A.
853 Convenience Market	120.9	$4,143	/T.S.F.G.F.A.
880 Pharmacy/Drugstore	38.6	$1,323	/T.S.F.G.F.A.
911 Bank/Savings: Walk-in	69.7	$2,389	/T.S.F.G.F.A.
931 Quality Restaurant	25.7	$881	/T.S.F.G.F.A.
934 Fast Food Restaurant	106.7	$3,657	/T.S.F.G.F.A.
942 Automobile Care Center	14.8	$507	/T.S.F.G.L.A.
944 Gasoline/Service Station	30.4	$1,042	/V.F.P.

* T.S.F.G.F.A. - Thousand Square Feet Gross Floor Area
T.S.F.G.L.A. - Thousand Square Feet Gross Leasable Area
V.F.P. - Vehicle Fueling Position

FCS
a Bowman company

City of Canby

System Development Charge Update:
Public Review Draft Report

July 1, 2026

Overview

1. System Development Charge (SDC) Background
2. SDC Methodology
3. Sanitary Sewer and Stormwater Facilities
4. Transportation System
5. Parks System
6. Implementation Recommendations
7. Jurisdiction Comparisons
8. Council and Community Input

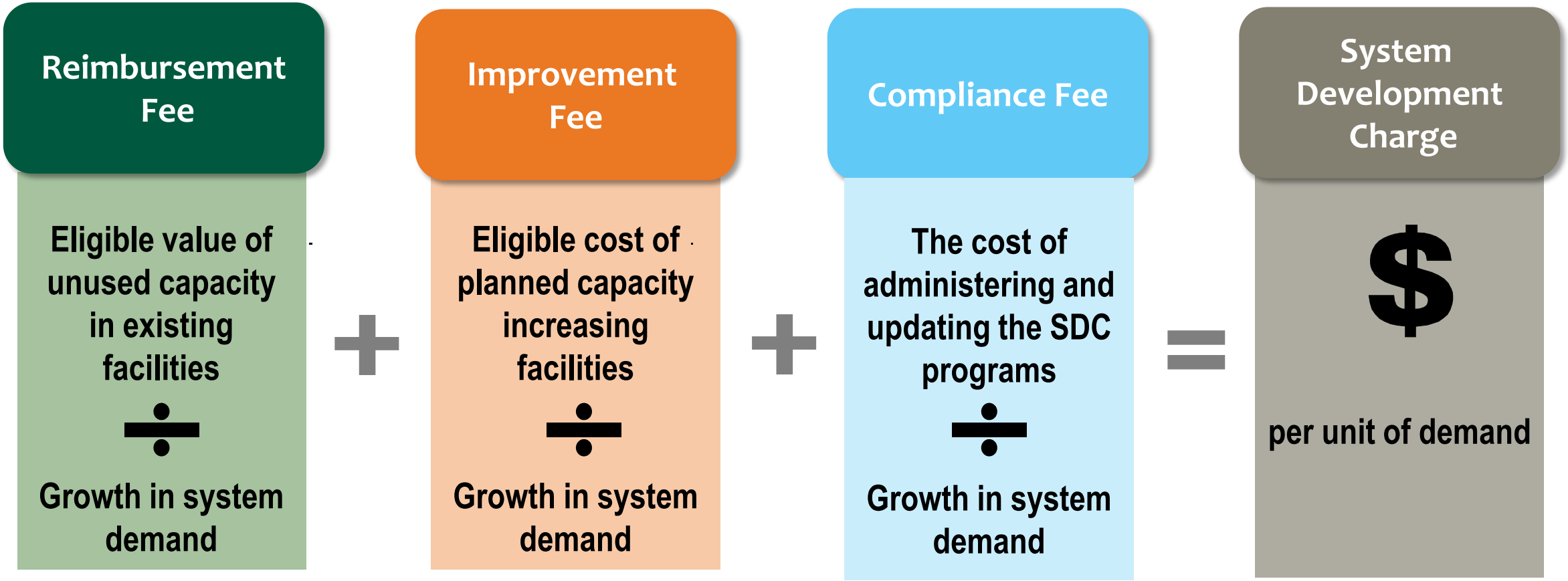
1. Legal Framework for SDCs

ORS 223.297 - 316, known as *the SDC Act*, provides "a uniform framework for the imposition of system development charges by governmental units" and establishes "that the charges may be used only for capital improvements."

Key Characteristics of SDCs

- SDCs are one-time charges, not ongoing rates. Paid at the time of development.
- SDCs are available for water, wastewater, stormwater, transportation, and parks.
- SDCs are for capital only, in both their calculation and in their use.
- SDCs include both existing and future (planned) infrastructure cost components.
- SDCs are for “system” facilities, not “local” facilities.

The SDC Calculation



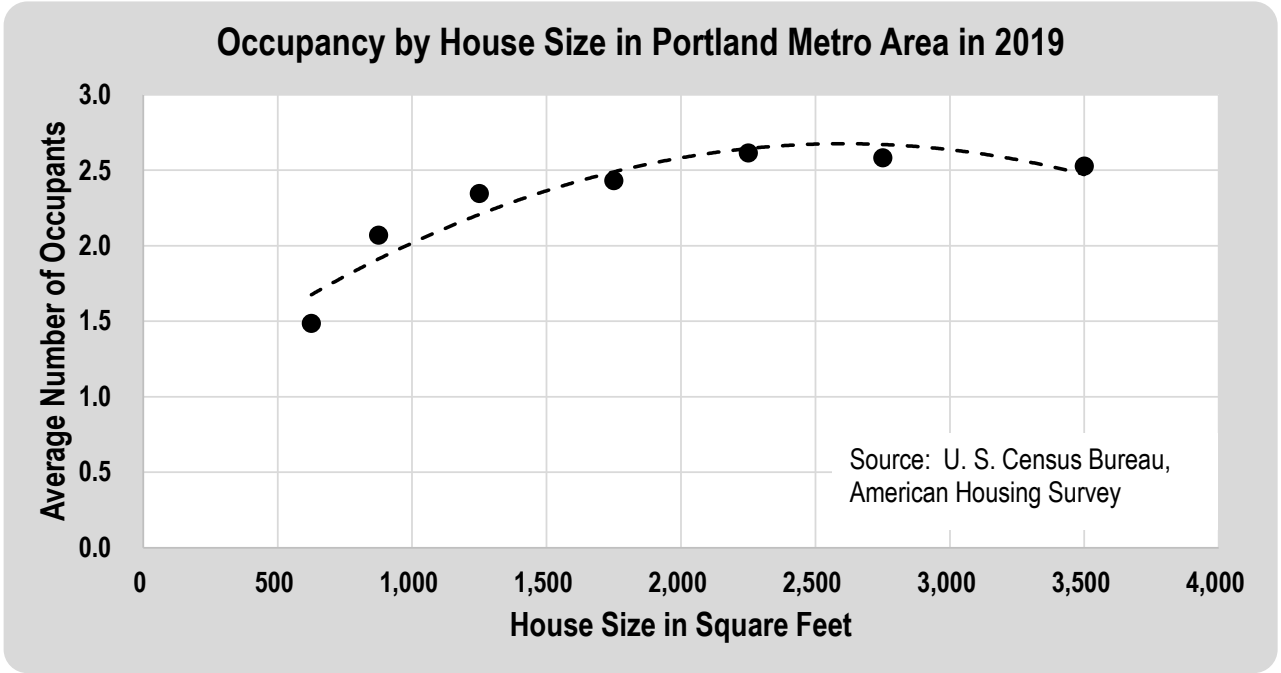
Parks Capital Project List, 2026-2046

This Project List is deemed to be consistent with the Parks Master Plan and advanced by the City Council and Parks Advisory Committee

ID #	Project Name	Park Category	Relative Priority*	Category	Acres (New)	Cost Est.	SDC Eligibility Share %	SDC Eligibility Share $
1	Sports/Rec. Center Land Acquisition	Community Park	High	Athletic/Rec Center	32	$20,000,000	40.9%	$8,183,000
2	Aquatic Center (New)	Community Park	High	Aquatic/Rec Center	3	$45,000,000	40.9%	$18,412,000
3	Honda Pits Action Sports Park	Community Park	High	Park Development	8.87	$2,000,000	40.9%	$818,000
4	Athletic Complex/Rec Center	Community Park	High	Aquatic/Rec Center		$20,000,000	40.9%	$8,183,000
6	Wait Park Improvements	Community Park	High	Adding Facilities		$5,000,000	40.9%	$2,046,000
9	Community (River) Park Improvements	Community Park	Medium	Adding Facilities		$2,000,000	40.9%	$818,000
				Subtotal		**$94,000,000**	**40.9%**	**$38,460,000**
12	Ivy Ridge Estates Neighborhood Park	Neighborhood Park	High	Park Development	1.5	$2,000,000	100.0%	$2,000,000
13	Walnut Street Off-Leash Dog Park	Neighborhood Park	High	Park Development	1.5	$1,000,000	100.0%	$1,000,000
				Subtotal		**$3,000,000**	**100.0%**	**$3,000,000**
15	Logging Road Trail Improvements (in-City)	Natural Areas & O.S.	Medium	Land Acquisition	10	$4,000,000	100.0%	$4,000,000
17	Redwood Landing Improvements	Natural Areas & O.S.	Medium	Adding Facilities		$350,000	100.0%	$350,000
				Subtotal		**$4,350,000**	**100.0%**	**$4,350,000**
18	Emerald Necklace ROW Acquisition	Trails	Medium	ROW Acquisition	20	$2,000,000	46.1%	$923,000
				Subtotal		**$2,000,000**	**46.1%**	**$923,000**
	** relative priorty reflects Canby Parks Committee input as of 3/17/2026.*			**TOTAL**	**76.87**	**$103,350,000**	**45.2%**	**$46,733,000**

Scaling by House Size

- SDC scaling may incentivize smaller housing units
  - » Scaling charges a lower SDC to smaller dwelling units and a larger SDC to larger dwelling units
- Data from the U. S. Census Bureau for the Portland Metro Area is used to demonstrate the link between house size and occupancy (to a point)
- Higher or lower occupancy correlates with higher or lower system capacity needs



Sanitary Sewer and Stormwater SDCs

Draft Sanitary Sewer and Storm SDCs

New DRAFT Sewer and Storm SDCs result in small overall increase in existing rates:

+$101 per mobile home
+216 per multifamily unit
+$269 per single family home

Existing Sanitary Sewer & Storm SDCs per Unit, FY 25-26

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	$3,816	$3,051	$1,419	$3,816	*per 155 gpd*
Stormwater	$332	$235	$124	$34.87	*per AADT*
Subtotal	**$4,148**	**$3,286**	**$1,543**		

Updated SDCs per Unit, FY 26-27

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	$4,089	$3,271	$1,521	$4,089	*per 155 gpd*
Stormwater	$328	$231	$123	$35.36	*per AADT*
Subtotal	**$4,417**	**$3,502**	**$1,644**		

Source: Canby Sanitary Sewer & Stormwater Master Plan, 2024; updated to 2025 dollars.

** Reflects preliminary estimates for mobile homes.*

AADT = Adjusted Avg. Daily Vehicle trip end.

Change in SDCs per Unit, FY 26-27

	Single Family	Multi-family	Mobile Home*	Non-Res	*Non-Res Units*
Sanitary Sewer	**$273**	**$220**	**$102**	**$273**	*per 155 gpd*
Stormwater	**($4)**	**($4)**	**($1)**	**$0.49**	*per AADT*
Subtotal	**$269**	**$216**	**$101**		
% change from existing	**6.5%**	**6.6%**	**6.6%**		

Transportation SDCs

Draft Transportation SDC Calcs.

Calculated TSDC per Vehicle Trip End	Particulars		
Total Project Cost	$195,575,000		
Less Financially Unconstrained Projects	($143,800,000)		
Financially Constrained Project Cost	$51,775,000		
Less Outside Funding (Fiscally Constrained)	($13,706,250)		
Net SDC Eligible Cost for Capacity	$ 38,068,750		
Less Fund Balance	($3,177,000)		
TSDC Cost Basis	$34,891,750		
Compliance Costs (@3.5%)	$1,221,000		
Total Adjusted TSDC Cost Basis	$36,112,750		
Proj. 20-year Growth in PHVT	3,370		
New Total SDC per PHVT	New TSDC Rate $10,716	*Current Rate*	*Change*
TSDC Rate per SFR (avg. before scaling by size):	$10,394	$4,612	$5,782
TSDC Rate per Multi-family Unit:	$6,644	$3,229	$3,415
TSDC Rate per Mobile Home	$4,929	$2,436	$2,493
TSDC Rate per Affordable Housing Unit*	$5,036	*varies*	*varies*

Source: *derived from previous tables.*

** Assumes new affordable housing unit per ORS 456.055 & 456.270.*

Based on ITE Trip. Gen. assumptions, discounts for affordable dwellings = approx. 50% less than a standard SF unit, and 25% less than a standard MF unit.

Parks SDCs

Draft Parks SDCs Max rate Calcs.

	SDC-I	SDC-R	Total SDC		
Total Parks Project Cost	$103,350,000	$3,516,000			
Less Non-Eligible Share	$56,617,000	$80,000			
Net Project Cost for Capacity	$46,733,000	$3,436,000	$50,169,000		
Less Fund Balance	$1,111,000	$0	$1,111,000	Parks SDC Allocation	
Adjusted PSDC Cost Basis	$45,622,000	$3,436,000	$49,058,000	RES	NON-RES
Compliance Costs (@2.5%)	$1,140,550	$85,900	$1,226,450	82.3%	17.7%
Total PSDC Cost Basis	$46,762,550	$3,521,900	$50,284,450	$41,367,000	$8,917,000
Proj. 20-year Growth in Units:				2,286 DUs	6,778 jobs
Updated Avg. PSDC per Unit:				$18,096 /DU	$1,316 /Job

PSDC RATE CALCULATIONS	Pop. Per DU	ERU Factor	Updated PSDC Per Unit (Avg.)	Current PSDC, FY2025-26	Change
Single Family Rate	2.78	1.07	$19,344	$7,784	$11,560
Multifamily Unit Rate	2.41	0.93	$16,767	$8,068	$8,699
Townhome/Plex Unit Rate	2.07	0.80	$14,397	$8,068	$6,329
Mobile Home Rate	1.99	0.77	$13,844	$6,645	$7,199
PSDC per Non-Res Job			$1,316	$628	$688

Draft Parks SDCs with Phase-In

A three-year PSDC phase-in schedule is recommended to alleviate cost burden on new construction

3-Year Phase-in Example	Current Rate	Phasing Schedule (DRAFT)		
		Yr. 1	Yr. 2	Yr. 3
PSDC Rate per:		60%	80%	100%
Single Family	$7,784	$11,607	$15,476	$19,344
Multifamily Unit	$8,068	$10,060	$13,414	$16,767
Townhome/Plex Unit	$8,068	$8,638	$11,517	$14,397
Non-Res Rate per FTE job	$628	$789	$1,052	$1,316
PSDC Rate per SFR Sq. Ft.	$3.69	$5.50	$7.33	$9.16
year-over-year change		49%	33%	25%

Draft Parks SDCs for Employment Uses

Canby Parks SDC Rates for Non-Residential Developments

Retail	PSDC Rate per Job	Avg. # of Jobs per 1,000 GLBASF*	PSDC Rate per 1,000 GLBASF**	Year 1 PSDC Rate per SF (@60%)	PSDC Rate per SF (@80%)	Maximum PSDC Rate per SF**	NAICS Codes***
Single family Residential			SDCs to be scaled by sq.ft.				
Other Land Use Categories							
Industrial	$1,316	1.19	$1,562	$0.94	$1.25	$1.56	#11-33, 51
Warehousing, Dist.	$1,316	0.40	$526	$0.32	$0.42	$0.53	#42, 48-49
Storage	$1,316	0.05	$66	$0.04	$0.05	$0.07	#53113
Retail	$1,316	1.43	$1,879	$1.13	$1.50	$1.88	#44-45
Service	$1,316	2.80	$3,679	$2.21	$2.94	$3.68	#52-62, 81, 92
Accomodations/Recreation	$1,316	0.67	$877	$0.53	$0.70	$0.88	#71-72
Avg. Rate based on Land Area**	$1,316	0.27	$359	$0.22	$0.29	$0.36	N.E.C.

Notes:

* based on current job density assumptions and NAICS codes by use as shown in Appendix.

** assumes average building floor area to land area ratio of 0.2; expressed in net leasable square feet of floor area.

*** Derived from U.S. Census, North American Industrial Classification System, 2022 (see link): NAICS 2022

N.E.C. = not elsewhere classified. GLBASF = gross leasible building area in square feet.

Draft Parks SDC Land Use Categories by NAICS

New Land Use Cohorts by NAICs recommended to reduce administrative burden for rate calcs. and smooth out major variations within each category

NAICs Definitions by Use Category

Use Category	NAICS Code	NAICS Sector Name
Industrial	11	Agriculture, Forestry, Fishing and Hunting
Industrial	21	Mining, Quarrying, Oil and Gas Extraction
Industrial	22	Utilities
Industrial	23	Construction
Industrial	31-33	Manufacturing
Industrial	51	Information
Warehousing & Dist.	42	Wholesale Trade
Warehousing & Dist.	48-49	Transportation and Warehousing
Storage	53113	Mini-warehouses and self storage
Retail	44-45	Retail Trade
Service	52-53	Finance, Insurance & Real Estate
Service	54	Professional, Scientific, Technical Services
Service	55	Management of Companies and Enterprises
Service	56	Administrative and Support Services
Service	61	Educational Services
Service	62	Health Care and Social Assistance
Accomodations/Recreation/Food Services	71	Arts, Entertainment, and Recreation
Accomodations/Recreation/Food Services	72	Accommodation and Food Services
Service	81	Other Misc. Services
Service	92	Public Administration

Source: Derived from U.S. Census, North American Industrial Classification System, 2022 (see link below):
https://www.census.gov/naics/?input=&year=2022

Implementation Recommendations

DRAFT Phase-In Strategy for Parks SDCs
(average per new Single-family home)

DRAFT

Proposed SDCs for New SF Homes (w/ 3-Yr Phase-in for Parks SDC)				
	Current Charge (FYE 2026)	Phase-In Schedule (3 years)		
		Yr. 1	Yr. 2	Yr. 3
		60%	*80%*	*100%*
Parks	*$7,784*	$11,606	$15,475	$19,344
Transportation	*$4,612*	$10,394	$10,394	$10,394
Sanitary Sewer	*$3,816*	*$4,184*	*$4,184*	*$4,184*
Storm	*$332*	*$335*	*$335*	*$335*
Subtotal Canby SDCs (rounded)	$16,544	$26,520	$30,388	$34,257
Water SDC**	$11,230	$11,230	$11,230	$11,230
Total (unadjusted for inflation)	$27,774	$37,750	$41,618	$45,487
Proj. year-over-year change		*36%*	*10%*	*9%*

** assumes avg. Canby home size = 2,112 sq.ft.*

*** FYE 2026 Canby Utilities water SDC rate per 5/8 x 3/4 meter.*

Source: prior tables and stated assumptions.

DRAFT Single Family SDCs Scaled by Home Size

DRAFT

Year 1 Proposed SDCs with Phase-in Strategy

FY 2026-27

60%

Home Size (SF)		Residents Per Dwelling*	DRAFT FY 2026-27 Max SDCs Scaled by Home Size						
Min	Max		Sanitary Sewer	Storm-water	Transpor-tation	Parks	Subtotal	Water**	Total
300	500	1.54	$2,453	$196	$6,094	$6,804	**$15,547**	$ -	**$15,547**
501	1,000	2.02	$3,224	$258	$8,011	$8,945	**$20,437**	$11,230	**$31,667**
1,001	1,500	2.31	$3,676	$294	$9,132	$10,196	**$23,298**	$11,230	**$34,528**
1,501	**2,000**	**2.51**	**$3,996**	**$320**	**$9,927**	**$11,085**	**$25,328**	**$11,230**	**$36,558**
2,001	**2,500 +**	**2.66**	**$4,184**	**$335**	**$10,394**	**$11,606**	**$26,520**	**$11,230**	**$37,750**

Gold = SDCs for typical size "cottage homes"

Purple = The maximum SDCs for single family detached homes

Source: derived from prior tables, values in FY 2025-26 dollars.

** based on logarithmic calculation.*

*** Water SDCs are not scaled by home size*

SDC Administrative Policy Procedures for discussion:

City has the option of using home size *cohorts* or charging an SDC rate per square foot for each system (excl. water) up to the max amount shown for a 2,500+ Sq.Ft. home.

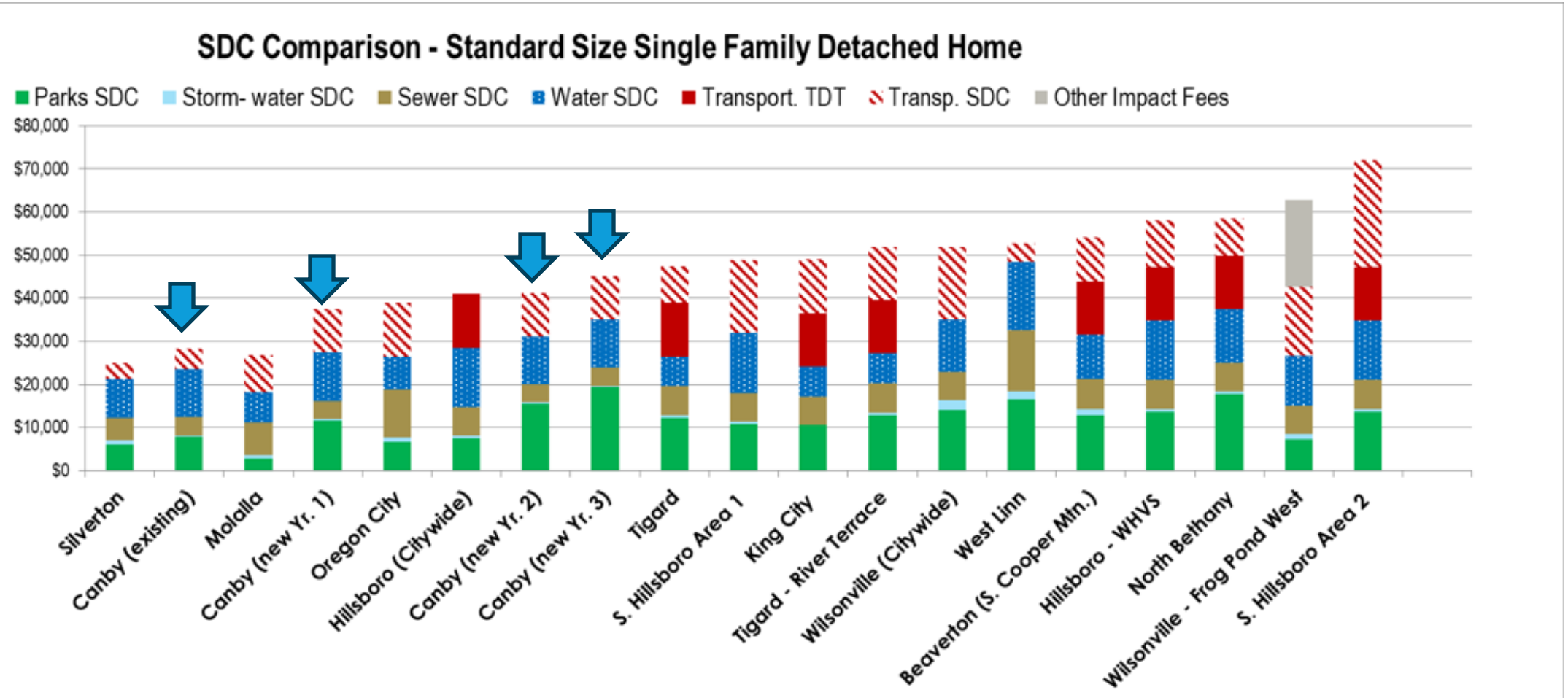
SDC Comparisons

Note: Rates and charges shown in this section are before any credits are deducted from gross SDC amounts based on existing uses on site &/or developer dedication of credit-eligible facilities.

SDC rates shown are in 2026 $ amounts and not adjusted for future inflation

Single Family SDCs within the Region

At the new max amounts Canby's SDCs would still be competitive within the region



Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Transportation SDCs**

Current Interim vs. Draft FY2026-27 Canby Transportation SDCs (gross calcuation before credits, if any)

Development Type	Size	Units	Interim TSDCs	Alt. 1 Draft TSDCs	Change	Change per	Units
Food Cart Pod (6-10)	10	Pods	$ 27,510	$ 35,540	$8,030	$803	per Pod
Restaurant (family sit down)	3,000	SF	$ 37,062	$ 53,310	$16,248	$5.42	per SF
Community Center	5,000	SF	$ 55,020	$ 11,599	($43,421)	($8.68)	per SF
Health Fitness Club	4,000	SF	$ 33,588	$ 53,310	$19,722	$4.93	per SF
Warehouse	100,000	SF	$ 239,600	$ 556,709	$317,109	$3.17	per SF
Commercial Shopping Center	60,000	SF	$ 458,880	$ 1,066,204	$607,324	$10.12	Per SF
Memory Care Facility	20	beds	$ 152,960	$ 38,577	($114,383)	($5,719)	Per bed
Golf Course/Driving Range	4	Acres	$ 16,300	$ 14,202	($2,098)	($524)	Per acre
Fairgrounds	15,000	SF	$ 206,325	$ 43,496	($162,829)	($10.86)	Per SF
Manufacturing, Electric Components	100,000	SF	$ 101,700	$ 480,498	$378,798	$3.79	Per SF
Hotel, 40 rooms	40	Rooms	$ 156,840	$ 141,006	($15,834)	($396)	Per Room

With New Methodology Some Charges Increase and Some Decrease based on ITE 12th Edition Trip Gen. & Defined Land Use Categories

Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Parks SDCs, Year 1**

Current Interim vs. Draft FY2026-27 Canby Parks SDCs (gross calcuation before credits, if any)						YEAR 1: FY26-27	
Development Type	Size	Units	Interim PSDCs	New PSDCs Yr 1	Change	Change per	Units
Food Cart Pod (6-10)	10	Pods	$ 5,582	$ 7,017	$1,434	$143	per Pod
Restaurant (family sit down)	3,000	SF	$ 8,373	$ 10,525	$2,152	$0.72	per SF
Community Center	5,000	SF	$ 13,956	$ 17,542	$3,586	$0.72	per SF
Health Fitness Club	4,000	SF	$ 3,589	$ 4,511	$922	$0.23	per SF
Warehouse	100,000	SF	$ 41,867	$ 52,625	$10,758	$0.11	per SF
Commercial Shopping Center	60,000	SF	$ 53,829	$ 67,661	$13,832	$0.23	Per SF
Memory Care Facility	20	beds	$ 9,869	$ 12,404	$2,536	$127	Per bed
Golf Course/Driving Range	4	Acres	$ 4,187	$ 5,262	$1,076	$269	Per acre
Fairgrounds	15,000	SF	$ 41,867	$ 52,625	$10,758	$0.72	Per SF
Manufacturing, Electric Components	100,000	SF	$ 167,467	$ 93,698	($73,769)	($0.74)	Per SF
Hotel, 40 rooms	40	Rooms	$ 7,536	$ 9,472	$1,936	$48	Per Room

With New Methodology Most Charges Increase based on higher avg. parks SDC per job.

Mfg. category PSDC decrease based on revised job density assumptions

Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Parks SDCs, Year 2**

Current Interim vs. Draft FY2026-27 Canby Parks SDCs (gross calcuation before credits, if any)						YEAR 2: FY27-28	
Development Type	Size	Units	Interim PSDCs	New PSDCs Yr 2	Change	Change per	Units
Food Cart Pod (6-10)	10	Pods	$ 5,582	$ 9,356	$3,773	$377	per Pod
Restaurant (family sit down)	3,000	SF	$ 8,373	$ 14,033	$5,660	$1.89	per SF
Community Center	5,000	SF	$ 13,956	$ 23,389	$9,433	$1.89	per SF
Health Fitness Club	4,000	SF	$ 3,589	$ 6,014	$2,426	$0.61	per SF
Warehouse	100,000	SF	$ 41,867	$ 70,167	$28,300	$0.28	per SF
Commercial Shopping Center	60,000	SF	$ 53,829	$ 90,214	$36,386	$0.61	Per SF
Memory Care Facility	20	beds	$ 9,869	$ 16,539	$6,671	$334	Per bed
Golf Course/Driving Range	4	Acres	$ 4,187	$ 7,017	$2,830	$707	Per acre
Fairgrounds	15,000	SF	$ 41,867	$ 70,167	$28,300	$1.89	Per SF
Manufacturing, Electric Compone	100,000	SF	$ 167,467	$ 124,931	($42,536)	($0.43)	Per SF
Hotel, 40 rooms	40	Rooms	$ 7,536	$ 12,630	$5,094	$127	Per Room

No inflation adjustment shown

Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Parks SDCs, Year 3**

Current Interim vs. Draft FY2026-27 Canby Parks SDCs (gross calcuation before credits, if any)						YEAR 3: FY28-29	
Development Type	Size	Units	Interim PSDCs	New PSDCs Yr 3	Change	Change per	Units
Food Cart Pod (6-10)	10	Pods	$ 5,582	$ 11,694	$6,112	$611	per Pod
Restaurant (family sit down)	3,000	SF	$ 8,373	$ 14,033	$5,660	$1.89	per SF
Community Center	5,000	SF	$ 13,956	$ 29,236	$15,281	$3.06	per SF
Health Fitness Club	4,000	SF	$ 3,589	$ 7,518	$3,929	$0.98	per SF
Warehouse	100,000	SF	$ 41,867	$ 87,708	$45,842	$0.46	per SF
Commercial Shopping Center	60,000	SF	$ 53,829	$ 112,768	$58,939	$0.98	Per SF
Memory Care Facility	20	beds	$ 9,869	$ 20,674	$10,806	$540	Per bed
Golf Course/Driving Range	4	Acres	$ 4,187	$ 8,771	$4,584	$1,146	Per acre
Fairgrounds	15,000	SF	$ 41,867	$ 87,708	$45,842	$3.06	Per SF
Manufacturing, Electric Components	100,000	SF	$ 167,467	$ 156,164	($11,303)	($0.11)	Per SF
Hotel, 40 rooms	40	Rooms	$ 7,536	$ 15,787	$8,251	$206	Per Room

No inflation adjustment shown

Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Transportation & Parks SDCs, Combined, Year 1**

Current Interim vs. Draft FY2026-27 Canby Transportation &Park SDCs (gross calcuation before credits, if any)

Development Type	Size	Units	Interim SDCs	Draft SDCs Yr 1	Change	Change per	Units
Food Cart Pod (6-10)	10	Pods	$ 33,092	$ 42,557	$9,465	$946	per Pod
Restaurant (family sit down)	3,000	SF	$ 45,435	$ 63,835	$18,400	$6.13	per SF
Community Center	5,000	SF	$ 68,976	$ 29,141	($39,835)	($7.97)	per SF
Health Fitness Club	4,000	SF	$ 37,177	$ 57,821	$20,644	$5.16	per SF
Warehouse	100,000	SF	$ 281,467	$ 609,334	$327,867	$3.28	per SF
Commercial Shopping Center	60,000	SF	$ 512,709	$ 1,133,865	$621,157	$10.35	Per SF
Memory Care Facility	20	beds	$ 162,829	$ 50,982	($111,847)	($5,592)	Per bed
Golf Course/Driving Range	4	Acres	$ 20,487	$ 19,465	($1,022)	($255)	Per acre
Fairgrounds	15,000	SF	$ 248,192	$ 96,121	($152,071)	($10.14)	Per SF
Manufacturing, Electric Components	100,000	SF	$ 269,167	$ 574,196	$305,030	$3.05	Per SF
Hotel, 40 rooms	40	Rooms	$ 164,376	$ 150,478	($13,898)	($347)	Per Room

With New Methodology Some Charges Increase and Some Decrease to reflect current assumptions

Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Transportation & Parks SDCs, Combined, Year 2**

Current Interim vs. Draft FY 2026-27 Canby Transportation & Park SDCs (gross calcuation before credits, if any)							
Development Type	**Size**	**Units**	**Interim SDCs**	**Draft SDCs Yr.2**	**Change**	**Change per**	**Units**
Food Cart Pod (6-10)	10	Pods	$ 33,092	$ 44,896	$11,803	$1,180	per Pod
Restaurant (family sit down)	3,000	SF	$ 45,435	$ 67,344	$21,908	$7.30	per SF
Community Center	5,000	SF	$ 68,976	$ 34,988	($33,988)	($6.80)	per SF
Health Fitness Club	4,000	SF	$ 37,177	$ 59,325	$22,148	$5.54	per SF
Warehouse	100,000	SF	$ 281,467	$ 626,876	$345,409	$3.45	per SF
Commercial Shopping Center	60,000	SF	$ 512,709	$ 1,156,419	$643,710	$10.73	Per SF
Memory Care Facility	20	beds	$ 162,829	$ 55,117	($107,712)	($5,386)	Per bed
Golf Course/Driving Range	4	Acres	$ 20,487	$ 21,219	$732	$183	Per acre
Fairgrounds	15,000	SF	$ 248,192	$ 113,662	($134,529)	($8.97)	Per SF
Manufacturing, Electric Compone	100,000	SF	$ 269,167	$ 574,196	$305,030	$3.05	Per SF
Hotel, 40 rooms	40	Rooms	$ 164,376	$ 150,478	($13,898)	($347)	Per Room

No inflation adjustment shown

Non-Res Canby SDC Examples: Interim SDCs vs. New DRAFT

New DRAFT **Transportation & Parks SDCs, Combined, Year 3**

Current Interim vs. Draft FY2026-27 Canby Transportation &Park SDCs (gross calcuation before credits, if any)

Development Type	Size	Units	Interim SDCs	Draft SDCs Yr. 3	Change	Change per	Units
Food Cart Pod (6-10)	10	Pods	$ 33,092	$ 47,235	$14,142	$1,414	per Pod
Restaurant (family sit down)	3,000	SF	$ 45,435	$ 40,835	($4,600)	($1.53)	per SF
Community Center	5,000	SF	$ 68,976	$ 40,835	($28,141)	($5.63)	per SF
Health Fitness Club	4,000	SF	$ 37,177	$ 60,828	$23,652	$5.91	per SF
Warehouse	100,000	SF	$ 281,467	$ 644,417	$362,951	$3.63	per SF
Commercial Shopping Center	60,000	SF	$ 512,709	$ 1,178,972	$666,264	$11.10	Per SF
Memory Care Facility	20	beds	$ 162,829	$ 59,252	($103,577)	($5,179)	Per bed
Golf Course/Driving Range	4	Acres	$ 20,487	$ 22,973	$2,487	$622	Per acre
Fairgrounds	15,000	SF	$ 248,192	$ 131,204	($116,988)	($7.80)	Per SF
Manufacturing, Electric Compone	100,000	SF	$ 269,167	$ 574,196	$305,030	$3.05	Per SF
Hotel, 40 rooms	40	Rooms	$ 164,376	$ 150,478	($13,898)	($347)	Per Room

No inflation increase shown

Non-Res Canby SDC Examples: Wilsonville SDCs vs. New DRAFT

Combined SDCs for **Transportation and Parks, YEAR 1**

Wilsonville vs. Draft FY2026-27 Canby Transportation & Park SDCs (gross calculation before credits, if any)							
Development Type	Size	Units	Wilsonville	Draft Canby, Yr. 1	Canby Compares	Variance per	Unit
Food Cart Pod (6-10)	10	Carts	$ 185,740	$ 42,557	($143,183)	($14,318)	per Cart
Restaurant (family sit down)	3,000	SF	$ 210,876	$ 63,835	($147,041)	($49.01)	per SF
Community Center	5,000	SF	$ 251,192	$ 29,141	($222,051)	($44.41)	per SF
Health Fitness Club	4,000	SF	$ 169,149	$ 57,821	($111,328)	($27.83)	per SF
Warehouse	100,000	SF	$ 692,100	$ 609,334	($82,766)	($0.83)	per SF
Commercial Shopping Center	60,000	SF	$ 2,367,240	$ 1,133,865	($1,233,375)	($20.56)	Per SF
Memory Care Facility	20	beds	$ 104,740	$ 50,982	($53,758)	($2,688)	Per bed
Fairgrounds	15,000	SF	$ 933,135	$ 96,121	($837,014)	($55.80)	Per SF
Manufacturing, Electric Components	100,000	SF	$ 792,200	$ 574,196	($218,004)	($2.18)	Per SF
Hotel, 40 rooms	40	Rooms	$ 272,682	$ 150,478	($122,204)	($3,055)	Per Room

Canby is significantly lower in all categories shown

Non-Res Canby SDC Examples: Wilsonville SDCs vs. New DRAFT

Combined SDCs for **Transportation and Parks, YEAR 2**

Wilsonville vs.Draft FY 2026-27 Canby Transportation & Park SDCs (gross calculation before credits, if any)							
Development Type	**Size**	**Units**	**Wilsonville**	**Draft Canby Yr.2**	**Canby Compares**	**Variance per**	**Unit**
Food Cart Pod (6-10)	10	Carts	$ 185,740	$ 44,896	($140,844)	($14,084)	per Cart
Restaurant (family sit down)	3,000	SF	$ 210,876	$ 67,344	($143,532)	($47.84)	per SF
Community Center	5,000	SF	$ 251,192	$ 34,988	($216,204)	($43.24)	per SF
Health Fitness Club	4,000	SF	$ 169,149	$ 59,325	($109,824)	($27.46)	per SF
Warehouse	100,000	SF	$ 692,100	$ 626,876	($65,224)	($0.65)	per SF
Commercial Shopping Center	60,000	SF	$ 2,367,240	$ 1,156,419	($1,210,821)	($20.18)	Per SF
Memory Care Facility	20	beds	$ 104,740	$ 55,117	($49,623)	($2,481)	Per bed
Fairgrounds	15,000	SF	$ 933,135	$ 113,662	($819,473)	($54.63)	Per SF
Manufacturing, Electric Components	100,000	SF	$ 792,200	$ 605,429	($186,771)	($1.87)	Per SF
Hotel, 40 rooms	40	Rooms	$ 272,682	$ 153,636	($119,046)	($2,976)	Per Room

Canby would be lower in all categories shown

No inflation adjustment included

Non-Res Canby SDC Examples: Wilsonville SDCs vs. New DRAFT

Combined SDCs for **Transportation and Parks, YEAR 3**

Wilsonville vs. Draft FY2026-27 Canby Transportation & Park SDCs (gross calculation before credits, if any)							
Development Type	Size	Units	Wilsonville	Draft Canby Yr. 3	Canby Compares	Variance per	Unit
Food Cart Pod (6-10)	10	Carts	$ 185,740	$ 47,235	($138,505)	($13,851)	per Cart
Restaurant (family sit down)	3,000	SF	$ 210,876	$ 70,852	($140,024)	($46.67)	per SF
Community Center	5,000	SF	$ 251,192	$ 40,835	($210,357)	($42.07)	per SF
Health Fitness Club	4,000	SF	$ 169,149	$ 60,828	($108,321)	($27.08)	per SF
Warehouse	100,000	SF	$ 692,100	$ 644,417	($47,683)	($0.48)	per SF
Commercial Shopping Center	60,000	SF	$ 2,367,240	$ 1,178,972	($1,188,268)	($19.80)	Per SF
Memory Care Facility	20	beds	$ 104,740	$ 59,252	($45,488)	($2,274)	Per bed
Fairgrounds	15,000	SF	$ 933,135	$ 131,204	($801,931)	($53.46)	Per SF
Manufacturing, Electric Components	100,000	SF	$ 792,200	$ 636,662	($155,538)	($1.56)	Per SF
Hotel, 40 rooms	40	Rooms	$ 589,570	$ 156,793	($432,777)	($10,819)	Per Room

Canby would be lower in all categories shown

No inflation adjustment included

Discussion

SDC Admin Procedures and Policy Options

- Single Family SDCs scaled by residential home size (5 Cohorts or allow full variation in charges based on net new Sq.Ft.)
- SDC phase-in over 3 years (for parks)
- Recommended effective date: 60 days from July 1
- Grace period for those in the process of obtaining and building permit

Q&A
And
Public Comment

CITY COUNCIL Staff Report

Meeting Date: 7/1/2026

To:	The Honorable Mayor Hodson & City Council
Thru:	Randy Ealy, Interim City Administrator
From:	Denise LaRue, Finance Director
Agenda Item:	Consider **Resolution No. 1459B**: A Resolution of the City Council of the City of Canby, Oregon, Setting Fees for Services; and Repealing Resolution 1450.
Goal:	Promote Financial Stability

Staff Report, Resolution, and attachments will be available early next week.

CITY COUNCIL Staff Report

Meeting Date: 7/1/2026

To: The Honorable Mayor Hodson & City Council
Thru: Randy Ealy, Interim City Administrator
From: Todd Wood, Transit, Fleet Services, & IT Director
Agenda Item: Consider **Resolution No. 1464:** A Resolution Amending Resolution No. 1255 to Modify the Meeting Frequency of the Canby Transit Advisory Committee.

Summary
The proposed amendment modifies the requirement that the Committee meet a minimum of six times per year and instead allows the Committee to meet a minimum of four times per year.

Background
The Canby Transit Advisory Committee was established to provide citizen input and recommendations to the City regarding transit services and programs. Resolution No. 1255 governs the structure and operation of the Committee, including membership, duties, and meeting requirements.

Currently, Resolution No. 1255 requires the Committee to meet at least six times annually. In recent years, the volume of business requiring Committee action has varied significantly throughout the year. Committee members have expressed a preference for a reduced meeting schedule that reflects actual business needs while maintaining their advisory role to the City.

This change provides several benefits:

- Aligns meeting frequency with actual transit-related business and projects.
- Allows staff and volunteer committee members to focus their time on meaningful transit planning and policy discussions.
- Maintains the Committee's ability to meet whenever issues arise that warrant public input or Committee recommendations.
- Continues existing quorum and governance requirements.

The amendment does not alter the Committee's purpose, membership structure, responsibilities, or authority.

Attachments
Resolution No. 1464

Fiscal Impact
No Fiscal Impact

Recommendation

Staff recommends that Council approve amending Resolution No. 1255 to allow the Canby Transit Advisory Committee (TAC) to meet quarterly than requiring a minimum of six meetings per year.

Proposed Motion

"I move to adopt **Resolution No. 1464**, a Resolution amending Resolution No. 1255 to modify the meeting frequency of the Canby Transit Advisory Committee."

RESOLUTION NO. 1464

A RESOLUTION OF THE CANBY CITY COUNCIL AMENDING RESOLUTION NO. 1255 TO MODIFY THE MEETING FREQUENCY OF THE CANBY TRANSIT ADVISORY COMMITTEE.

WHEREAS, the Canby Transit Advisory Committee was established by Resolution No. 790 in 2002 to advise the City of Canby on matters related to the provision and improvement of public transit services;

WHEREAS, Resolution No. 1255 superseded and replaced Resolution Nos. 790, 857, 1046, and 1208;

WHEREAS, the current membership of the Canby Transit Advisory Committee has expressed a desire to modify the required meeting frequency to better align with the Committee's workload and operational needs;

WHEREAS, the City Council finds that allowing the Committee to meet quarterly will provide flexibility while continuing to ensure appropriate oversight and public participation in transit-related matters.

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

Section 3(D) of Resolution No. 1255 is hereby amended to read as follows:

Section 3. Organization of the Committee

D. Meetings. The Committee shall meet quarterly throughout the year and shall meet upon the call of the Chairperson or upon the request of a majority of its members. A majority of the filled member positions shall constitute a quorum. The Committee shall have the authority to adopt and amend rules governing the conduct of its business, subject to approval by the City Council.

Section 2. Remaining Provisions.

Except as specifically amended herein, all other provisions of Resolution No. 1255 shall remain in full force and effect.

This resolution shall take effect on July 1, 2026.

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ADOPTED by the Canby City Council on the 1st day of July, 2026.

_____
Brian Hodson
Mayor

ATTEST:

_____
Maya Benham, CMC
City Recorder