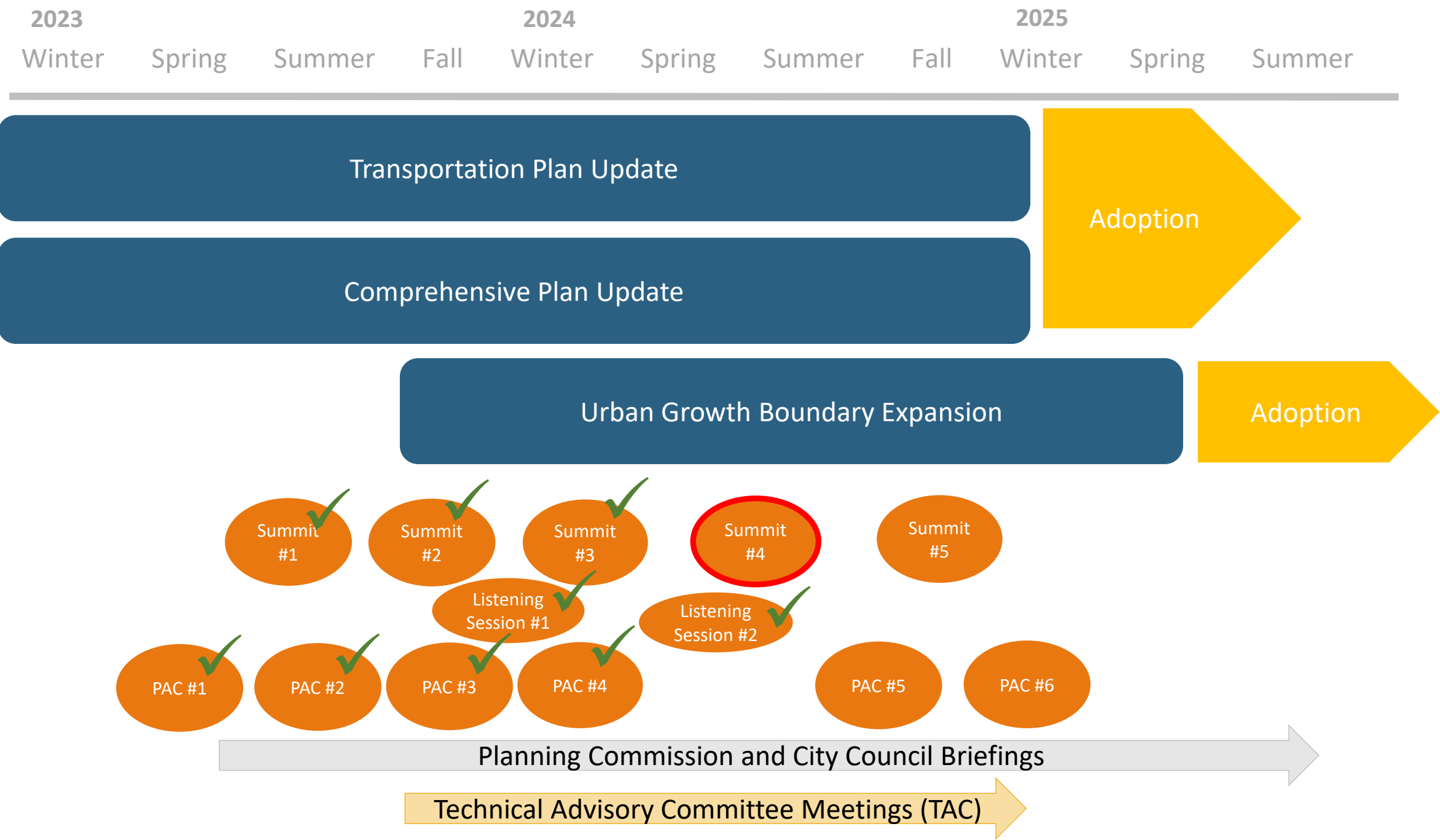
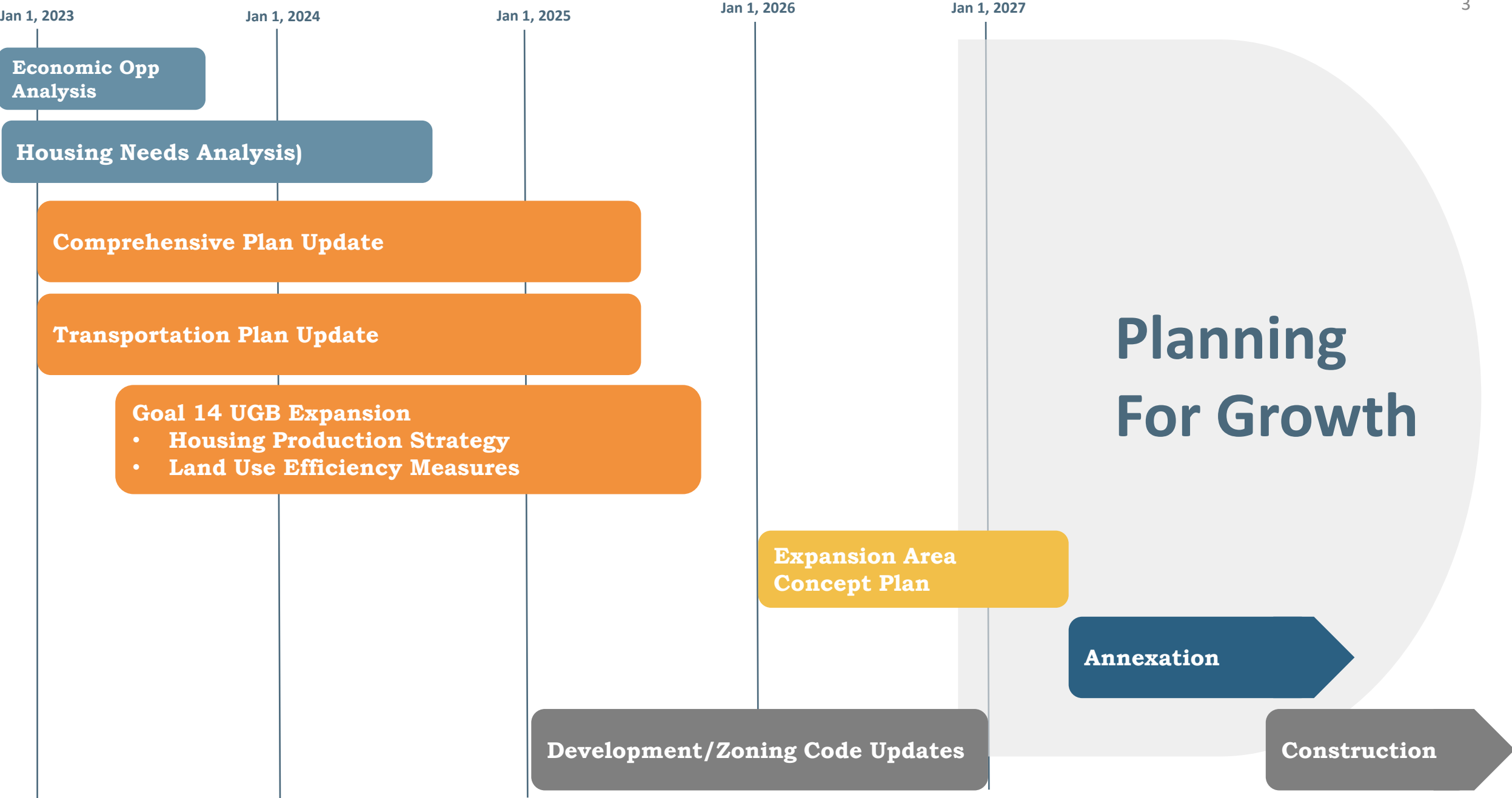


Urban Growth Boundary Expansion

Technical Advisory Committee #2
June 13th, 1 – 3pm







UGB Expansion

UGB Expansion Process

Prior to UGB Expansion

- Establish land need
 - Employment = Economic Opportunities Analysis (complete)
 - Housing = Housing Needs Analysis (adoption in progress)
 - Parks = 20-Year population growth - available park land in current UGB (complete)
- Enact “efficiency measures” to reduce land need (in progress)

Land Need

Land Use	Land Need
Residential (including public facilities)	73.1 acres
Parks	43.1 acres
Employment (including commercial and industrial)	446.8 acres
Total UGB Expansion Area Land Need	563.0 acres

UGB Expansion Process

UGB expansion process is governed by Statewide Planning Goal 14

OAR 660-024-0065

OAR 660-024-0067

- Create Preliminary Study Area (complete)
- Evaluate Preliminary Study Area / Exclusion of Lands (complete)
- Create Final Study Area (complete)
- Establish Parcel Prioritization (complete)
- Apply Suitability Criteria (complete)
- ❖ Apply Goal 14 location factors

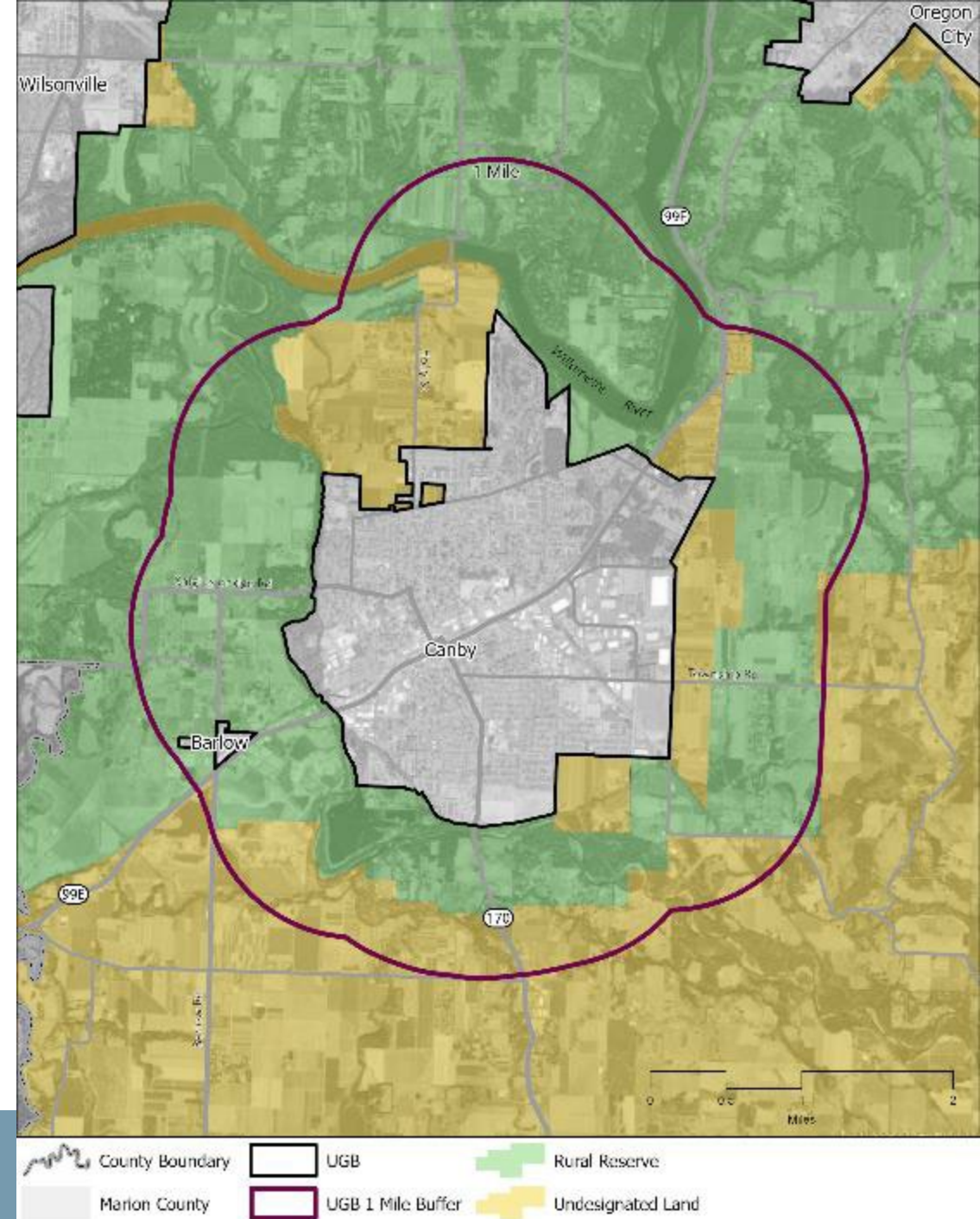
Preliminary Study Area

Preliminary Study Area

To establish a preliminary study area, the City must include:

- All land in designated as “urban reserve” (Canby has none)
- All lands within 1 mile of the current UGB

Preliminary Study Area



Rural Reserves and Undesignated Land

Land Exclusions

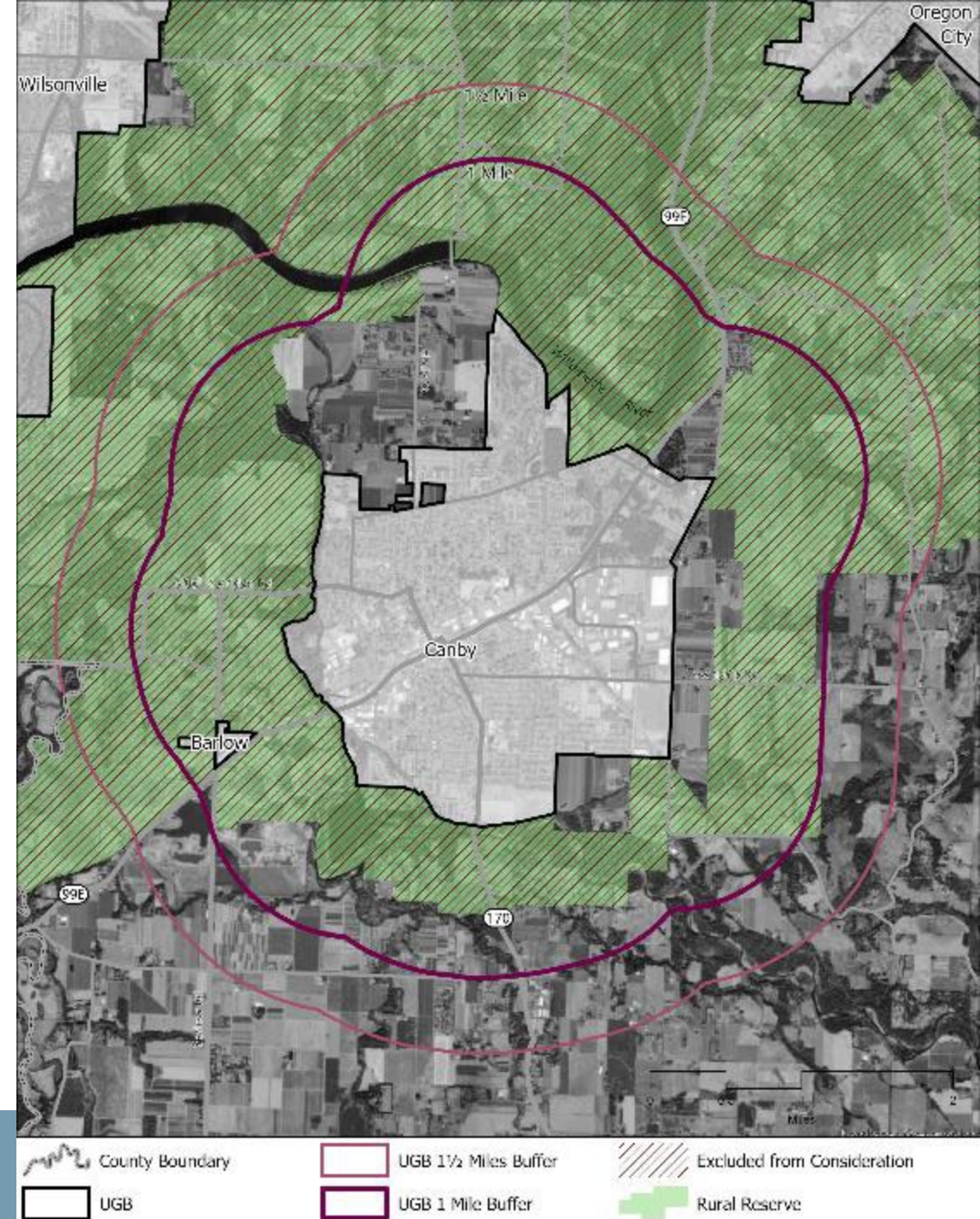
Land Exclusions

The City may exclude lands that:

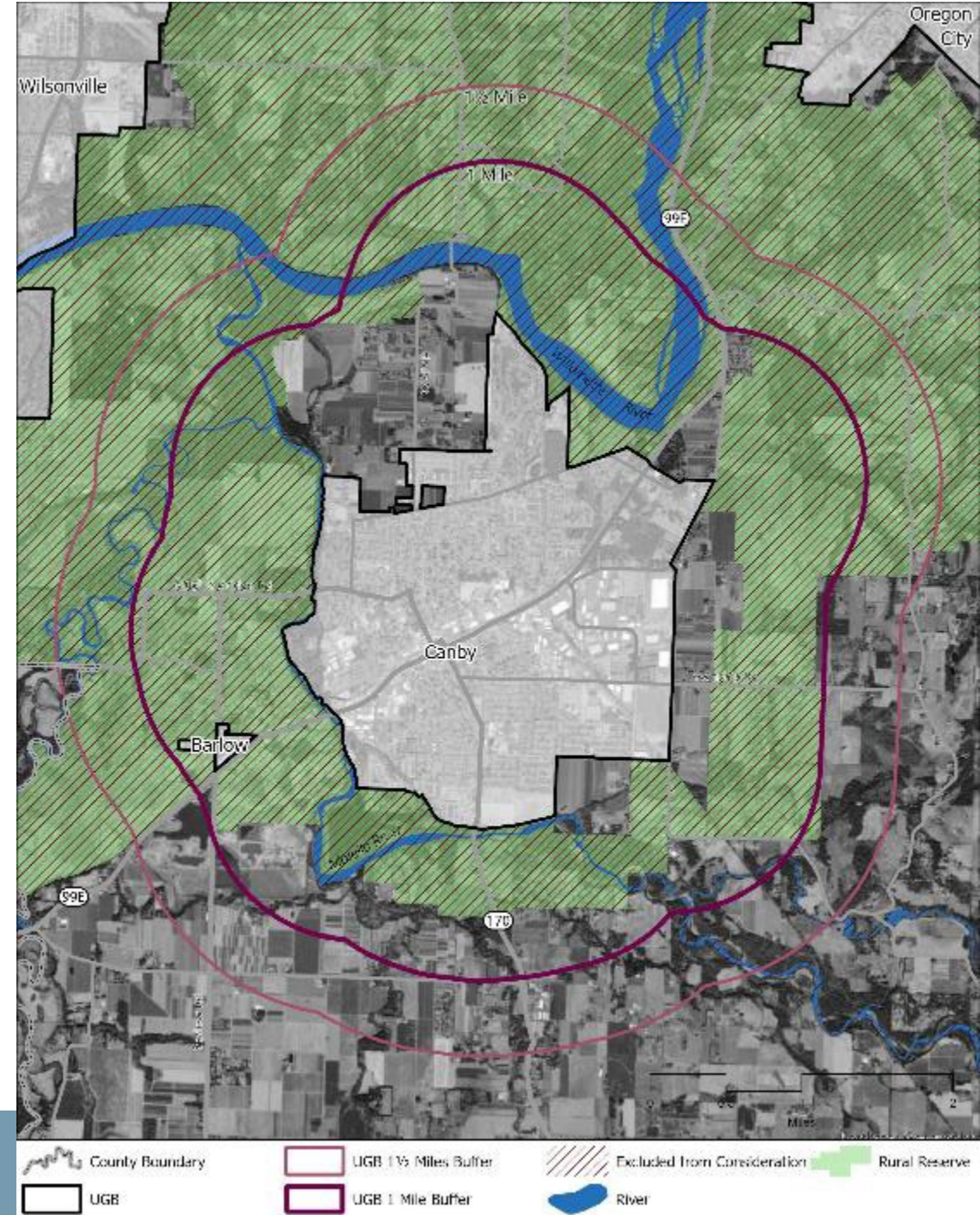
- Are impracticable to provide necessary public facilities or services
- Are subject to significant development hazards
- Consist of significant scenic, natural, or cultural or recreational resources
- Are owned by the federal government and managed for rural uses

The study area must include at least twice the amount of land needed for the deficiency.

Rural Reserves



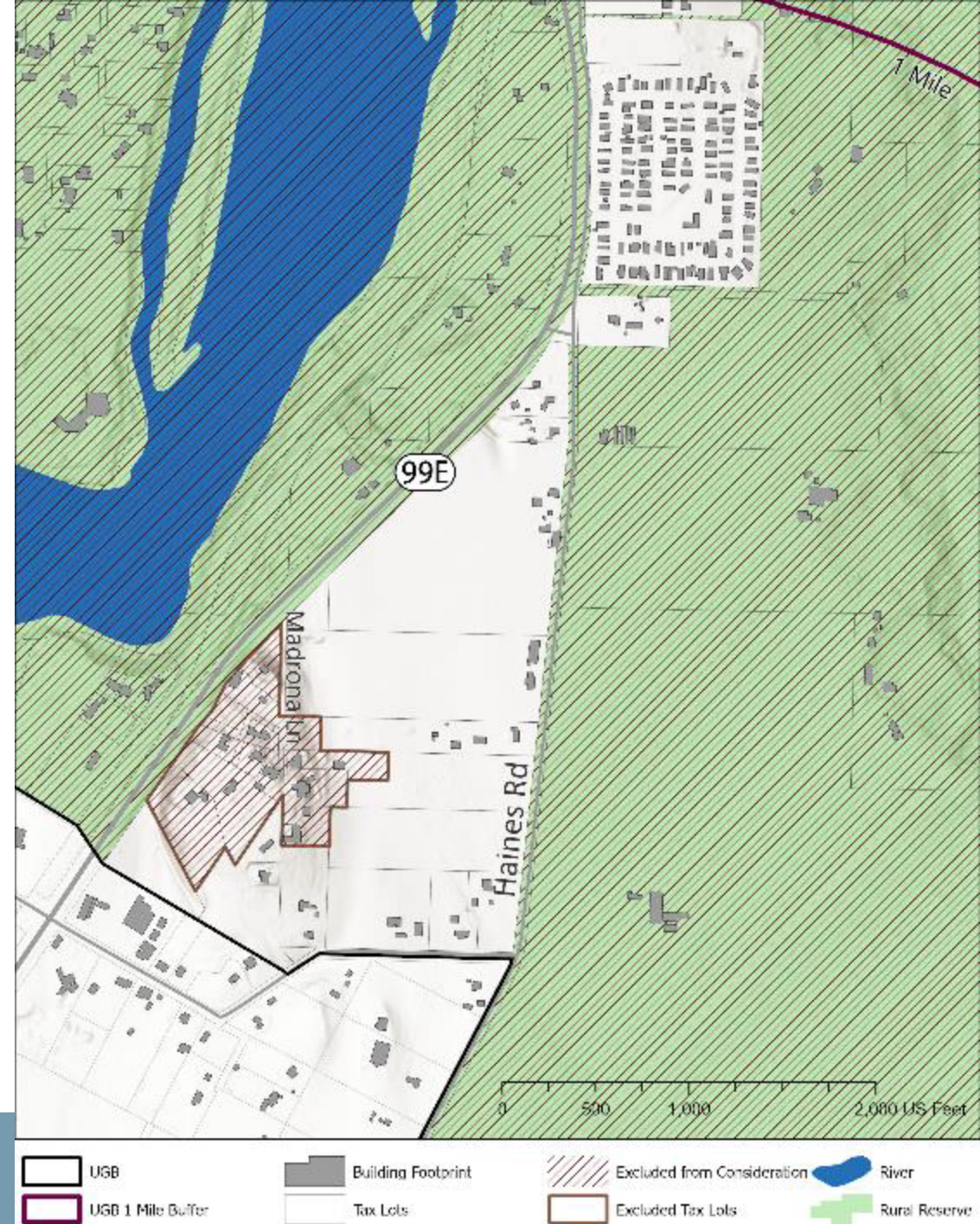
Land beyond Major Rivers



Impracticable to Provide Services

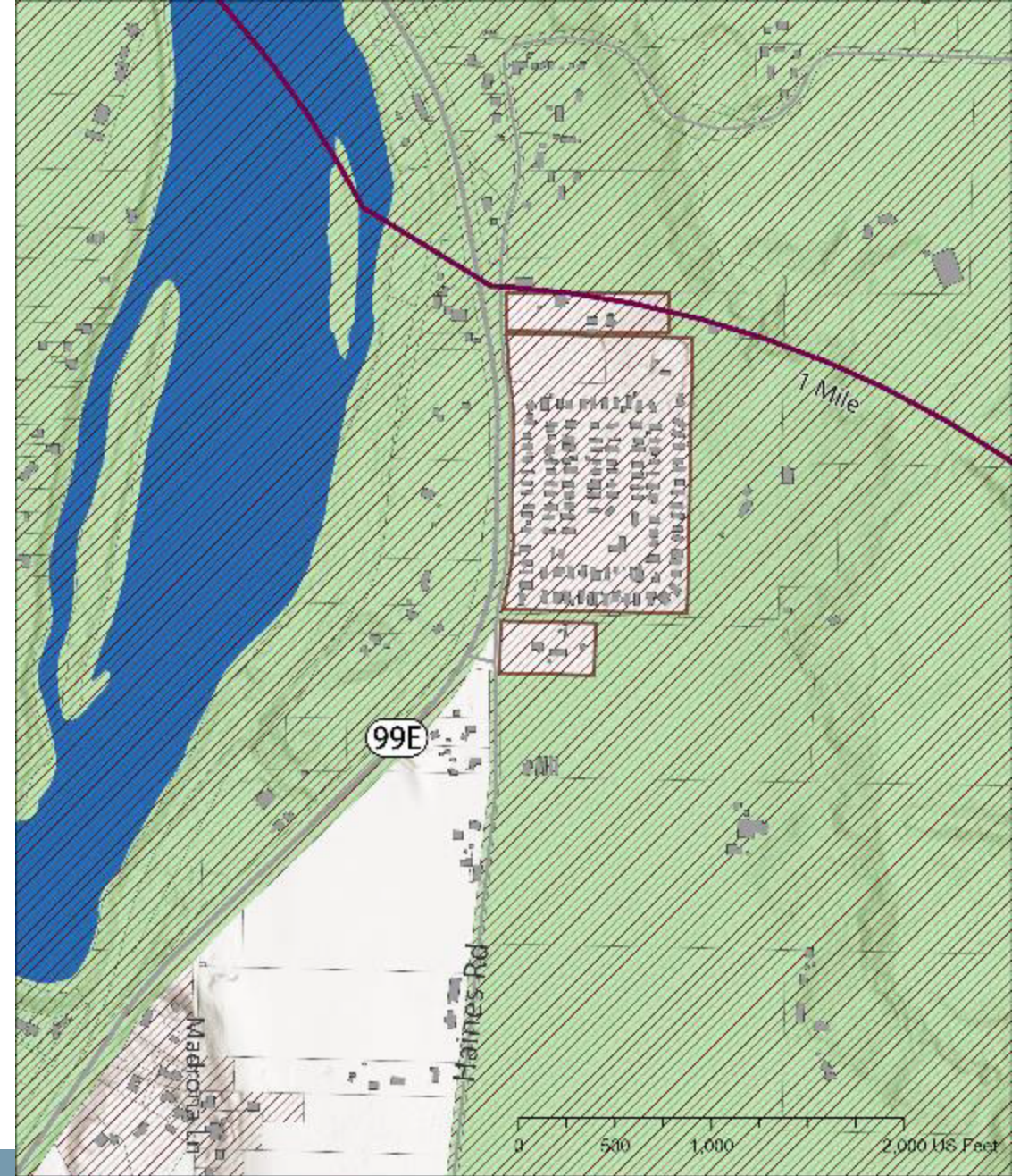
- Existing development pattern
- High infrastructure construction costs
 - Rock excavation
 - Steep slopes
 - Easements

Madrona Lane

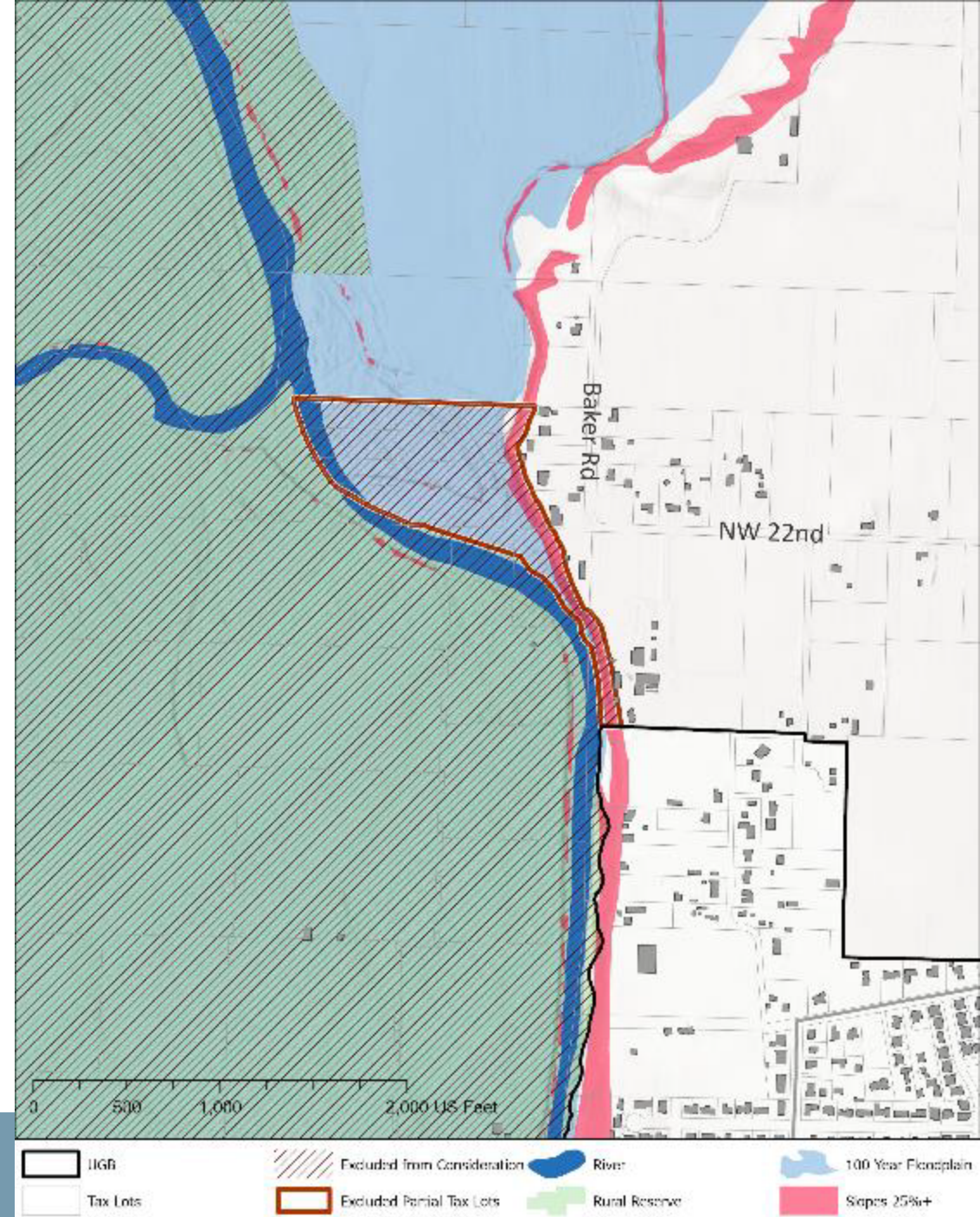


Impracticable to Provide Services

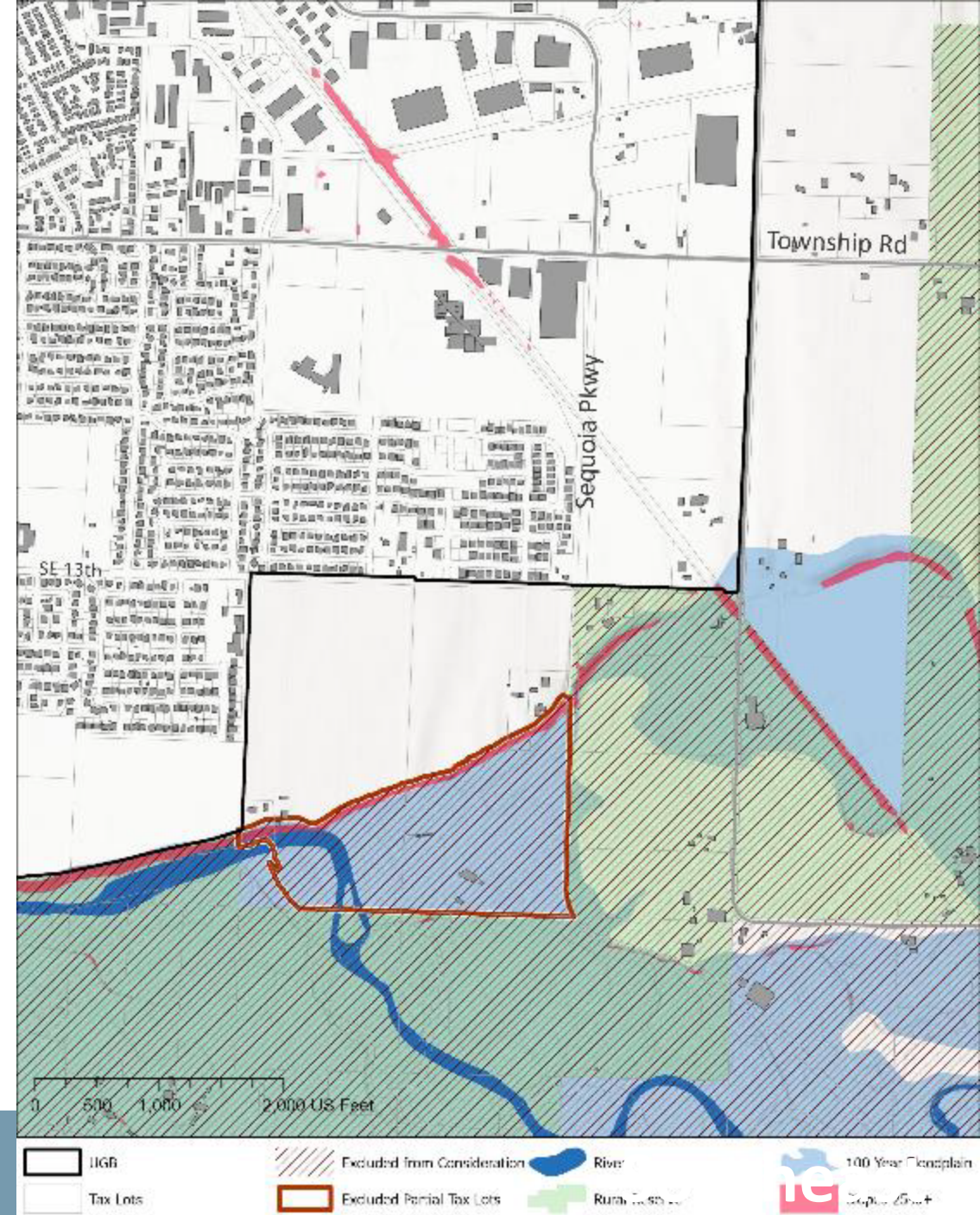
- Existing development pattern
 - Historic landmark
 - Canby Regency mobile home park
 - St. Patrick's Cemetery
 - Remaining taxlots are not contiguous



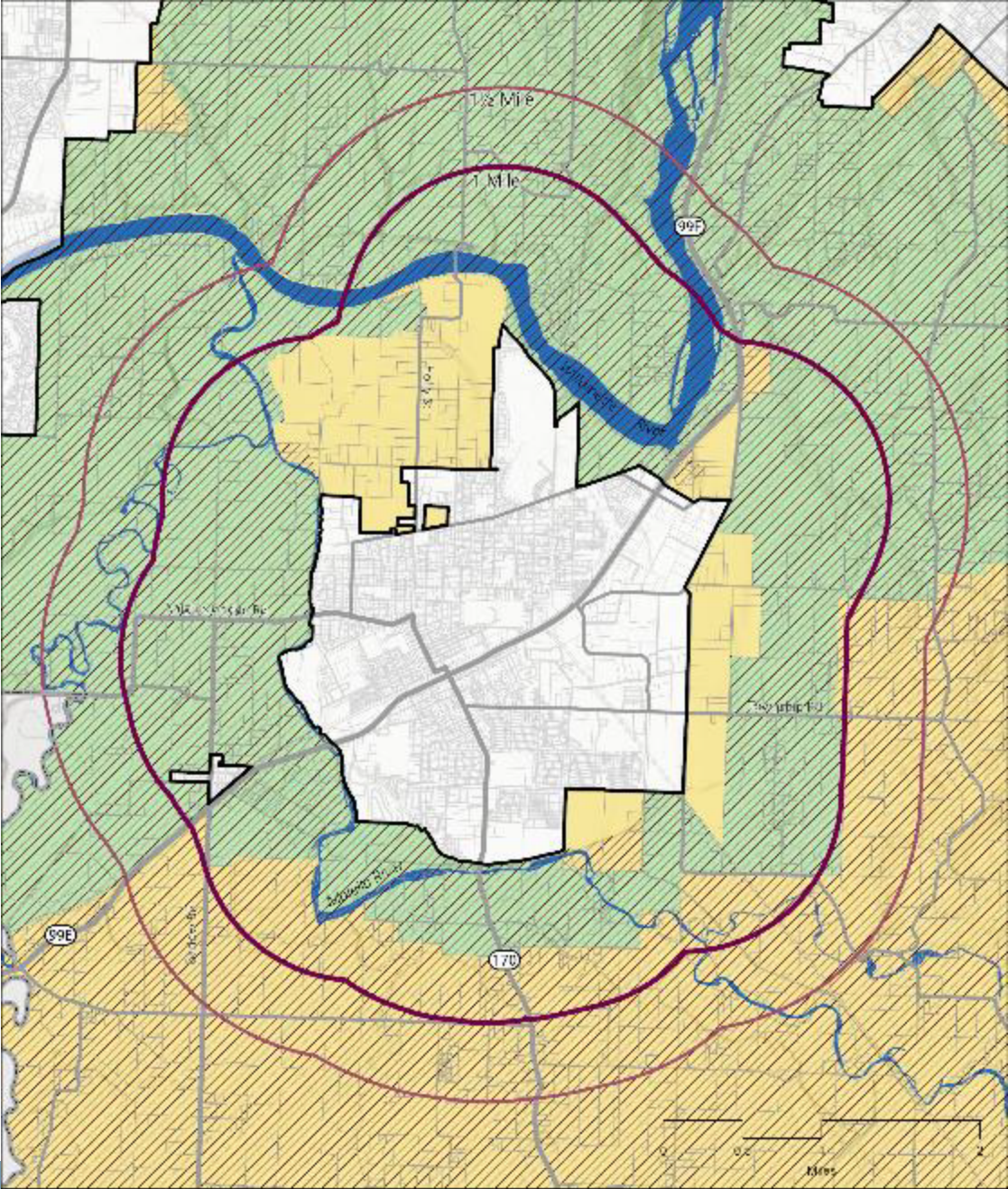
Significant Flood Hazard Areas and Steep Slopes



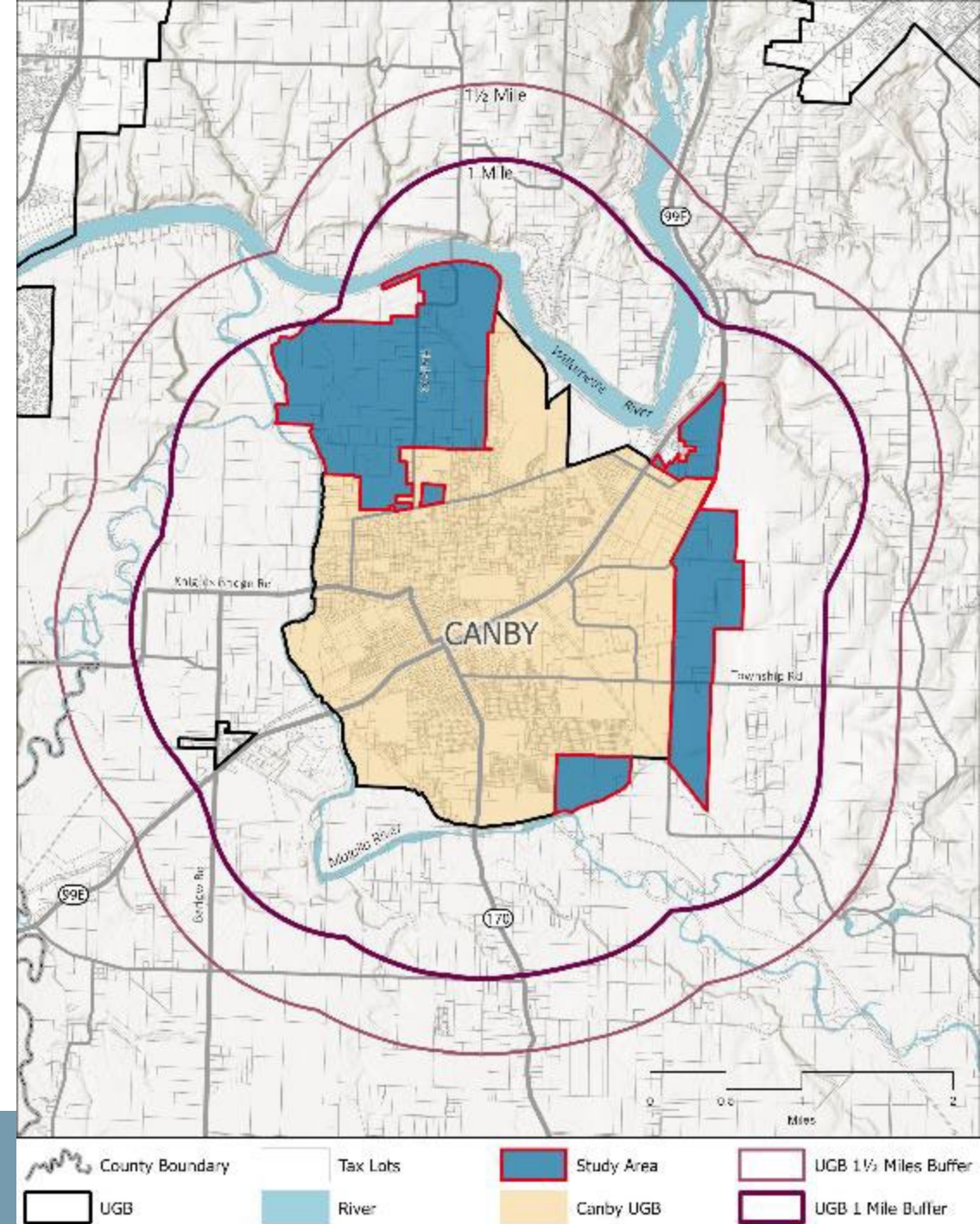
Significant Flood Hazard Areas and Steep Slopes



All Exclusion Areas



Final Study Area



Parcel Prioritization

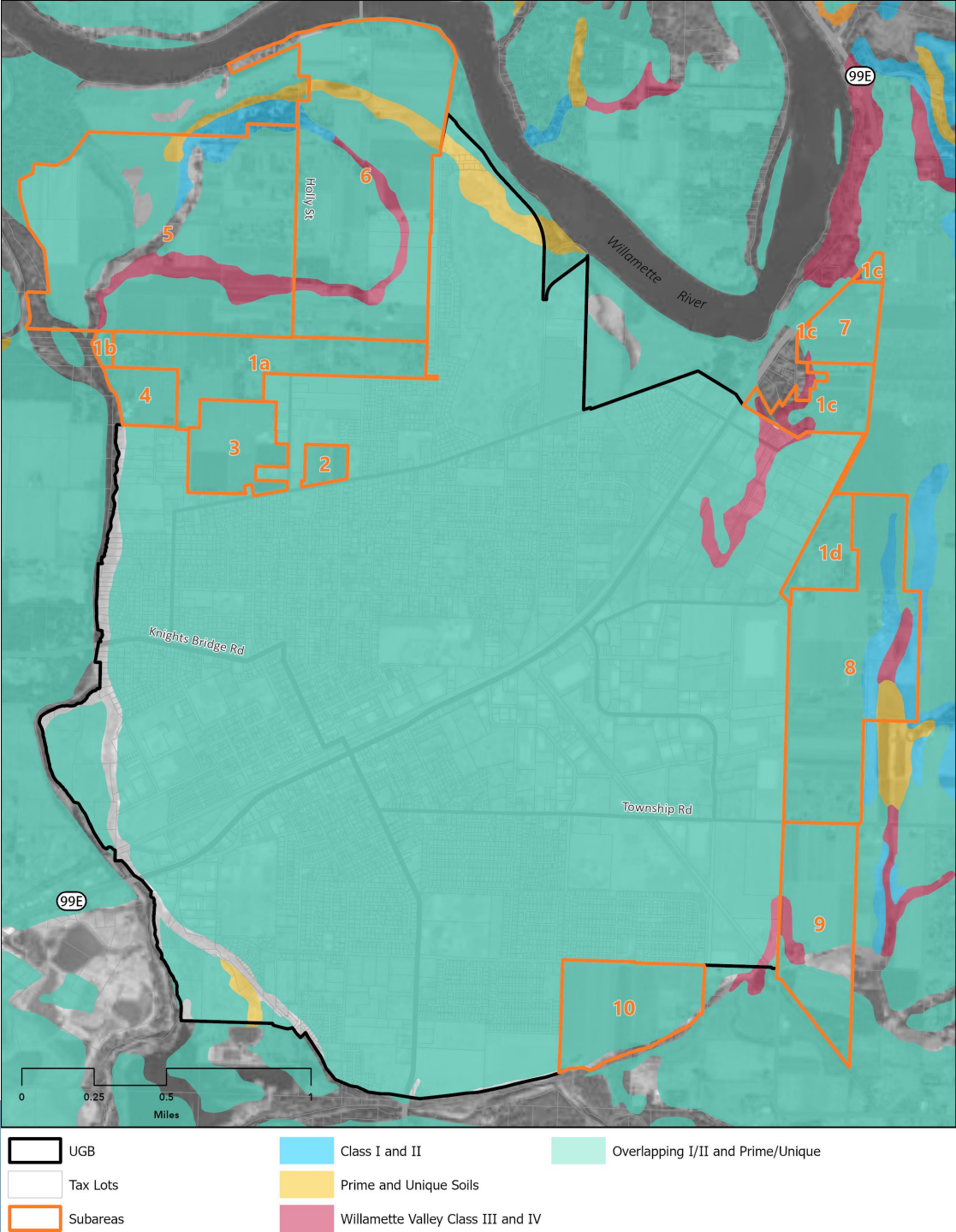
Parcel Prioritization

Priority	Applicability to Canby
1. Urban reserves, exception lands, non-resource lands	Canby has no urban reserves or applicable non-resource lands. Canby does have exception lands*.
2. Marginal lands	Canby has no marginal lands.
3. Low Value Farmland	Canby has very little low-value farmland within the UGB Study Area.
4. High Value Farmland	Land within the Canby UGB Study Area is predominantly high-value farmland.

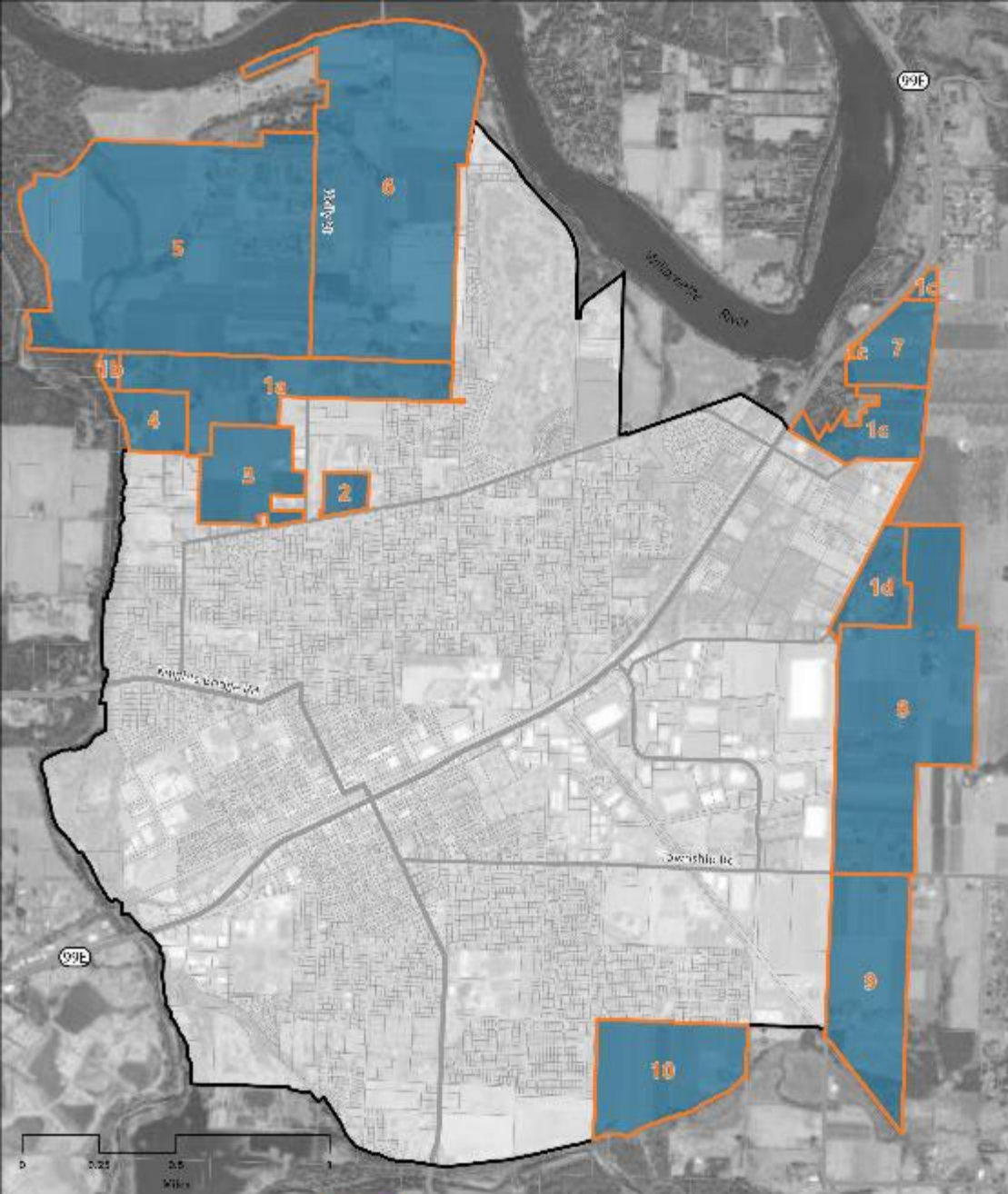
*Exception lands are those outside of the UGB, but containing urban zone designations:

- Rural Residential Farm Forest 5-Acre (RRFF5)
- Rural Area Residential 2-Acre (RA2)
- Rural Industrial (RI)

High-Value Farmland



Subareas

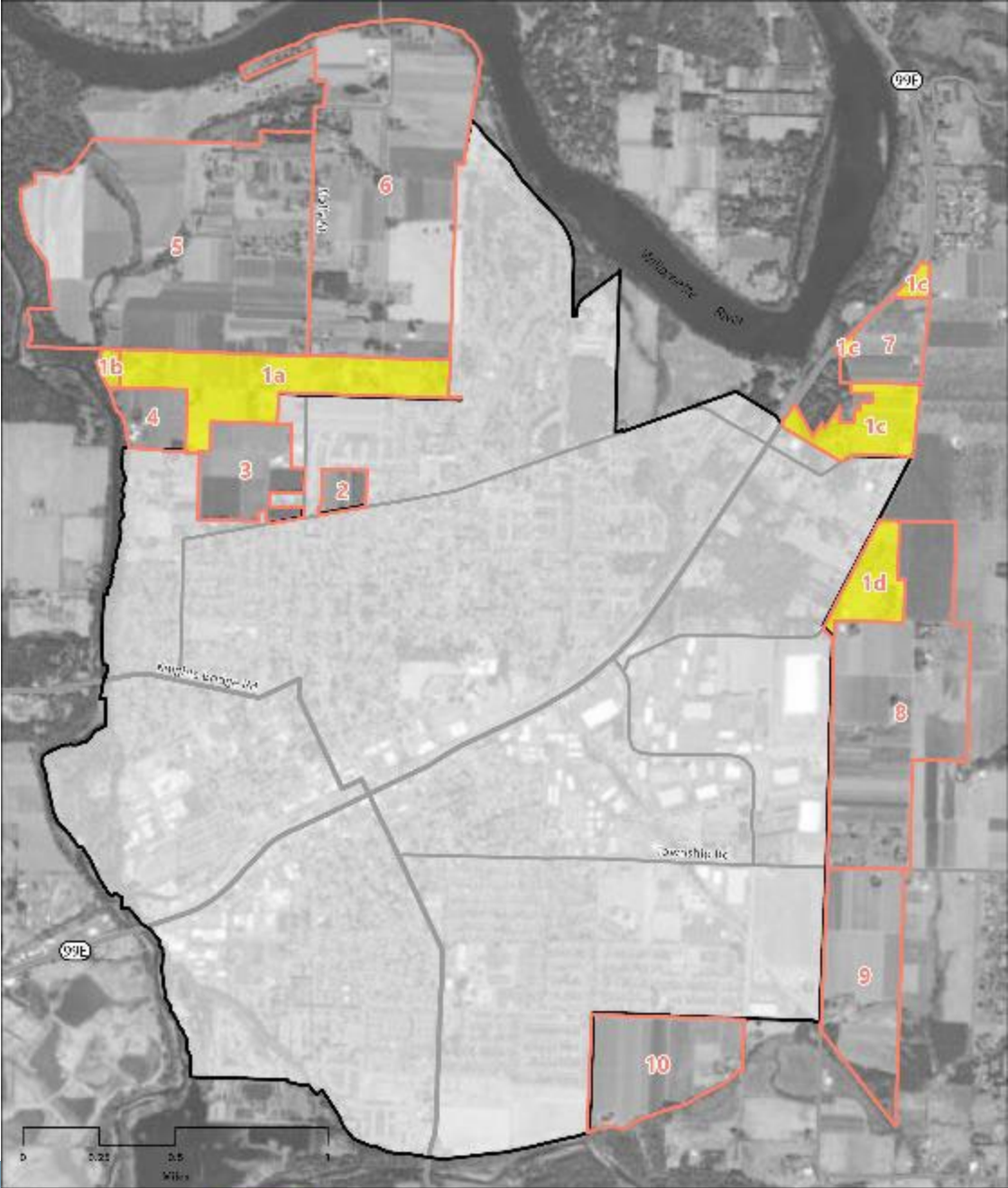





Subarea	Number of Tax Lots	Total Acres (Gross)
1a	44	110.9
1b	5	4.9
1c	16	49.9
1d	14	34.3
2	1	13.0
3	3	60.8
4	3	27.8
5	26	392.4
6	60	345.8
7	3	40.5
8	19	227.9
9	2	112.0
10	5	95.9
Total	201	1516.1

Priority #1: Exception Lands

Subareas 1a, 1b, 1c, 1d

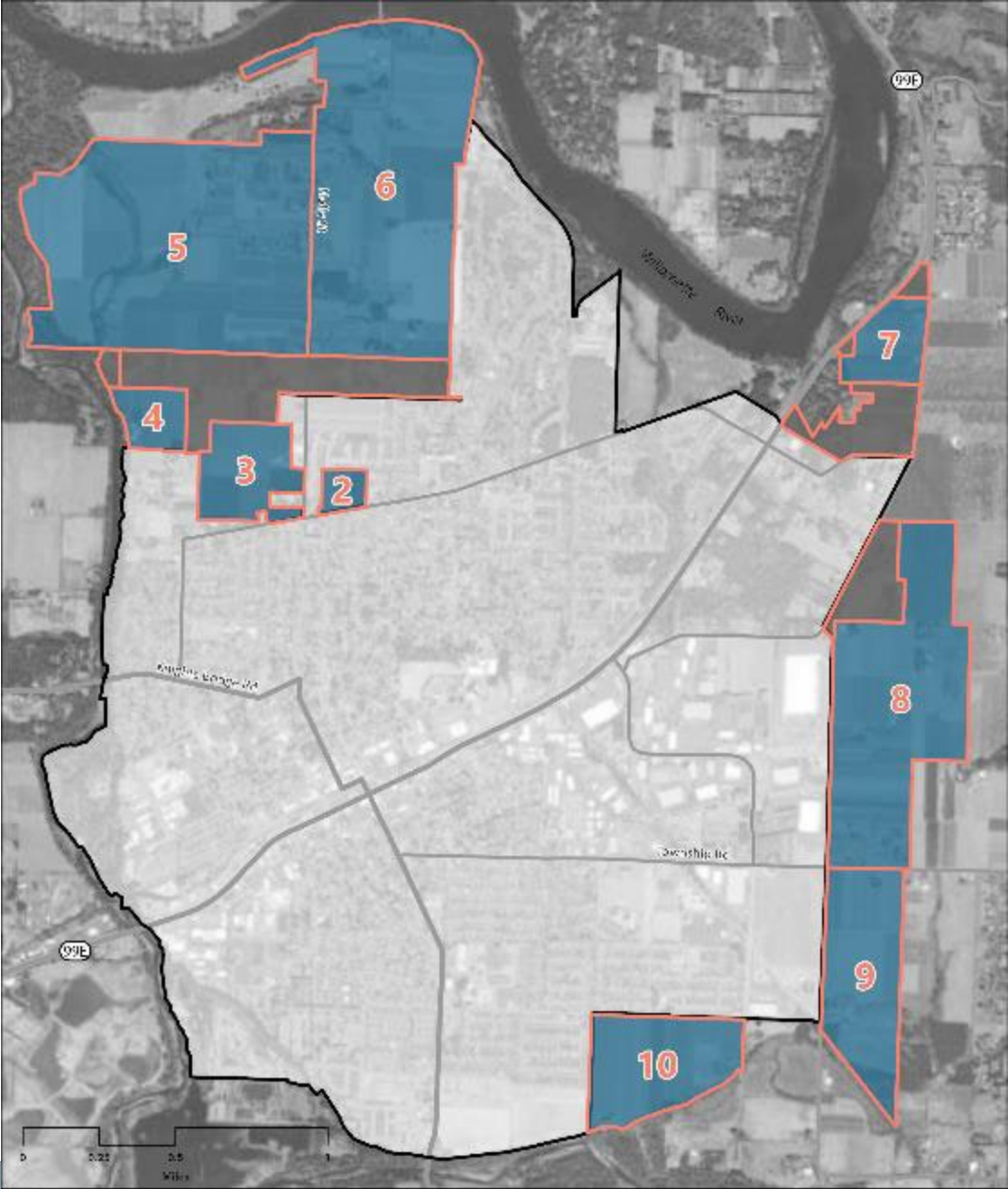
Zoned Rural Residential Farm Forest 5-Acre





	UGB		Exception Lands			
	Subareas					
Subarea	1a	1b	1c	1d		
Acres	111	5	50	34		

Priority #4: High-Value Farmland

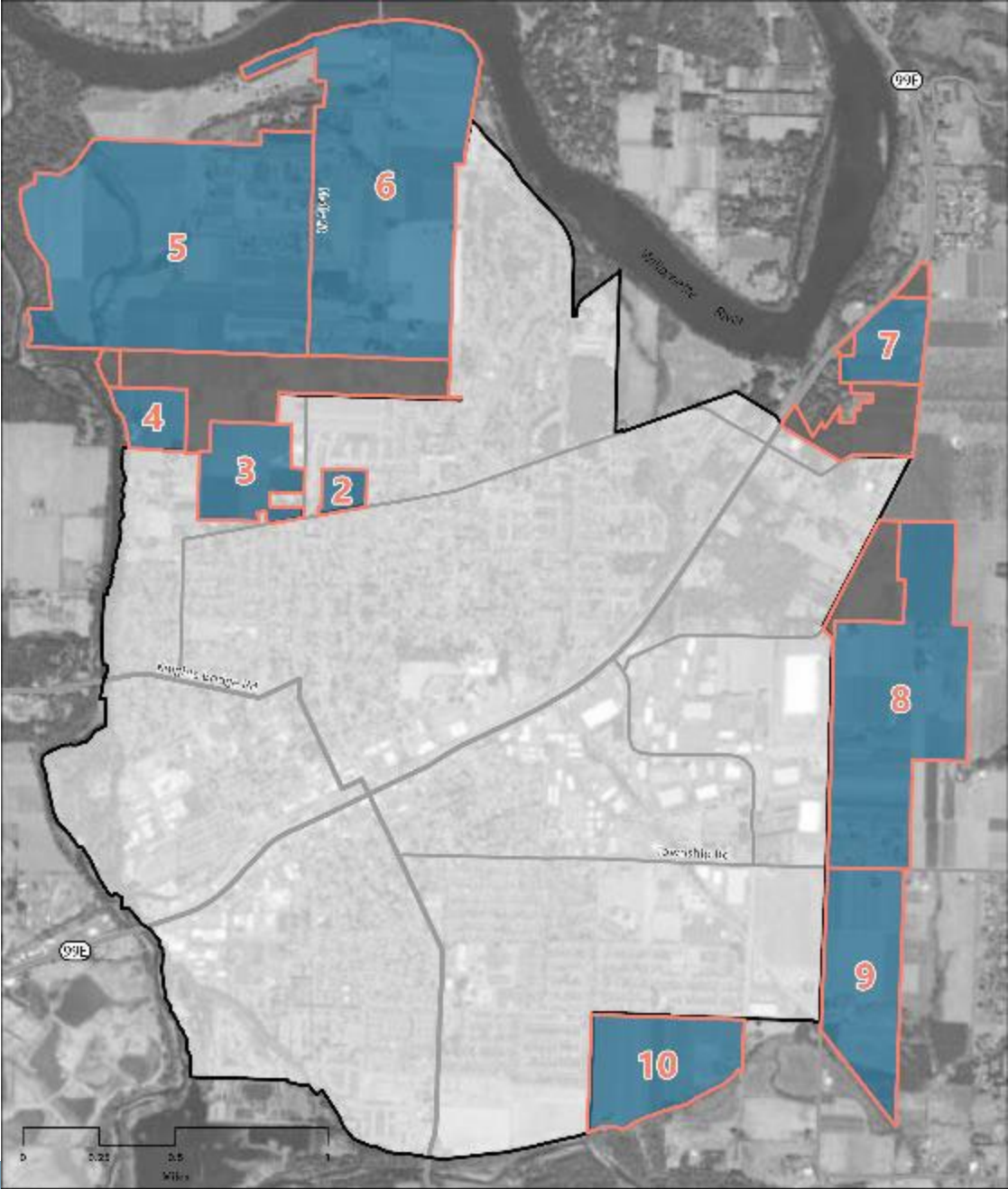
Subareas 2-10





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

Priority #4: High-Value Farmland

Subareas 2-10



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

Next Steps: Goal 14 Boundary Location Analysis

Four Factors:

1. Efficient accommodation of identified land needs
2. Orderly and economic provision of public facilities and services
3. Comparative environmental, energy, economic, and social consequences
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

Project Next Steps

Upcoming Dates

- June 13 – TAC Meeting #2
- June 20 – Community Summit #4 (Spanish interpretation provided)
- July 17 – Housing Needs Analysis, City Council Hearing
- Summer TBD – Hispanic/Latino Summit
- Fall UGB -
 - Council work session
 - PAC #5
 - Summit #5

Thank you!



Canby UGB Expansion
May 30th, 2024

Cultivating CANBY
Blooming with Possibility

0 0.25 0.5 1
Miles

Subarea	1	2	3	4	5	6	7	8	9	10
Gross Acres	200	13	61	28	392	346	41	228	112	96





