



# Canby Urban Growth Boundary (UGB) Expansion Study

## Frequently Asked Questions

UPDATED November 10, 2023

### What is an Urban Growth Boundary (UGB)?

Each city within Oregon is surrounded by an urban growth boundary (UGB) that shows where growth is expected and what areas are to be preserved. When designating or amending a UGB, a city must provide a 20-year supply of land for housing, employment, industry, open space, and recreational needs. Urban development outside the UGB is restricted, helping to protect farm and forest resource land. Areas outside of the UGB can be classified as an urban reserve, rural reserve, or undesignated.

**Urban reserves** are lands that local governments have designated to be developed in the future. Urban reserves aid in long-term planning efforts for urban development. By designating urban reserves, the agriculture and forest industries, private landowners, and public and private service providers are aware of future long-term (for the next 30 to 50 years) expansion locations of the UGB. Currently Canby does not have any existing urban reserves surrounding it.

**Rural reserves** are intended to provide long-term protection for large blocks of agricultural land, forest land, and other important natural landscape features that will limit urban development. These reserves help to keep rural land preserved for farming, forestry, and other rural uses.

**Undesignated lands** do not carry either designation.

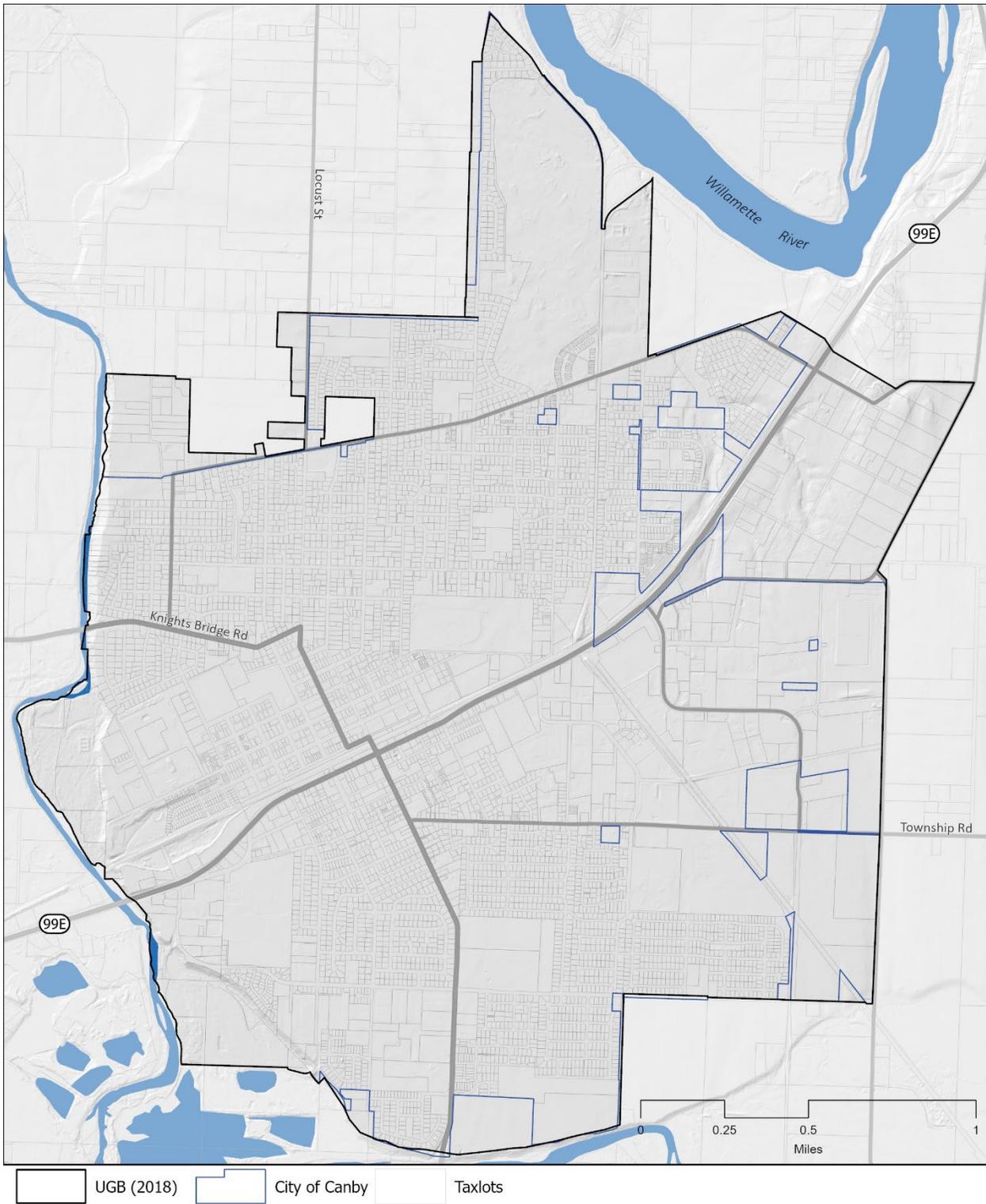
### Why do we need a UGB?

UGBs are a key component of Oregon's Land Use Planning Program. Their purpose is to help preserve agricultural lands, forests, open spaces, protect urban investments, and to control urban sprawl. The UGB is a vital method in planning for the future needs of cities.

### When was Canby's current UGB established?

Canby's current UGB, shown in Figure 1, was established in 1984. Much has changed since then including population growth, industry, and services provided within Canby.

Figure 1. Current Canby Urban Growth Boundary, November 2023



## Can a UGB be changed?

Cities are required to periodically compare their 20-year land supply for housing and jobs to the 20-year land demand. In order to expand a UGB, cities must show state regulators that they need more developable land than they currently have. State regulators then look to see that cities followed the state's goals, rules, and statutes in managing their growth. This includes addressing current housing needs, determining if the city is using existing land efficiently, making sure that there is adequate public engagement, and choosing land with minimal impacts to farm and forest (resource) lands.

The UGB is meant to motivate the region to think about growth, not to stop it completely. By encouraging developers to think about available areas already in the UGB, it slows the rate that farms are converted to housing and prevents urban sprawl. Canby is currently following this process to expand its UGB.

## When is a city eligible to expand its UGB?

Initiating a UGB expansion requires demonstration that additional land is needed to accommodate the population over the next 20-year period. Projected need for housing, employment opportunities, need for public facilities, streets and roads, schools, and parks or open space are also analyzed.

If it is demonstrated that these needs cannot be reasonably accommodated by the land that is already inside the current UGB, then the city is required to expand the boundary to accommodate 20-years of anticipated growth.

## Why is Canby looking to expand its UGB?

Canby's UGB has not been updated in 39 years. An expansion of the UGB is needed to accommodate housing and employment demand over the next 20 years. The City has identified a need for approximately 100 acres for housing and 440 acres for employment. The entire housing need must be addressed in the UGB expansion, but the city can decide how much employment land it wants to add at this time. Among other goals, Canby hopes to expand its industrial base to provide higher wage jobs to Canby residents that allow them to live and work in the same community.

## How does a city expand its UGB?

Oregon Statewide Planning Goal 14 supporting rules and statutes regulate the process for amending a UGB. Once the land demand is determined, cities must first create a study area and then analyze the area to determine the best locations for expansion.

## How is the UGB Study Area established?

Specific state rules dictate how cities with more than 10,000 people establish an expansion study area. The preliminary study area must include:

- All lands within a city's acknowledged urban reserve (Canby has no urban reserves)
- All lands within one mile of the current UGB

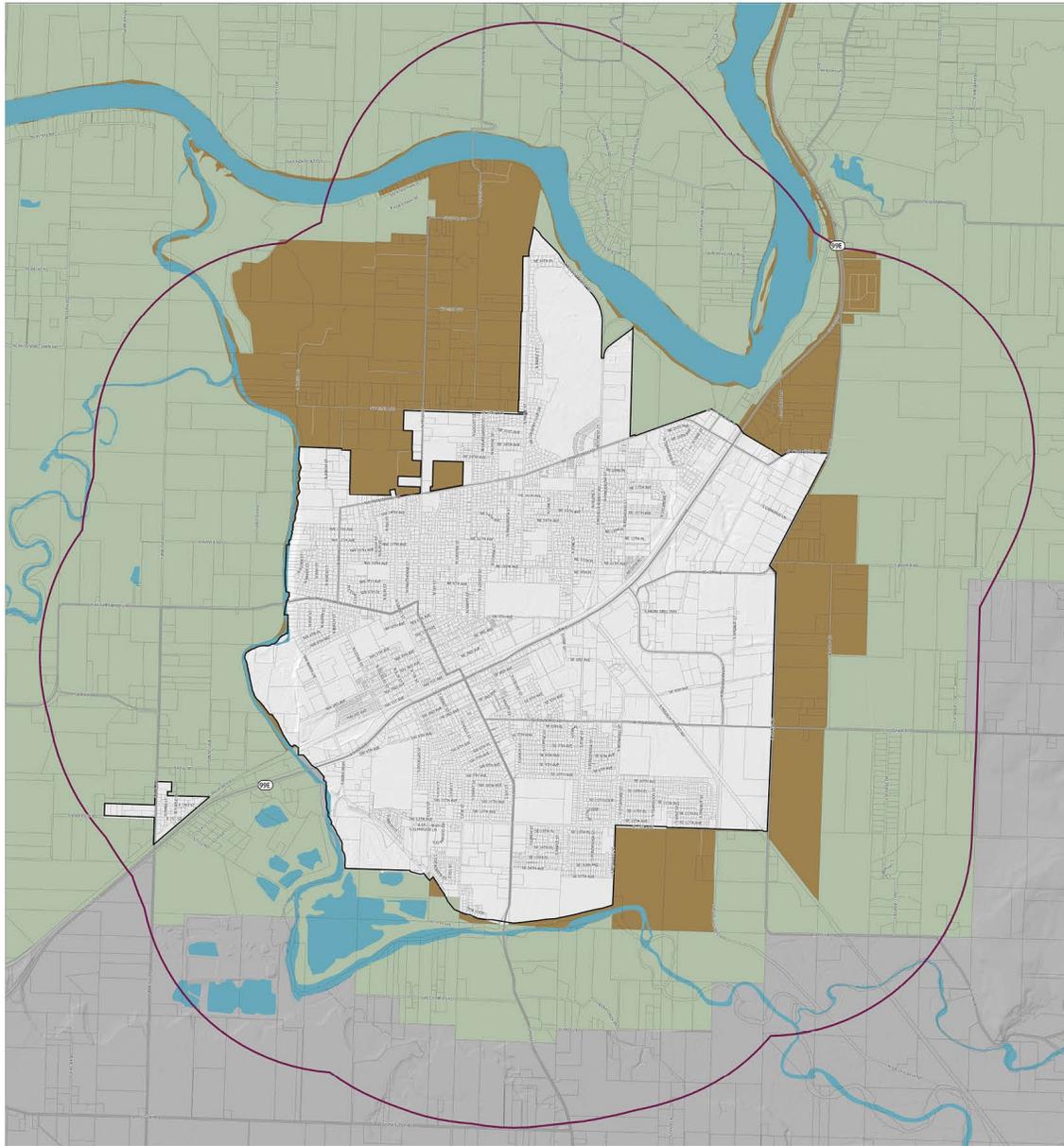
The preliminary study area for Canby is shown in Figure 2.

The study area is then refined by removing lands that are not suitable for urban development, including areas where the city cannot provide necessary public facilities and services, areas subject to natural

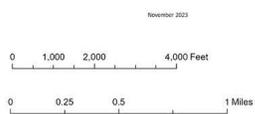
hazards, lands that have significant scenic, natural, cultural, or recreational resources, and lands that are owned by the federal government and managed for rural uses.

The resulting study area must be twice the size of the expected land need.

**Figure 2. Canby Preliminary Study Area, November 2023**



City of Canby



-  UGB 1 Mile Buffer
-  Existing UGB
-  Taxlots
-  Open Water
-  Undesignated Land
-  Rural Reserve
-  Ineligible (Noncontiguous)

## How is the study area analyzed?

Once the study area has been defined it will be analyzed through establishing parcel prioritization, applying suitability criteria, and applying Goal 14 location factors. State statute establishes the following priorities for adding land to the Canby UGB:

- The first priority includes urban reserves, exception lands (urban land uses outside the current UGB), and non-resource land
- The second priority is land designated for farm or forest uses that is not predominantly high value farm land or does not consist of “prime” or “unique” soils
- The last priority is land designated for farm or forest uses that is predominantly high value farm land

Land within each of these categories is then analyzed sequentially according to the four Goal 14 locational factors:

1. The efficient accommodation of identified land needs
2. The 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

## How long will the UGB expansion process take?

The City hopes to have a UGB amendment adopted by June 2025. Once the City adopts the UGB amendment, it must be adopted by Clackamas County and then acknowledged by the State. This could take an additional six months or more if there are appeals.

## If my property is brought into the UGB, will it affect my taxes?

Properties brought into the UGB will not see a change in property taxes. A change in property taxes will occur if and when the property is annexed into the city.

## When is the UGB expansion land ready for annexation and development?

Once included in the UGB, the city must amend its comprehensive plan and other supporting plans with the results of the studies and possibly with amended goals and policies. This includes an inventory of natural resources, locating various land uses, roads, and utilities, a public infrastructure finance strategy, and development codes to implement the plan.

When the planning work is complete, the expansion area becomes eligible for annexation. Property owners in the UGB expansion area are not required to annex into the city.

## How do I participate in the Canby UGB expansion process?

Share your feedback by attending the Community Summit on November 14<sup>th</sup> from 6pm to 8pm at the Canby Police Station. This summit will consist of an interactive mapping exercise to inform how the city might grow in the future. You can follow the process by visiting the project website (<https://publicinput.com/cultivatingcanby>).