



**Canby
Comprehensive Plan
&
Transportation
Systems Plan**

**Project Advisory Committee Meeting #4
May 29th, 6:00pm – 8:00pm**



Agenda

- Welcome
- Project Update
- Community Engagement Results
- UGB Expansion
- TSP: Future Multimodal Conditions and Needs
- Next Steps
- Adjourn



Project Update

2023 Winter Spring Summer Fall 2024 Winter Spring Summer Fall 2025 Winter Spring Summer

Transportation Plan Update

Comprehensive Plan Update

Adoption

Urban Growth Boundary Expansion

Adoption

Summit #1 ✓

Summit #2 ✓

Summit #3 ✓

Summit #4

Summit #5

Spanish Language Summit

PAC #1 ✓

PAC #2 ✓

PAC #3 ✓

PAC #4

PAC #5

PAC #6

Planning Commission and City Council Briefings

Technical Advisory Committee Meetings (TAC)

Jan 1, 2023

Jan 1, 2024

Jan 1, 2025

Jan 1, 2026

Jan 1, 2027

**Economic Opp
Analysis**

Housing Needs Analysis

Comprehensive Plan Update

Transportation Plan Update

Goal 14 UGB Expansion
• **Housing Production Strategy**
• **Land Use Efficiency Measures**

**Expansion Area
Concept Plan**

Development/Zoning Code Updates

Annexation

Construction



Community Engagement

Community Summits

Summit #2: November 14, 2023 ~150 attendees

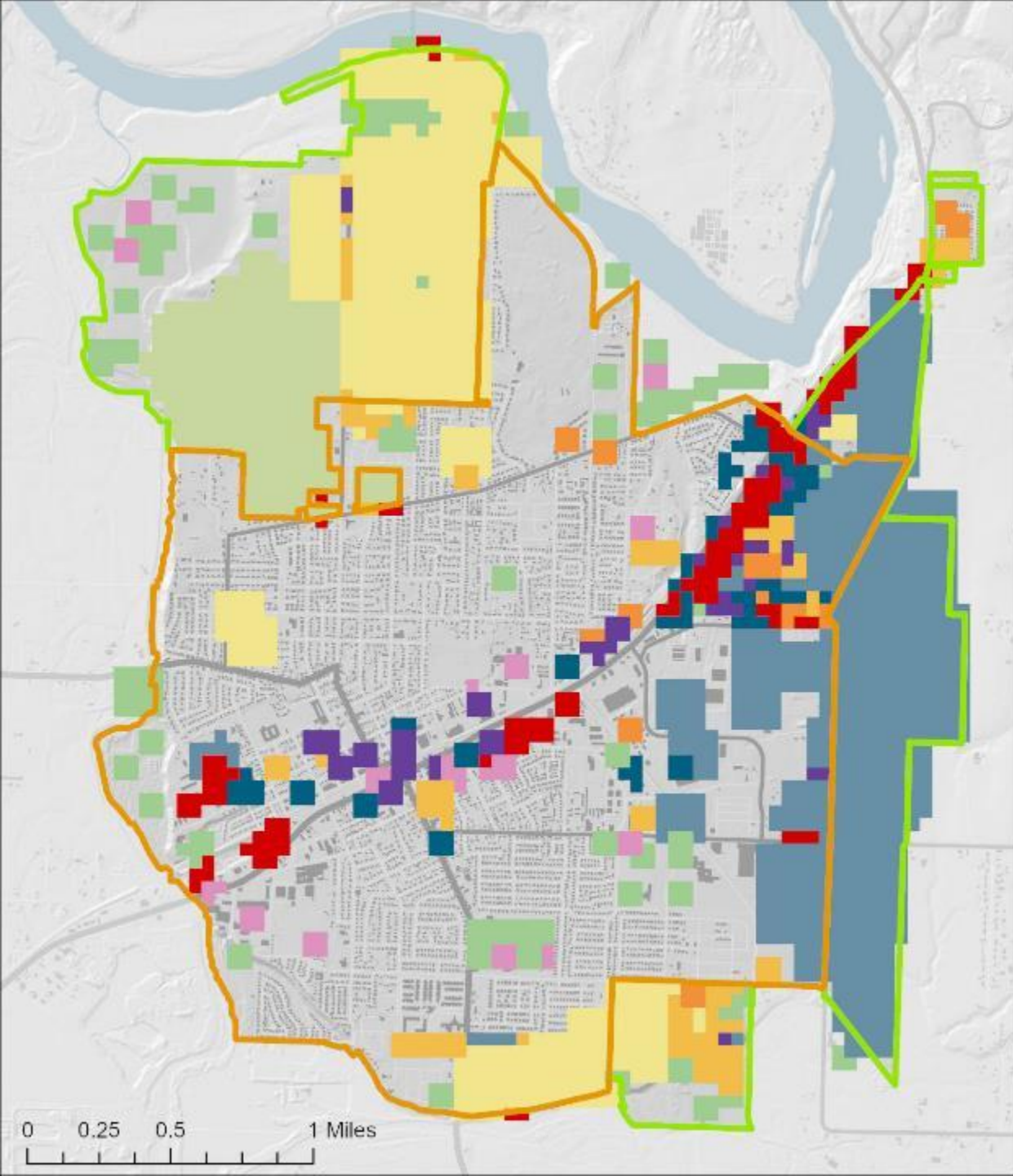
Summit #3: January 24, 2024 ~65 attendees

Online survey: 44 pins placed

Big Ideas

- Connect Logging Road to Molalla State Park and as part of “Emerald Necklace”
- Preserve valuable farmland
- Connect industrial areas to I-5 via bypass
- Support new neighborhoods with parks and other amenities
- Develop a new community center and/or sports complex
- Pursue industries that provide living wages

Composite Map



- Current UGB
- Expansion Area
- Mixed Use
- Office
- Commercial
- Mixed Manufacturing
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Community Services
- Parks
- Agriculture



Majority



UGB Expansion

UGB Expansion Process

Prior to UGB Expansion

- Establish land need
 - Employment = Economic Opportunities Analysis (Adopted)
 - Housing = Housing Needs Analysis (In Progress)
 - Parks = 20-Year Population Growth – Available Park Land in Current UGB
- Enact “efficiency measures” to reduce land need

Land Need

Land Use	Land Need
Residential (including public facilities)	74.3 acres
Parks	43.1 acres
Employment (Including commercial and industrial properties and right-of-way)	446.8 acres
Total UGB Expansion Area Land Need	564.2 acres

UGB Expansion Process

UGB expansion process is governed by Statewide Planning Goal 14

- 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

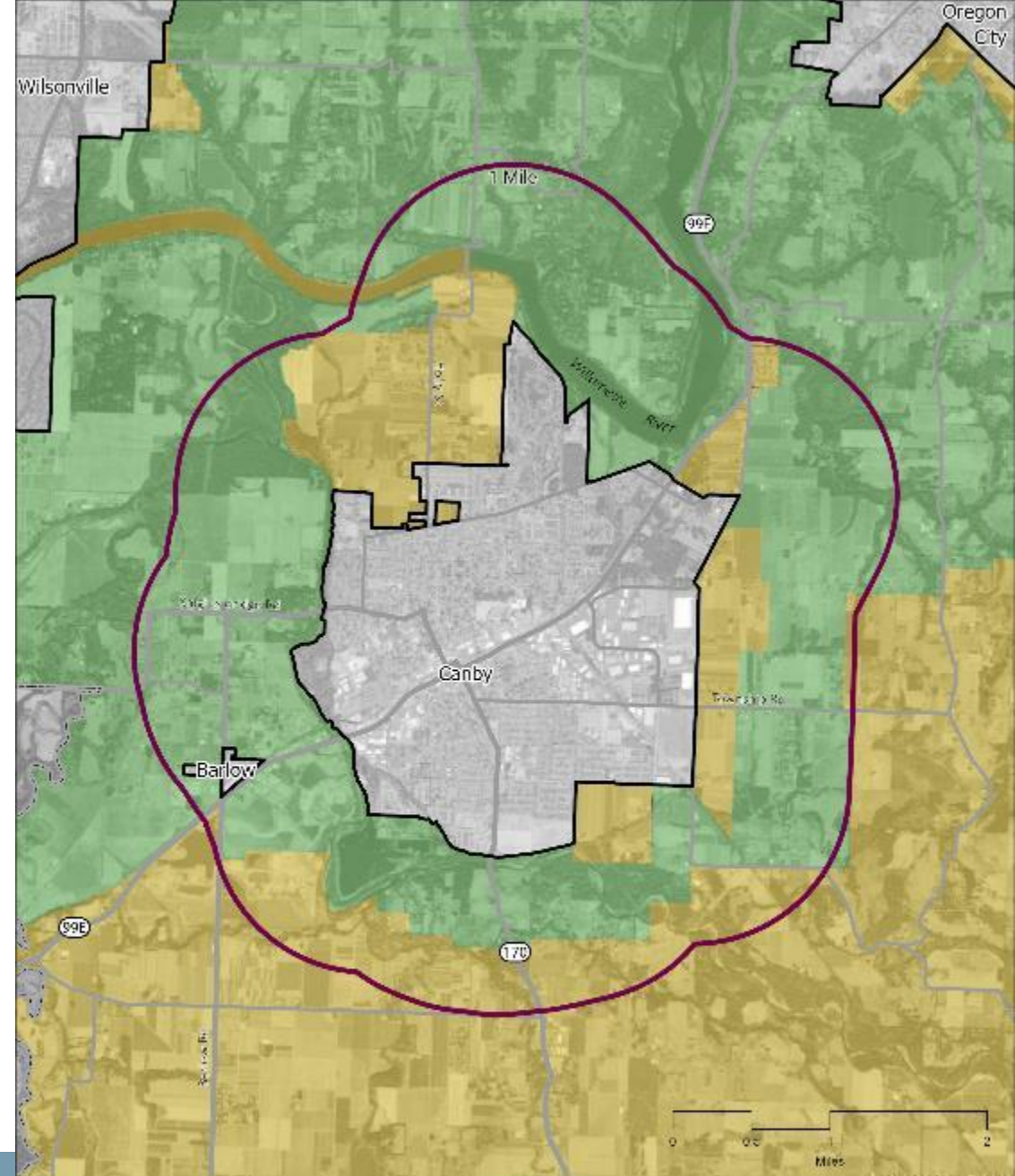
Preliminary Study Area

Preliminary Study Area

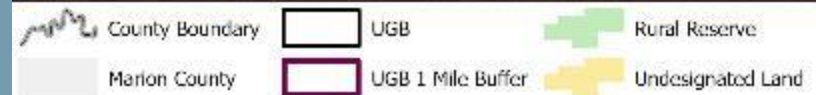
To establish a preliminary study area, the City must include:

- 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

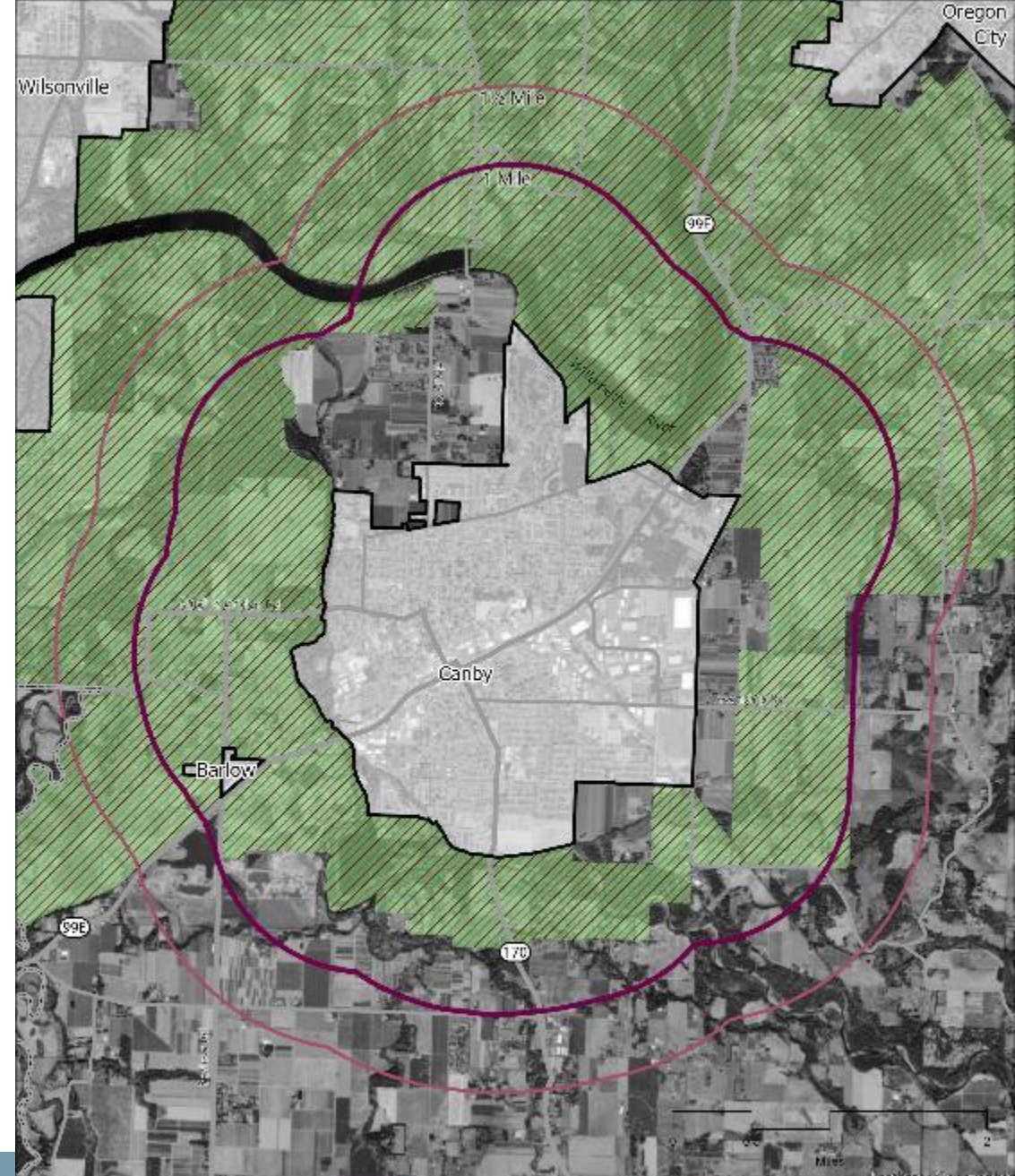
Land Exclusions

The City may exclude lands that:

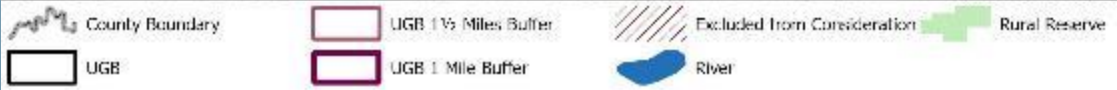
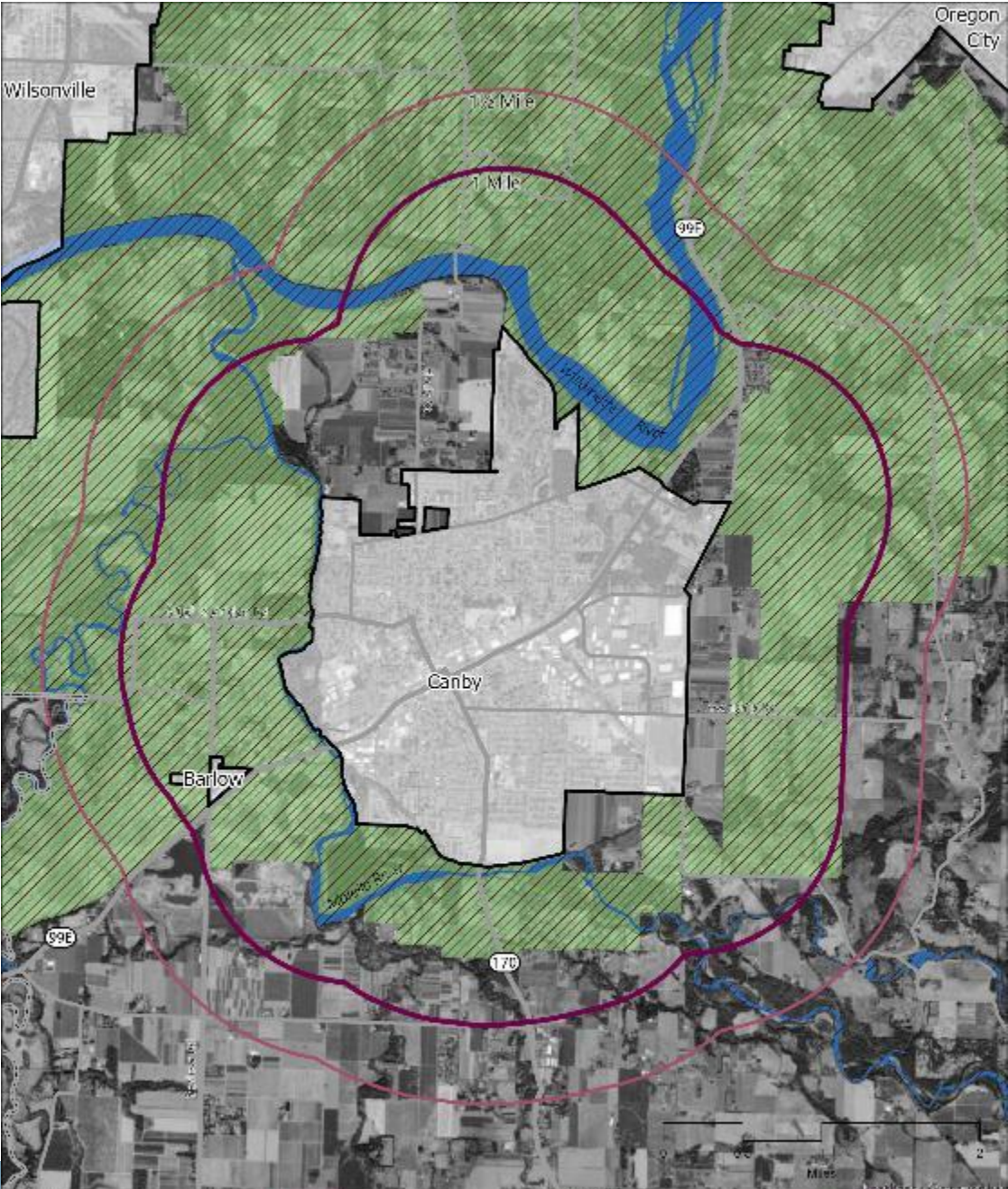
- Are impracticable to provide necessary public facilities or services
- Are subject to significant development hazards
- Consist of significant scenic, natural, or cultural or recreational resources
- Are owned by the federal government and managed for rural uses

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

Rural Reserves

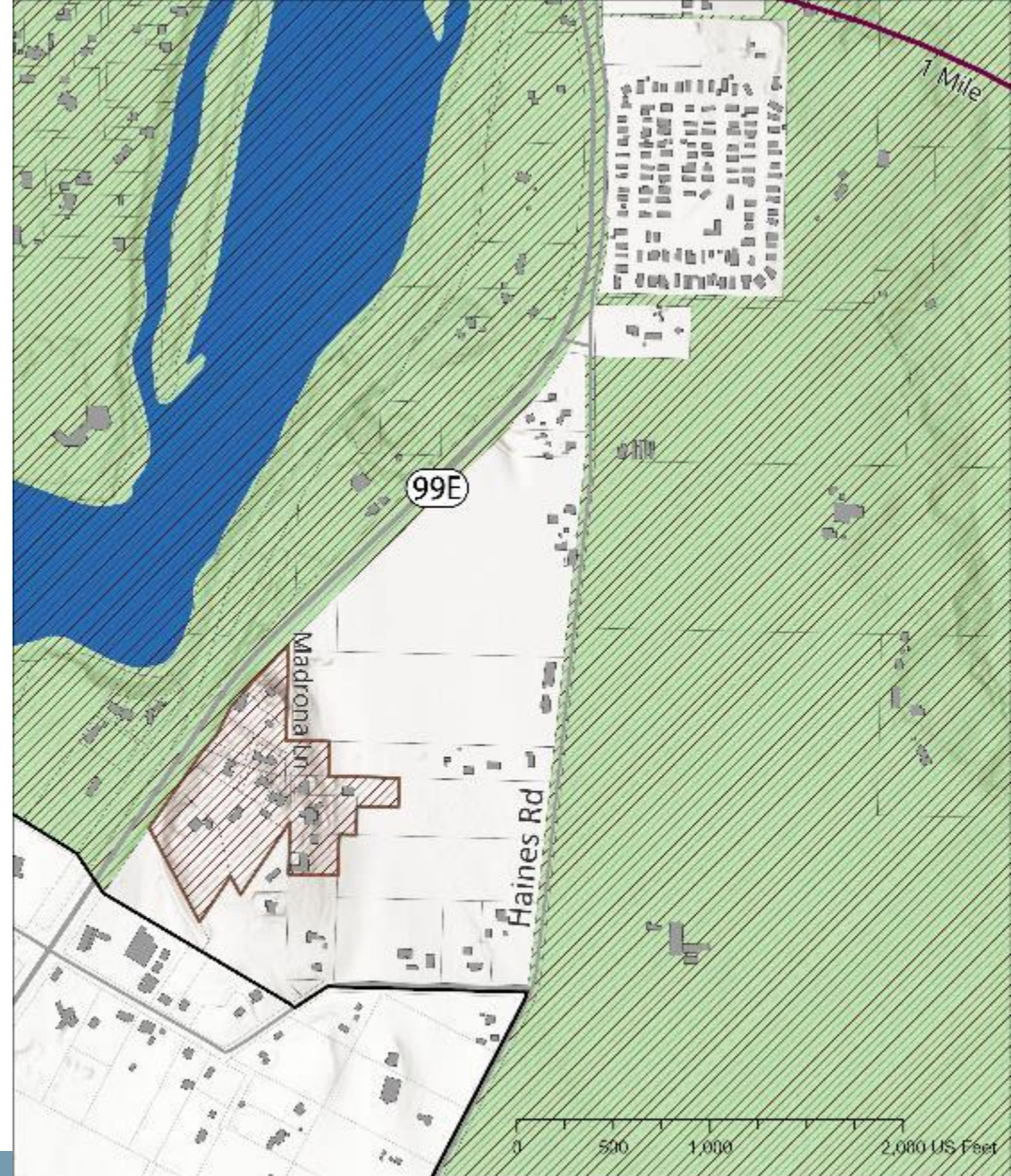


Land beyond Major Rivers



Impracticable to Provide Services

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

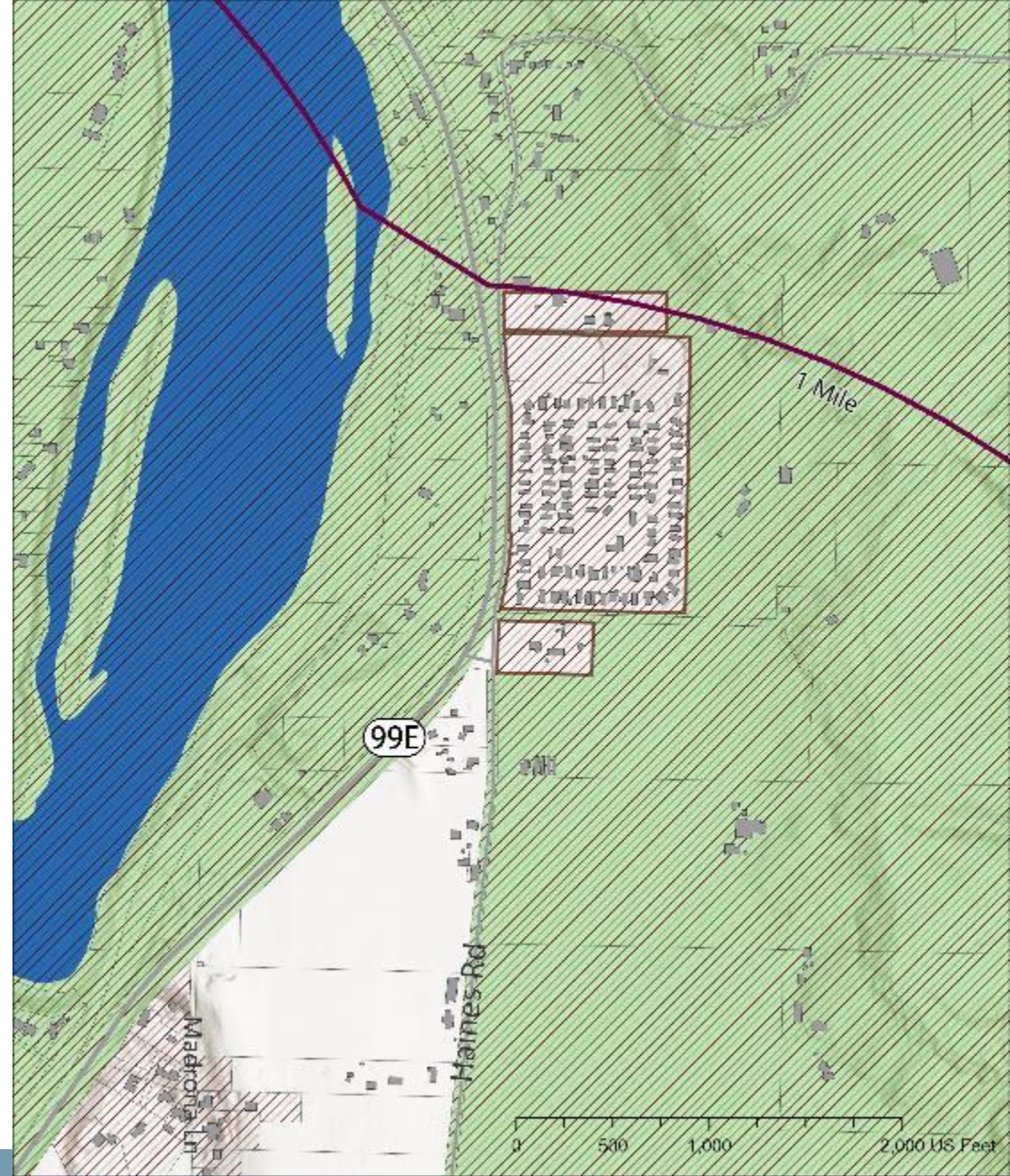


Madrona Lane

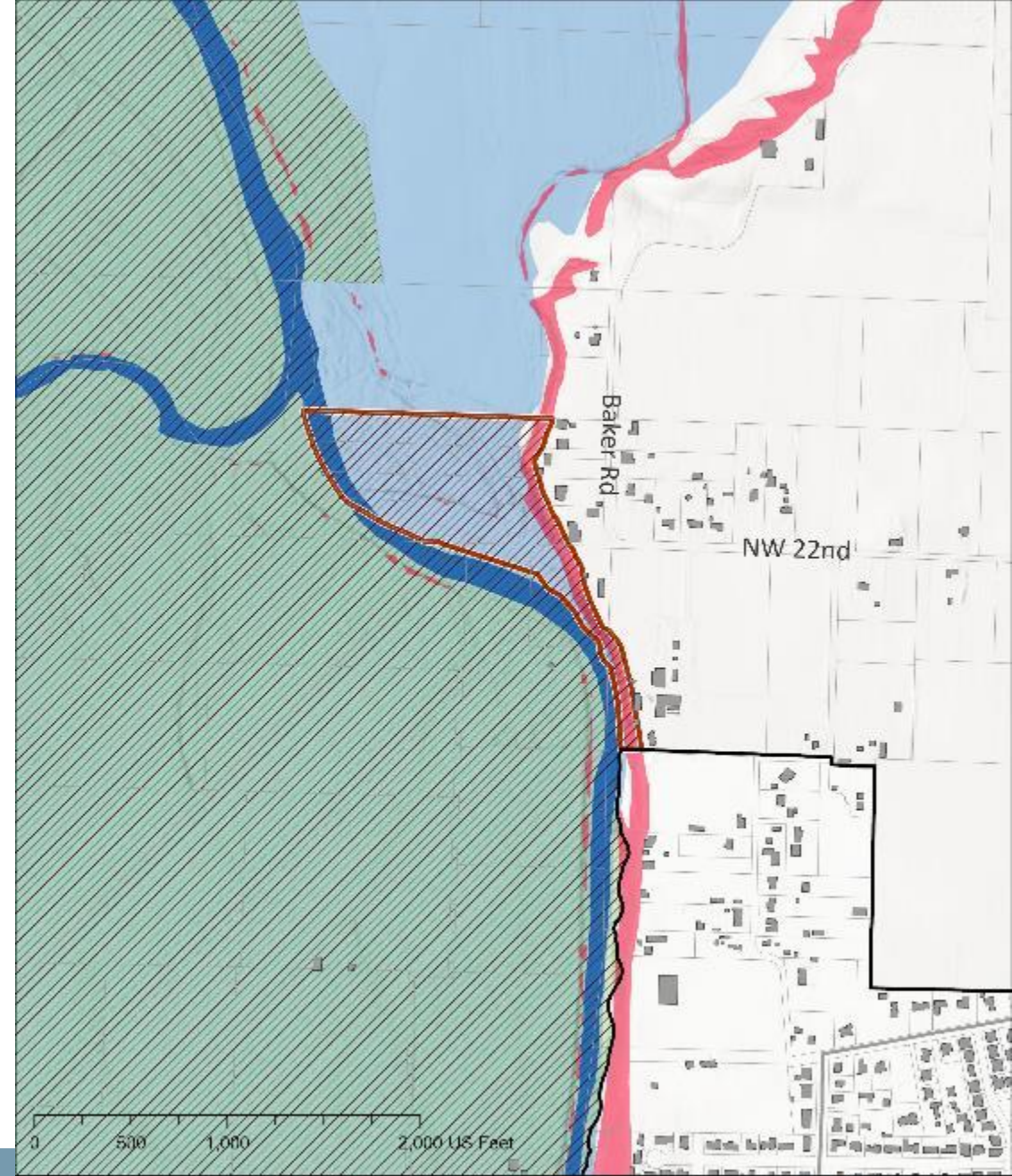


Impracticable to Provide Services

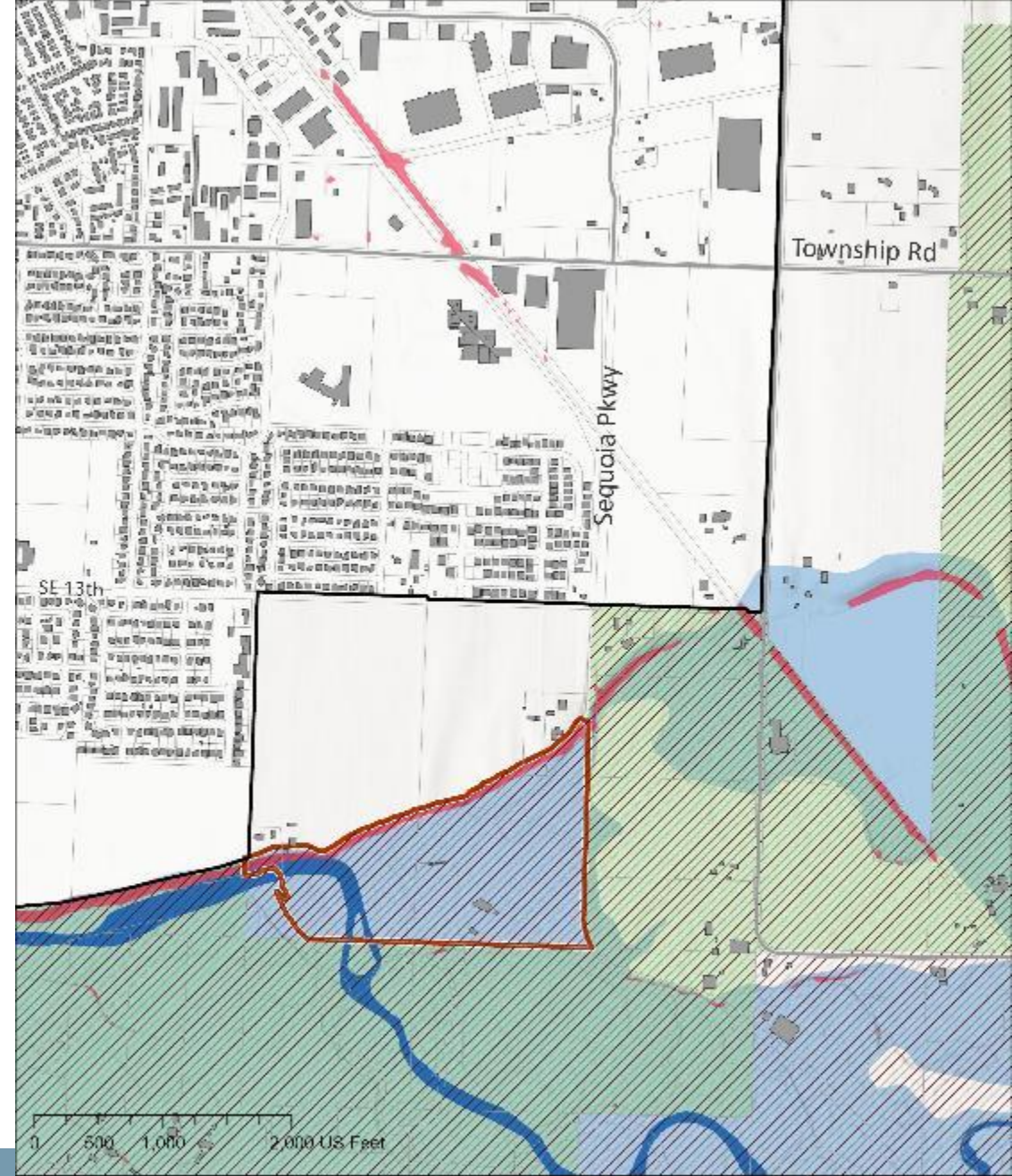
- Existing development pattern
 - Historic landmark
 - Canby Regency mobile home park
 - St. Patrick's Cemetery
 - Remaining taxlots are not contiguous



Significant Flood Hazard Areas and Steep Slopes



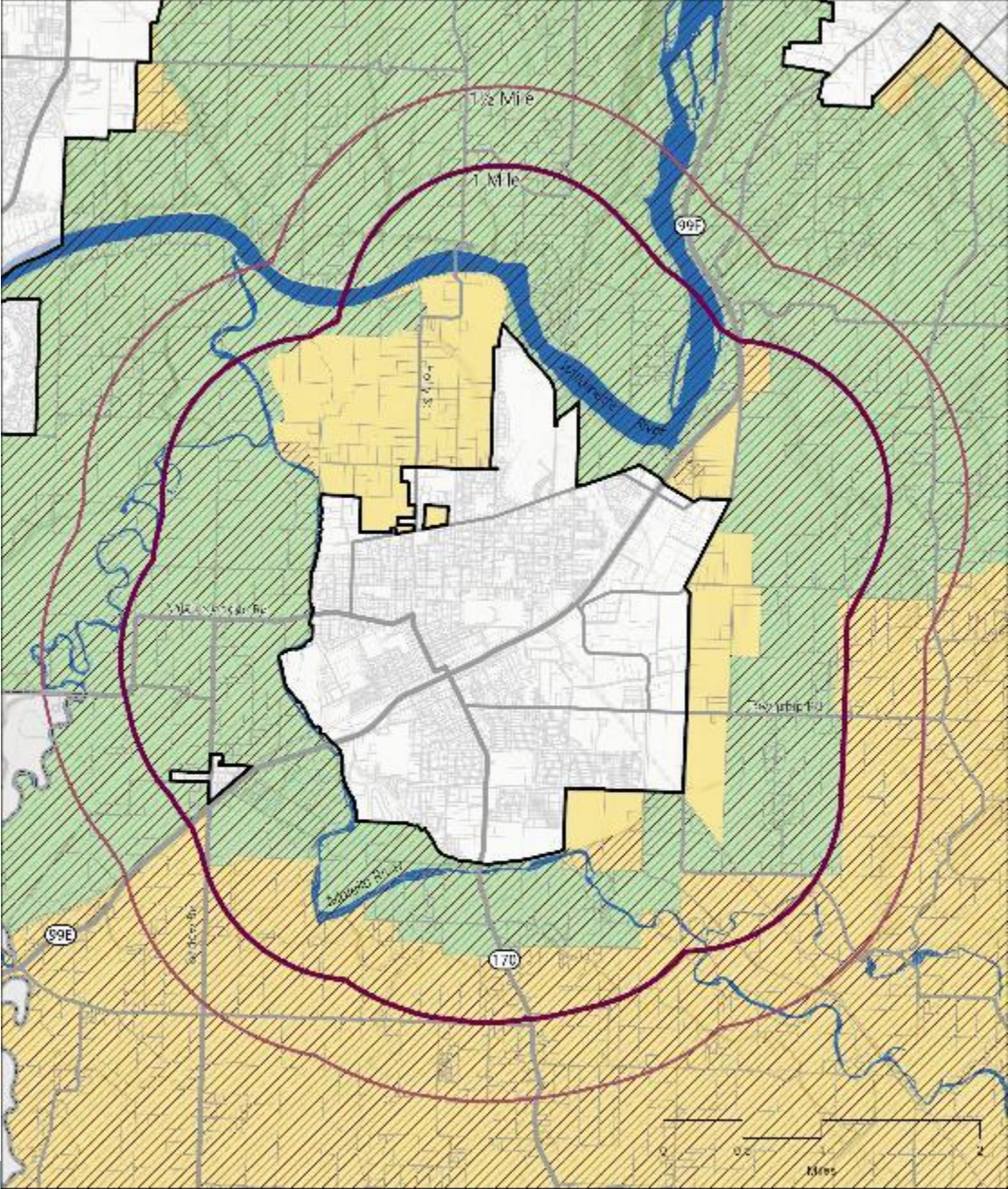
Significant Flood Hazard Areas and Steep Slopes



IGB	Excluded from Consideration	River
Tax Lots	Excluded Partial Tax Lots	Runoff

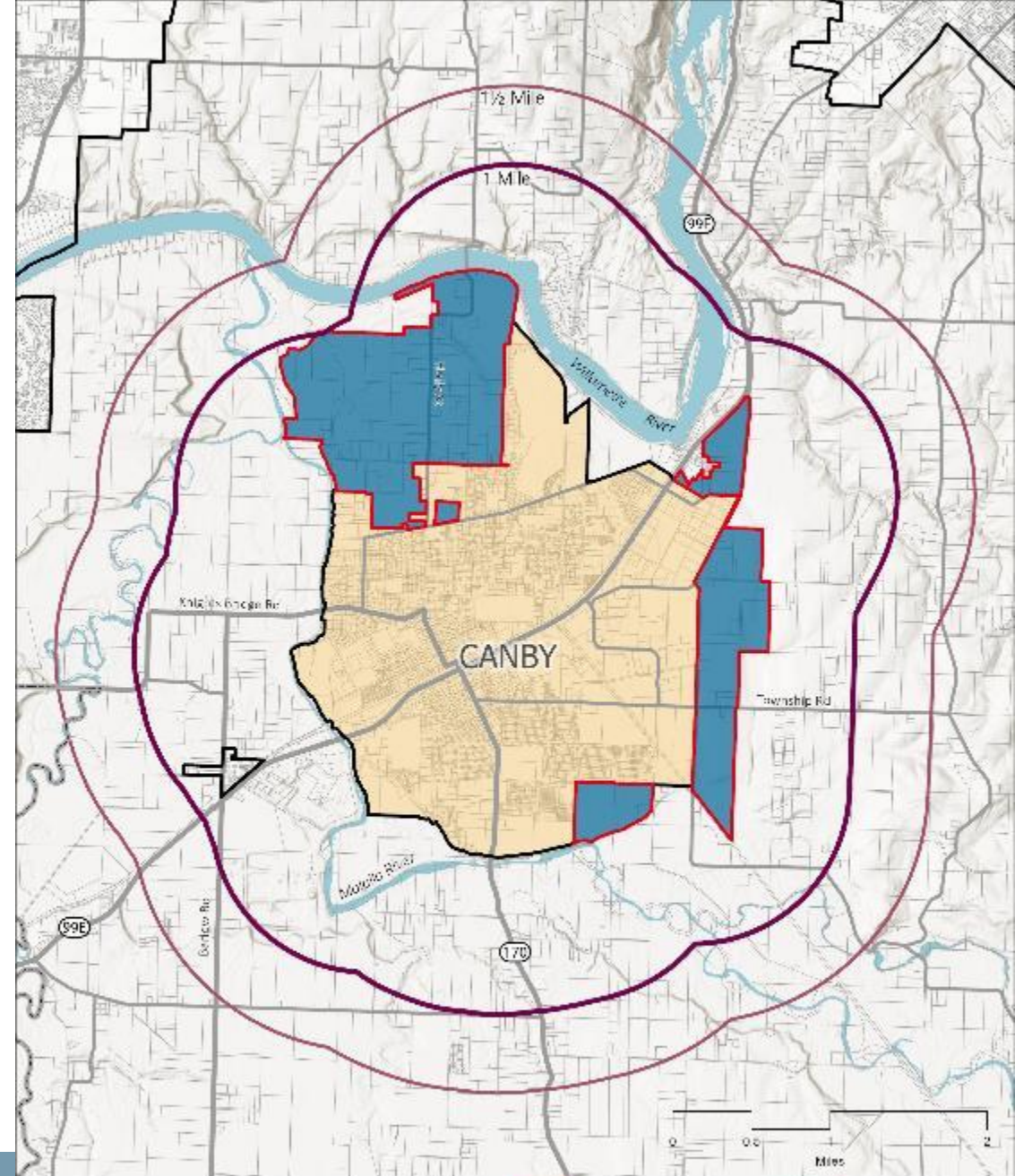
100 Year Floodplain
Copyright 2014

All Exclusion Areas



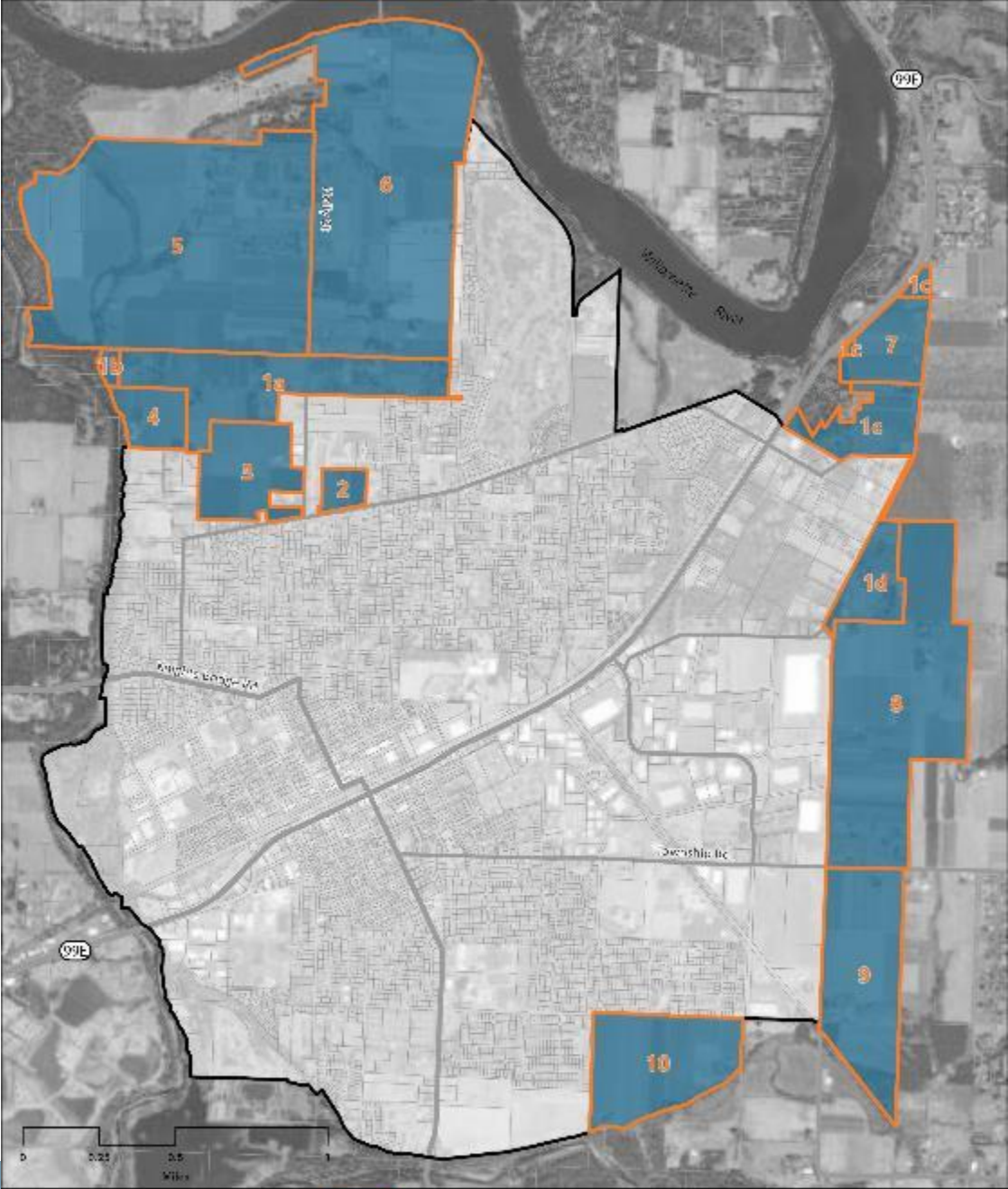
Final Study Area

Final Study Area



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



UGB
 Tax Lots
 Subareas

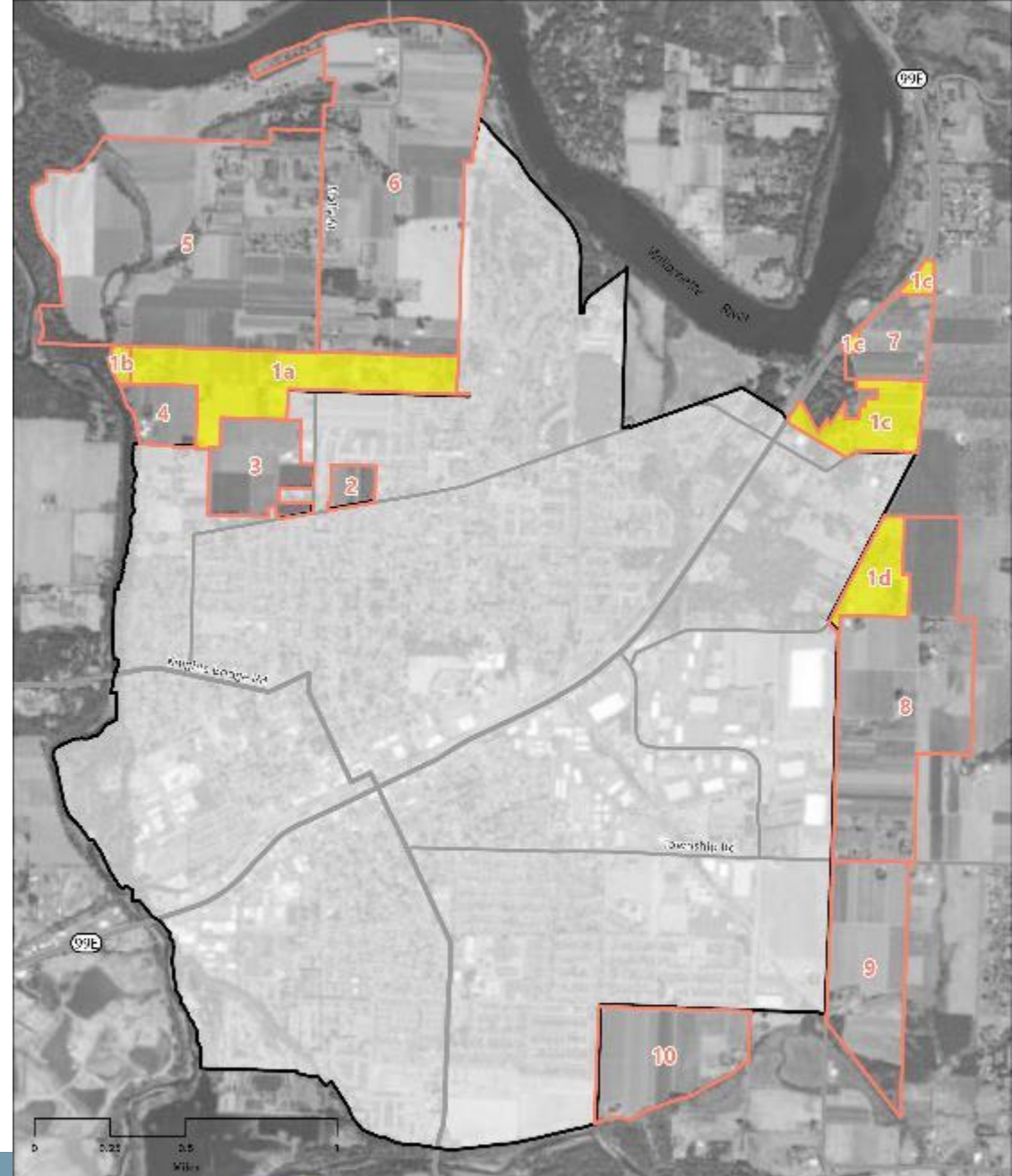
Parcel Prioritization

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.

Priority #1: Exception Lands

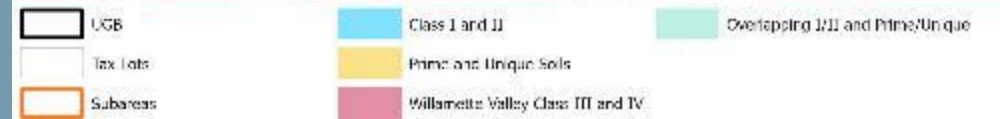
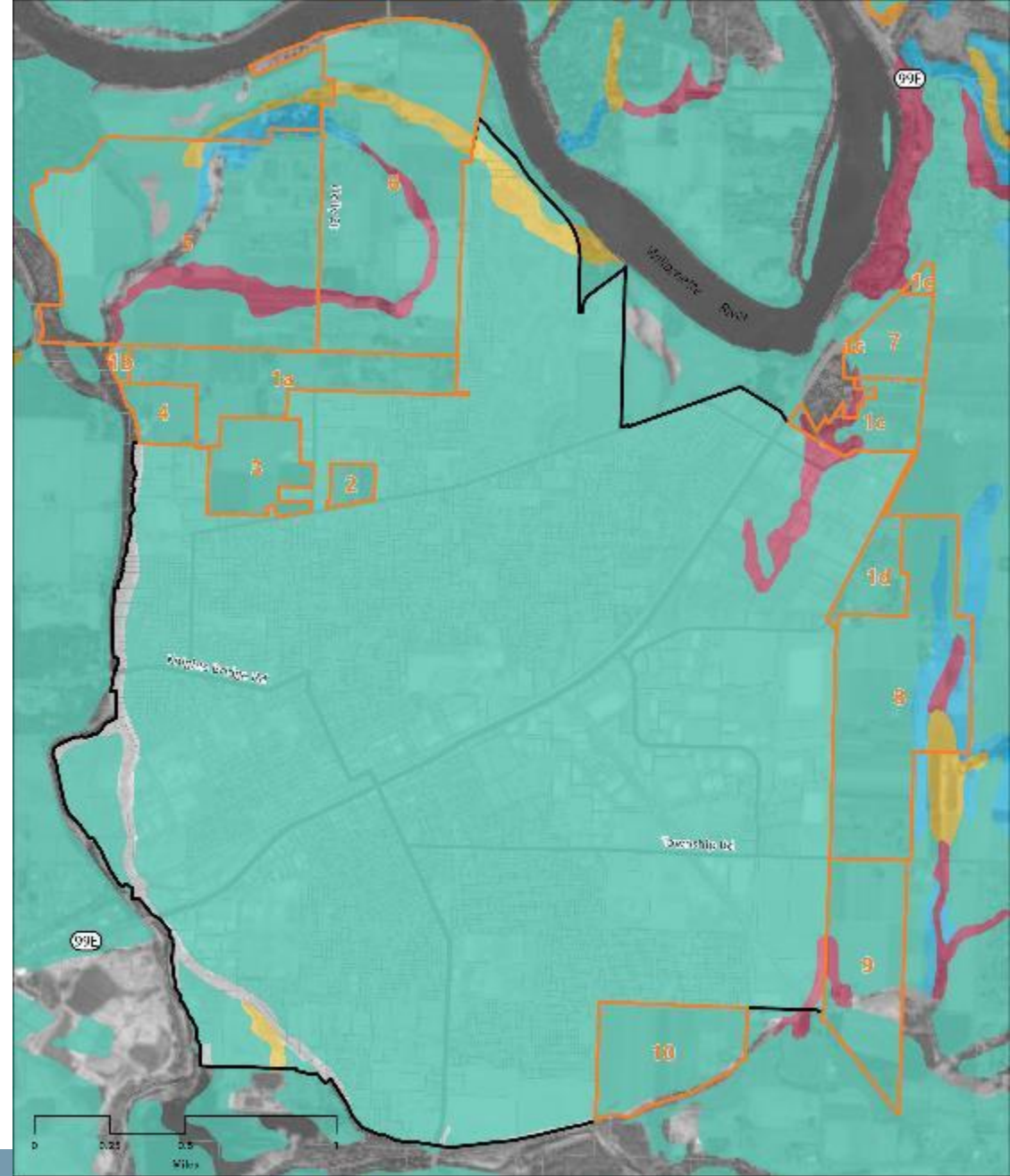
Subareas 1a, 1b, 1c, 1d



	UGB		Exception Lands
	Subareas		

Subarea	1a	1b	1c	1d
Acroage	111	5	50	34

High-Value Farmland



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**

Future Multimodal Conditions and Needs

Agenda



Future Multimodal Conditions and Needs: Twenty Year Look at Canby

- 1) Process to date and moving forward
- 2) Review of initial technical findings, how the City system works today and how it may change by 2040
- 3) Discussion / feedback on group expectations for update and identification of key issues



1

Process to date and moving forward

TSP Performance-Based Planning Process



TSP Technical Development



TSP Deliverables (completed):

- *Policy and Plan Investigation*
- *Performance Measures and Prioritization Framework*
- *Existing Multimodal Conditions*
- **Future Traffic Forecasting**
- **Future Multimodal Needs**

TSP Deliverables (next steps):

- **Transportation Funding**
- **Transportation Facility Design and Performance Standards**
- **Transportation Projects and Programs**
- **Transportation Project Prioritization**

TSP Deliverables (compiled from earlier deliverables):

- **Draft TSP**
- **Adoption Draft TSP**



2

Twenty Year Look at Canby

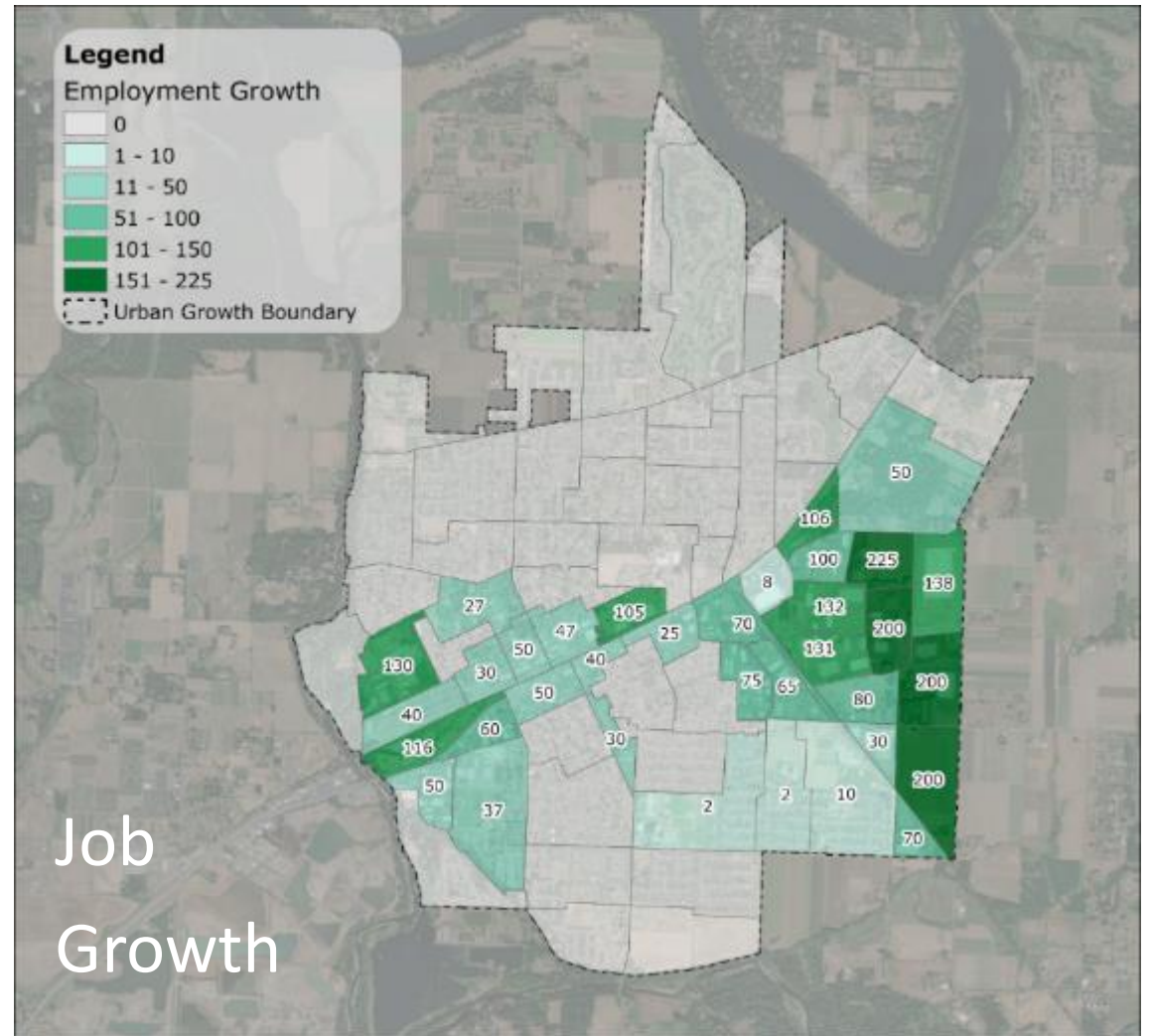
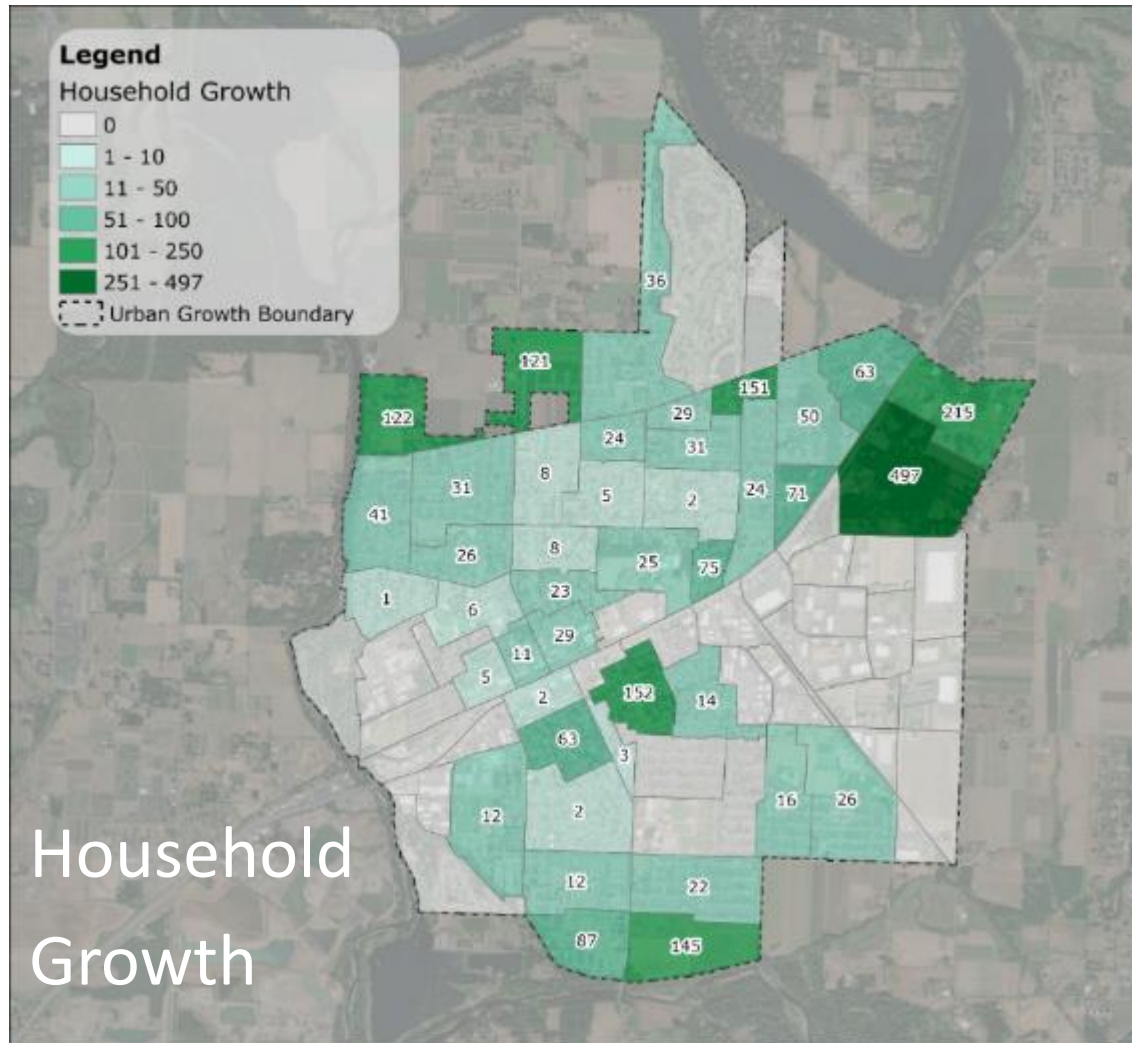
Forecasted Population and Employment Growth (2023 to 2043)

Canby UGB Land Use Summary			
Canby Area	2023	2043	% Increase
Total Households	7,189	9,475	32%
Total Employment	7,666	10,397	36%

- +5,931 residents
- +2,286 households
- +2,731 jobs

Note: Forecasts based on 2023 City of Canby Housing Needs Analysis and 2023 City of Canby Economic Opportunities Analysis

Where is the growth expected?



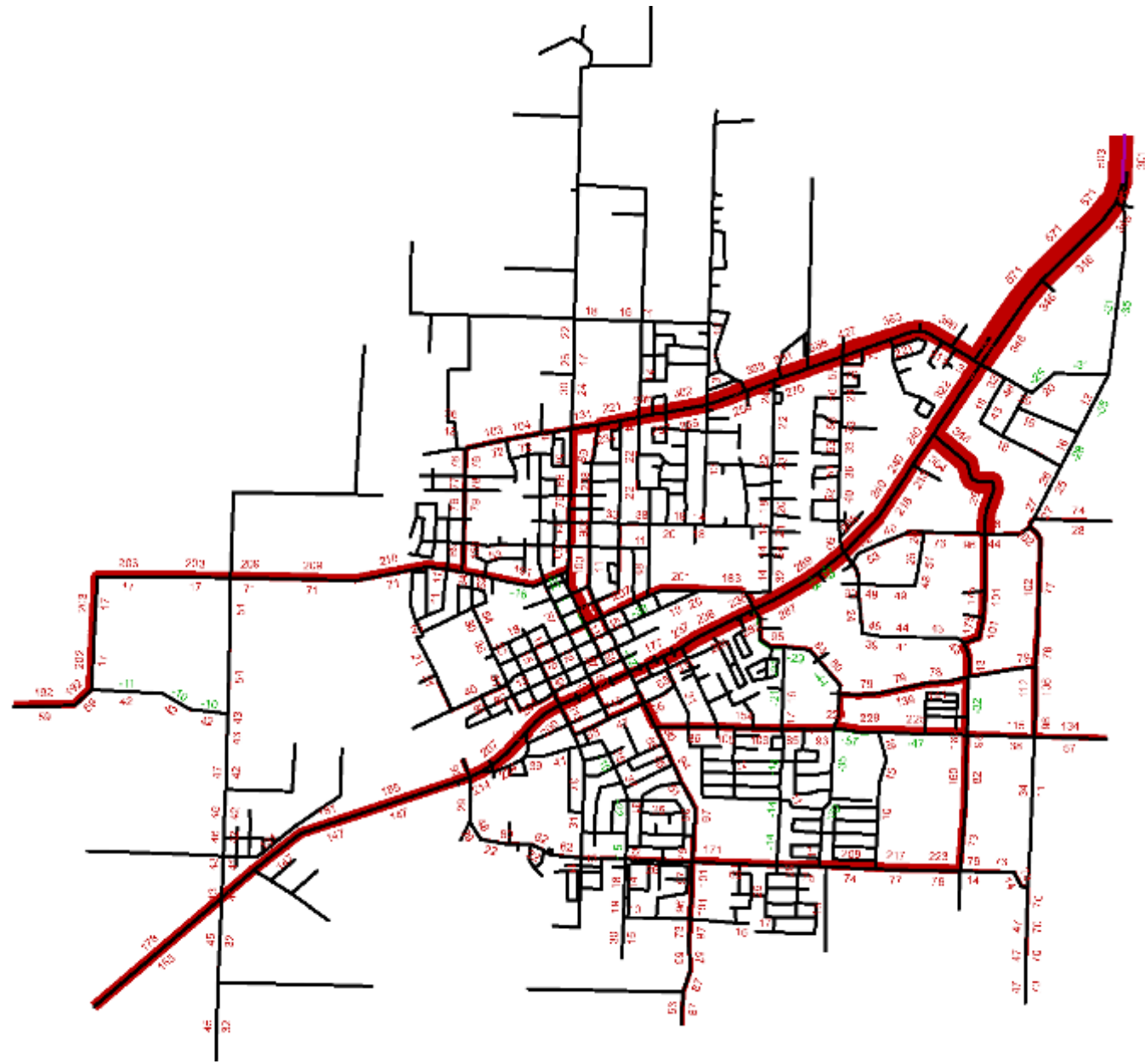
Average Weekday Trips by Mode (PM Peak)

Mode	2023 Trips	2043 Trips	Growth
Vehicle Trips	10,324	13,432	+3,108
<i>Drive Alone Trips (SOV)</i>	9,349	12,164	+2,814
<i>Shared Ride Trips</i>	975	1,268	+294
Transit Trips	378	491	+114
Walk Trips	1,259	1,638	+379
Bike Trips	252	328	+76
Total	12,213	15,889	+3,677

- Vehicle trip ends +30%

Vehicle Trip Growth

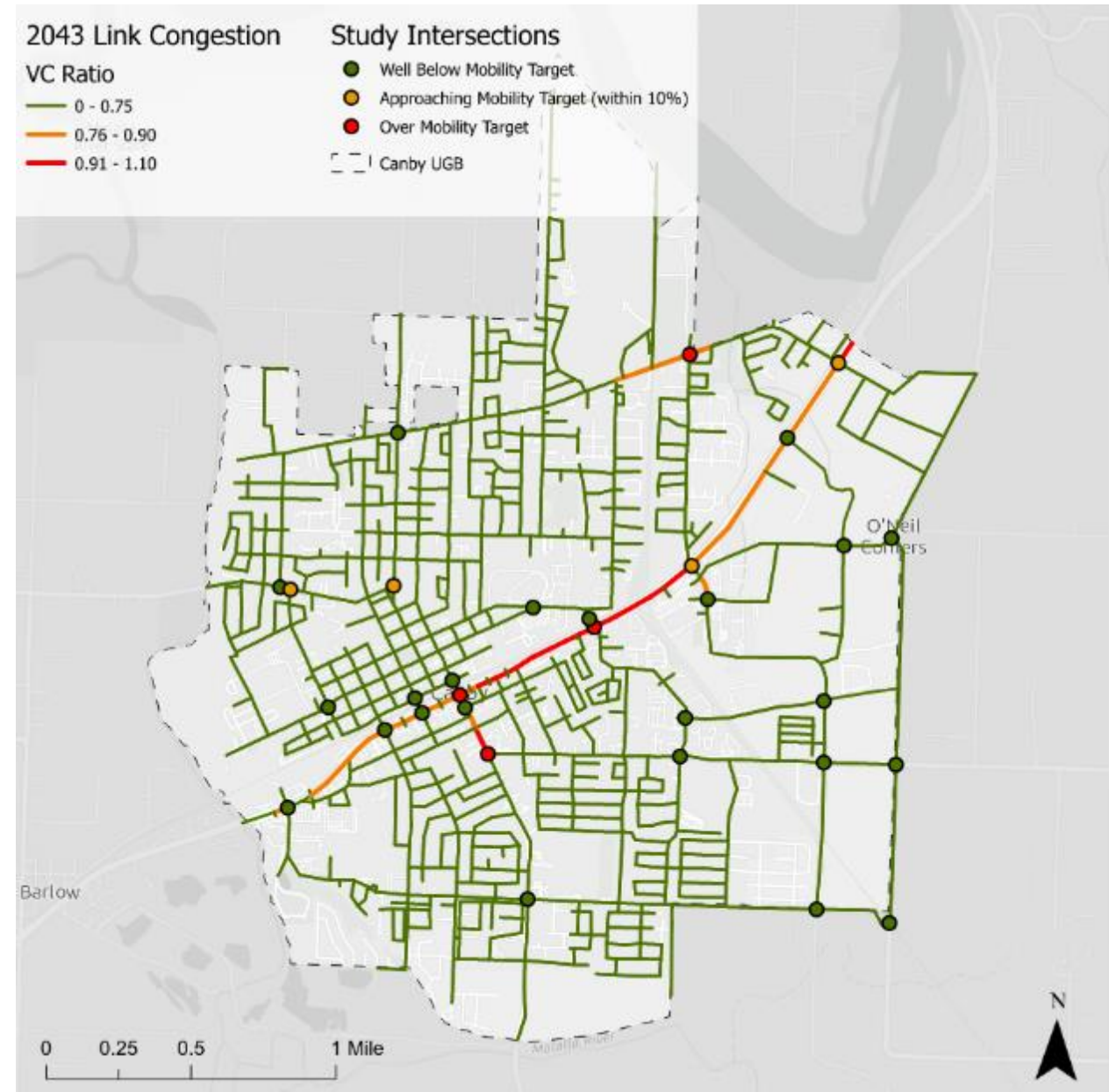
- Highest increases in traffic volumes through 2043:
 - OR 99E
 - N Territorial Road
 - the new Walnut Street Extension
 - S 13th Avenue



Note: Raw model traffic growth in the p.m. peak hour (2023-2043)

Future Conditions: 2043 PM Peak Hour

- **Intersections expected to exceed their mobility target:**
 - OR 99E/Ivy Street (v/c: 1.13)
 - OR 99E/Pine Street (v/c: 1.21)
 - NE Territorial Road/N Redwood Street (LOS E)
 - S Township Road/Ivy Street (LOS E)
- **Segment Congestion:**
 - OR 99E – through downtown Canby
 - Side street approaches to OR 99E



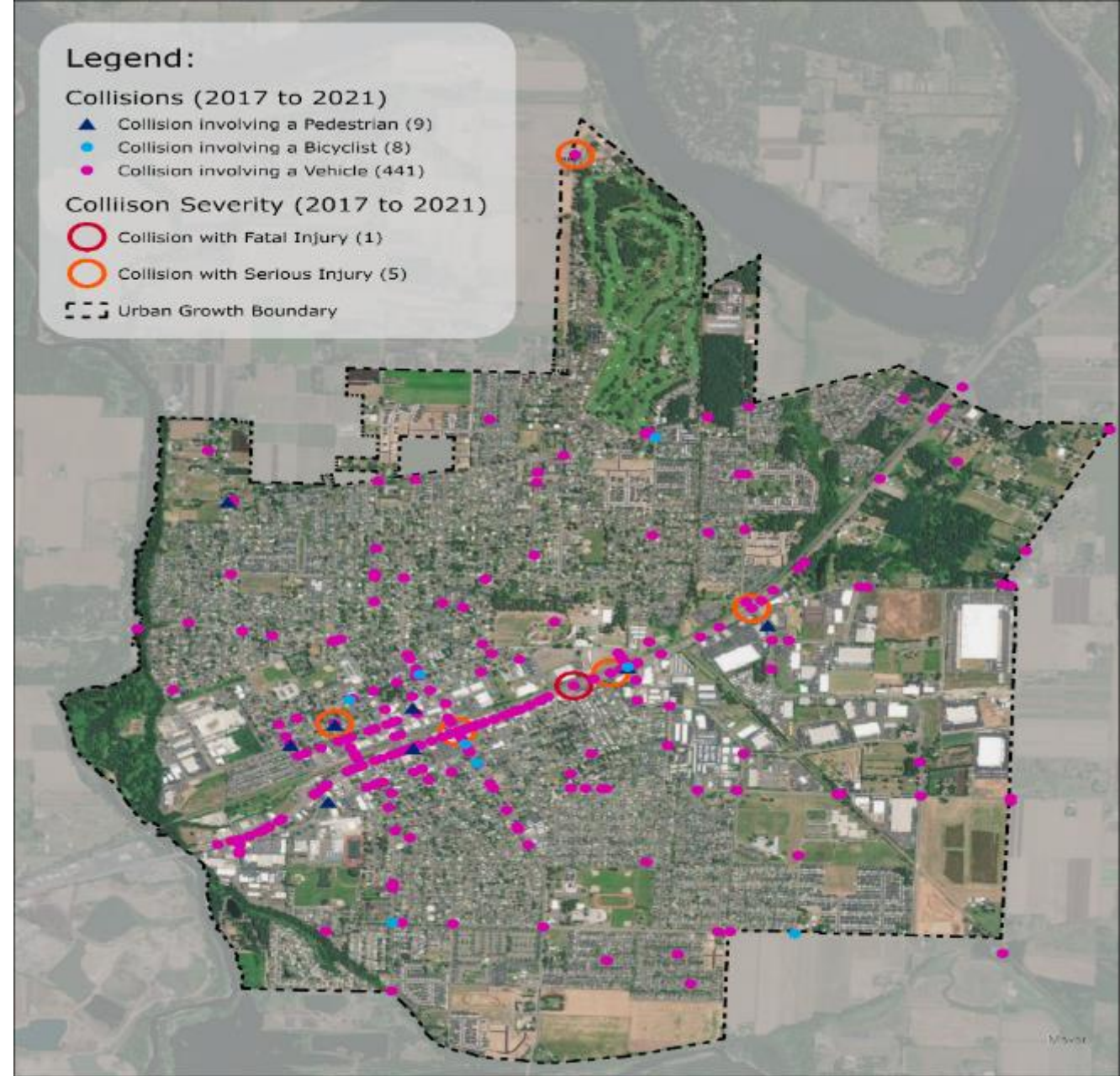
Transportation Safety

Collisions

- Involving a Pedestrian: 9
- Involving a Bicyclist: 8
- Involving a Vehicle(s): 441

Crash Hotspots:

- OR 99E between Elm Street and Pine Street
- OR 99E/Ivy Street intersection



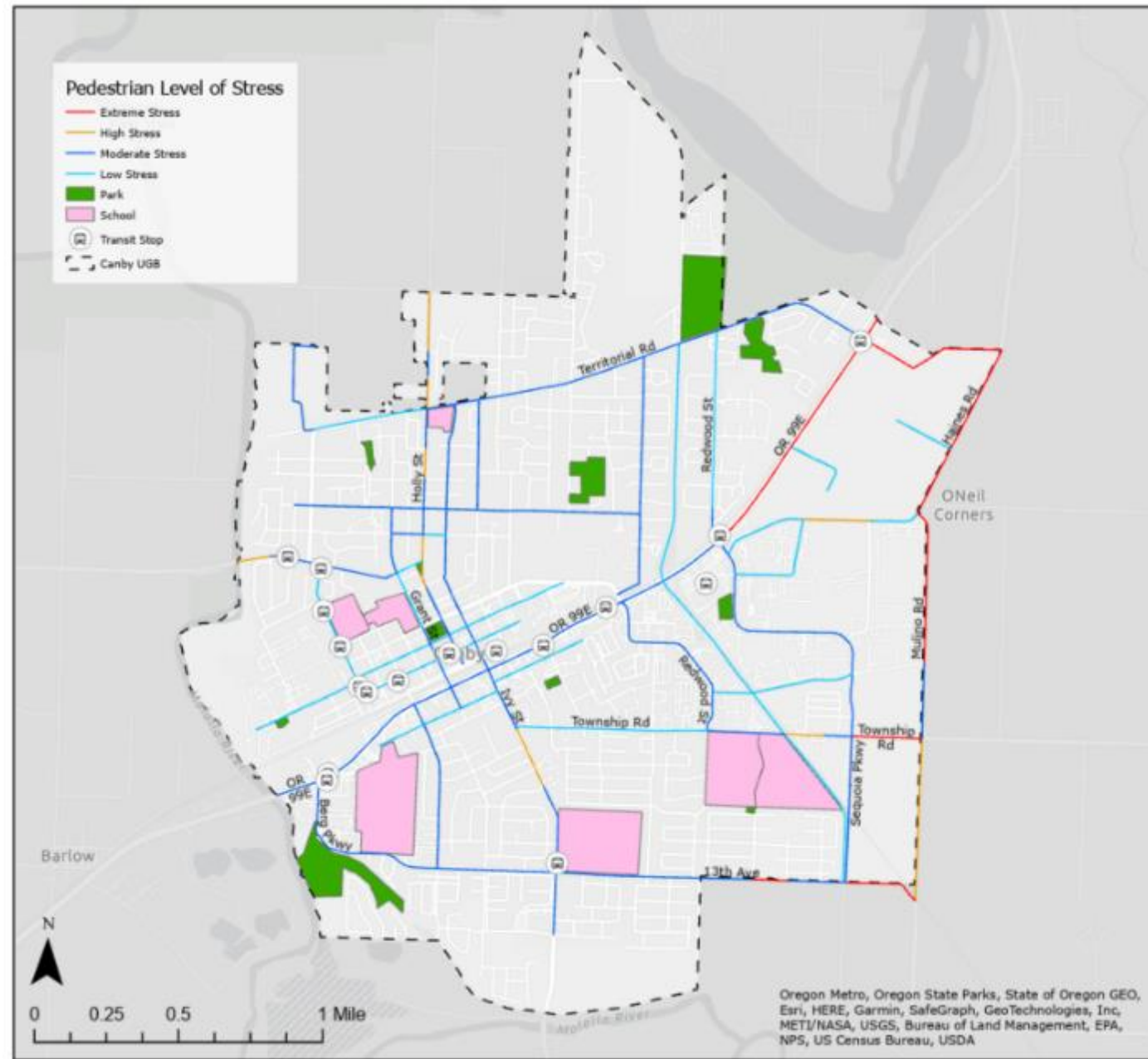
Pedestrian Traffic Stress

Extreme or High Stress Miles:

- 17% of all facility miles analyzed in Canby
 - OR 99E
 - Mulino Road
 - Township Road

Needs and Deficiencies

- Fill gaps in sidewalk network, especially near schools
- Provide safe crossings, especially on OR 99E, UPRR and collectors



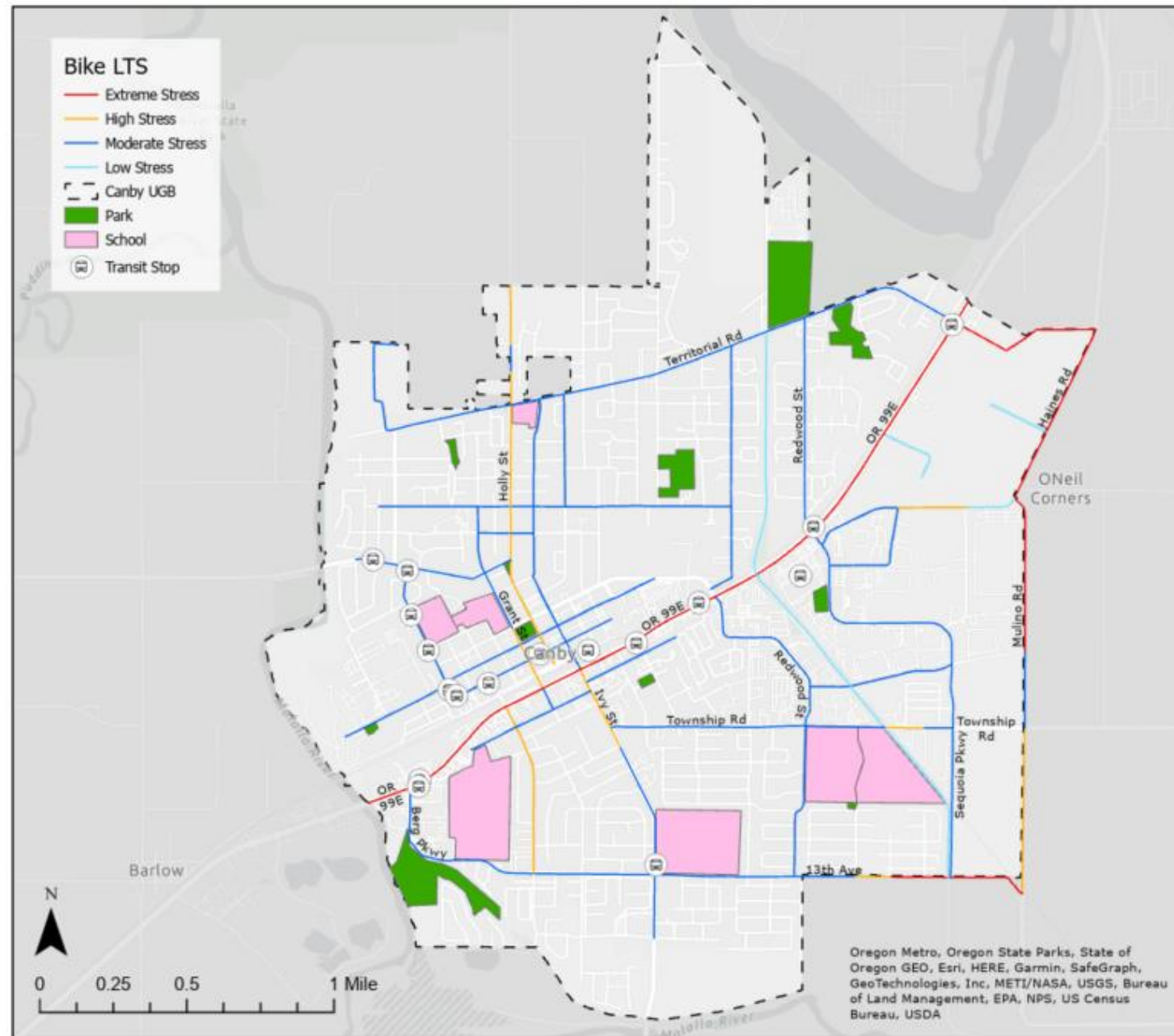
Bicycle Traffic Stress

Extreme or High Stress Miles:

- 28% of all facility miles analyzed in Canby
 - OR 99E
 - Haines Road
 - Mulino Road
 - Holly Street
 - 13th Avenue

Needs and Deficiencies

- Fill gaps in bike lane network
- Add buffers and/or physical barriers to enhance safety on bike lanes





3

**Discussion / feedback
on group expectations
for update and
identification of key
issues**

Group Discussion- Develop working list of critical issues and opportunities with the transportation system in Canby

- 1. What are the most critical issues with the transportation system in Canby?**
- 2. What are the biggest opportunities with the transportation system in Canby?**

TSP Next Steps

- Analysis of funding available for Transportation Improvements
- Development of Transportation Facility Design and Performance Standards
- Development of Preliminary Transportation Projects and Programs

Next Steps

Upcoming Dates

- June 4 – Hispanic/Latino Summit
- June 10 – Housing Needs Analysis, Planning Commission Hearing
- June 11 – Property Owner Listening Session
- June 13 – TAC Meeting #2
- June 20 – Community Summit #4 (Spanish interpretation provided)
- July 17 – Housing Needs Analysis, City Council Hearing

Thank you!

