



**Canby
Comprehensive Plan
&
Transportation
Systems Plan**

**Project Advisory Committee Meeting #5
February 11th, 6:00pm – 8:00pm**



Agenda

- Welcome
- Project Update
- Draft UGB Expansion Report
- Future Multimodal Conditions and Needs
- Next Steps
- Adjourn



Project Update

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

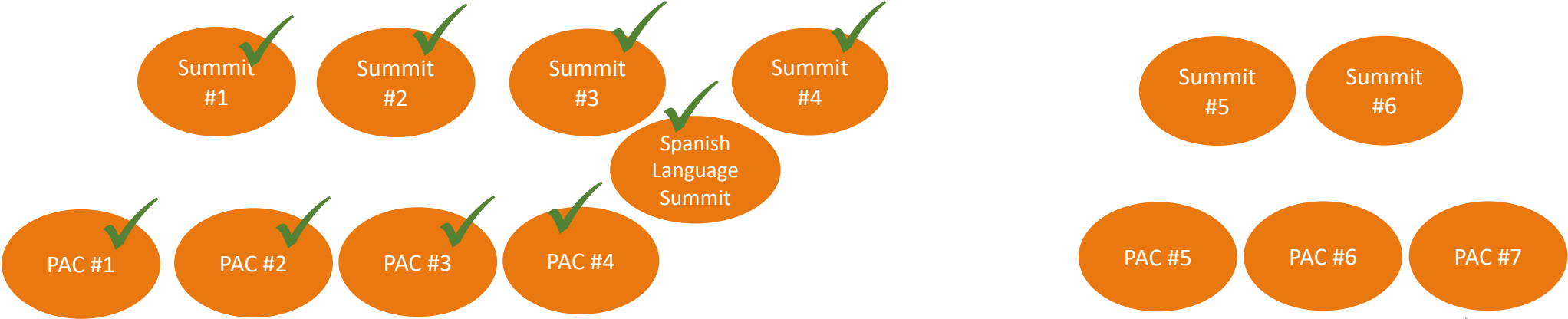
Transportation Plan Update

Adoption

Comprehensive Plan Update

Urban Growth Boundary Expansion

Adoption



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**

Annexation

Development/Zoning Code Updates

Construction



Planning For Growth

UGB Expansion

Preliminary Land Need

As presented at May 2024 PAC meeting

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

Area J

- Land use changes in Area J resulted in:
- Increase LDR need by 8.8 acres
- Decrease MDR need by 3.8 acres, HDR need by 5.0 acres, and COM need by 7.6 acres
- No change in net residential land need

Land Use Categories	Comp Plan Designations	Preliminary UGB Land Need*	Area J Changes	Final UGB Land Need
Residential Categories				
Single Family Standard Lot	LDR	(22.62)		(22.62)
Single Family Small Lot & Cottages		(33.93)	(8.80)	(42.73)
Townhomes/Plexes (2-4 units)	MDR	(8.10)	3.80	(4.30)
Multifamily/Other	HDR/varies	(8.42)	5.00	(3.42)
Residential Subtotal		(73.07)		(73.07)
Employment Categories				
Commercial	RC, DC, HC	(8.30)	7.60	(0.70)
Industrial/Other	CM, LI, HI	(438.50)		(438.50)
Employment Subtotal		(446.80)		(439.20)

Final Land Need

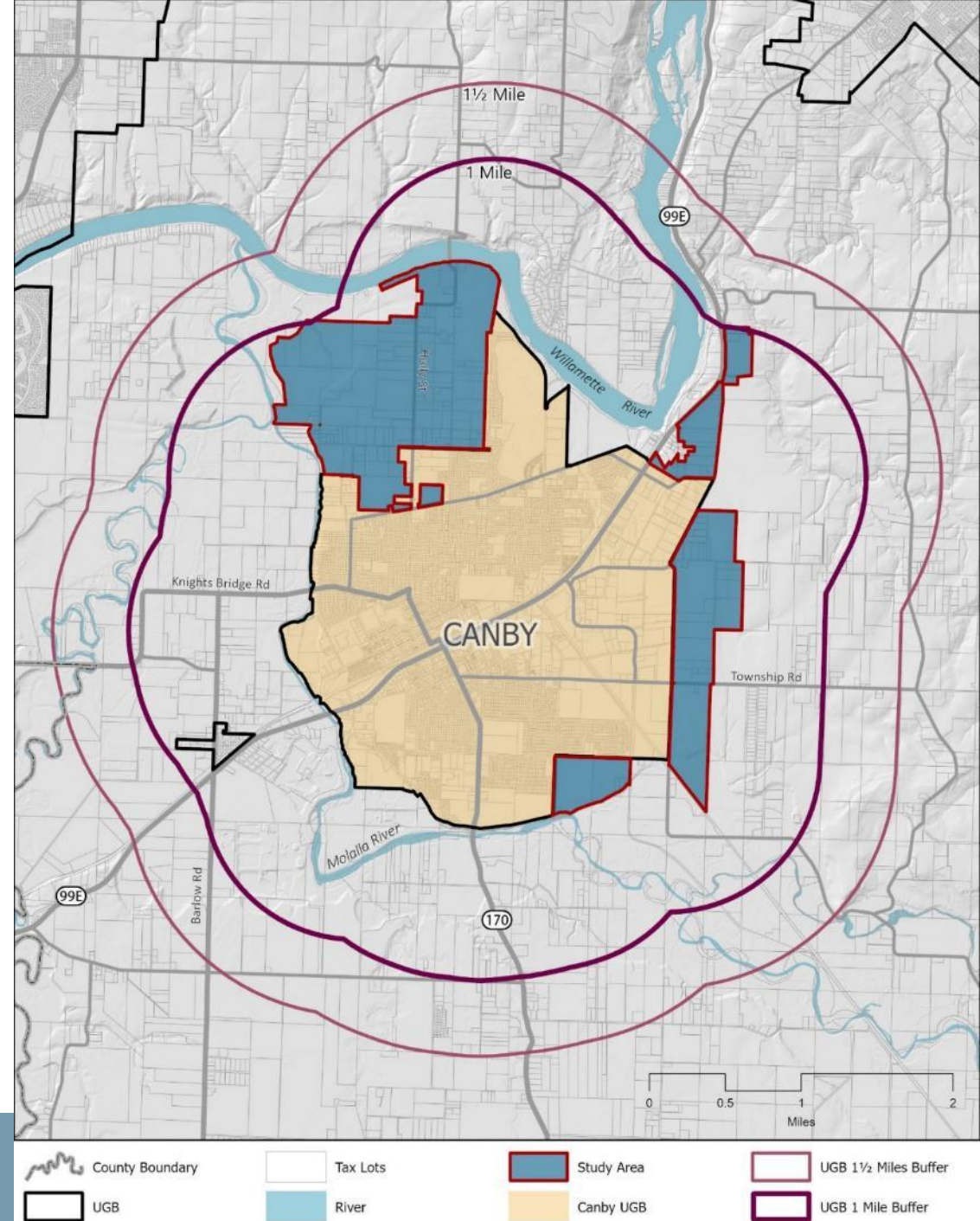
Land Use	Land Need
Residential (including public facilities)	73.1 acres
Parks	43.1 acres
Employment (including commercial and industrial properties and public facilities)	439.2 acres
Total Preliminary UGB Expansion Land Need	555.4 acres

Final Study Area

Final Study Area

- Unable to exclude New Era area, so added back in for Goal 14 Analysis

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



Parcel Prioritization

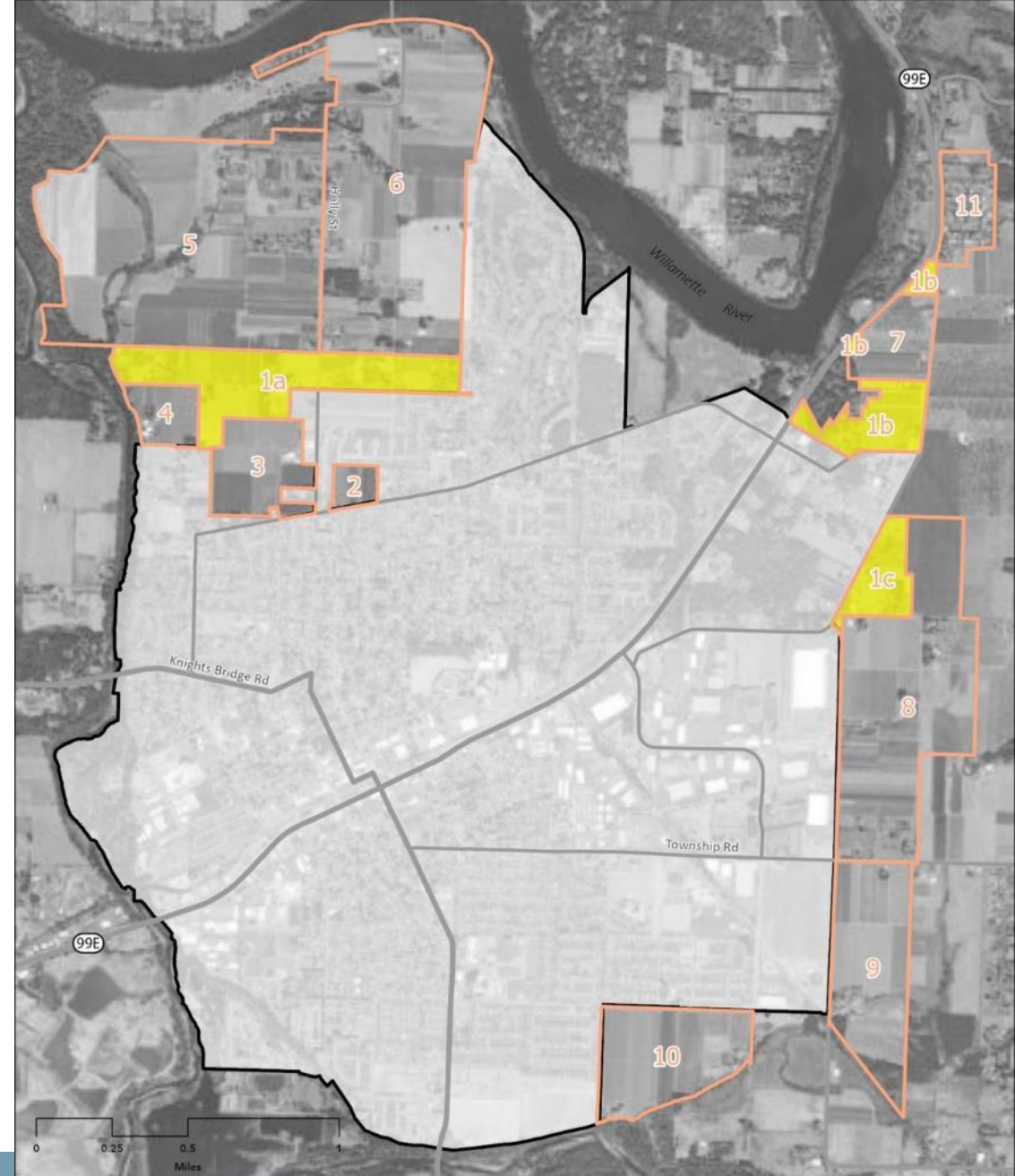
Parcel Prioritization

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

- 116 acres in subarea 1a is equal to the entire residential need (73.1 acres) + parks need (43.1 acres).
- Subareas 1b and 1c will likely need to accommodate industrial development.
- Currently working to refine capacity based on lot sizes and existing homes.
- Would like to see Subarea 2 included for residential development.

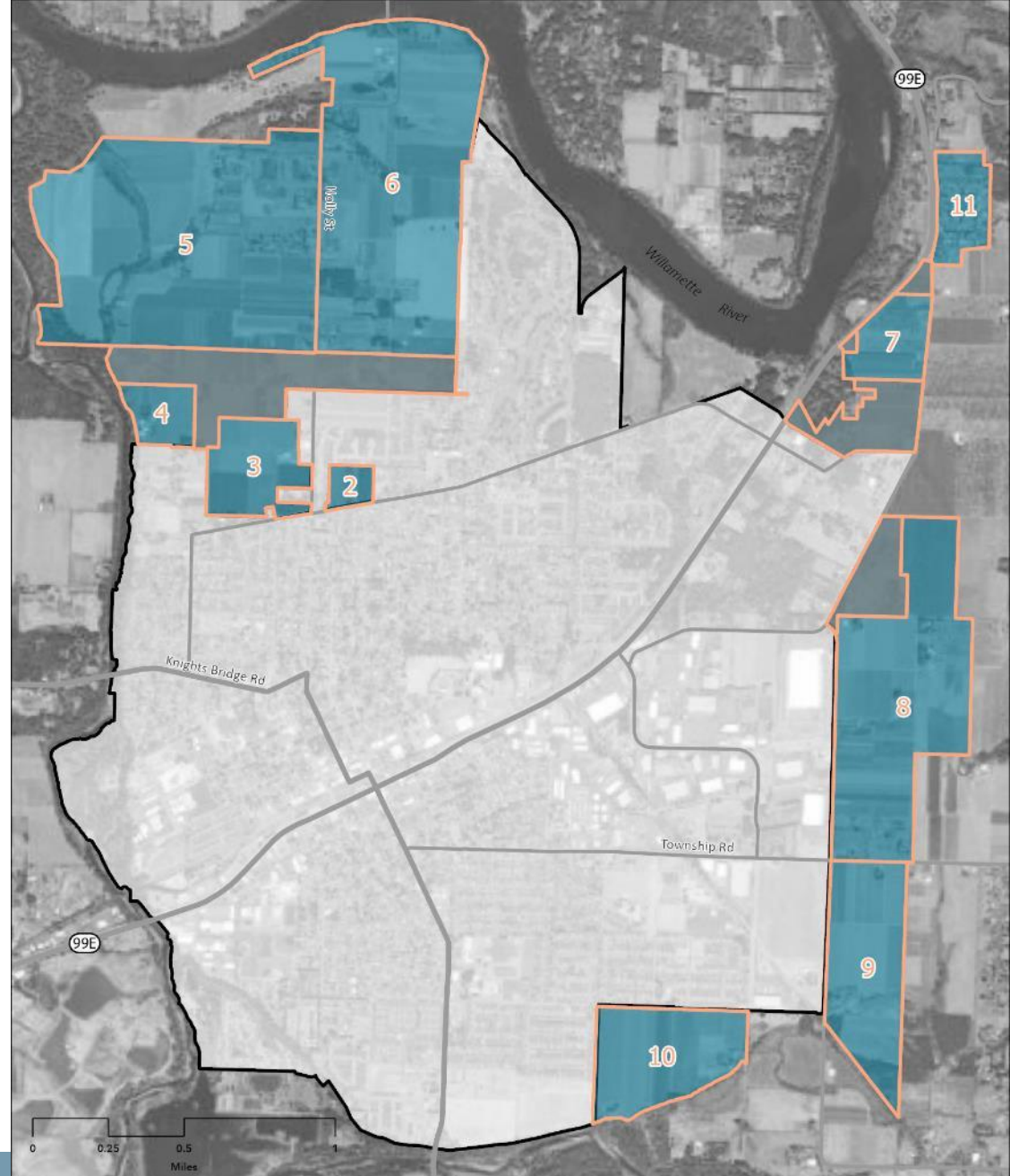



Subarea	1a	1b	1c
Acreage	116	50	34

Priority #4: High-Value Farmland

Subareas 2-11

Some portion of Subareas 2-11 can be used to accommodate up to 355 acres for industrial development.



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

Goal 14 Boundary Location Analysis

Goal 14 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**

Factor 1

Efficient accommodation of identified land needs

Contiguous Boundary

- Subarea 2 lies entirely within the existing boundary.
- Subareas 3, 4, 6, 8, 9, and 10 are all contiguous with the existing boundary and several (3, 4, 6, 8) are also contiguous with exception land.
- Subarea 5 is contiguous with exception land. Subarea 7 is surrounded by exception land and subarea 11 touches exception land, but none are contiguous with the existing boundary.

Factor 1

Efficient accommodation of identified land needs

Buildable Land and Large Parcels

- Subareas 2 and 3 are the best candidates for residential expansion.
- Subareas 8 and 9 are good candidates for industrial expansion given proximity to the existing UGB and presence of large parcels.

Factor 2 - Transportation

Orderly and economic provision of public facilities and services

Transportation Criteria

- Accessibility and Connectivity
- Safety and Security
- Healthy People and Environment
- Equity
- Reliability and Efficiency
- Fiscal Responsibility

Factor 2 - Transportation

Orderly and economic provision of public facilities and services

Subareas 2, 3, 8, 9, and 10 provide the best opportunities for using existing transportation services and the most economical areas for UGB expansion considering roads in Canby.

Factor 2 – Water, Sanitary Sewer, Stormwater

Orderly and economic provision of public facilities and services

Utilities Criteria

- Does the subarea have existing infrastructure to support development?
- Does the subarea have planned infrastructure upgrades to support development?
- Is a mainline extension required to serve the subarea?
- Are there any identified deficiencies within or adjacent to the subarea?
- Relative to other options, what is the cost to provide service?

Factor 2 – Water, Sanitary Sewer, Stormwater

Orderly and economic provision of public facilities and services

- Subareas 2, 3, 6, and 10 suitable for immediate addition to the UGB.
- Subareas 8 and 9 each have semi-suitable connections for UGB addition, though some upsizing and expansion may need to occur.
- Subareas 4, 5, 7, and 11 are not suitable for immediate addition to the UGB without substantial expansion or upsizing.

Factor 3

Comparative environmental, energy, economic, and social consequences

ESEE Criteria

Economic

- Cost of land/transportation facilities/utilities/services
- Parcel size
- Development potential

Social

- Ease of access to services and amenities, such as schools, parks, library, commercial services
- Compatible nearby uses

Environmental

- Hazard Risk (slope, floodplain)
- Goal 5 resources present

Energy

- Amount of travel required to and from daily services and amenities
- Infrastructure improvements needed to serve development

Factor 3

Comparative environmental, energy, economic, and social consequences

- Subareas 2, 3, 6, 8, 9, 10 = most positive comparative consequences
 - Subareas 2, 3, 6, 10 are best suited to accommodate residential land needs
 - Subareas 8 and 9 are best suited to accommodate industrial land needs
- Subareas 5, 7, and 11 = most negative comparative consequences
- Subarea 4 is not suitable for residential or industrial development due to the presence of Swan Island Dahlias, an important economic generator and cultural institution in Canby

Factor 4

Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

Farm/Forest Compatibility Criteria

- Noise, odor, spray drift, or specific farming practices can interfere with residential uses.
- Some local crops, such as parsnips, carry risk of skin irritation on contact and must be secured from nearby residential areas.
- Urbanizing area impacts farm use through increased traffic, conflicts with water availability and delivery, flooding, introduction of weeds or pests, damage to crops or livestock, trespassing, litter (including harmful pet waste), and vandalism.

Factor 4

Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

- Subareas 2 and 3 have the least amount of nearby agricultural land. All other subareas carry some level of potential for conflict, with adjacent farming uses, mostly grass (pasture, sod, and seed), fruit trees, and vegetable and flower farming.
- Increased residential development could create transportation conflicts with farming equipment being hauled slowly on existing roads accessible to those in Subareas 5 and 6.
- Industrial development in subareas 8 and 9 have the least amount of impact on agriculture and forest land, with lengthy borders along existing industrial and the agricultural land being primarily grass land with sufficient transportation access for farm equipment.

Future Multimodal Conditions and Needs

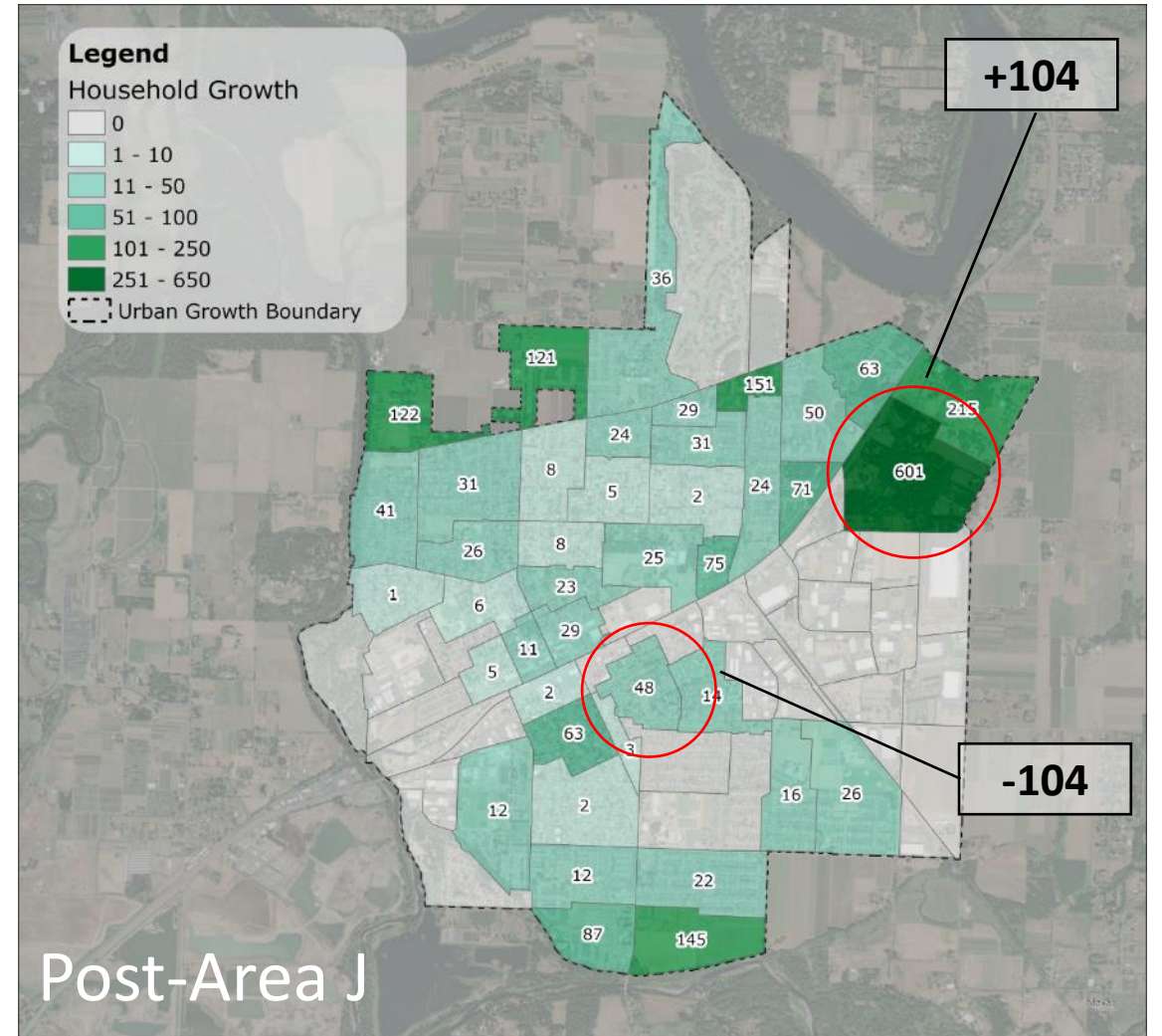
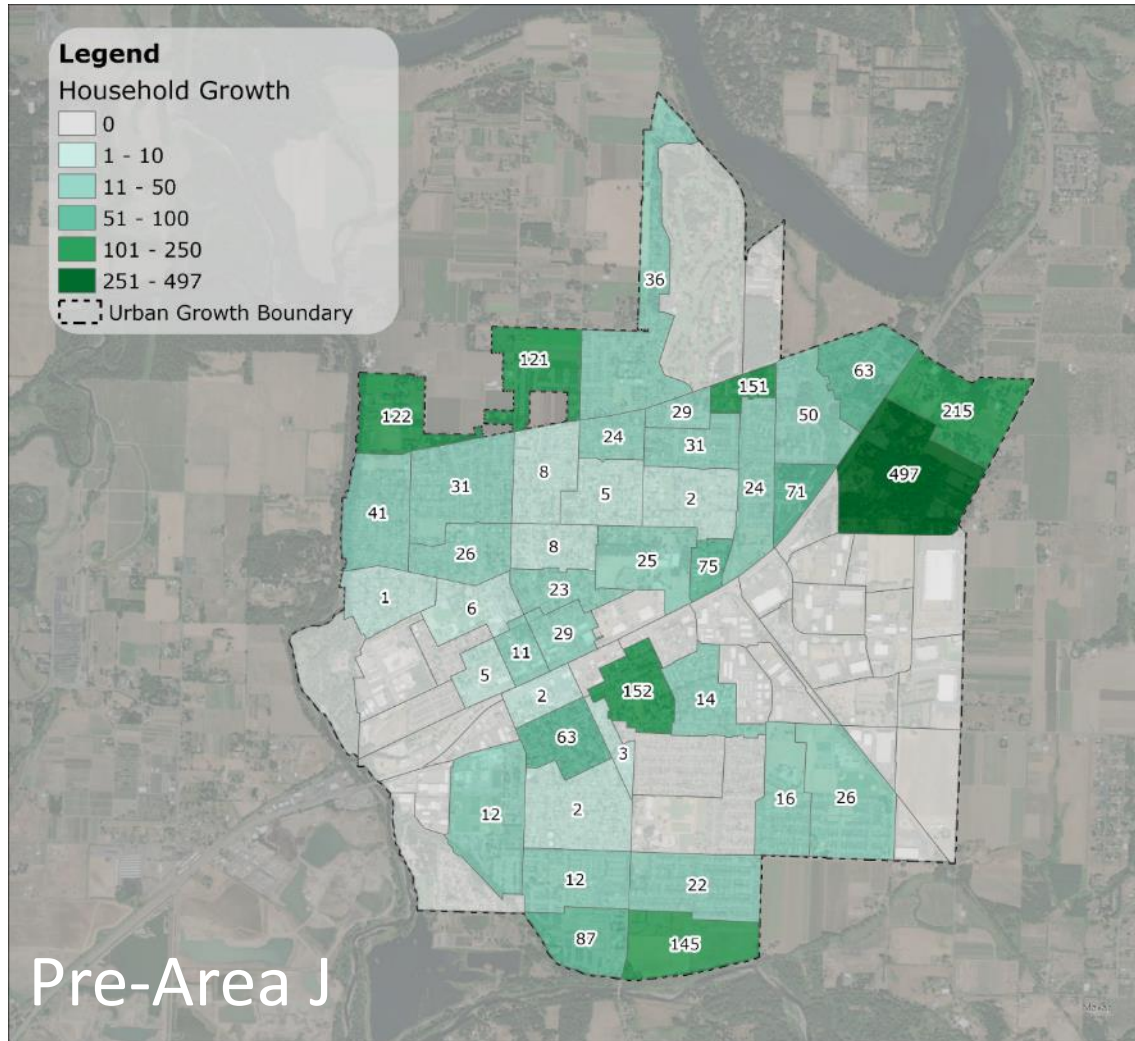
Forecasted Population and Employment Growth (2023 to 2043)

Canby UGB Land Use Summary						
Canby Area	2023	Pre-Area J		Post-Area J		Pre/Post-Area J % Increase
		2043	% Increase	2043	% Increase	
Total Households	7,189	9,475	32%	9,475	32%	0%
Total Employment	7,666	10,397	36%	10,633	39%	2%

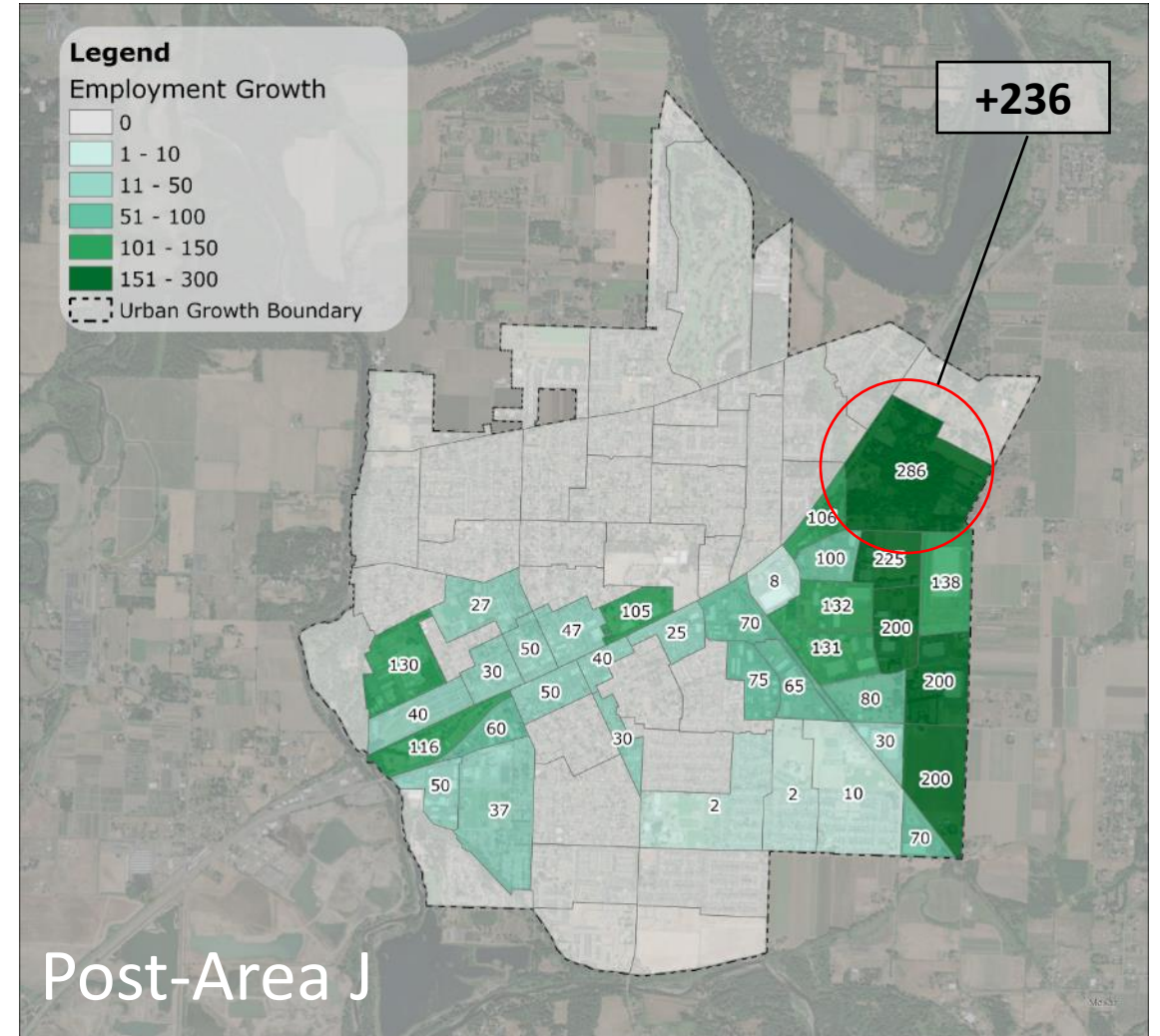
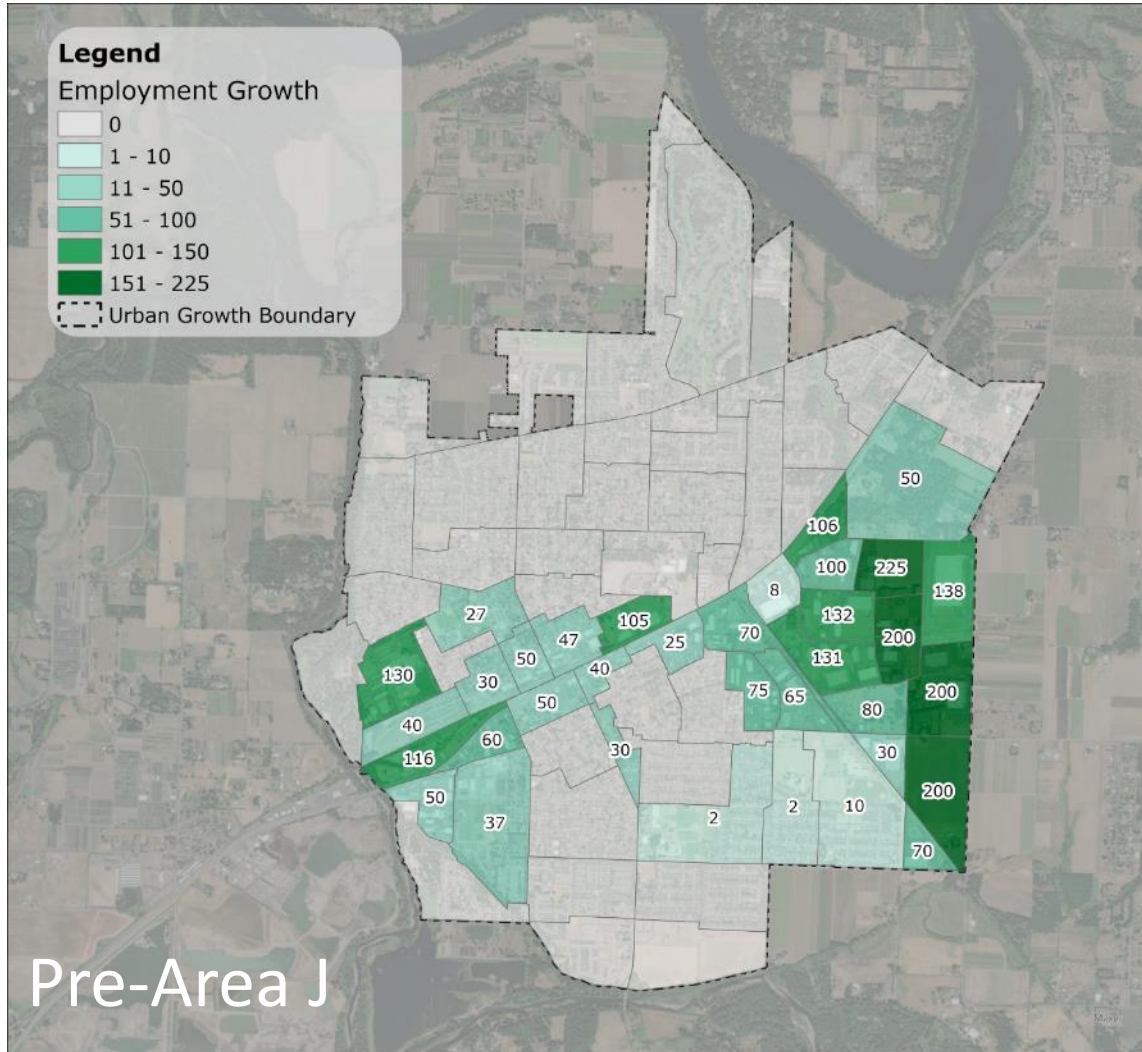
- +5,931 residents
- +2,286 households
- +2,731 jobs (Pre-Area J); +2967 jobs (Post-Area J)
- + 236 jobs Post-Area J

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

Where is the household growth expected?



Where is the employment growth expected?



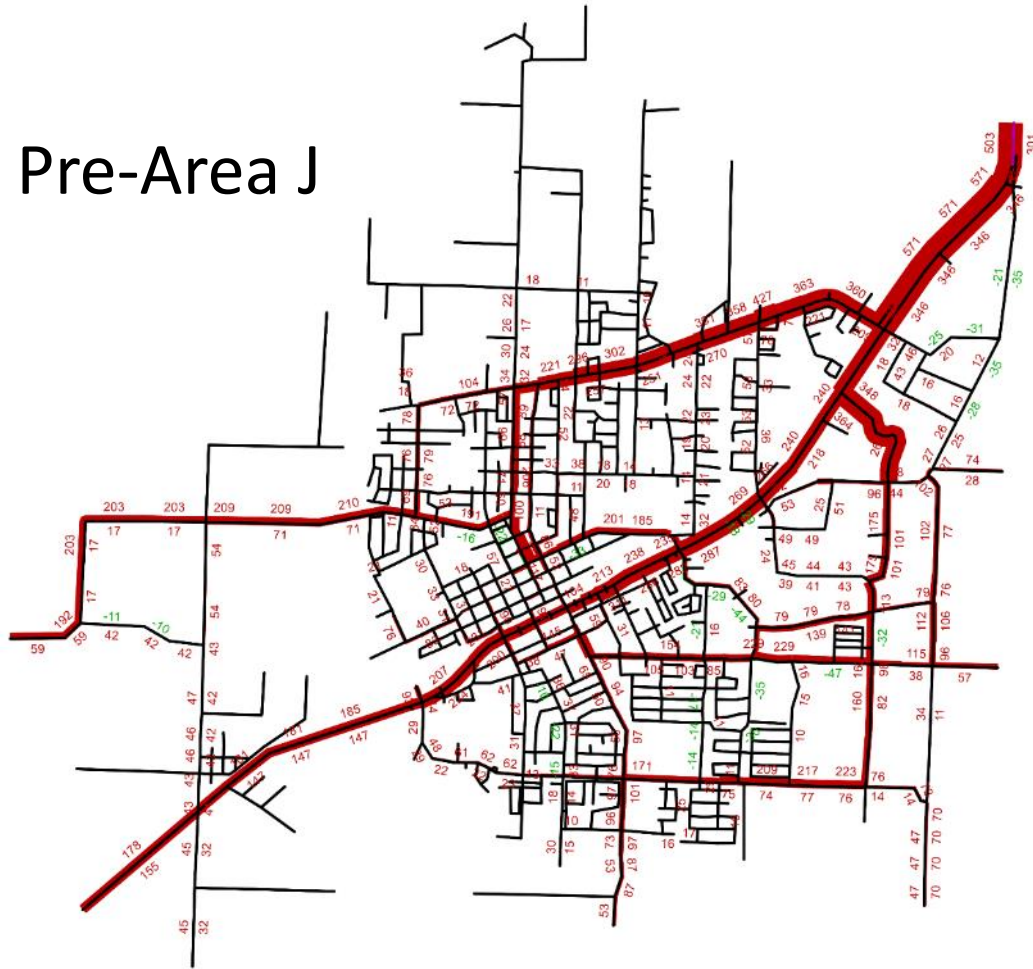
Average Weekday Trips by Mode (PM Peak)

Mode	2023 Trips	Pre-Area J		Post-Area J		Pre/Post-Area J % Increase
		2043 Trips	Growth	2043 Trips	Growth	
Vehicle Trips	10,324	13,432	+3,108	13,694	+3,370	+2.0%
<i>Drive Alone Trips (SOV)</i>	<i>9,349</i>	<i>12,164</i>	<i>+2,814</i>	<i>12,401</i>	<i>+3,052</i>	+1.9%
<i>Shared Ride Trips</i>	<i>975</i>	<i>1,268</i>	<i>+294</i>	<i>1,293</i>	<i>+318</i>	+2.0%
Transit Trips	378	491	+114	501	+123	+2.0%
Walk Trips	1,259	1,638	+379	1,670	+411	+2.0%
Bike Trips	252	328	+76	334	+82	+1.8%
Total	12,213	15,889	+3,677	16,199	+3,986	+2.0%

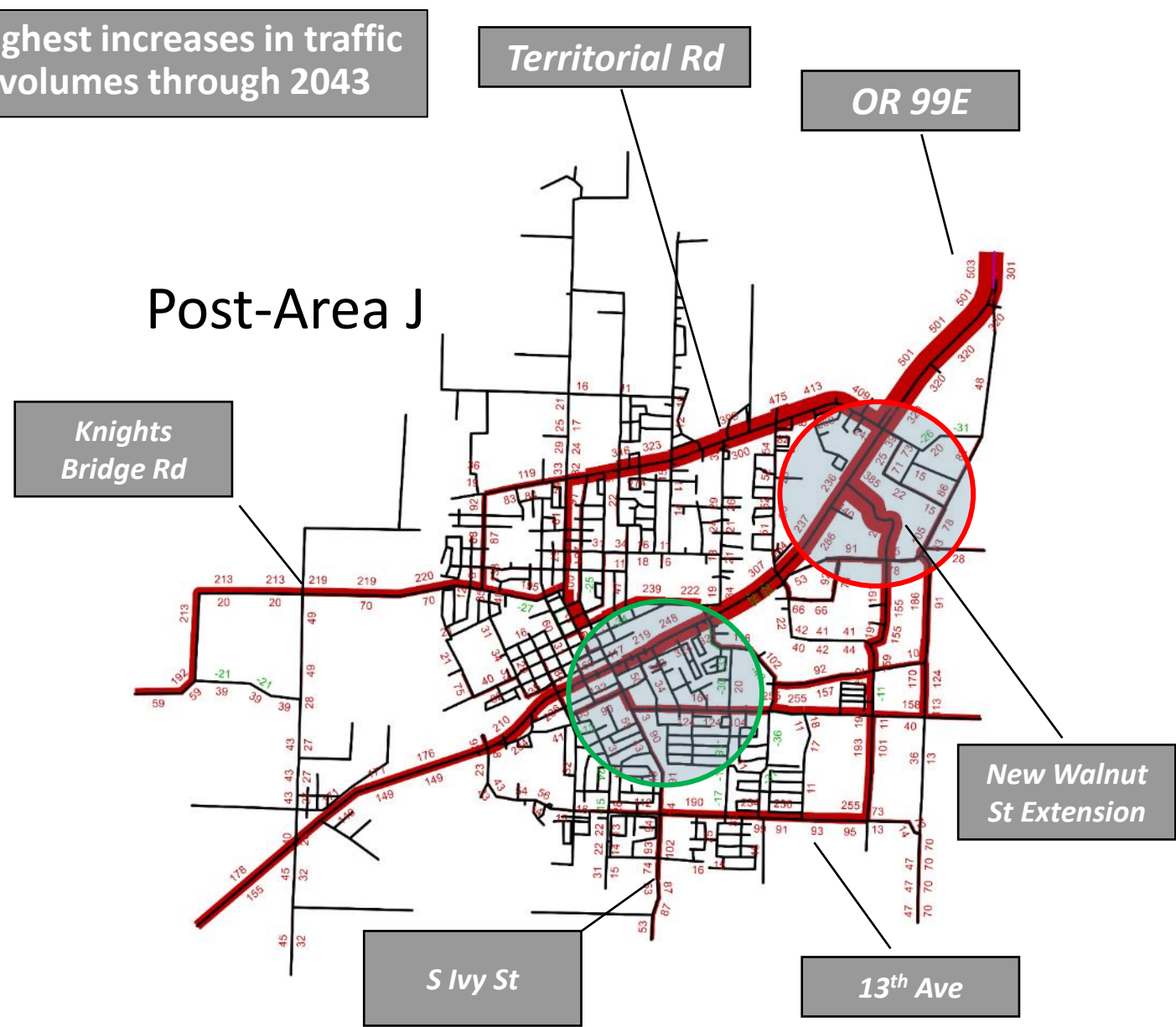
Vehicle Trip Growth

Highest increases in traffic volumes through 2043

Pre-Area J



Post-Area J



Territorial Rd

OR 99E

Knights Bridge Rd

S Ivy St

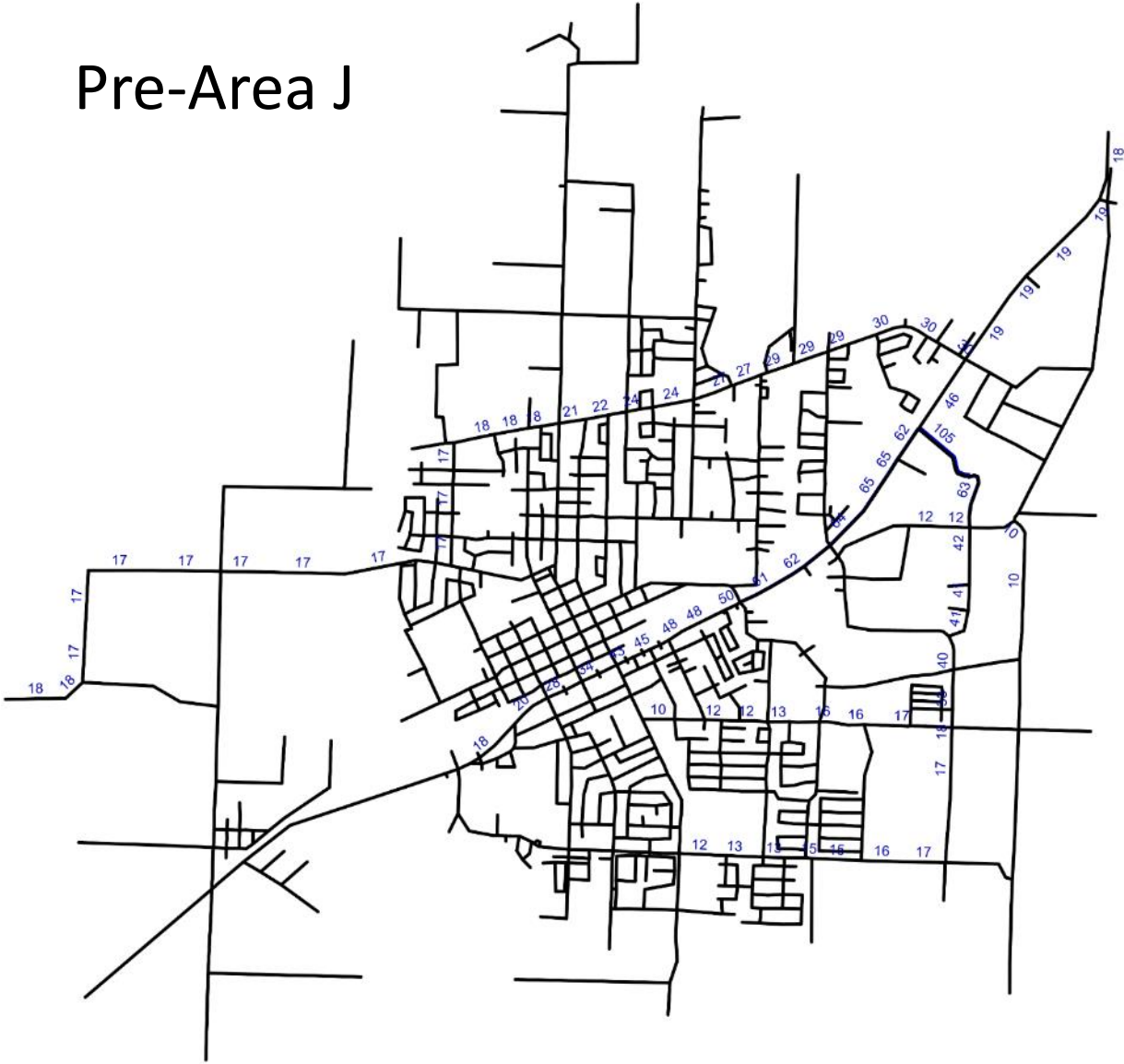
13th Ave

New Walnut St Extension

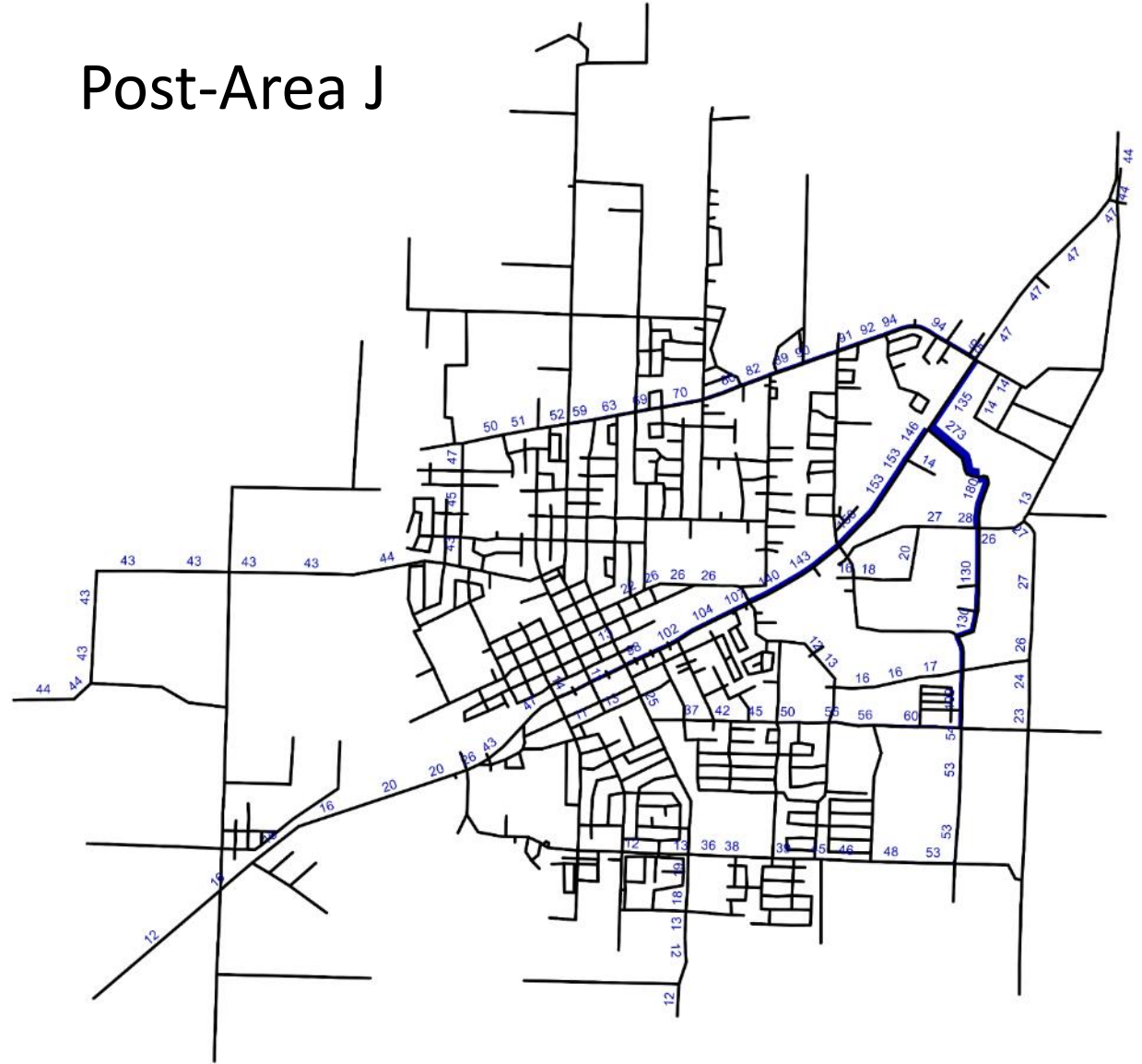
Note: Raw model traffic growth in the p.m. peak hour (2023 to 2043)

Select Zone: From Area J (Zone 171)

Pre-Area J

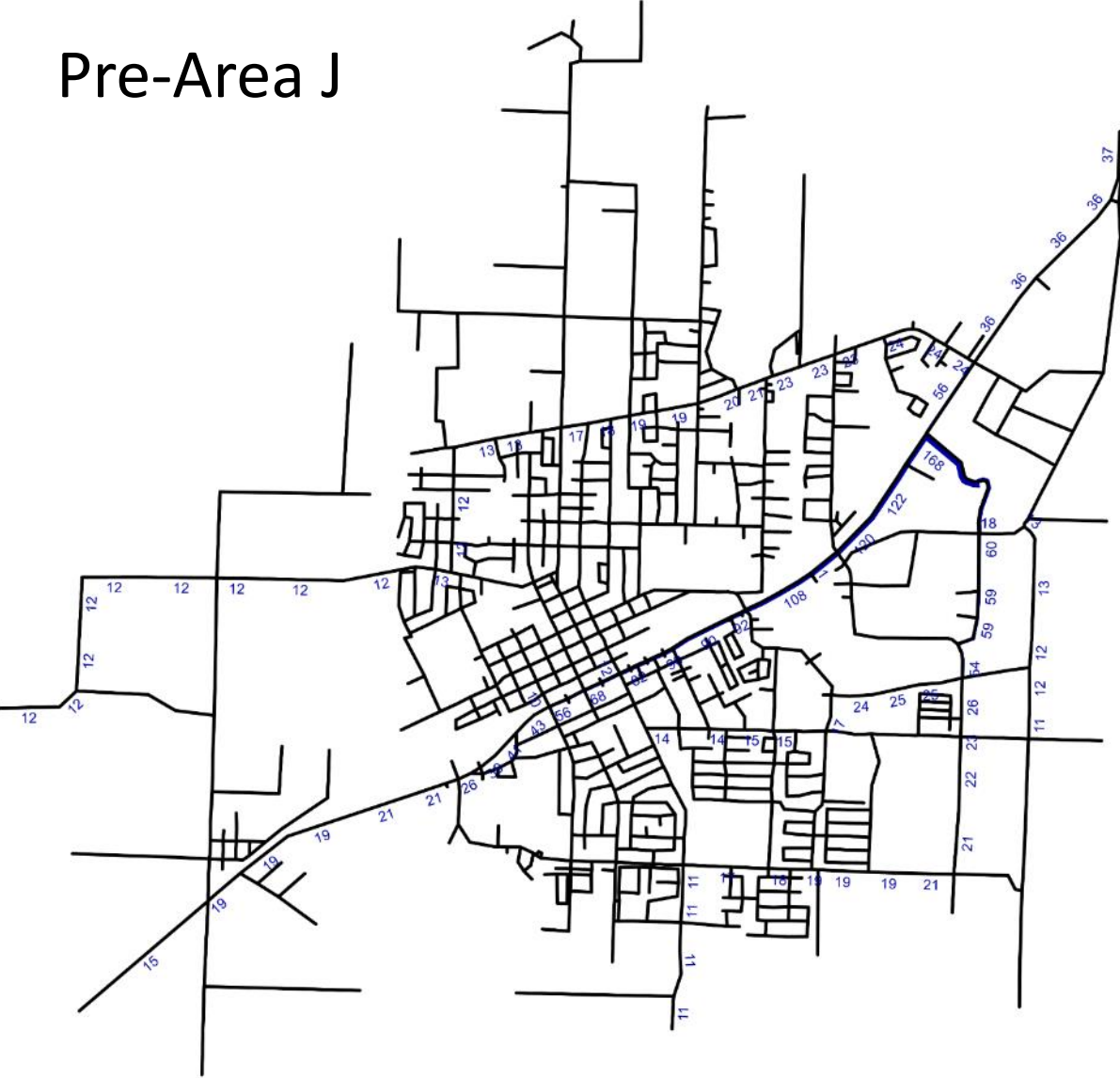


Post-Area J

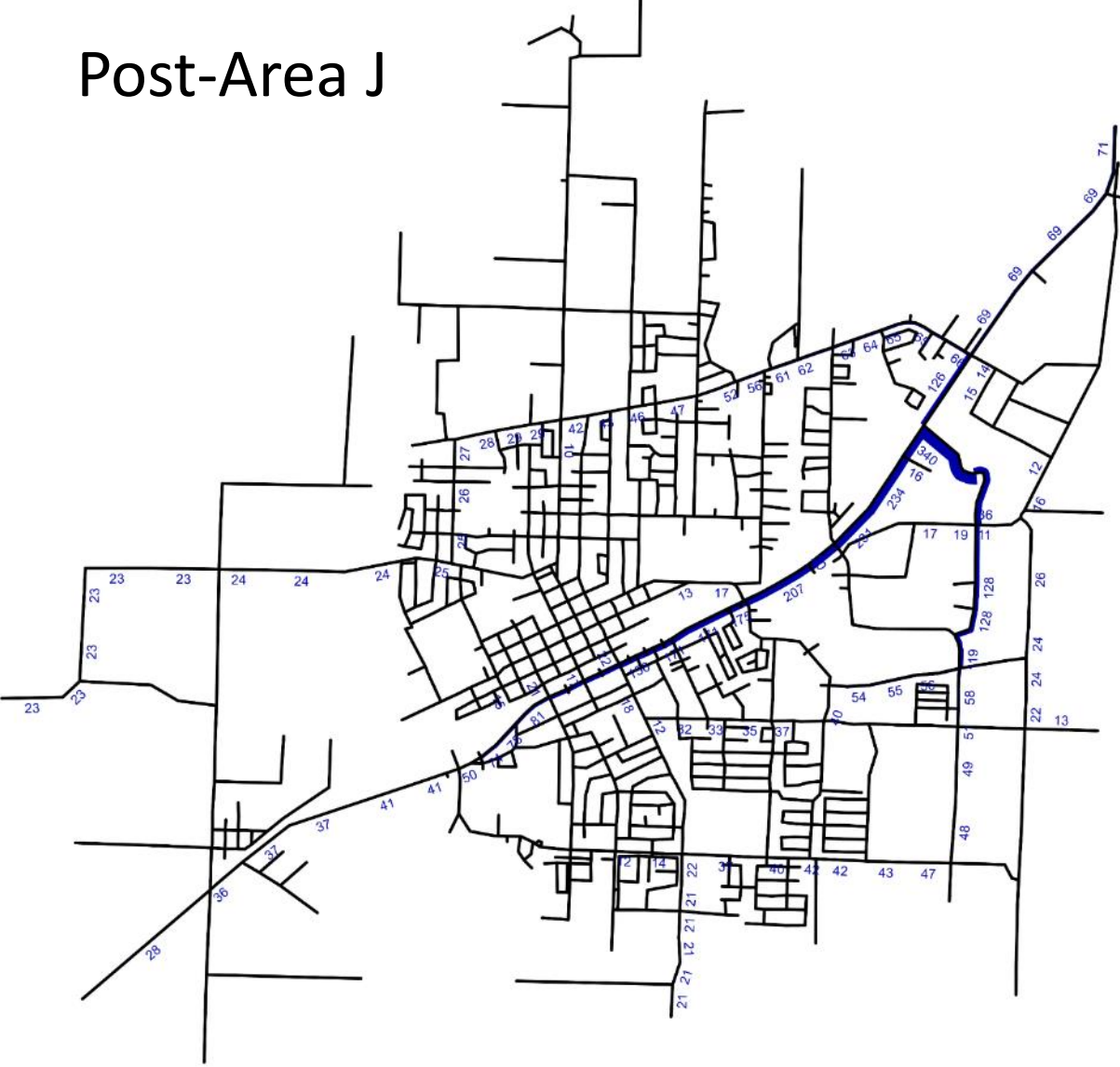


Select Zone: To Area J (Zone 171)

Pre-Area J

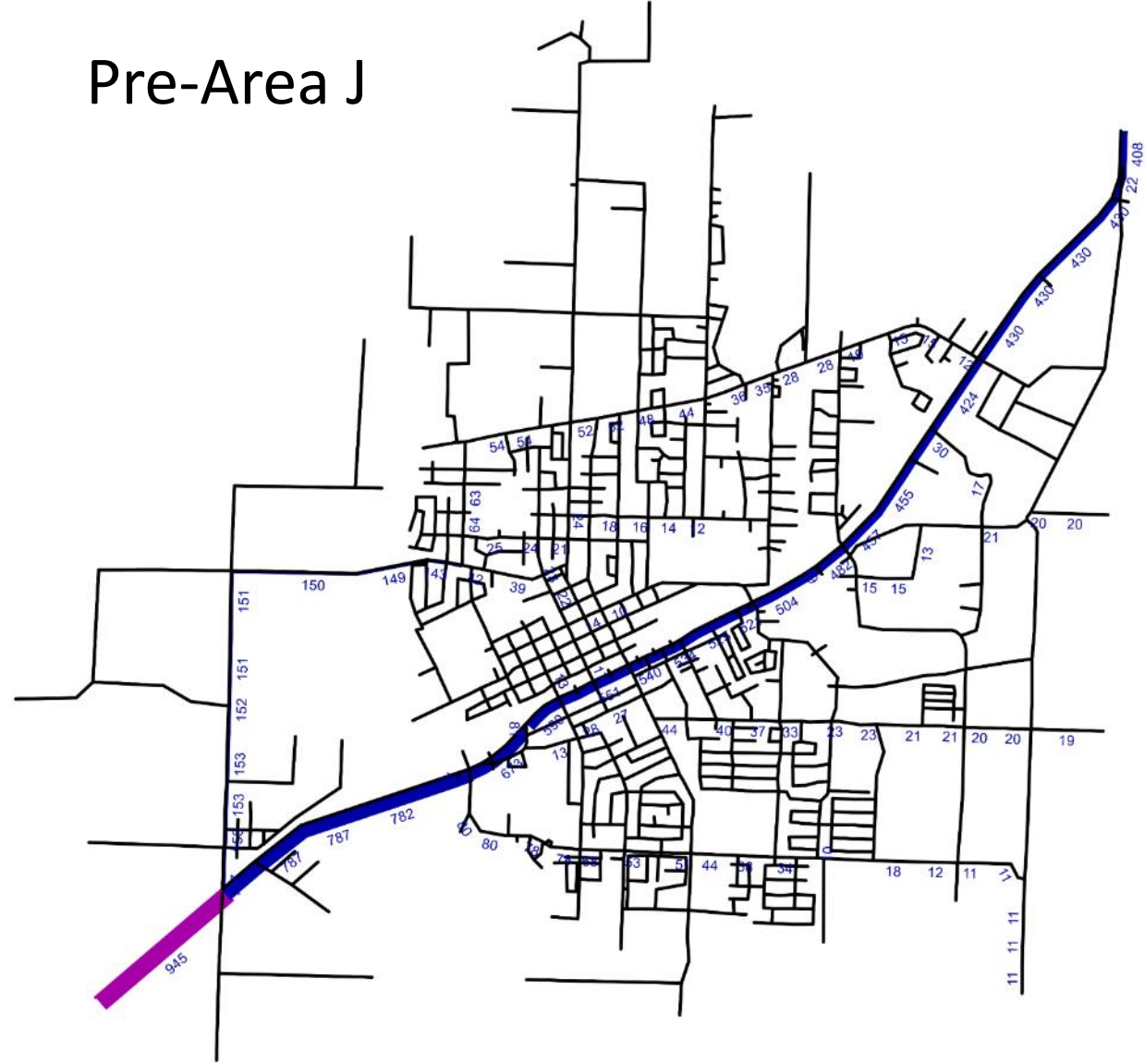


Post-Area J

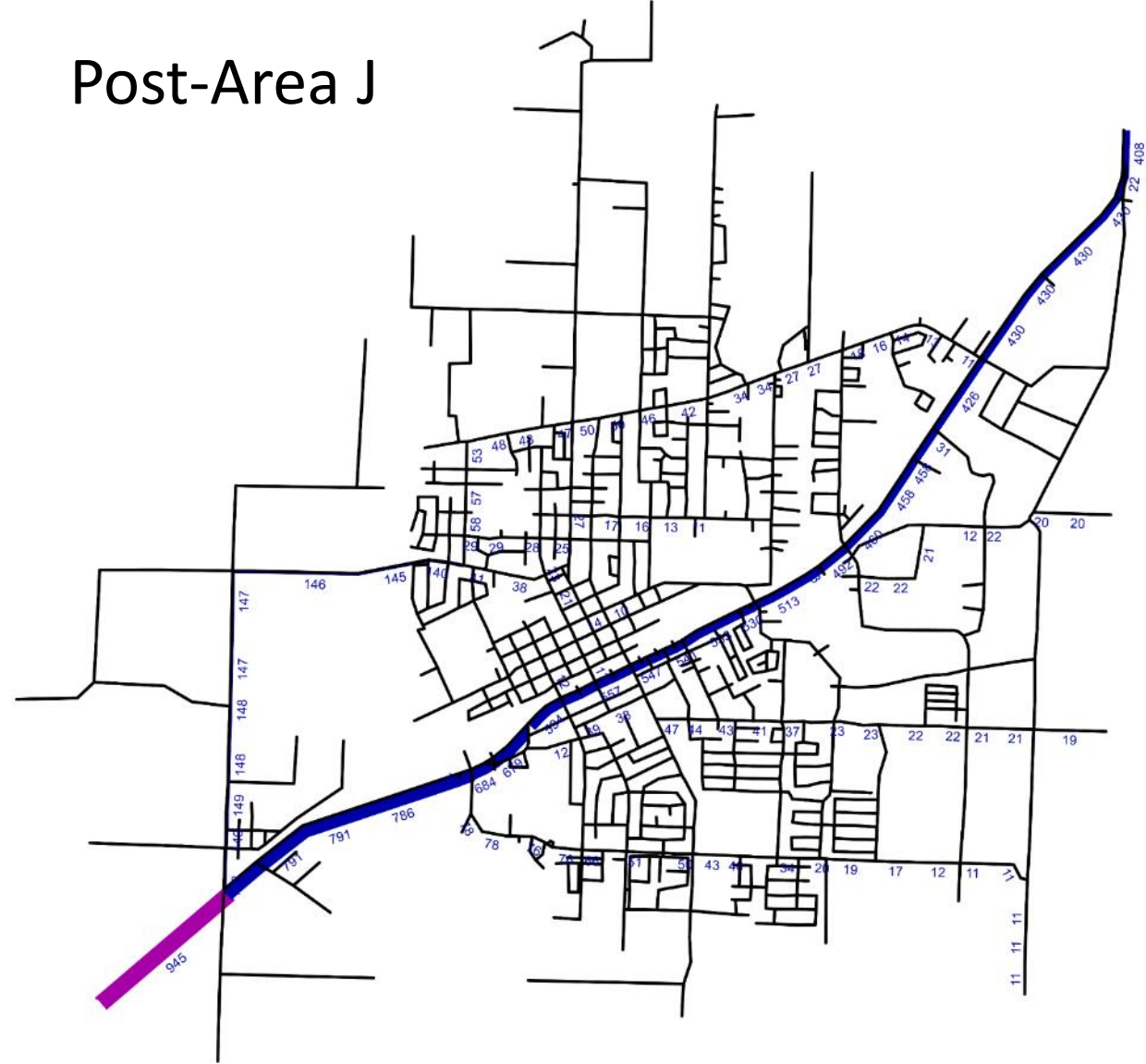


Select Link: From South OR 99E (Northbound)

Pre-Area J

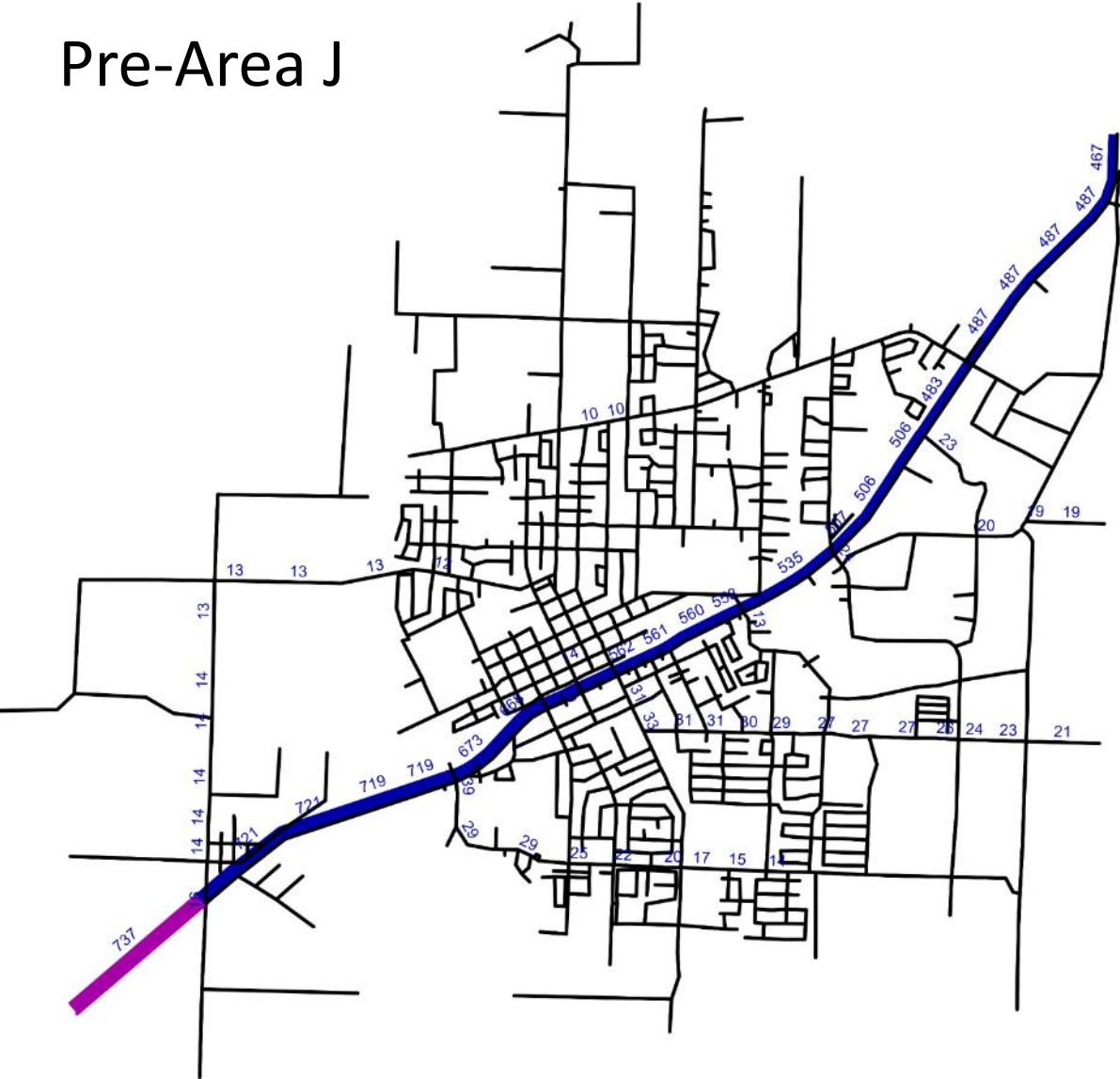


Post-Area J

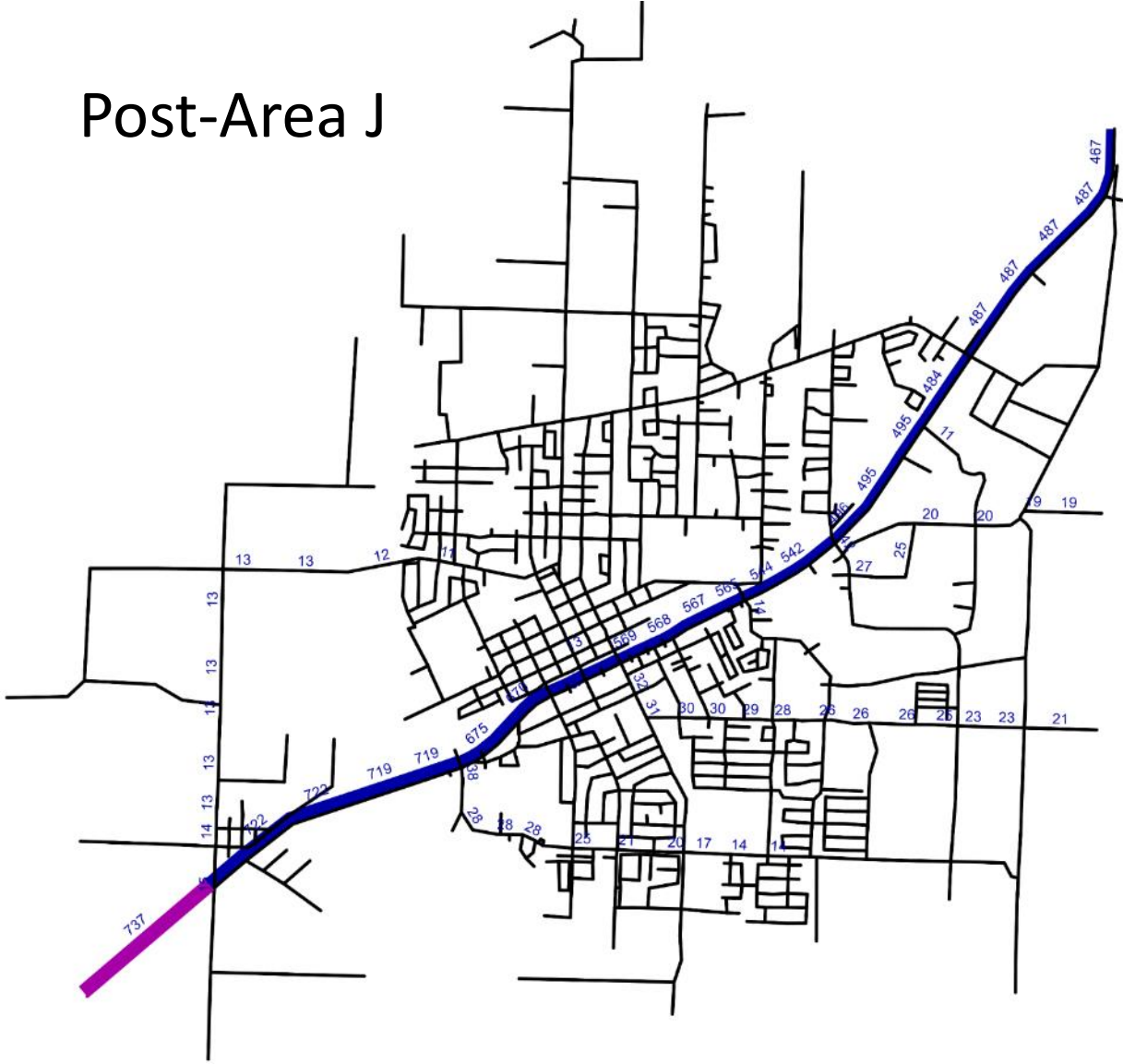


Select Link: To South OR 99E (Southbound)

Pre-Area J

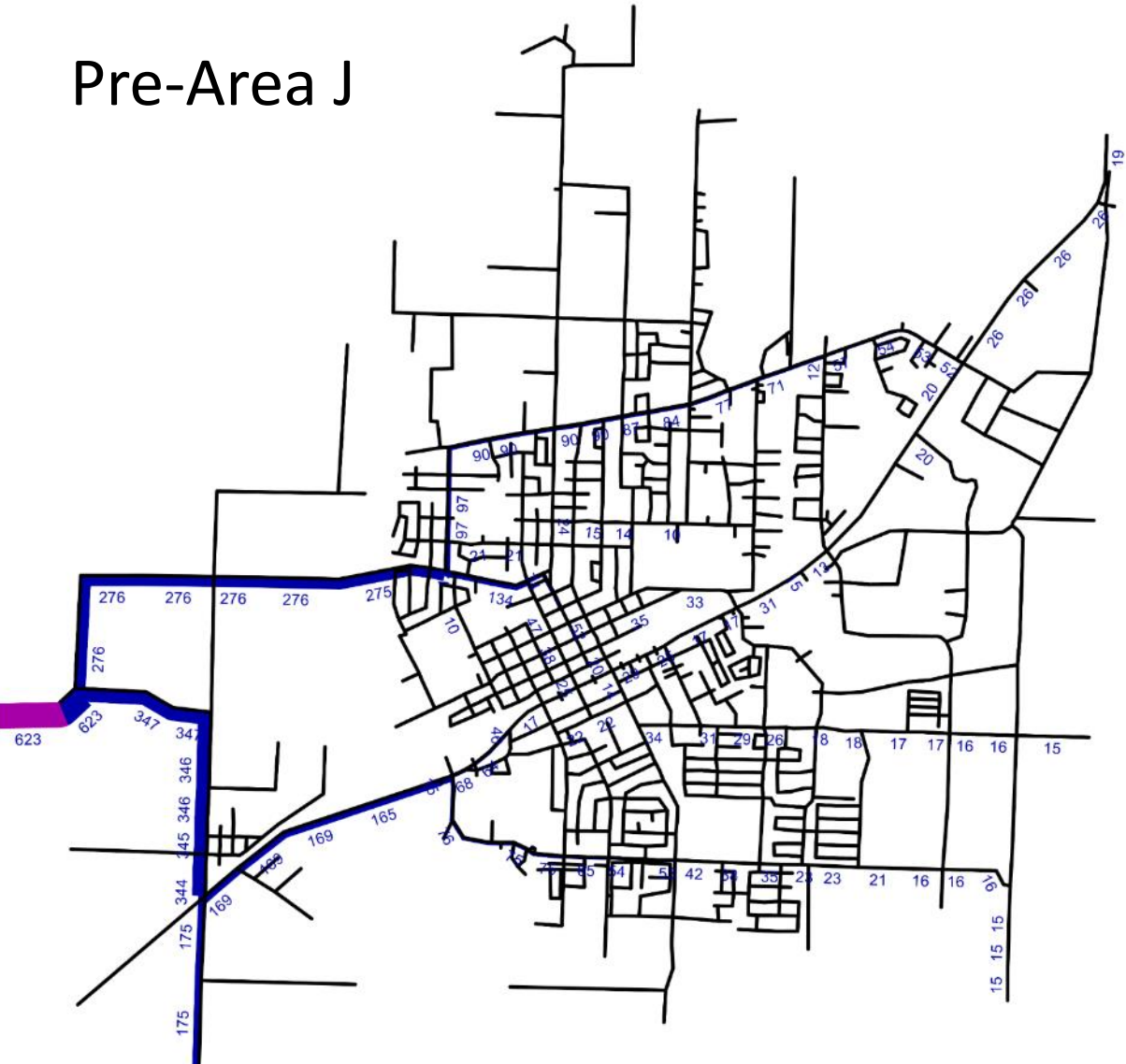


Post-Area J

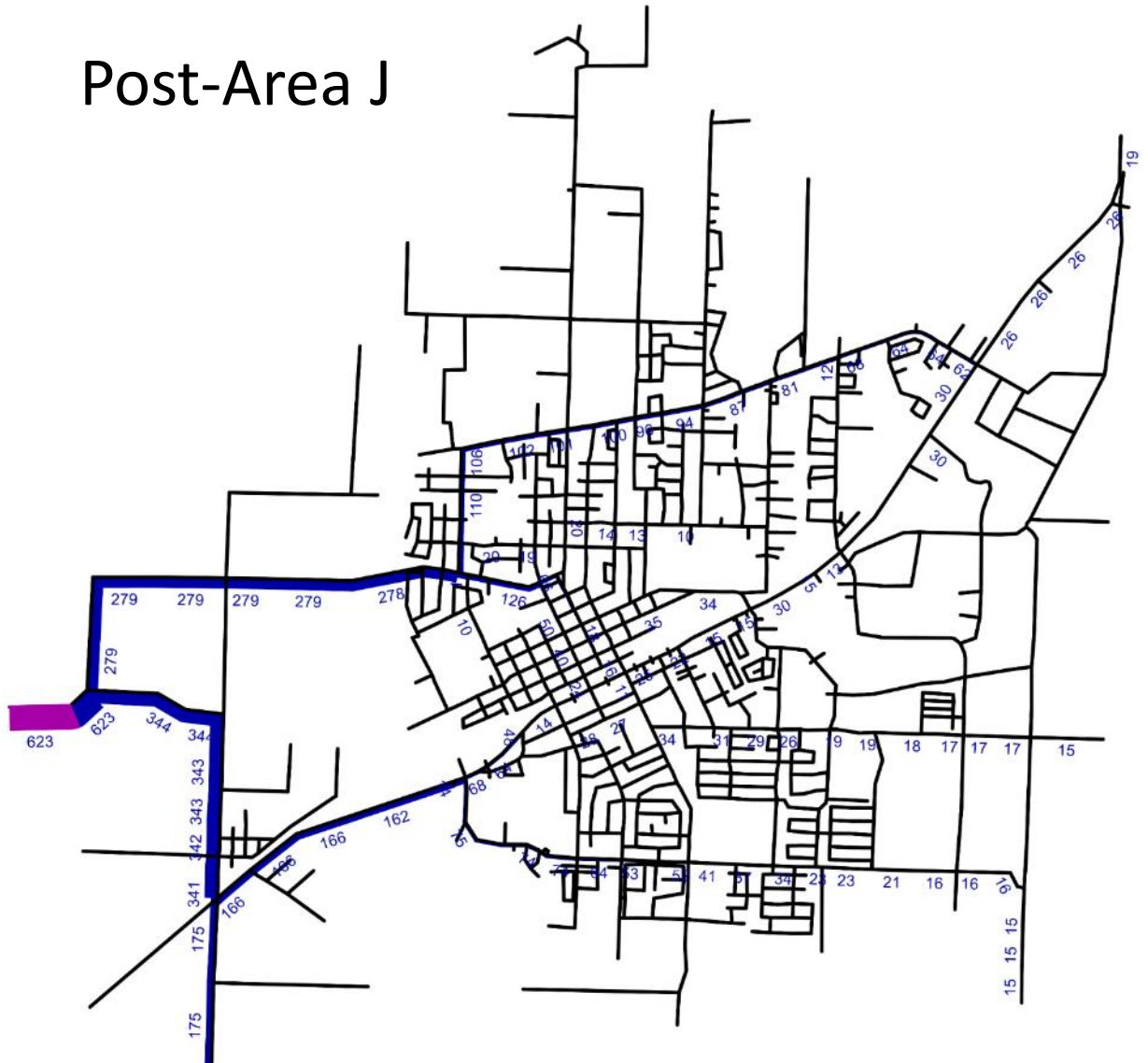


Select Link: From Arndt Rd (Eastbound)

Pre-Area J

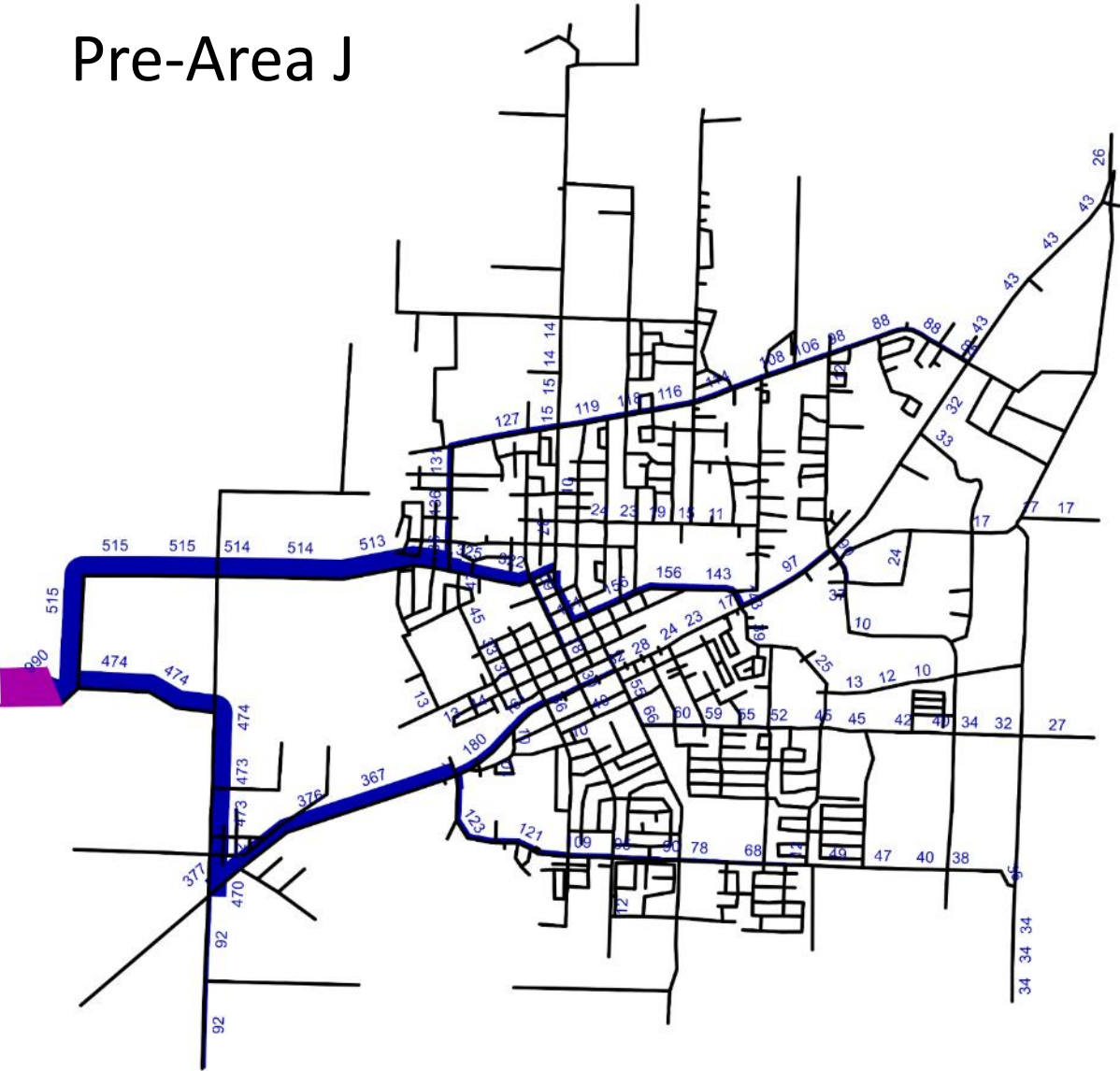


Post-Area J

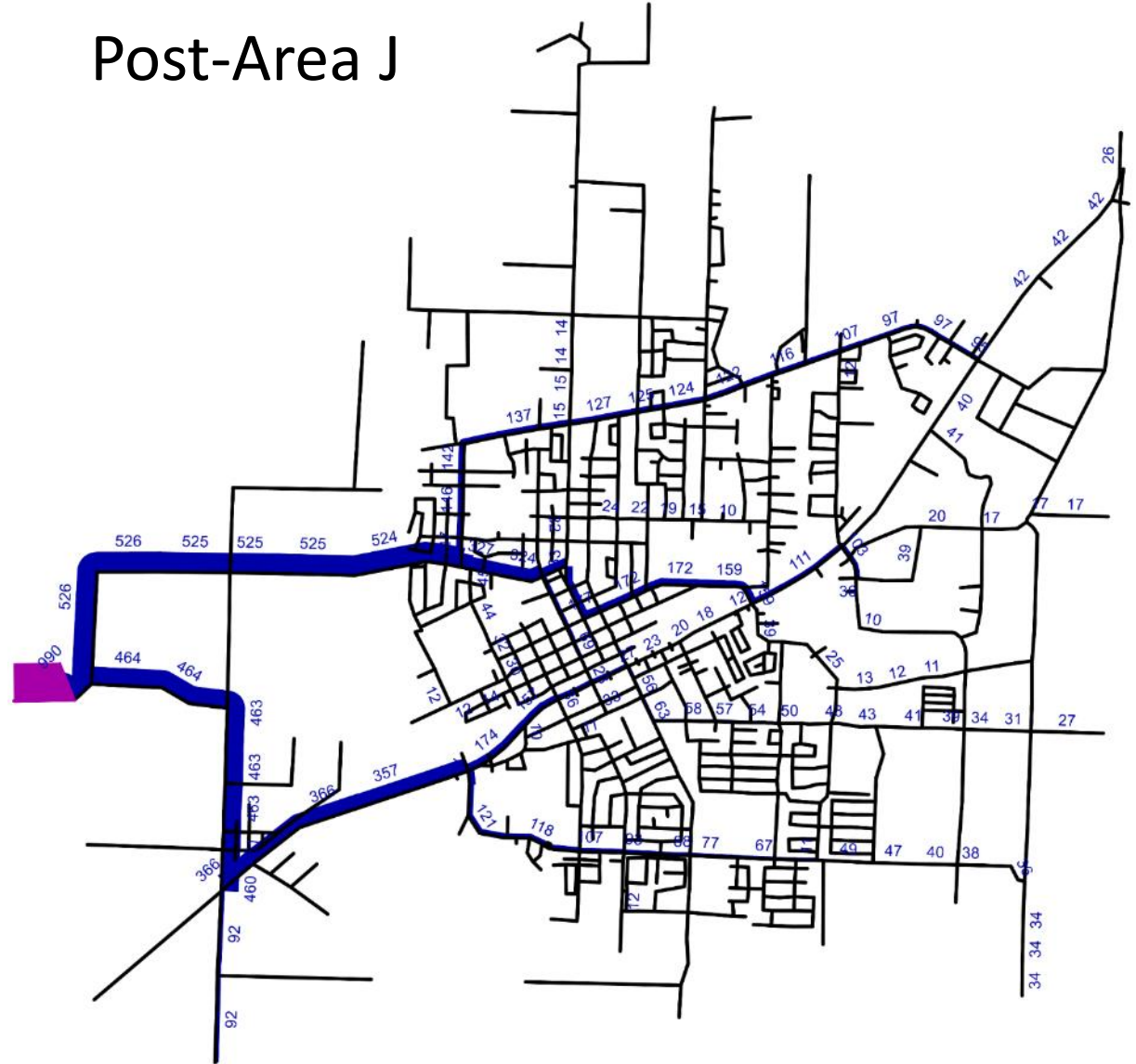


Select Link: To Arndt Rd (Westbound)

Pre-Area J

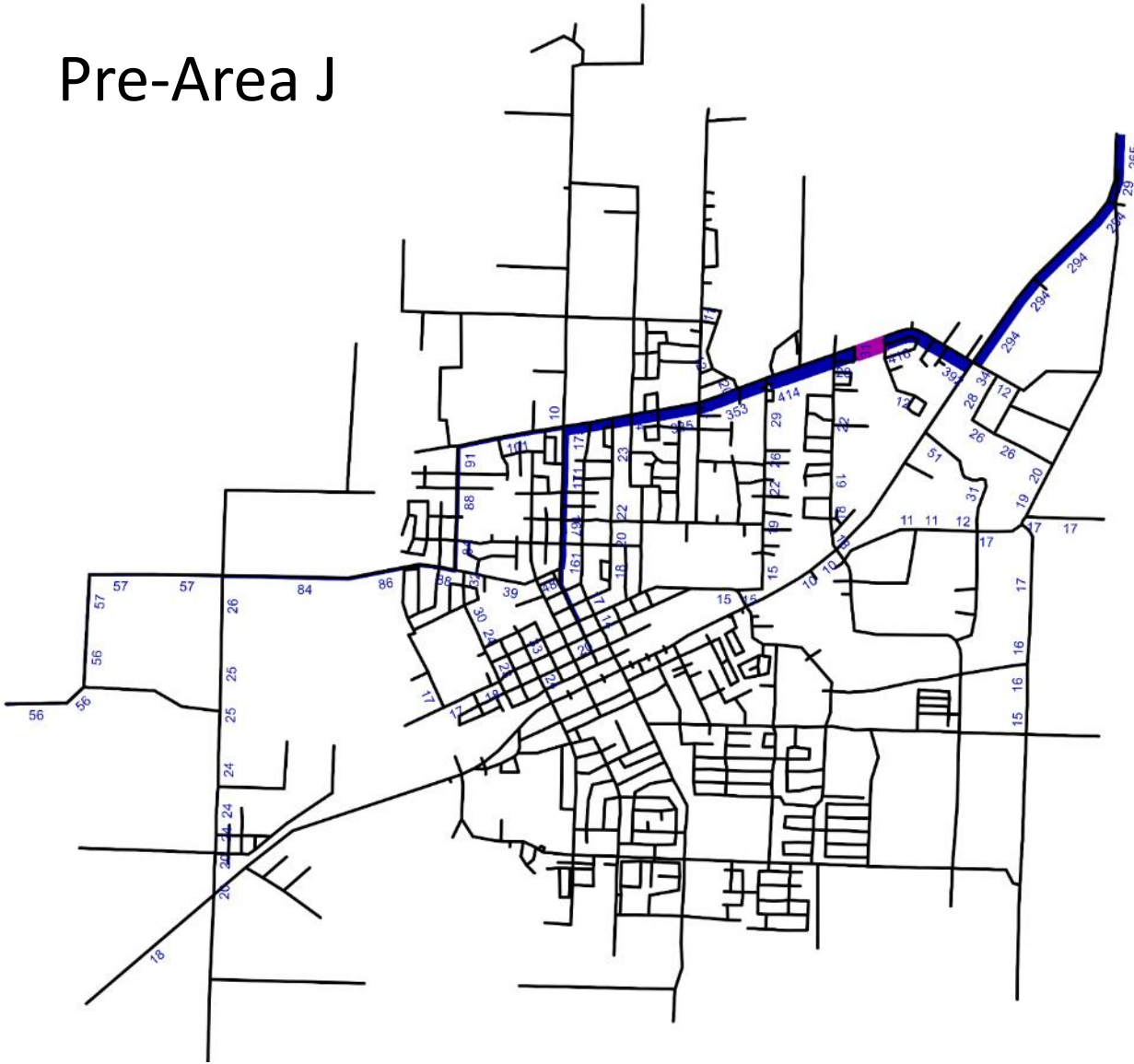


Post-Area J

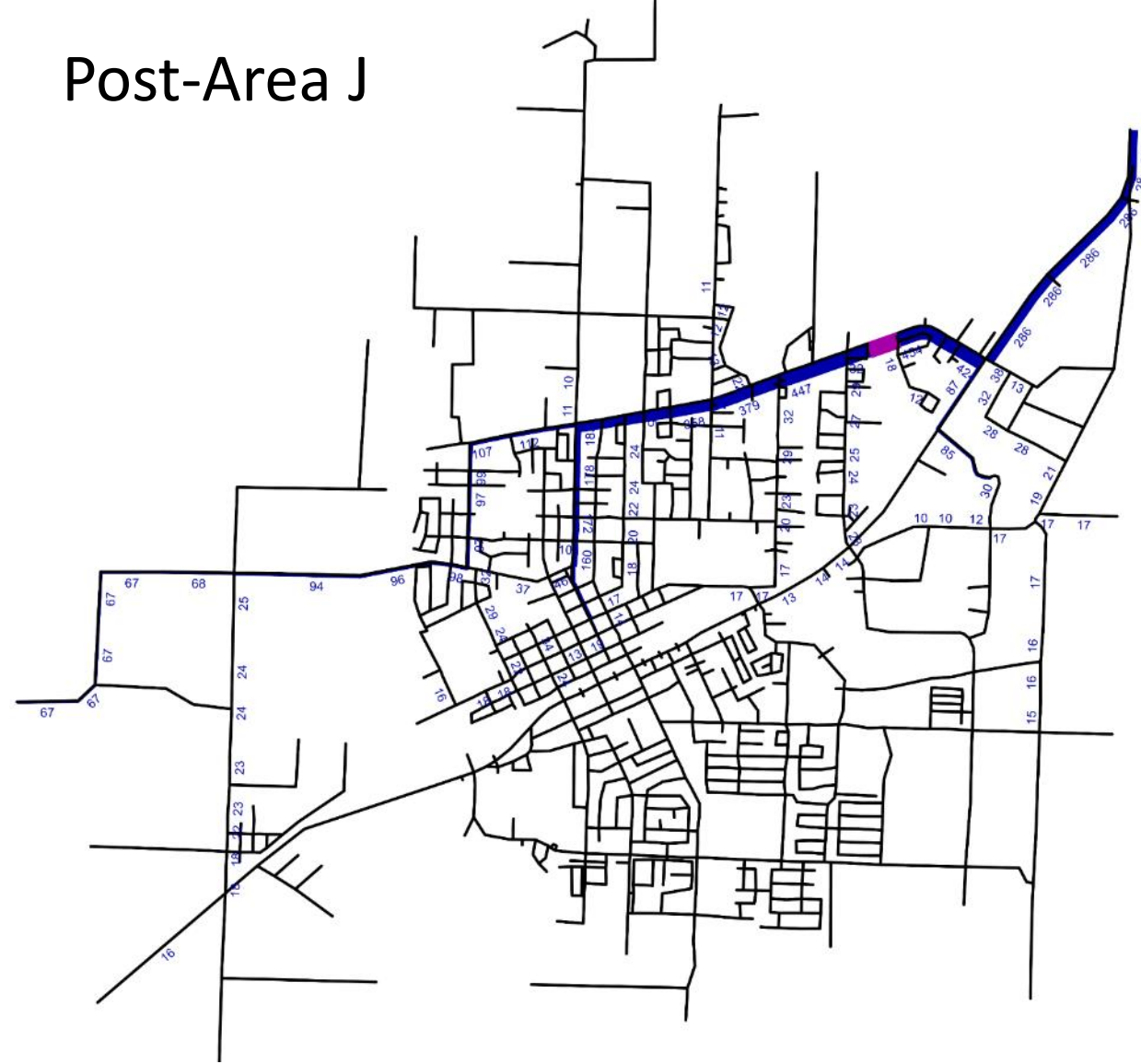


Select Link: Territorial Rd Eastbound

Pre-Area J

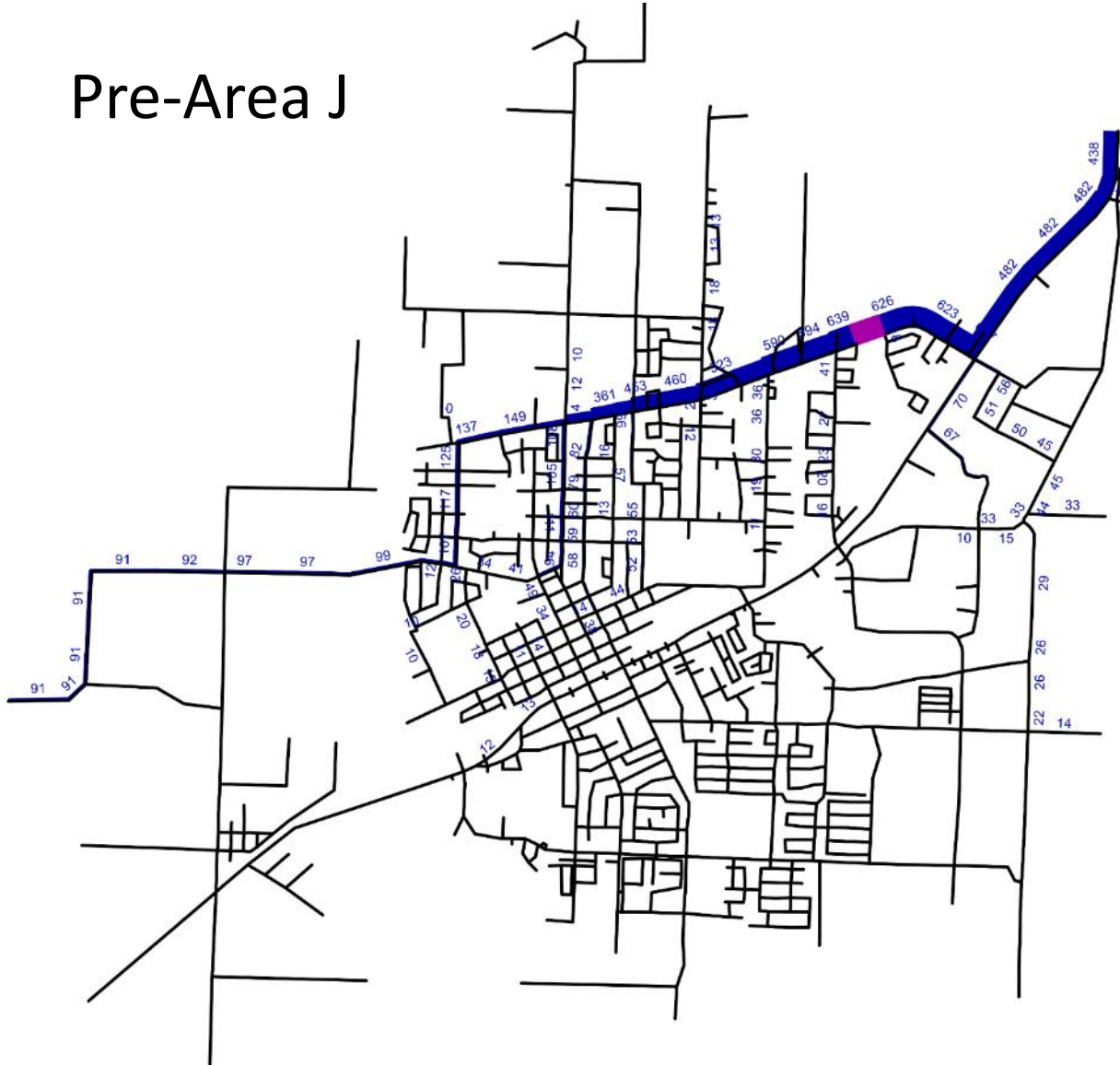


Post-Area J

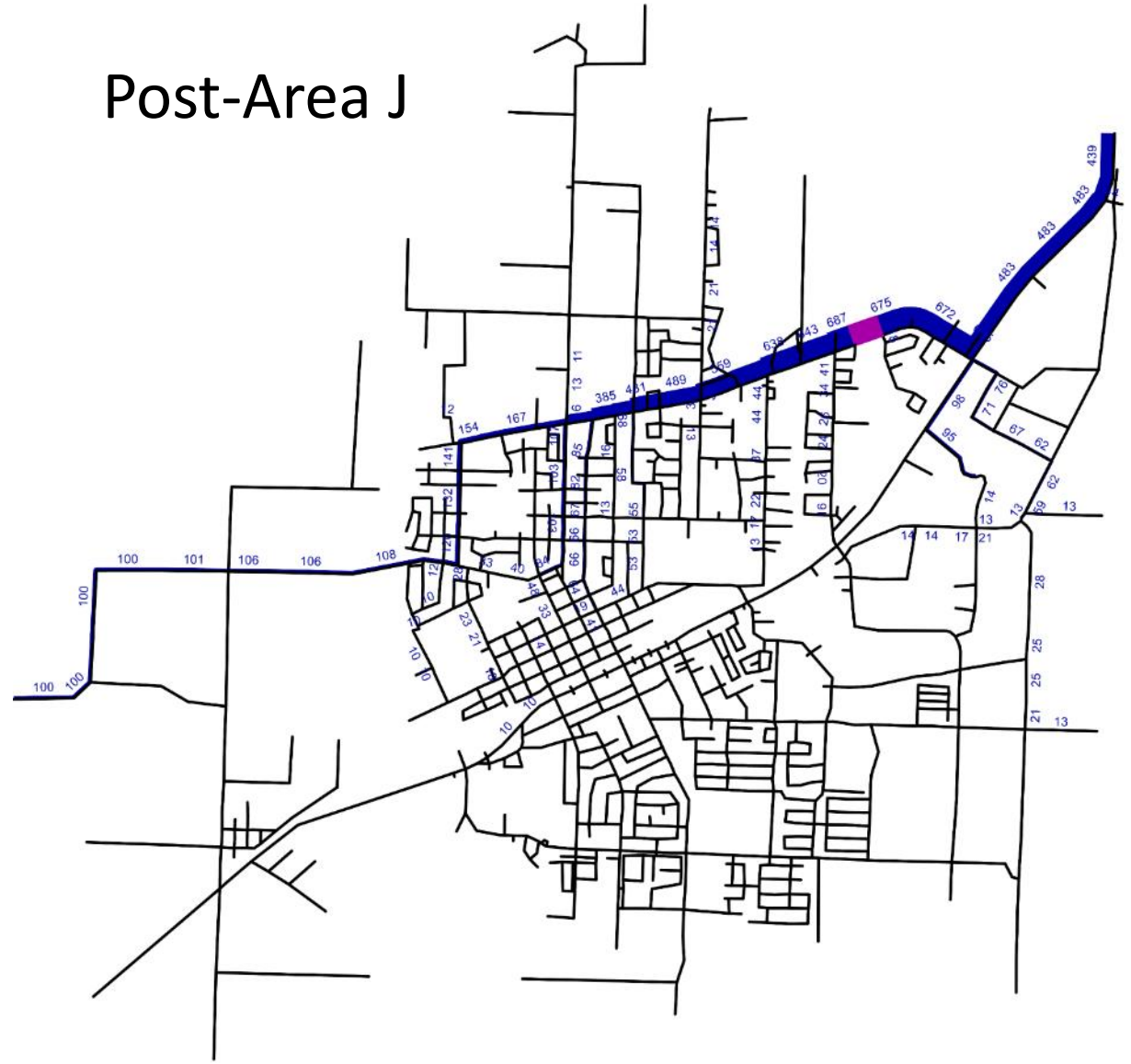


Select Link: Territorial Rd Westbound

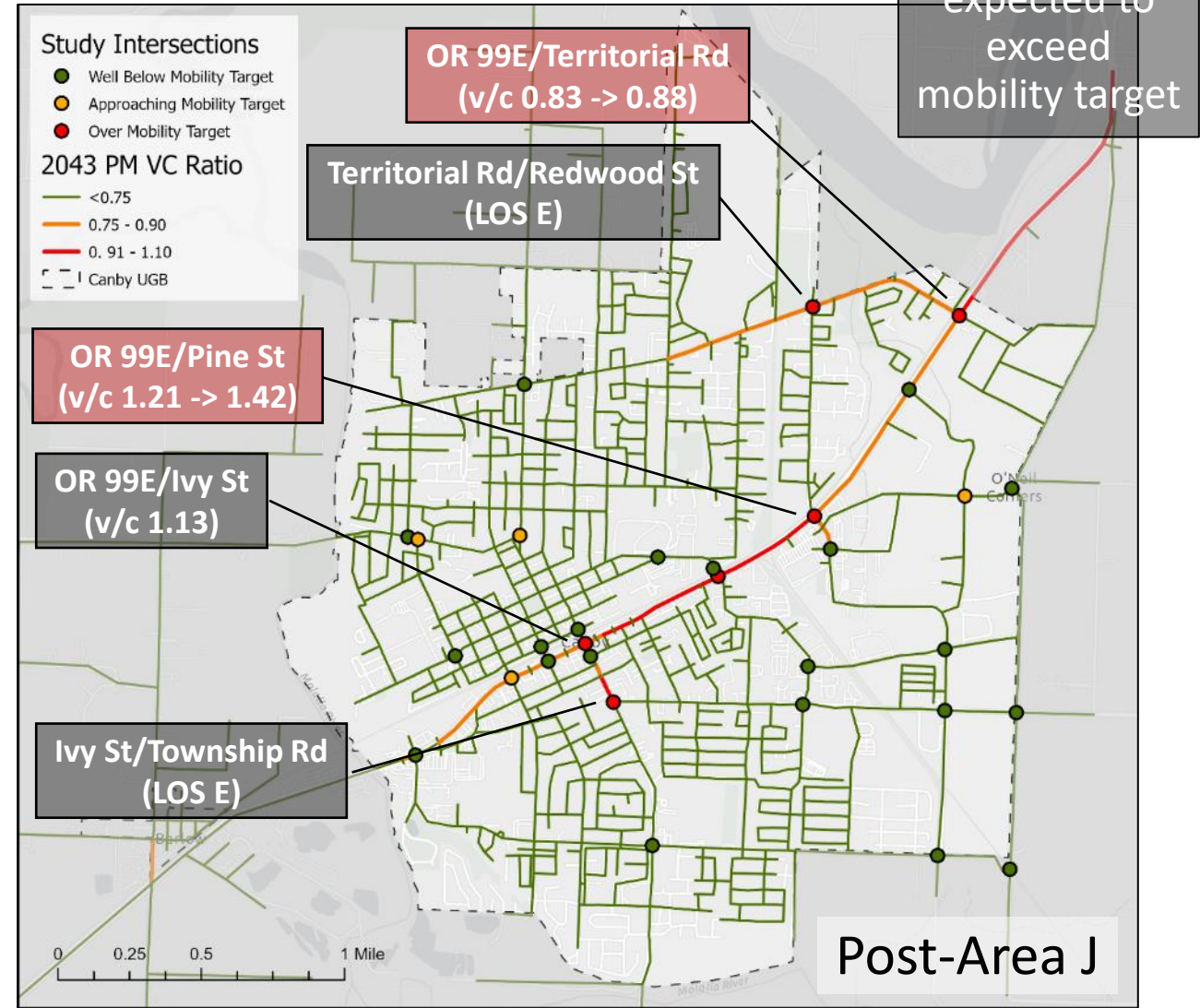
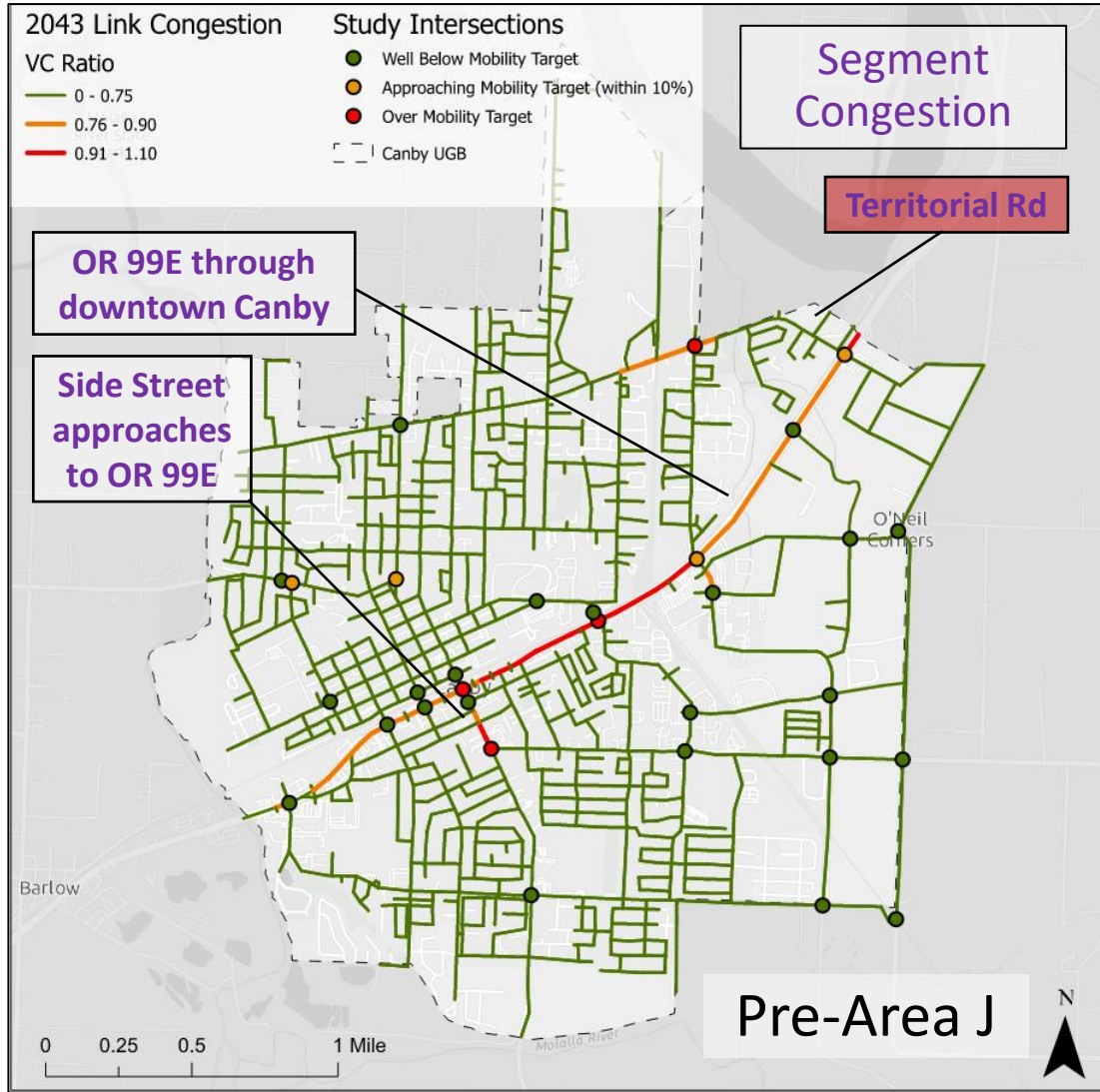
Pre-Area J



Post-Area J



Future Conditions: 2043 PM Peak Hour



Note: Segment Congestion from raw model traffic in the p.m. peak hour

Next Steps

Upcoming Dates

- **March** – Community Summit #5
 - UGB Analysis
 - TSP
- **April** – PAC Meeting #6
 - Comprehensive Plan
 - TSP
 - UGB Recommendation
- **May** – Community Summit #6
 - Comprehensive Plan
 - TSP
 - UGB Recommendation

Thank you!

