



**Canby
Comprehensive Plan
&
Transportation
Systems Plan**

**Technical Advisory Committee
February 27, 2023**



Agenda



- Overview: Planning for Growth
- Transportation System Plan
- UGB Expansion
- Scenario Planning
- Next Steps

Project Overview

Jan 1, 2023

Jan 1, 2024

Jan 1, 2025

Jan 1, 2026

Jan 1, 2027

Establish Land Need (EOA & HNA)

Comprehensive Plan Update

Transportation Plan Update

Land Use Efficiency Measures

Goal 14 UGB Expansion

Expansion Area Concept Plan

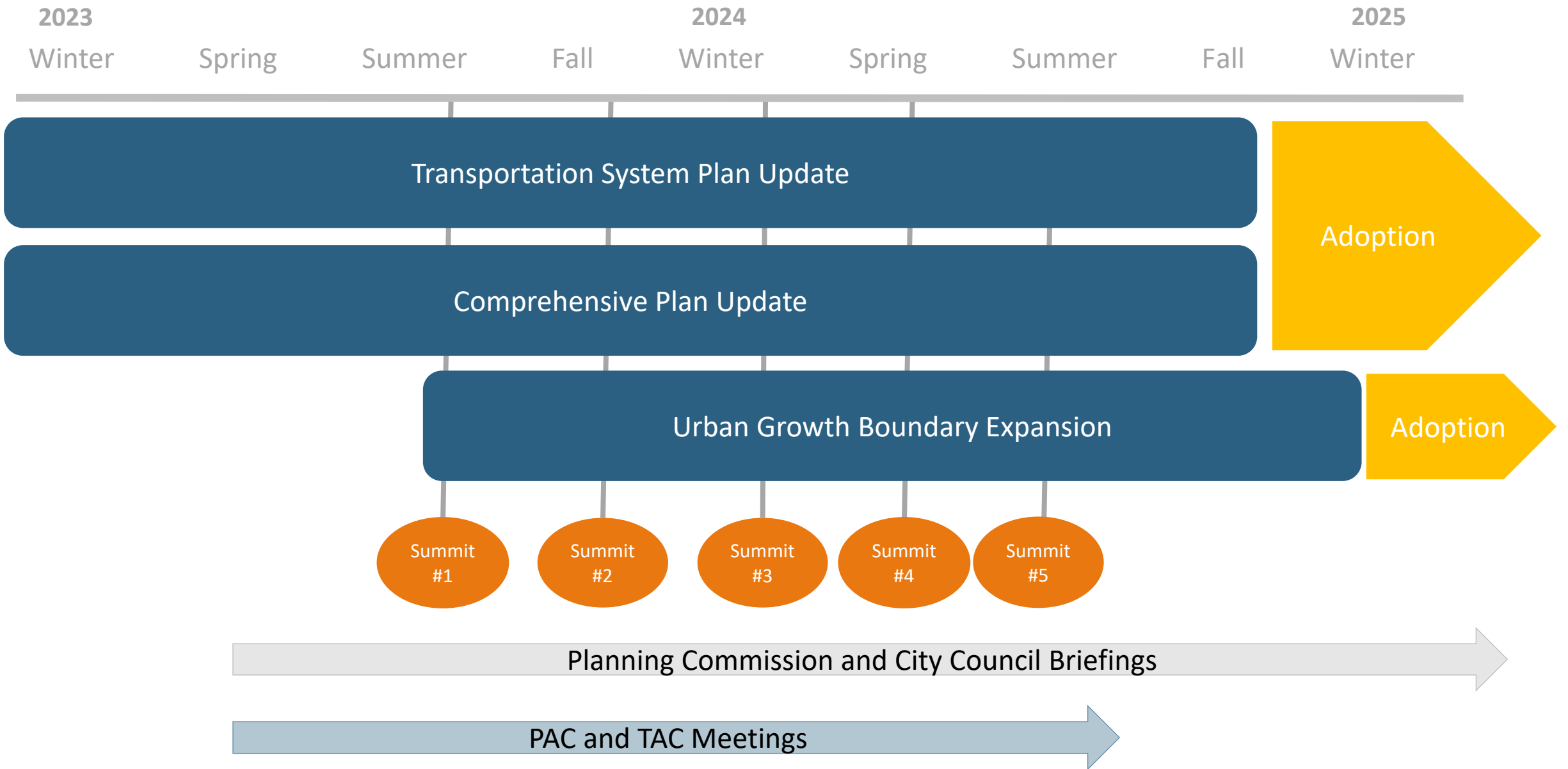
Development/Zoning Code Updates

Annexation

Construction



**Planning
For Growth**



Community Engagement Activities

- **PAC Meeting #1** – Overview and community engagement plan
- **PAC Meeting #2** – TSP goals and performance measures, existing land use conditions, vision themes
- **Summit #1** – community engagement results, existing conditions, community vision
- **PAC Meeting #3** – community vision, existing multimodal conditions, UGB preliminary study area
- **Property Owner Listening Session** – Preliminary UGB Study Area
- **Summit #2** – vision and scenario planning
- **Summit #3** – scenario planning

Transportation System Plan

Overview

- **Project/Process Introduction**
 - Upcoming TAC Meetings
- **Existing Conditions Review**
 - Discuss the existing conditions analysis: inventory, findings and current needs
- **Future Traffic Forecasts**
 - Discuss the year 2043 traffic forecasts: network, land use growth and future volumes

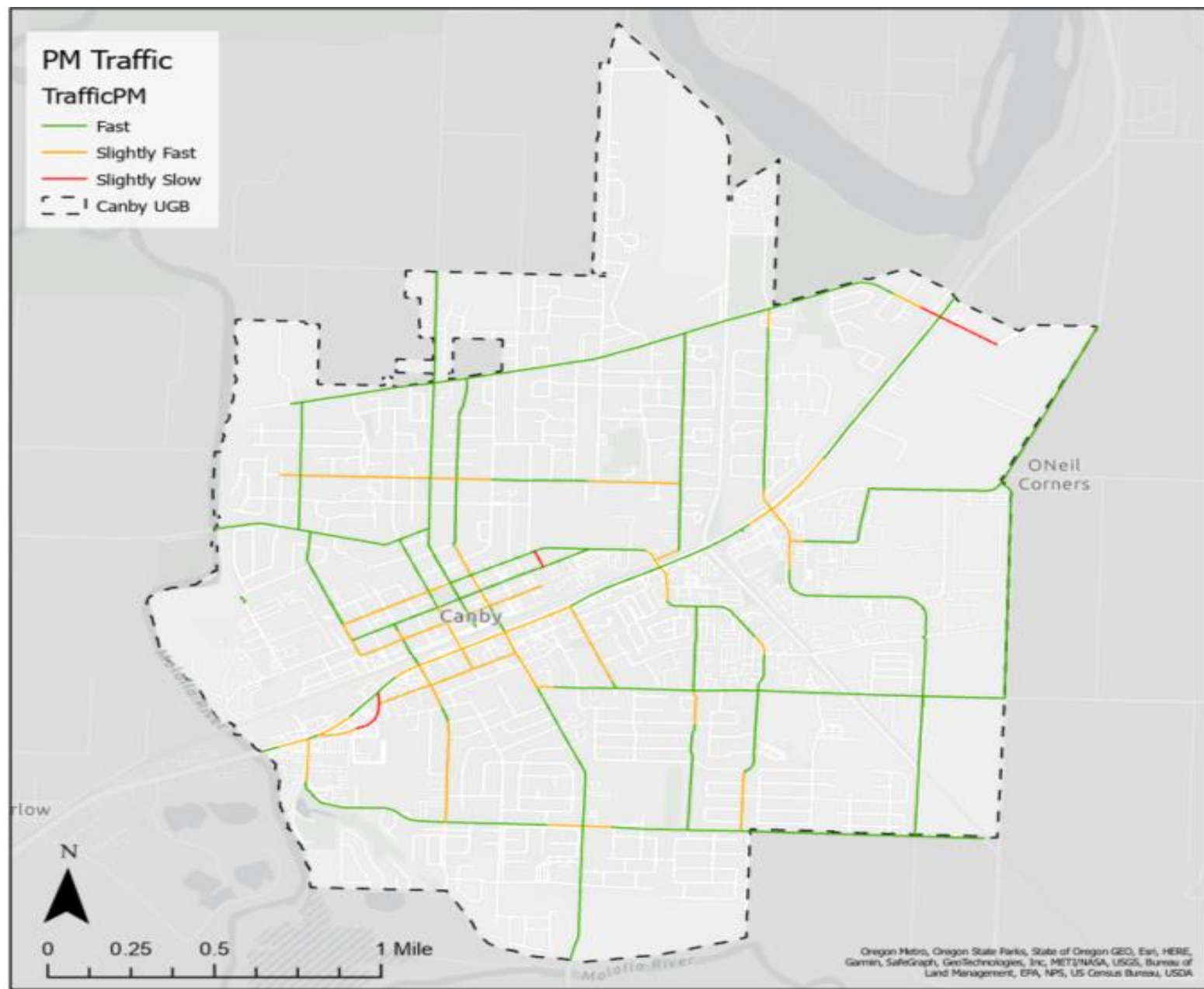
Upcoming TAC Meetings

TAC meetings

- #1 (Feb 2024): Discuss Existing and Future Multimodal Conditions and Needs
- #2 (Spring 2024): Discuss Transportation Funding and Transportation Projects and Programs
- #3 (Summer/Fall 2024): Discuss Transportation Project Prioritization and Implementing Ordinances
- #4 (Winter 2024): Review the Draft TSP

Existing Conditions: 2023 PM Peak Congestion

- **Study Intersection Performance:**
 - All meet mobility targets (volume-to-capacity ratios and level of service) in the p.m. peak hour
 - **Pine St/OR 99E:** v/c 0.77
 - **Ivy St/OR 99E:** v/c 0.76
- **Segment Congestion:**
 - OR 99E – through downtown Canby
 - Side street approaches to OR 99E



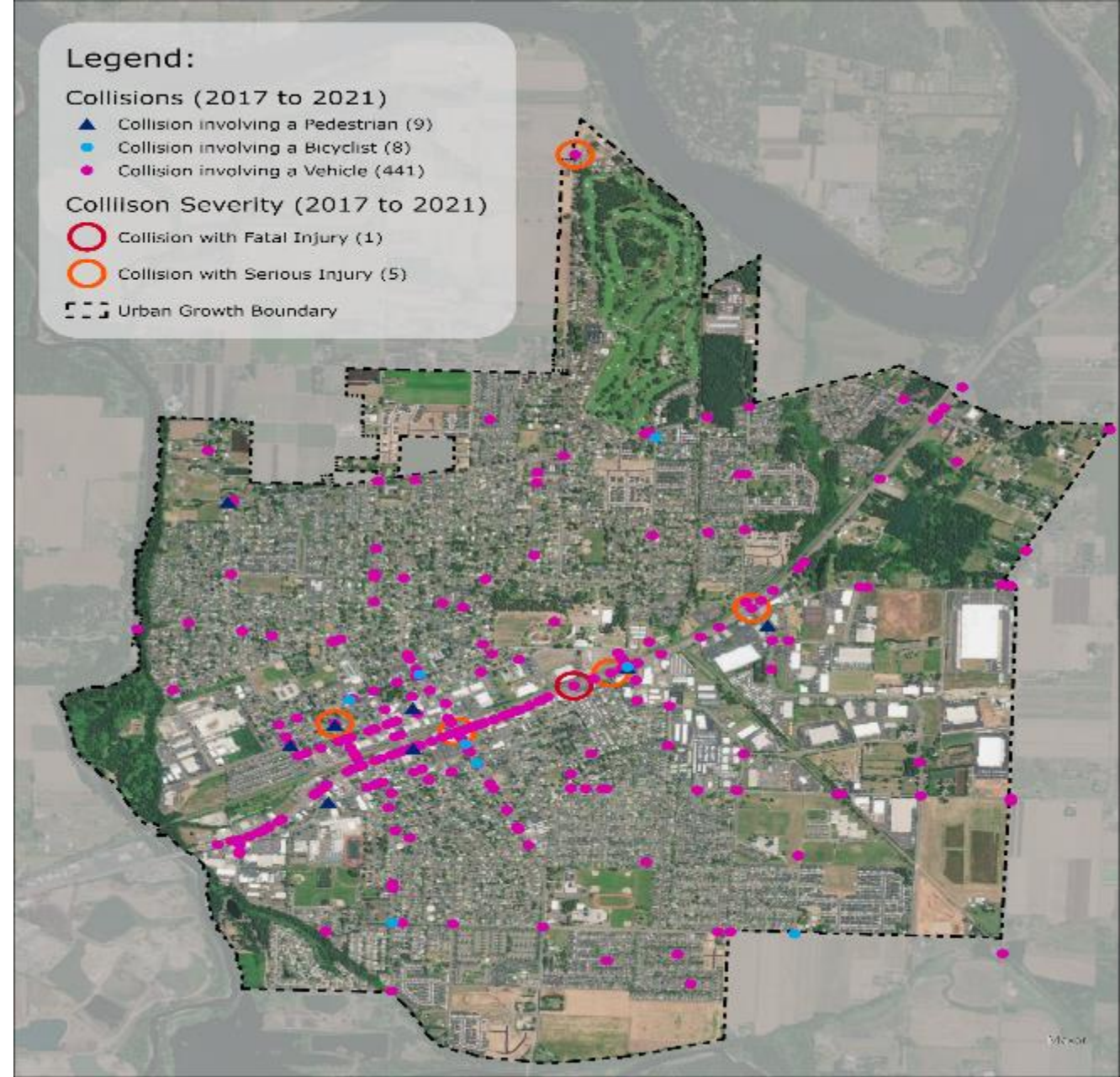
Safety - (2017-2021)

Collisions

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

Collision Severity

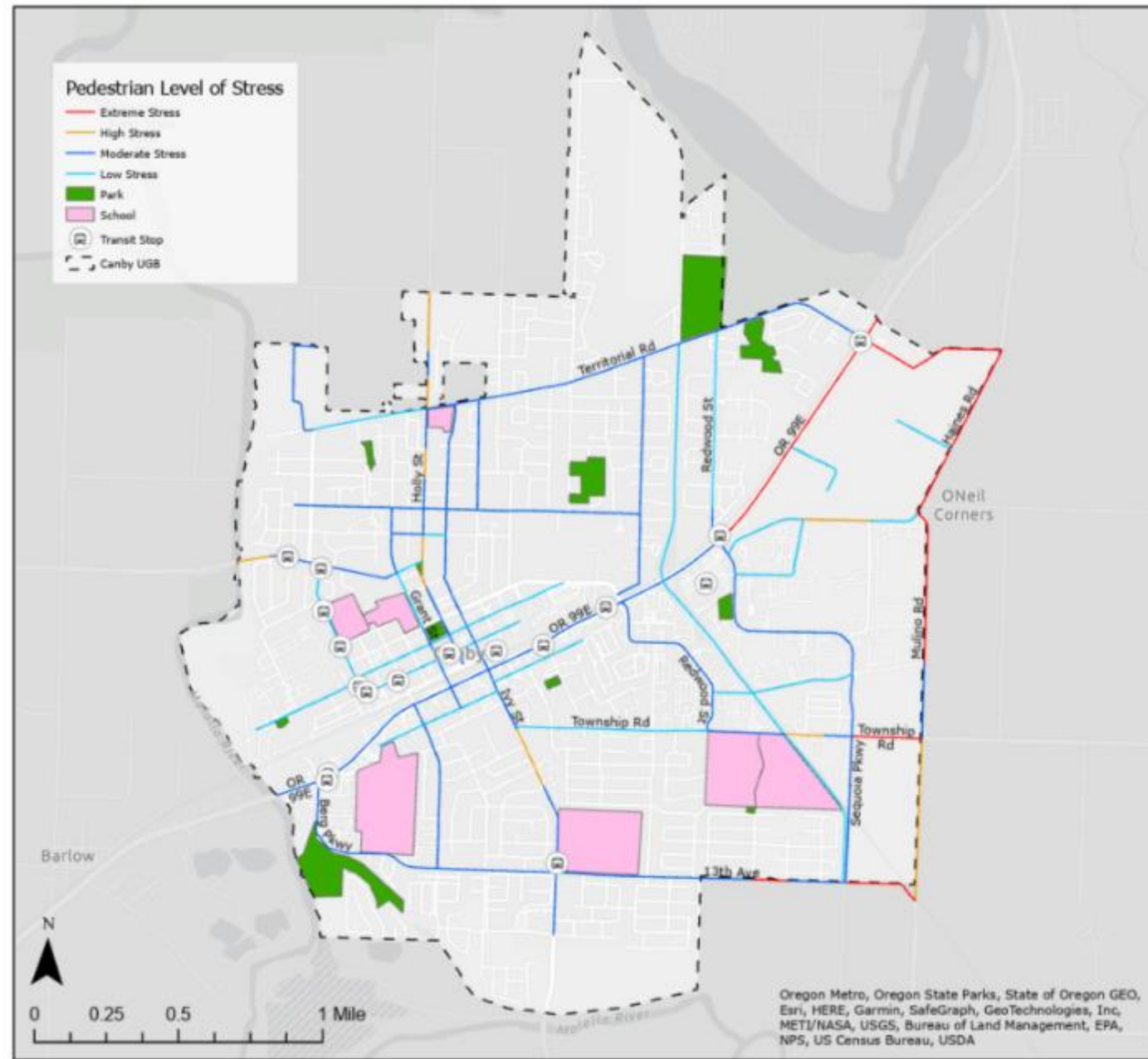
- Collision with fatal injury: 1
 - Collision with serious injury : 5



Pedestrian Traffic Stress

Extreme or High Stress Miles:

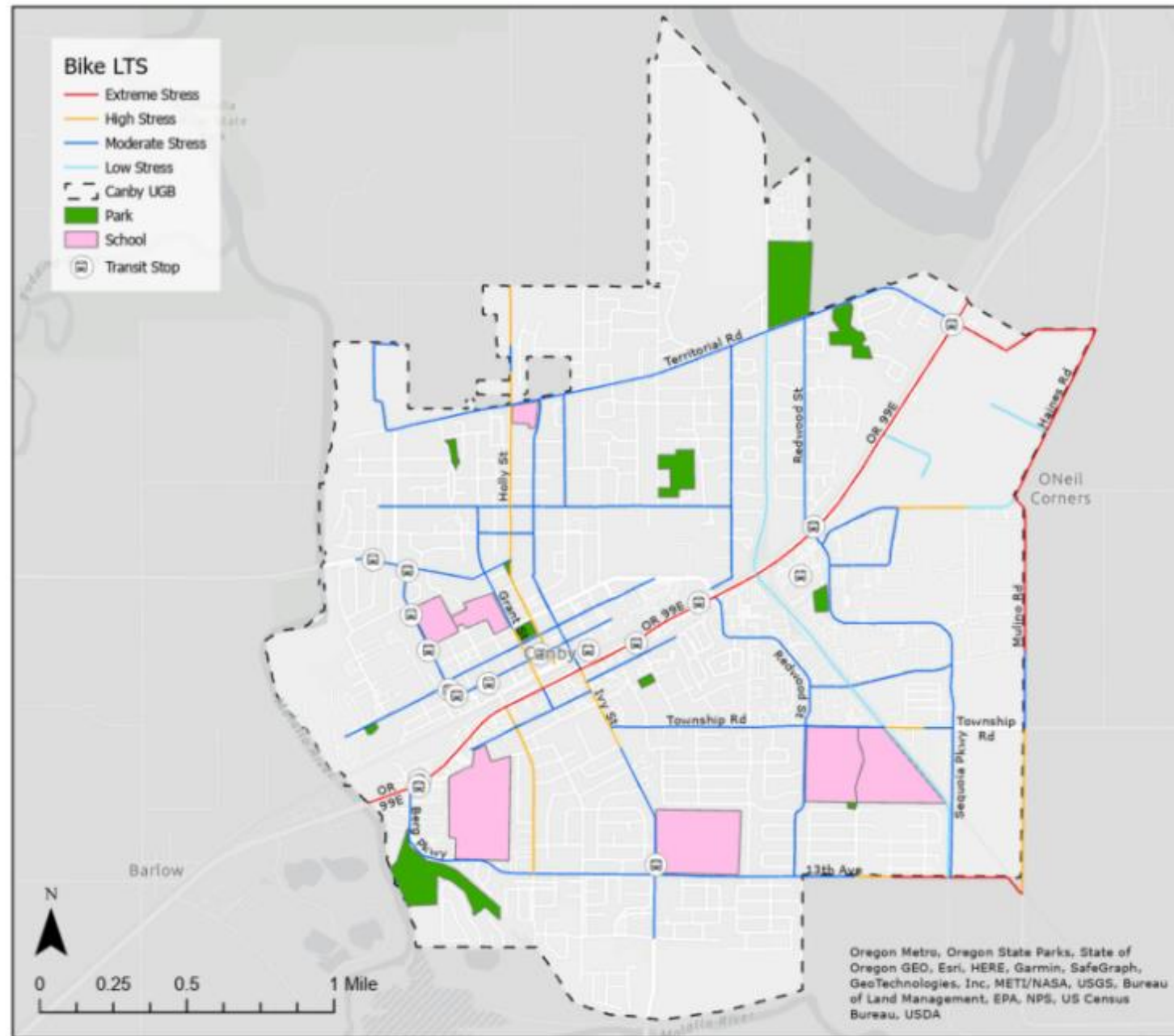
- 17% of all facility miles analyzed in Canby
 - OR 99E
 - Mulino Road
 - Township Road



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



Future Conditions – Land Use and Trips

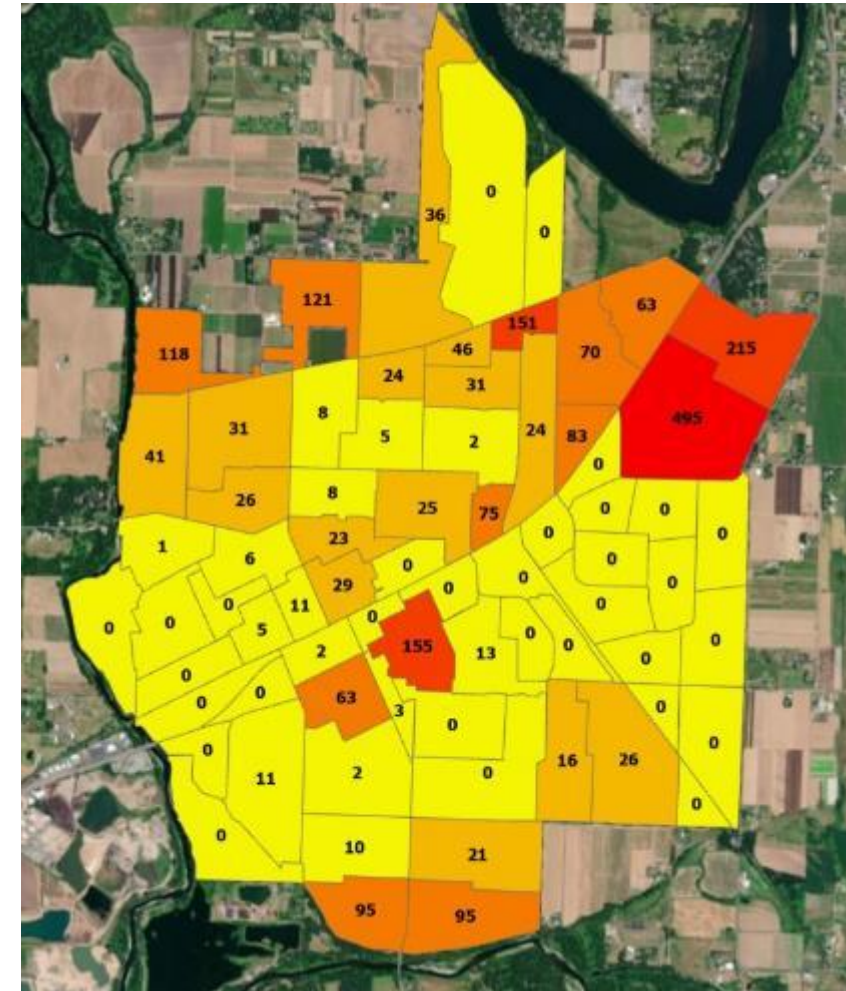
Canby Model Land Use Changes

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

Vehicle Trips Ends (PM Peak Hour)

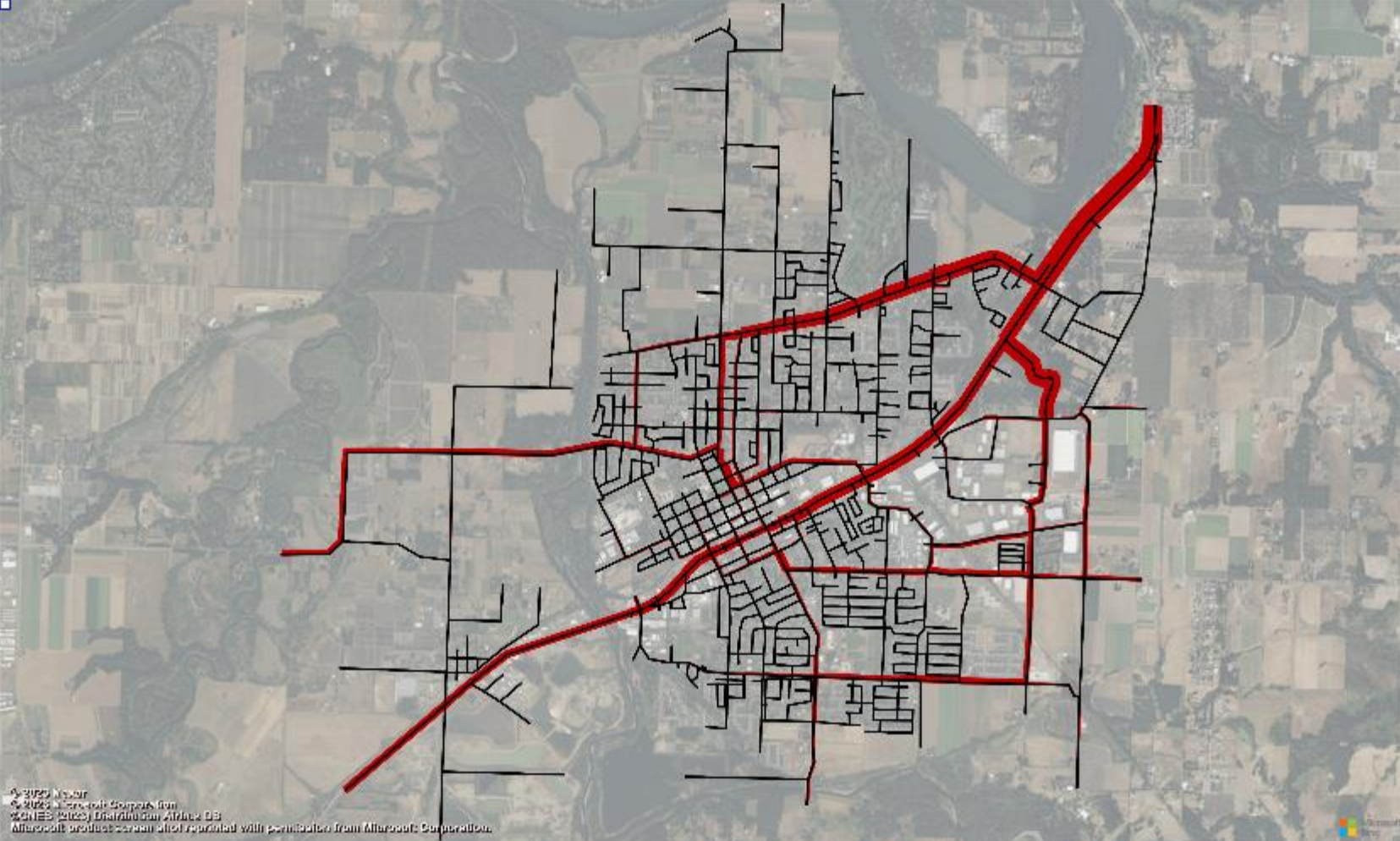
Canby Area	2023 Trip Ends	2043 Trip Ends	% Increase
	10,326	13,432	26%

Forecasts based on 2022 Canby Housing Needs Analysis and 2023 Employment Opportunities Analysis

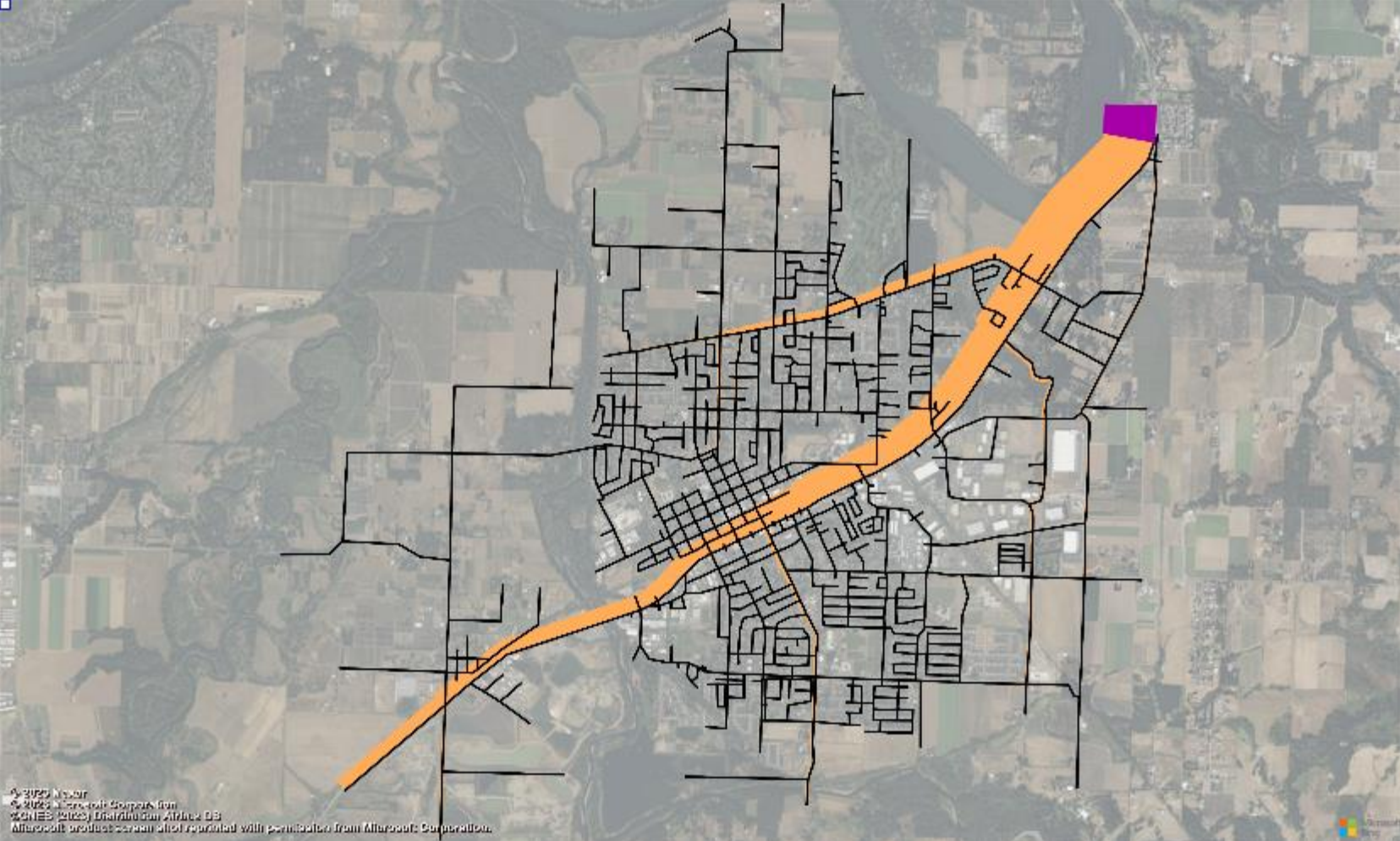


Total household growth by 2023-2043

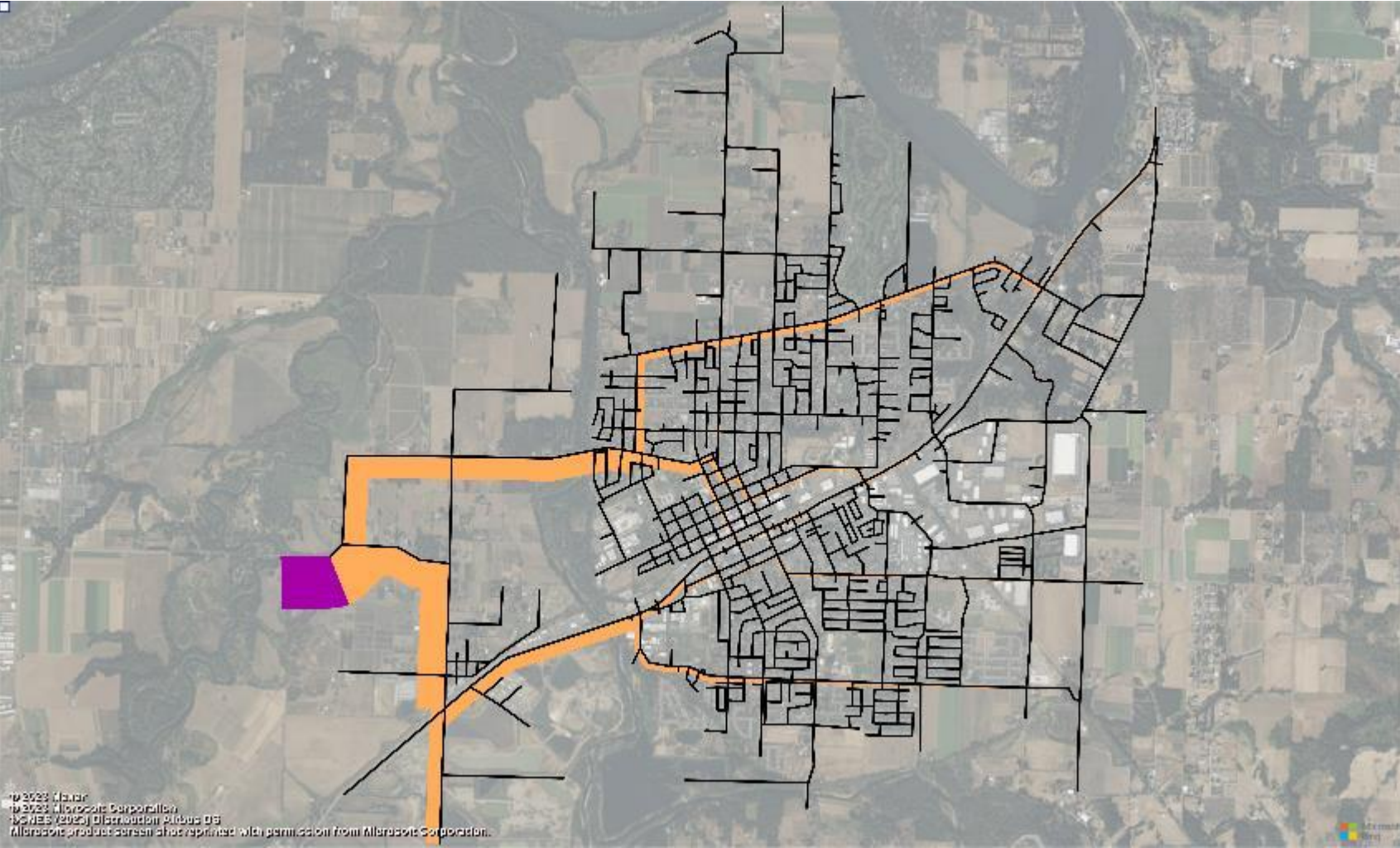
2023-2043 Raw Model Volume Growth



Westbound OR 99E 2043 Volume Distribution



Eastbound Knights Bridge Road 2043 Volume Distribution



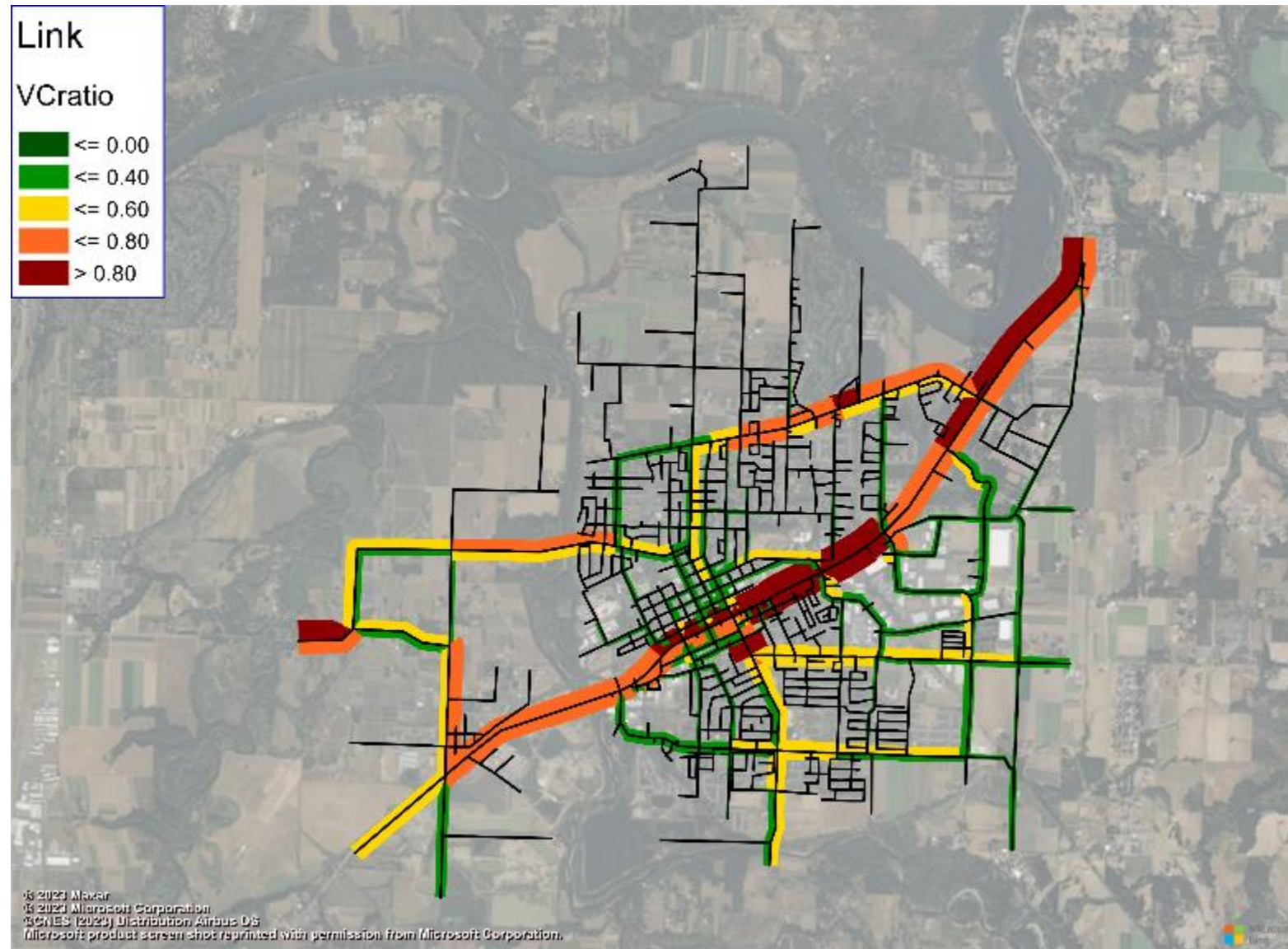
Future Conditions: 2043 PM Peak

- **Study Intersection Performance:**

- Pine St/OR 99E: v/c over 1.0
- Ivy St/OR 99E: v/c over 1.0
- The following intersections are within 10% of mobility target:
 - OR 99E at Elm, Sequoia

- **Segment Congestion:**

- OR 99E – through downtown Canby
- Side street approaches to OR 99E



2043 Demand to Capacity Ratios on Model Links

Next Steps and Missing Pieces

- **Develop working list of critical issues and opportunities from your agency's point of view**

UGB Expansion

Why is Canby Planning for Growth?

- Cities in Oregon required to maintain 20-year supply of land for jobs and housing.
- Forecast to add 6,000 people by 2043. Total population ~ 25,000.
- 20-year need for 2,265 housing units and 6,778 jobs.
 - Employment + infrastructure = 445 acres
 - Housing = undetermined
 - Parks = 60-80 acres
 - Schools = undetermined
 - Infrastructure = undetermined

**Land Need =
505+ acres**

UGB Expansion Process

The UGB expansion process is governed by Goal 14:

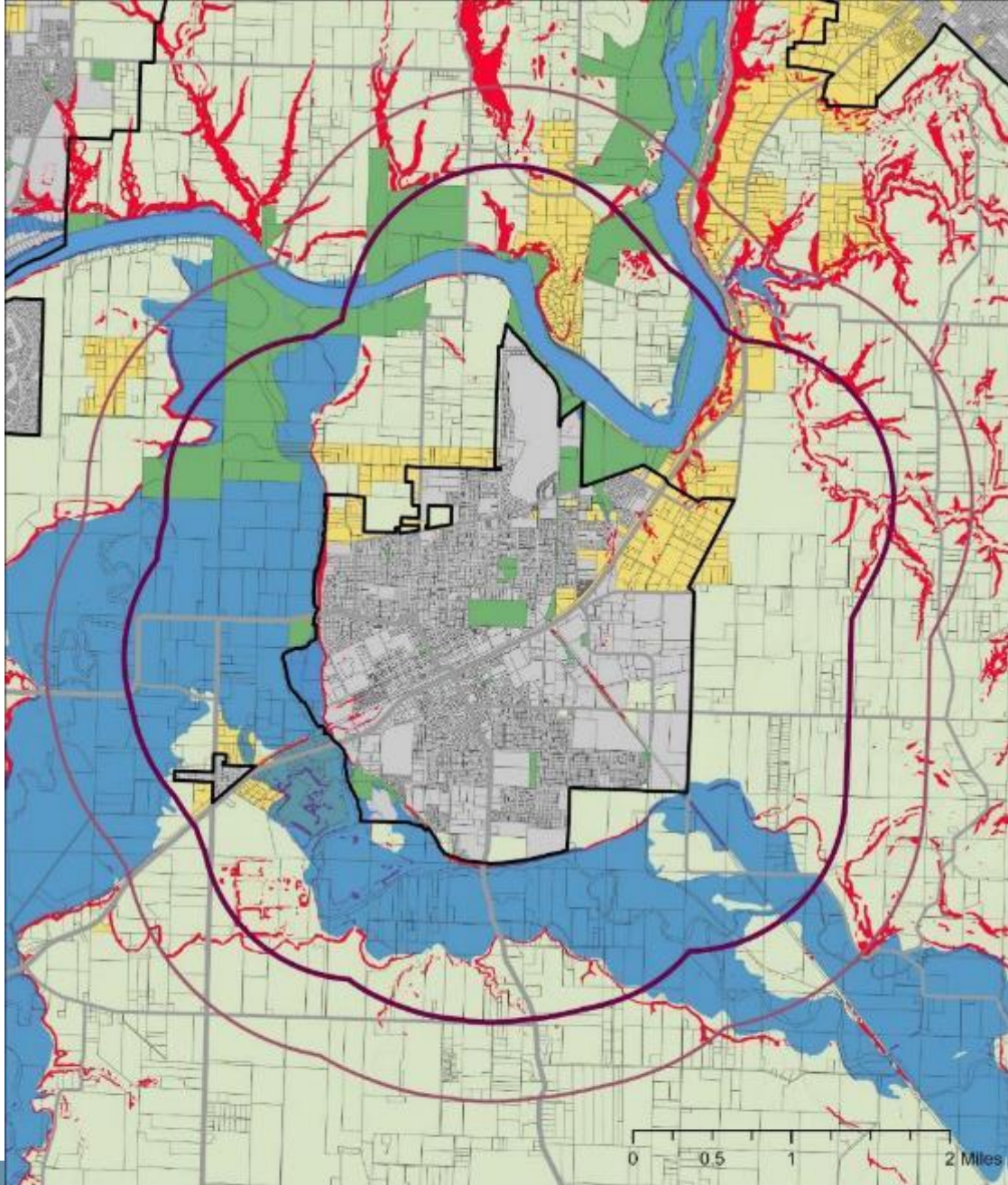
- Establish land need for employment (EOA) ✓
- Establish land need for housing (HNA)
- Enact “efficiency measures” to reduce land need
- Create Preliminary Study Area ✓
- Create Final Study Area
- Analyze Study Area
 - Prioritization of lands (soils analysis) ✓
 - Suitability criteria ✓
 - Goal 14 boundary location factors

Preliminary Study Area

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

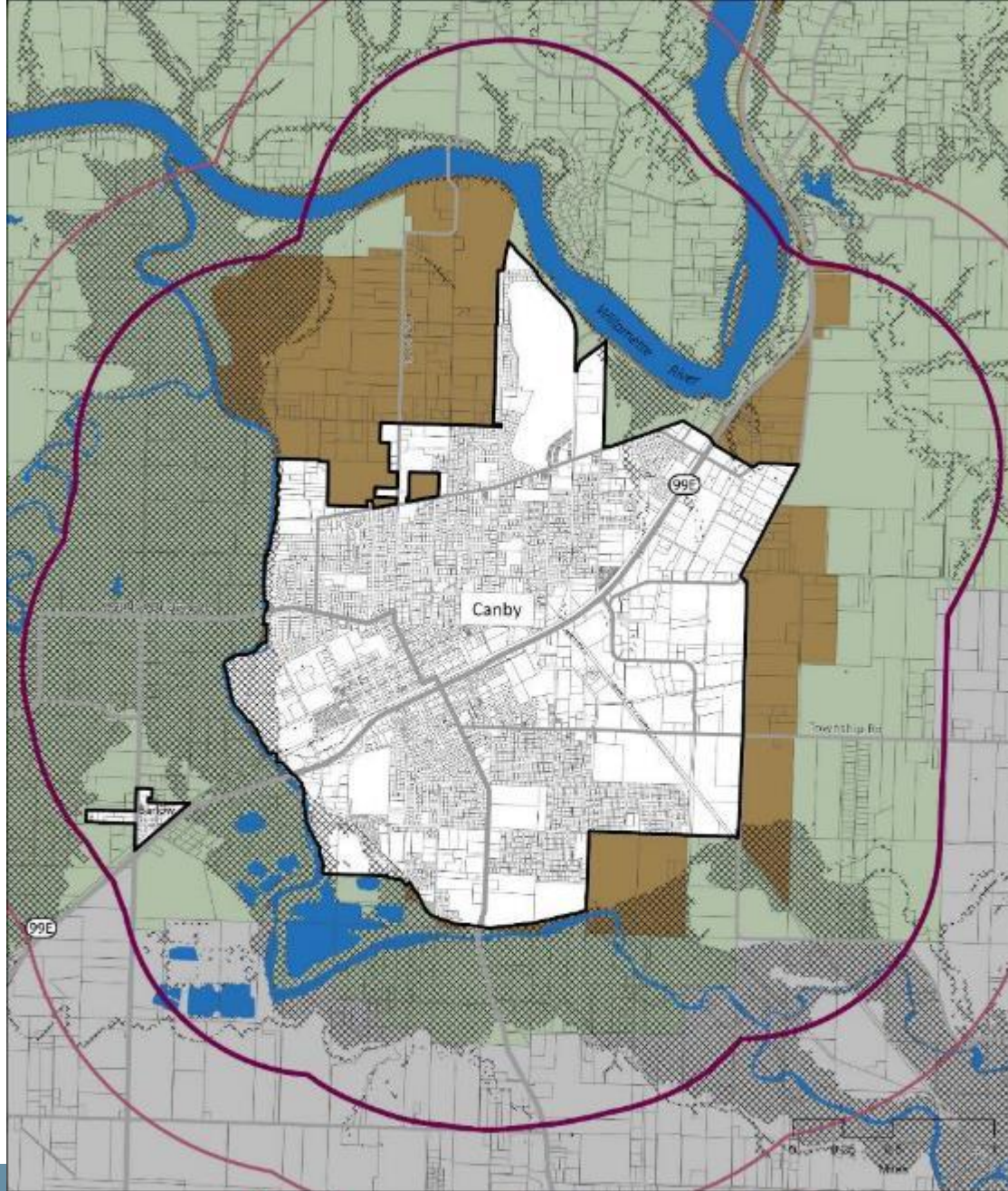
- All land in designated as “urban reserve” (Canby has none)
- All lands within one mile of the current UGB and contiguous exception lands

Preliminary Study Area Analysis



Preliminary Study Area

- Floodplain kept in for analysis purposes, but may be removed later



Final Study Area

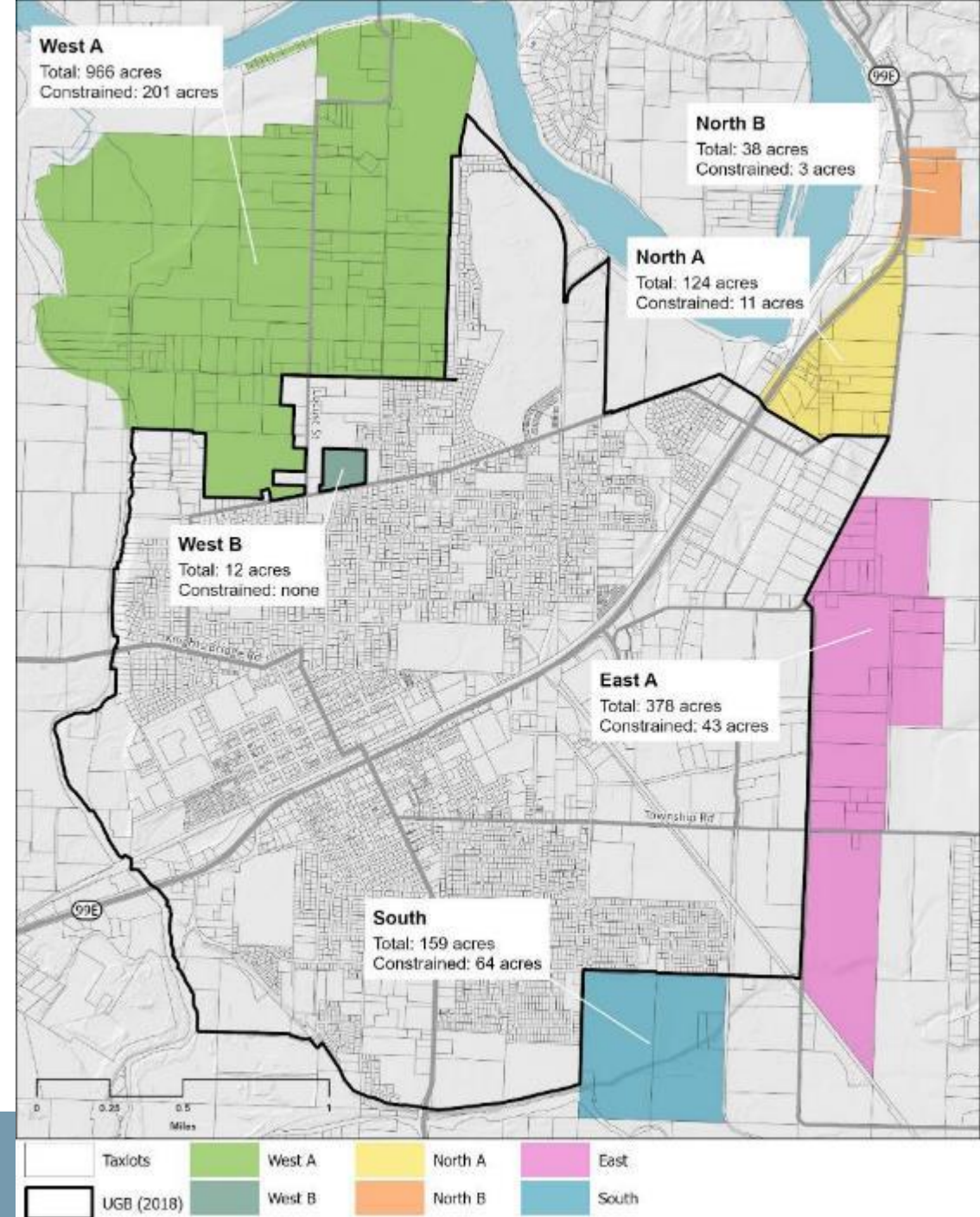
The City may exclude lands that:

- Are impracticable to provide necessary public facilities or services (Rural Reserves)
- 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.

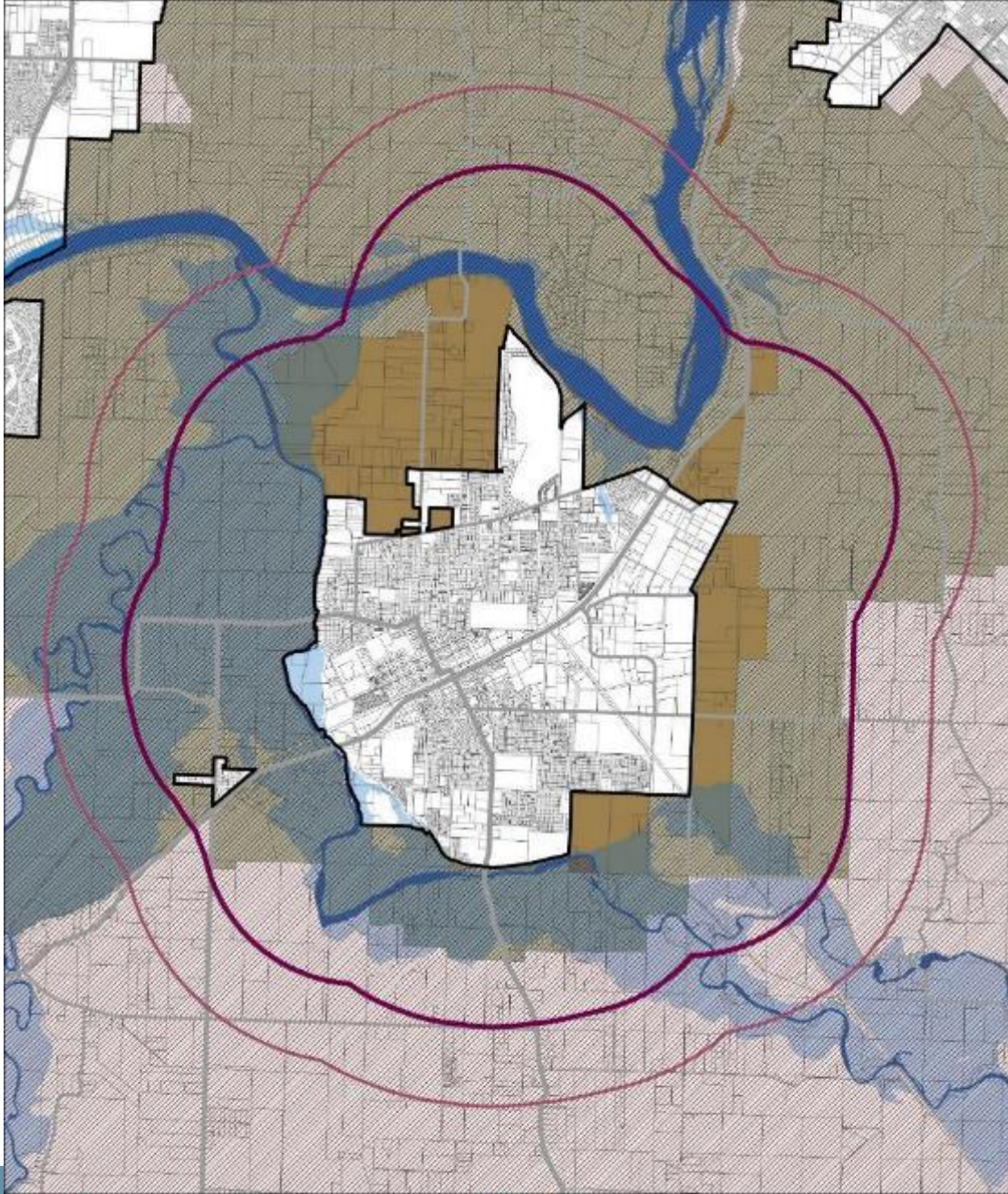
Subareas with Acreages

- ~1,300 acres is more than double the land need



Land Excluded from Consideration

- Need to add Goal 5 resources
- Need to remove unserviceable area along Madrona Road

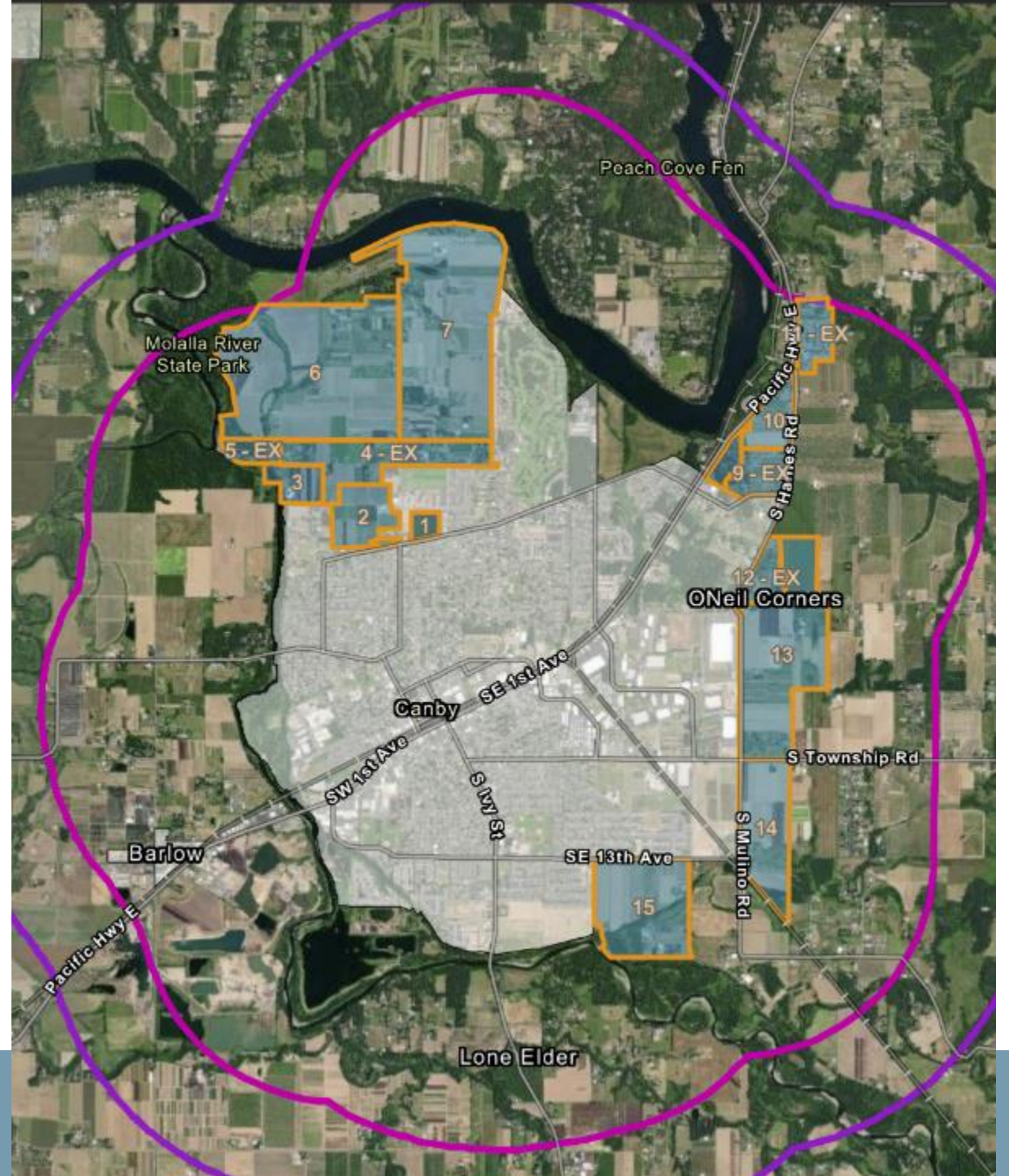


Analyze Study Area

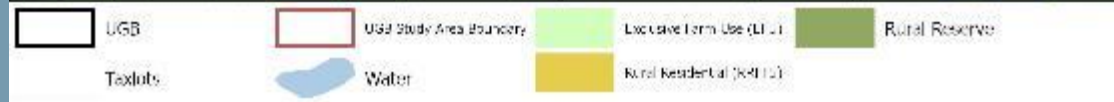
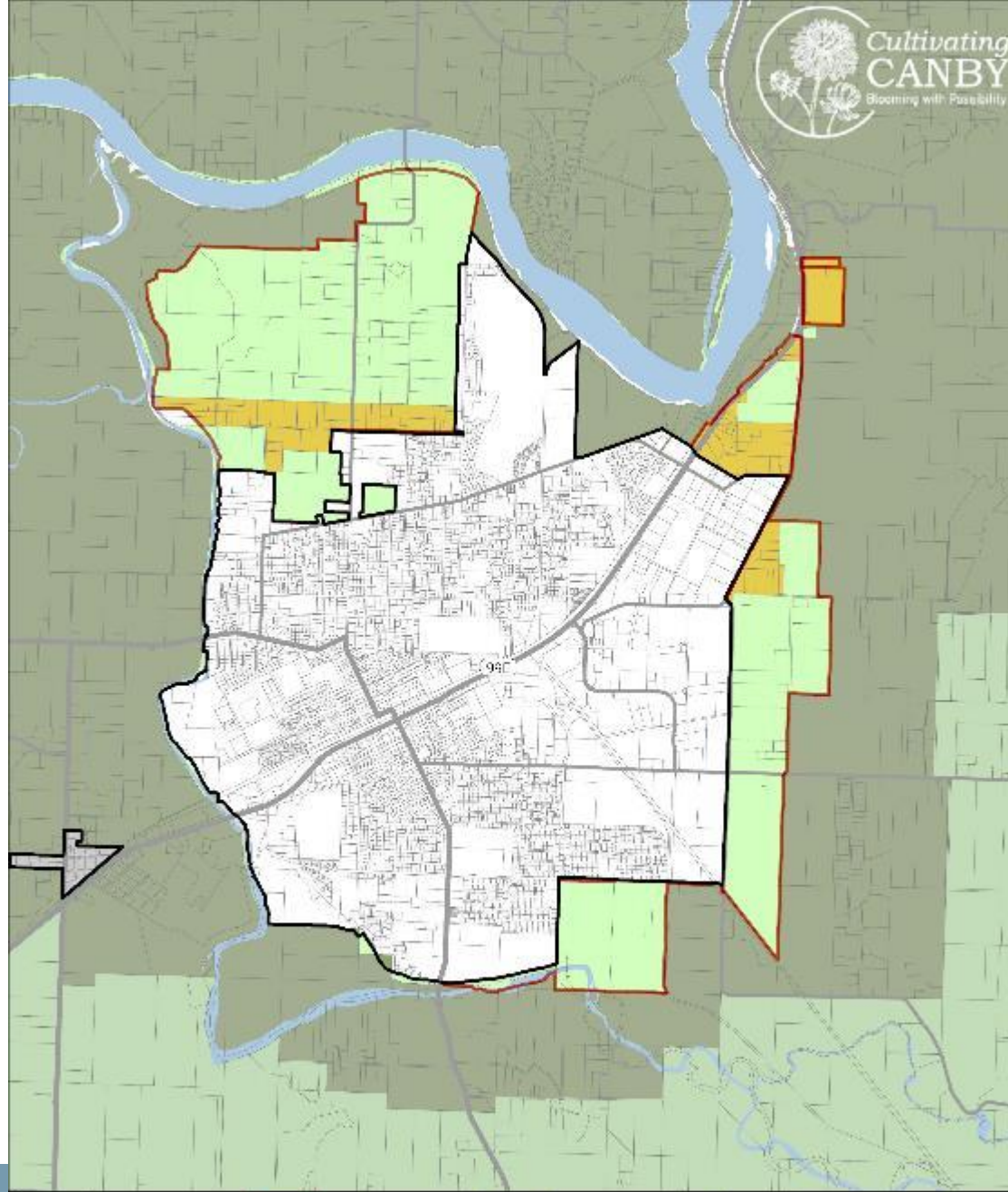
Classify lands by priority

1. Urban reserves, exception land, and nonresource land
2. Marginal lands (Canby has none)
3. Farm/forest land that is not predominantly high value or does not consist of predominantly prime or unique soils
4. Land that is predominantly high-value farmland

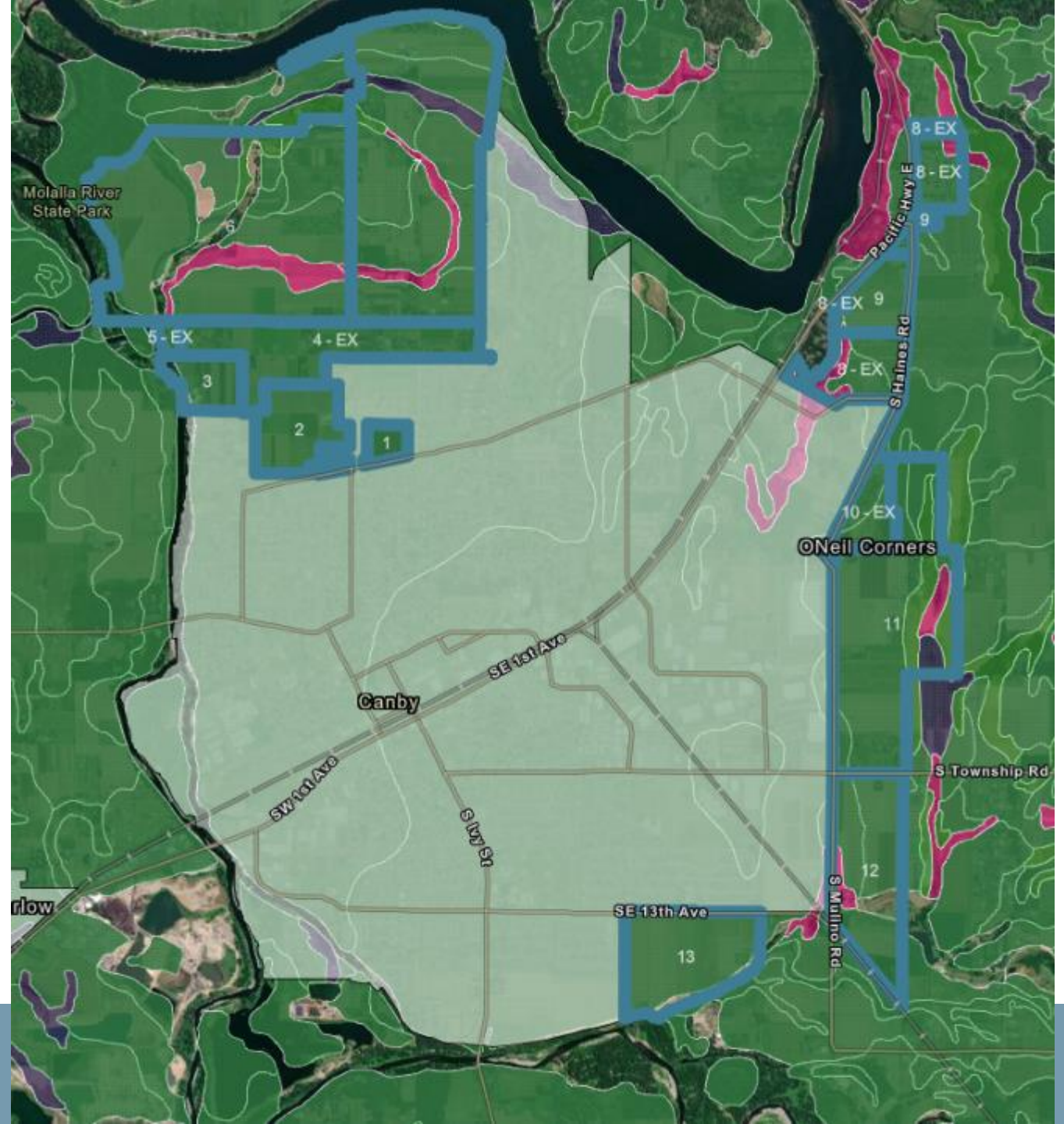
Subareas for Analysis



Exception Lands



High-Value Farm Land



Analyze Study Area

Apply suitability criteria

- Parcelization (parcels 2-acres or less) or existing development patterns (location of existing structures and infrastructure)
- Land is subject to natural resources protections under Statewide Planning Goal 5
- For industrial uses, the land is over 10 percent slope or is smaller than 5 acres
- For industrial uses or public facilities, the land does not have required specific site characteristics
- Land is subject to a conservation easement that prohibits urban development
- Public park, church, school, or cemetery, or land within the boundary of an airport designated for airport uses

Next Steps – Analyze Study Area

Apply the four Goal 14 boundary location factors

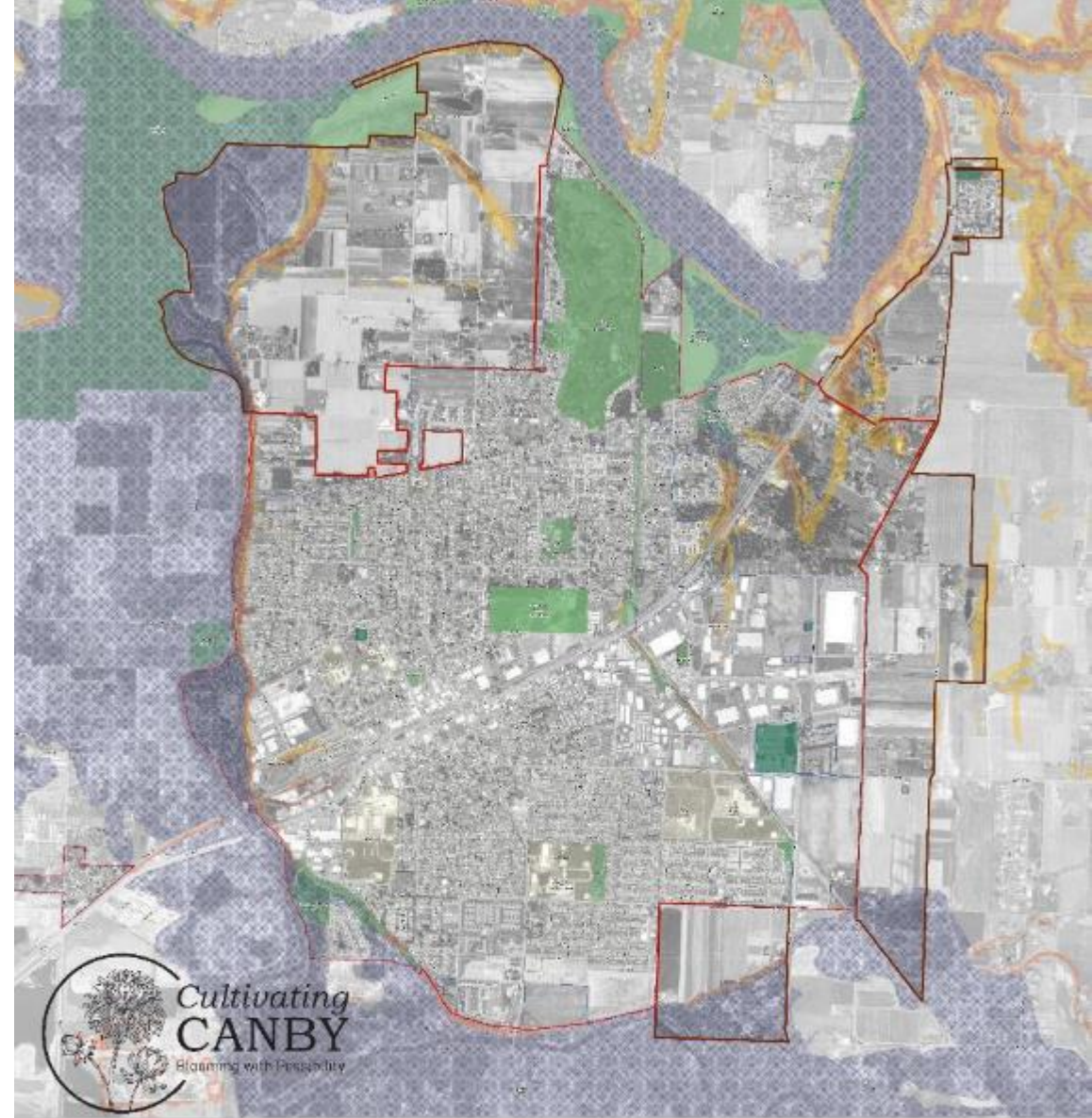
1. Efficient accommodation of land needs
2. Orderly and economic provision of public facilities and services
3. Comparative Environmental, Economic, Social and Energy Consequences
4. Compatibility with nearby agricultural and forest activities

Scenario Planning

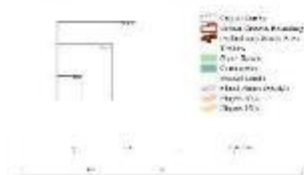
Mapping Activity

When marking up your map, consider these questions:

1. How and where should Canby grow?
2. What uses or connections are needed?
3. What should we preserve?



City of Canby, Oregon



BIG IDEAS

<https://publicinput.com/cultivatingcanby>

Workshop Stickers



20
Acres

5
Acres

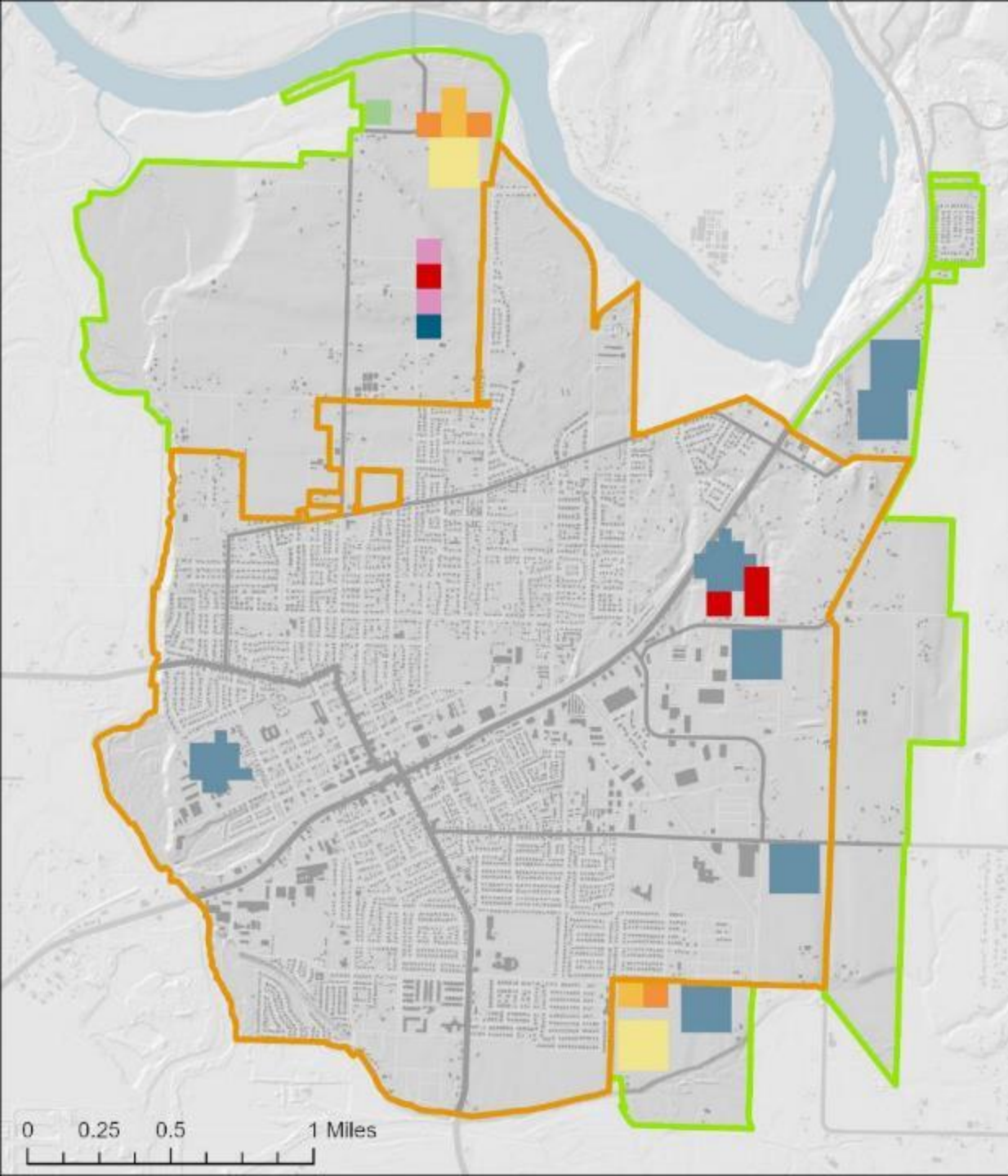
2043 Growth Forecast

- 6,000 New Residents
- 2,265 New Households
- 6,778 New Jobs

In Person Workshops

Big Ideas & Notes:

- Parks- Canby Ford
- Trails to connect Molalla State Park with Logging Road.
- NW- Good soils-no development.
- Low and medium density.
- Highway 99-Industrial and commercial.
- SE-mix of density and light manufacturing.
- Protect wetlands
- Growth in a logical way- not overwhelming
- Viable business community
- Vibrant downtown
- More affordable housing to accommodate so many warehouse jobs
- Attract people who want to live and work in Canby.
- We need a hotel



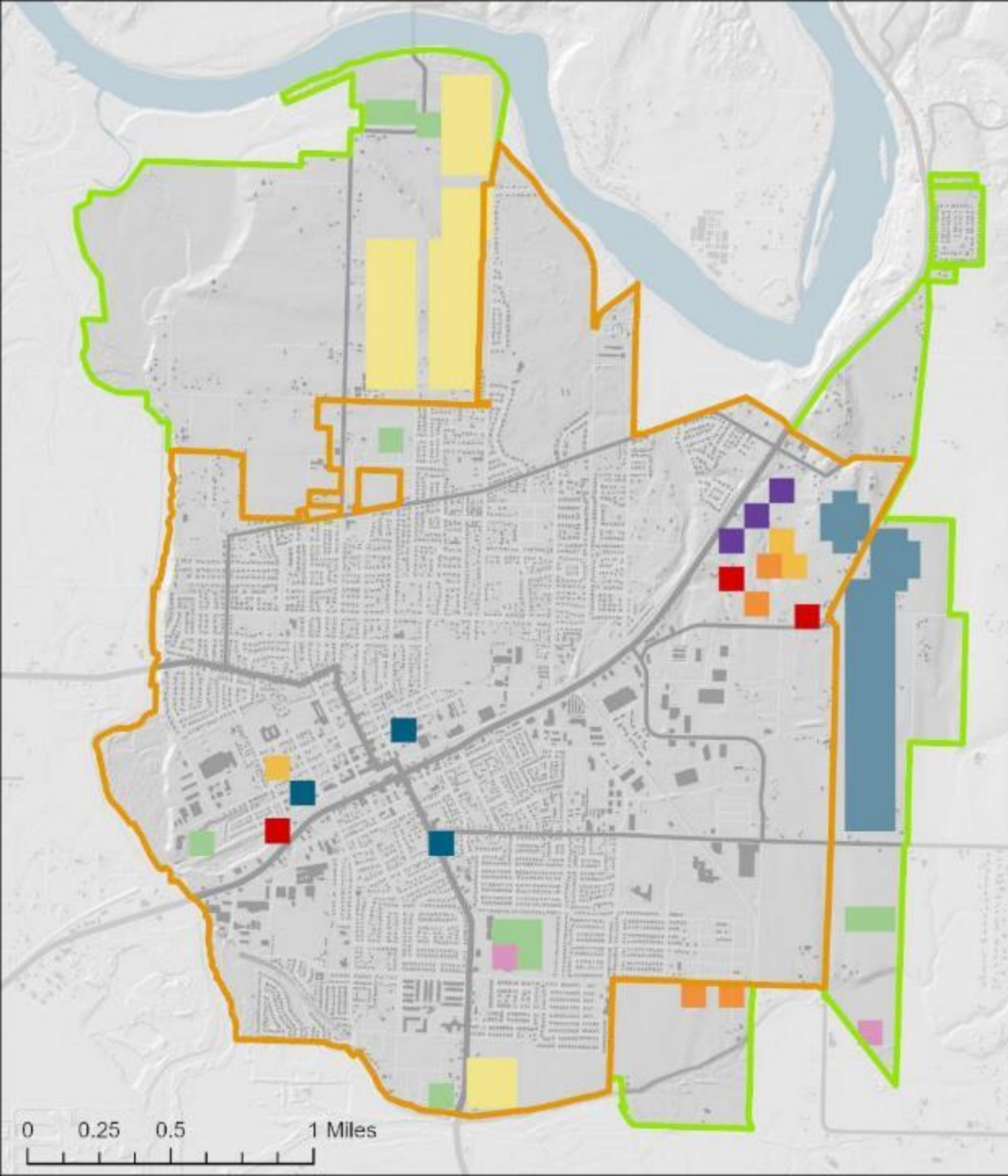
Summit 2 Hallway 1



In Person Workshops

Big Ideas & Notes:

- Low density residential to the North, some medium density residential, parks and bike trails.
- Industrial to the East.
- Arndt Road to police station and parkway.
- Water treatment plant to Northwest
- 99-Commercial and Mixed use.
- Parks in South half of Canby.



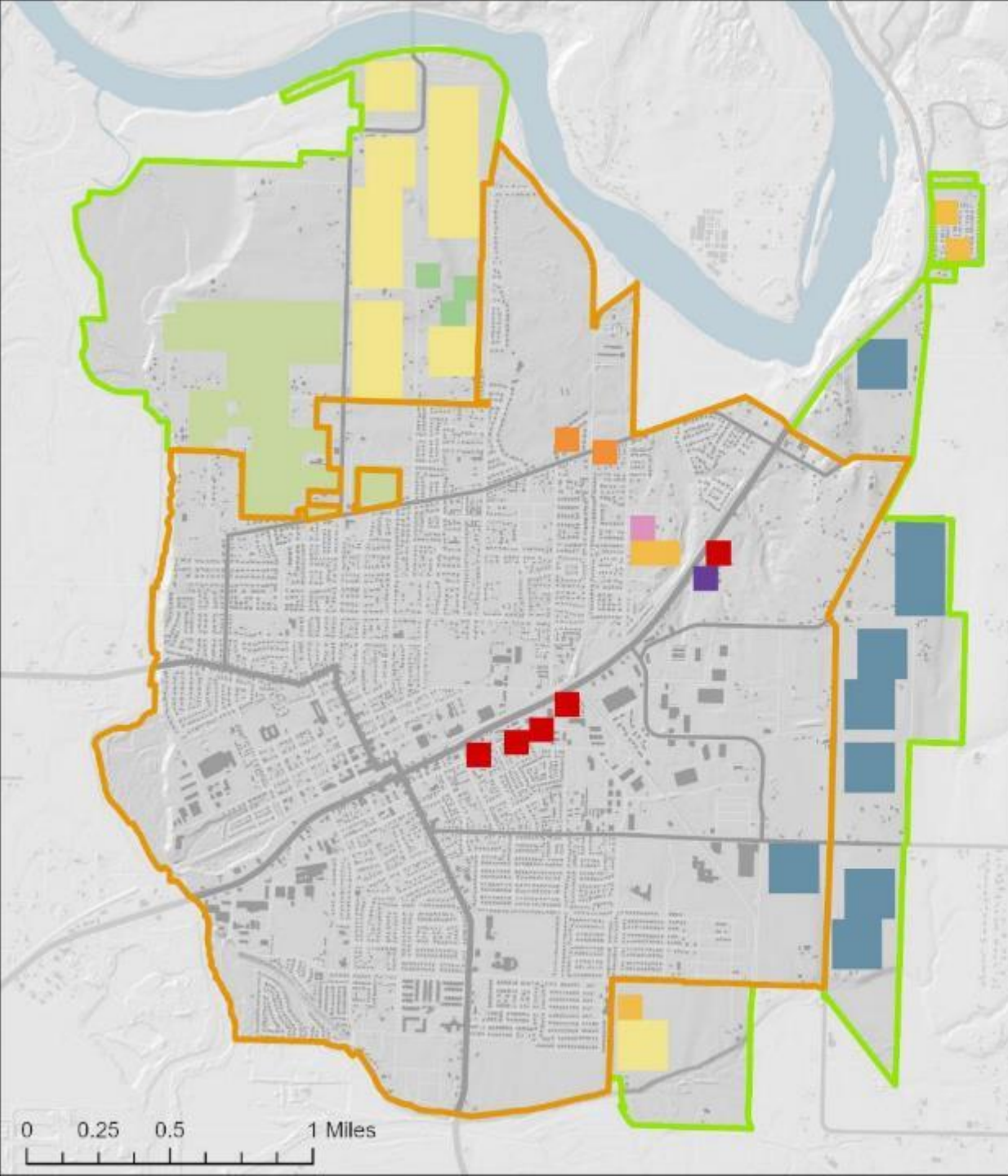
Summit 2 Hallway 2



In Person Workshops

Big Ideas & Notes:

- Low density residential to the North.
- High density residential, medium density residential, and mixed use - Highway 99 and hotel/motel.
- Manufacturing to the West.
- Sports complex to the Southeast
- Public safety training in Southeast wetlands.
- Ackerman-community center and adult center.
- Adult center-teen center
- Office and commercial.
- Water treatment=parks



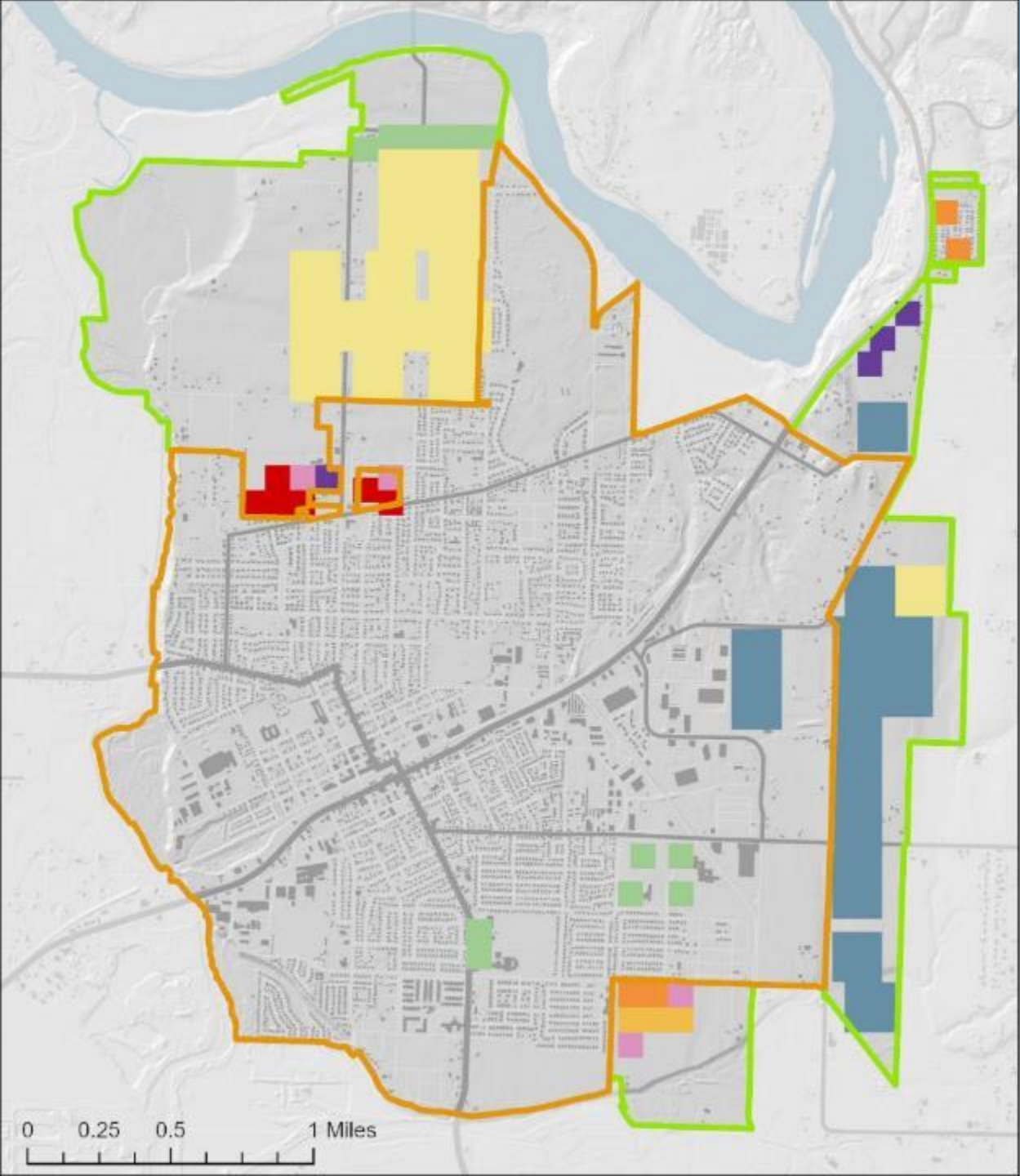
Summit 2 Table 2



In Person Workshops

Big Ideas & Notes:

- Preserve farmland
- Low density residential to the North.
- 22nd-road
- Industrial to the East.
- 99-commercial
- Less density
- Parks to accommodate residential land and population growth
- Parking needs to be a consideration with more density.



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

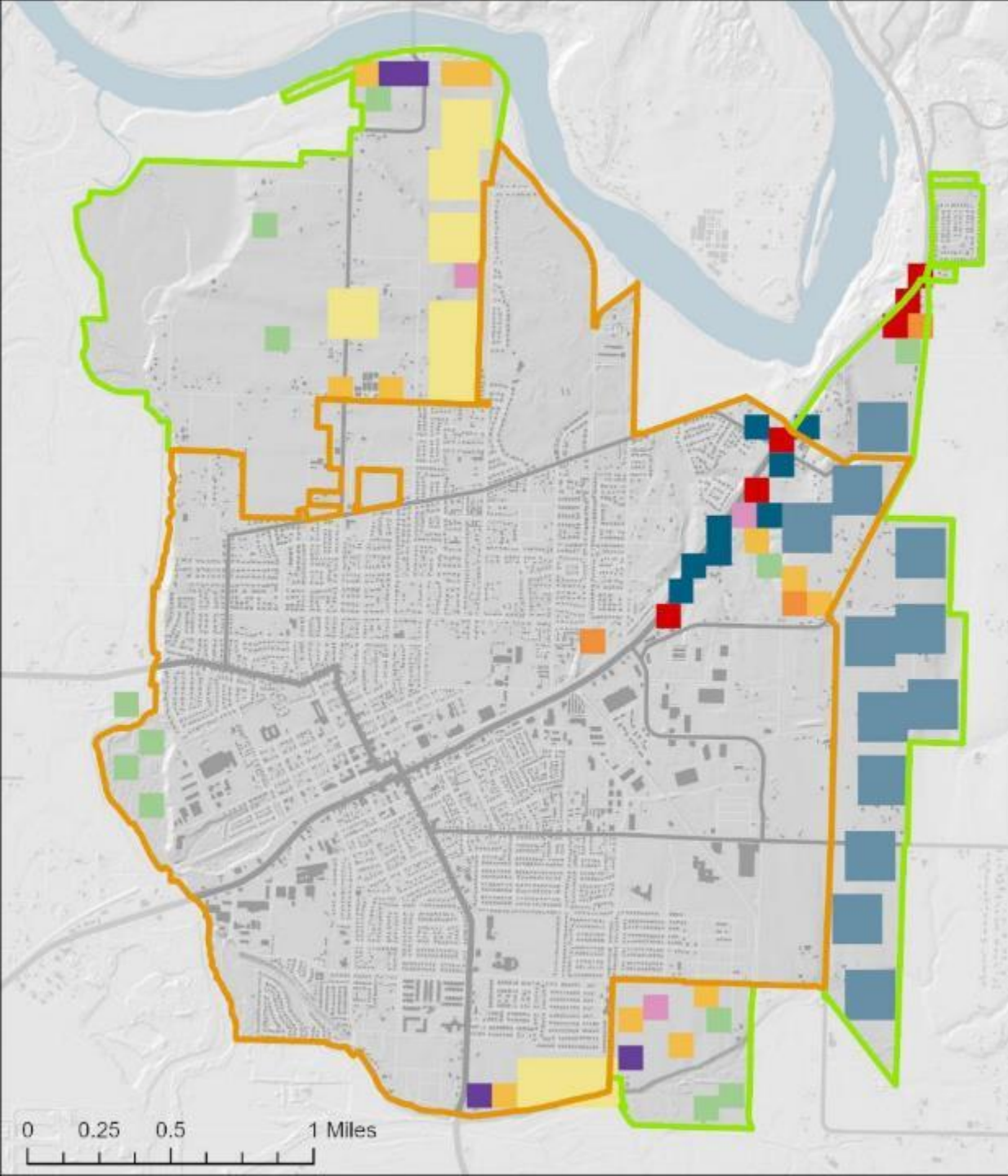
Summit 2 Table 3



In Person Workshops

Big Ideas & Notes:

- North- Low density residential
- Protect the ferry
- Mixed Use-Highway 99
- West-Industrial and infill parks
- Highway 99 improvements



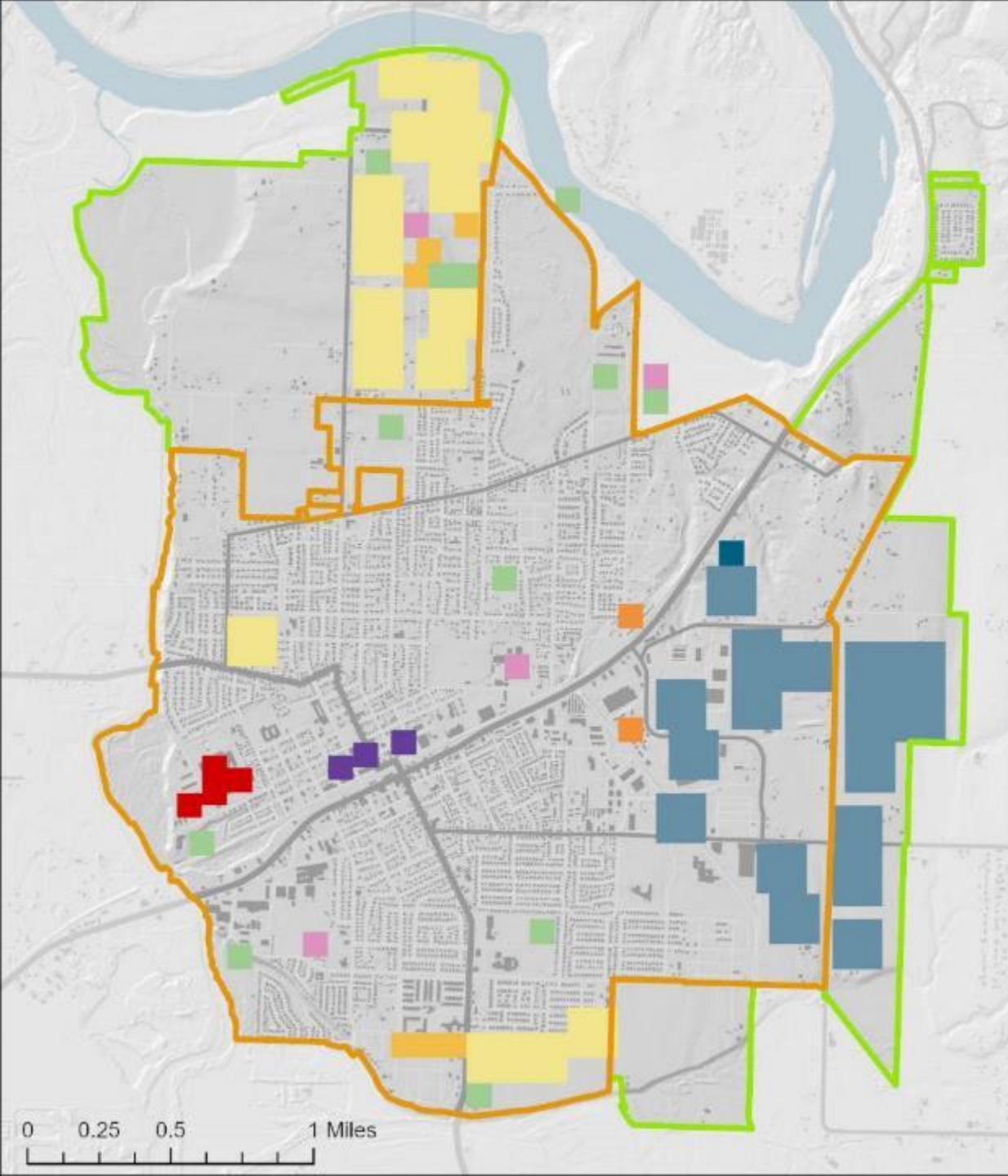
Summit 2 Table 4



In Person Workshops

Big Ideas & Notes:

- Mixed use along the river to north and south.
- Low density residential to the north.
- Conserve best farmland
- Bridge-Logging road to FM.
- Better access to I-5
- West-Industrial
- Highway 99-Mixed Use, commercial



Summit 2 Table 5



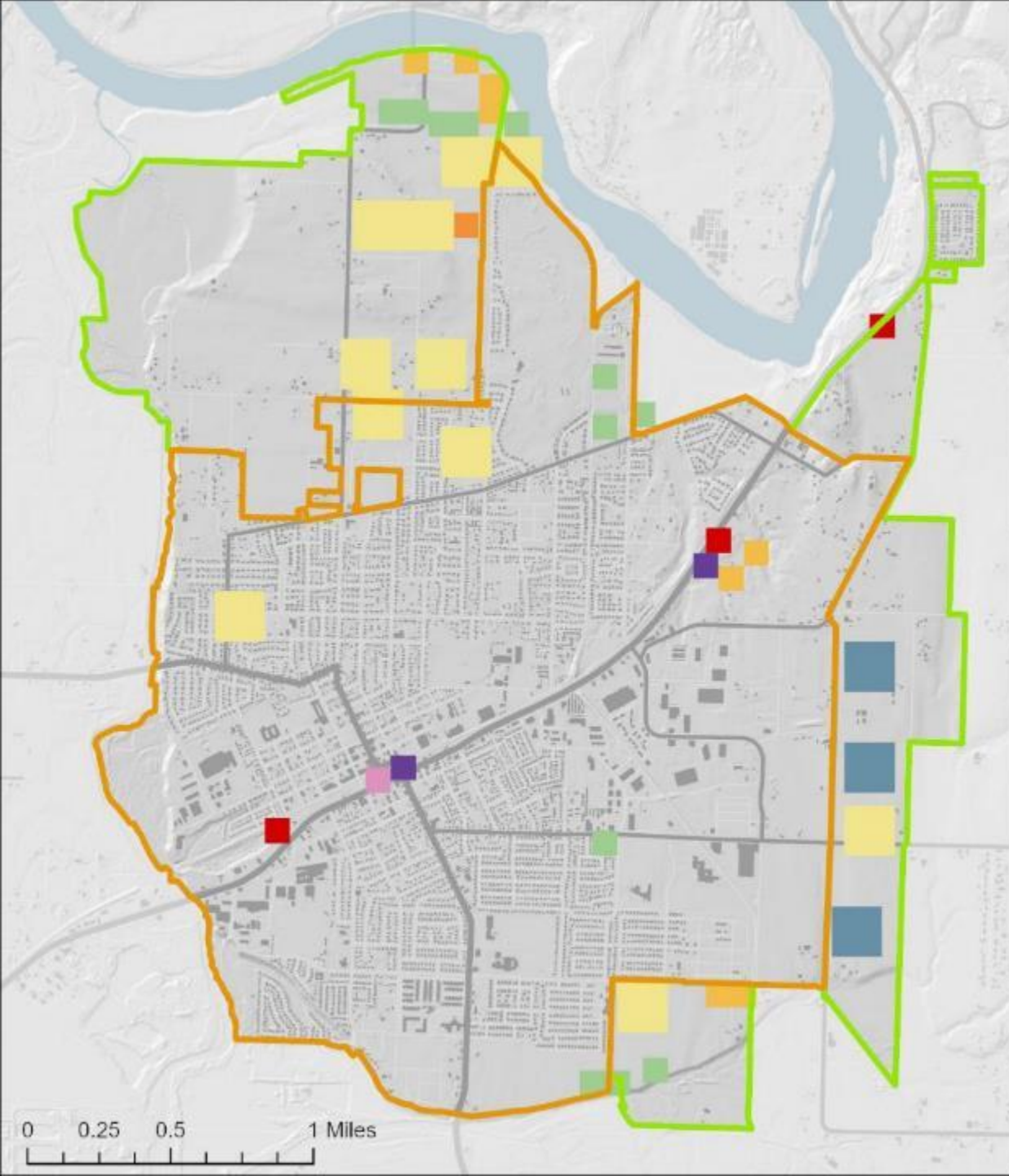
In Person Workshops

Big Ideas & Notes:

- NW- Low density residential and high density of parks
- North of territorial is housing.
- Commercial with road capacity.
- Manufacturing - west; high density housing
- Observe existing parking.
- Connect green spaces, neighborhoods grow up and out.
- 10th bike path; improve Logging Road.
- Community services center.
- Additional housing
- Additional roadway capacity for commercial
- Protect existing homes
- Industrial happening-need improvements
- Walnut Street expansion-Done plan: ODOT permit 99E
- Reduce Hanes Road
- Rail toll-OPRR Line/industrial access and services.
- Protect agricultural land
- More jobs?



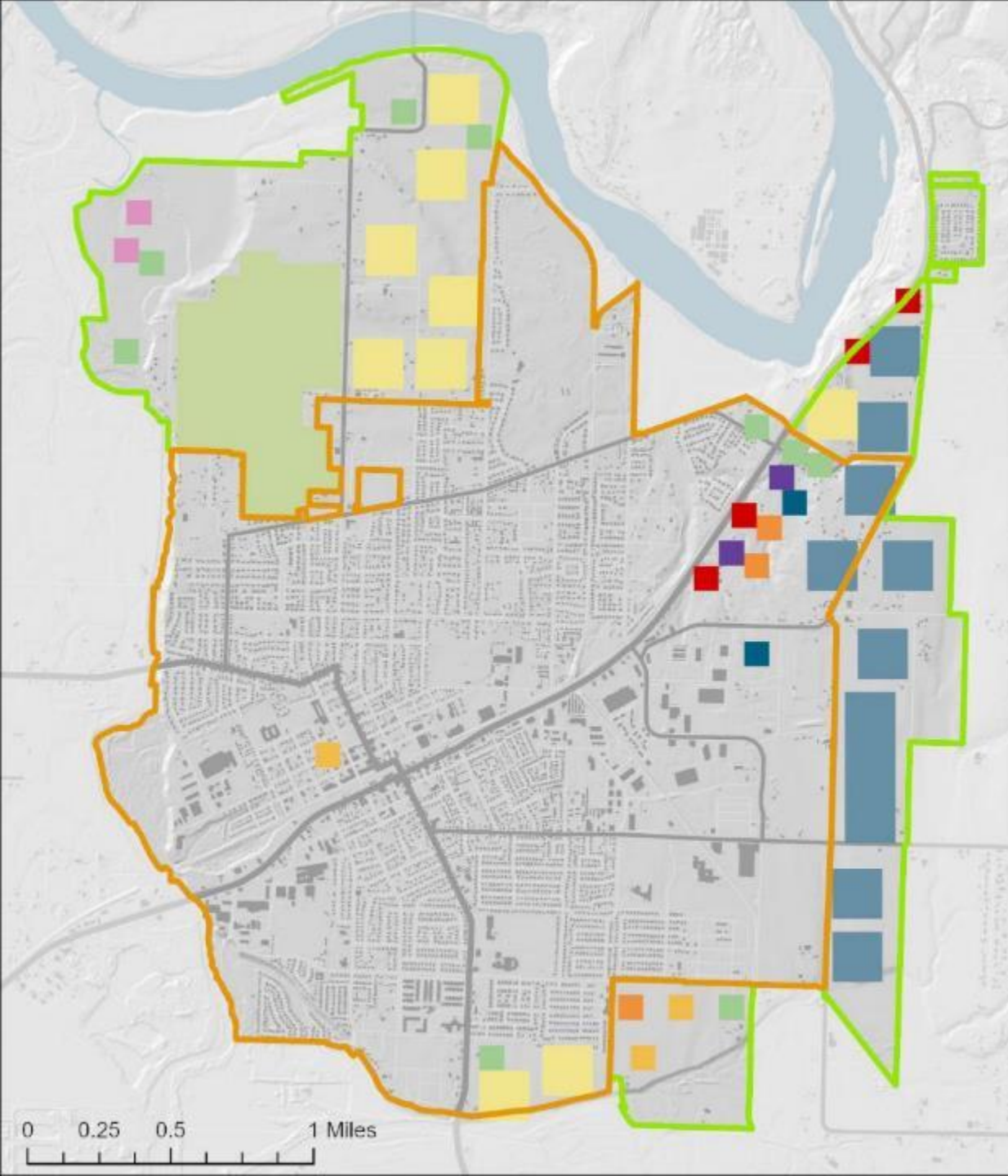
Summit 2 Table 6



In Person Workshops

Big Ideas & Notes:

- Roads-Walnut; 99-Mixed use and medium density, commercial
- Residential north and parks
- South-industrial and high density residential



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

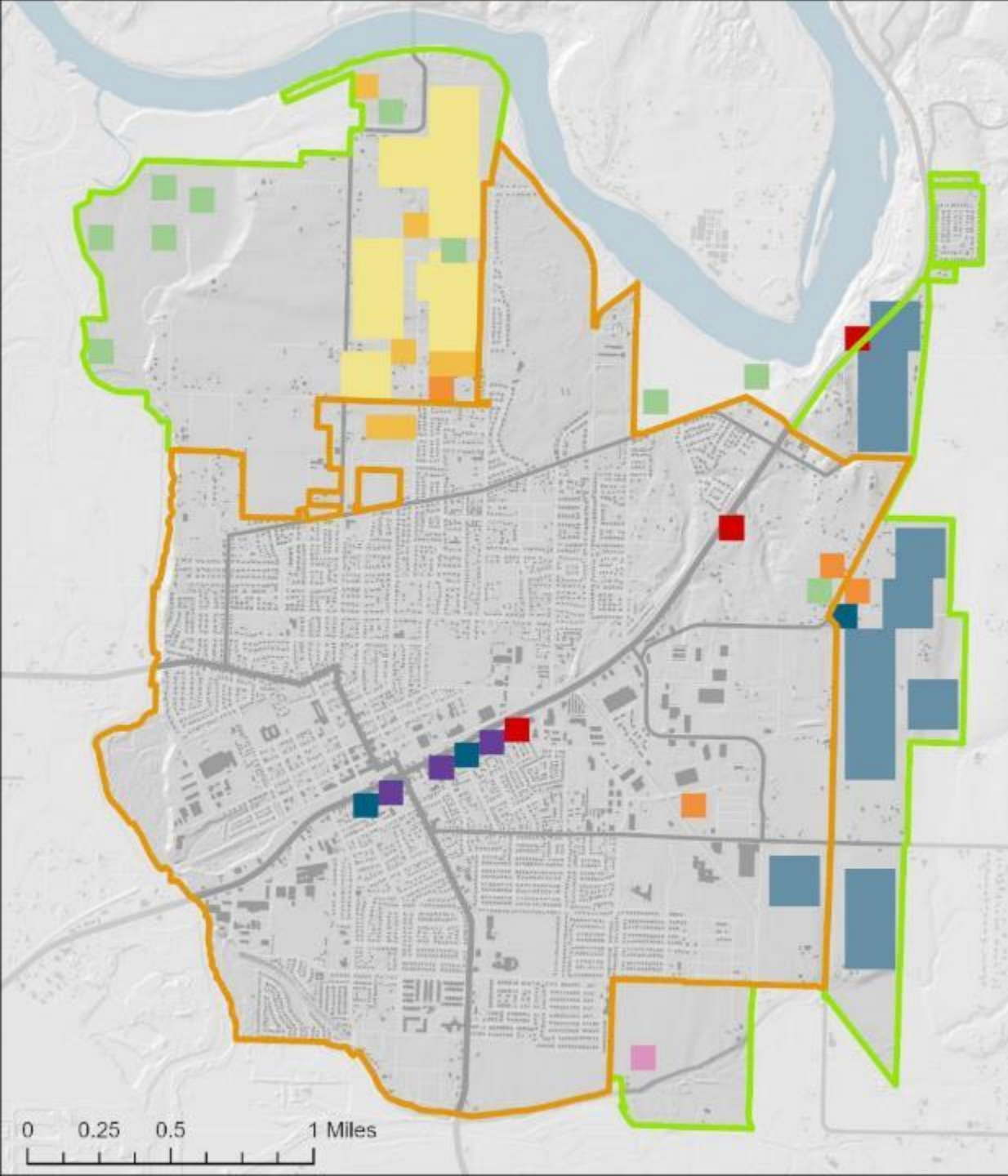
Summit 2 Table 7



In Person Workshops

Big Ideas & Notes:

- North- Low density residential; mix in medium density.
- Manufacturing in the west.
- Improve road access.
- Walkability on Territorial.
- City services in South.
- Downtown-Mixed use and walkable
- Transit access
- Walkable/bikeability
- Sports complex/ recreation
- Road connections -access to Highway 99 and connection to I-5
- Housing options/ broader opportunities for housing
- Investment in job creation



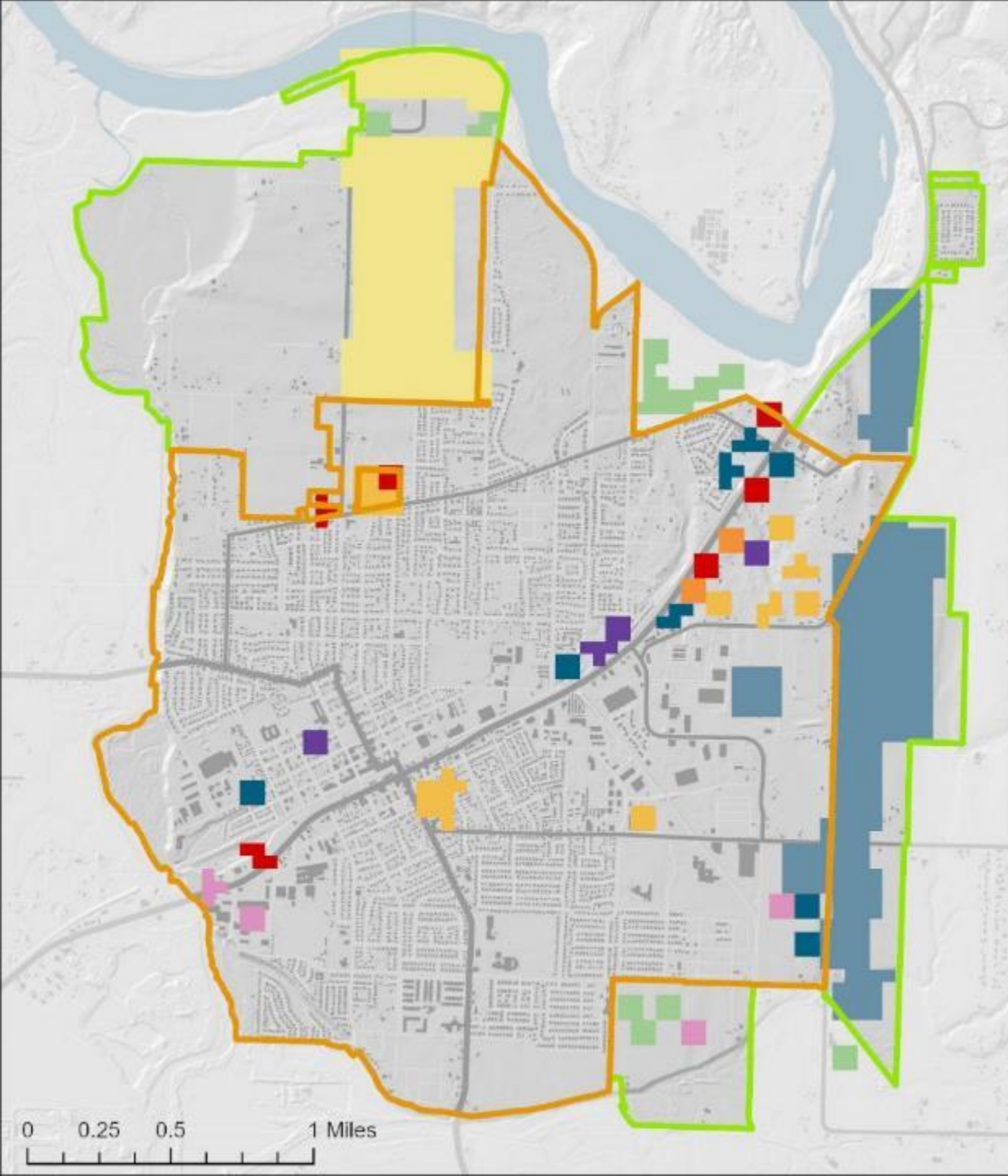
Summit 2 Table 9



In Person Workshops

Big Ideas & Notes:

- Finish all sidewalks for safety
- Buffer noisy uses
- Connect Molalla State park to Canby parks
- Keep valuable farmland
- Territorial to freeway



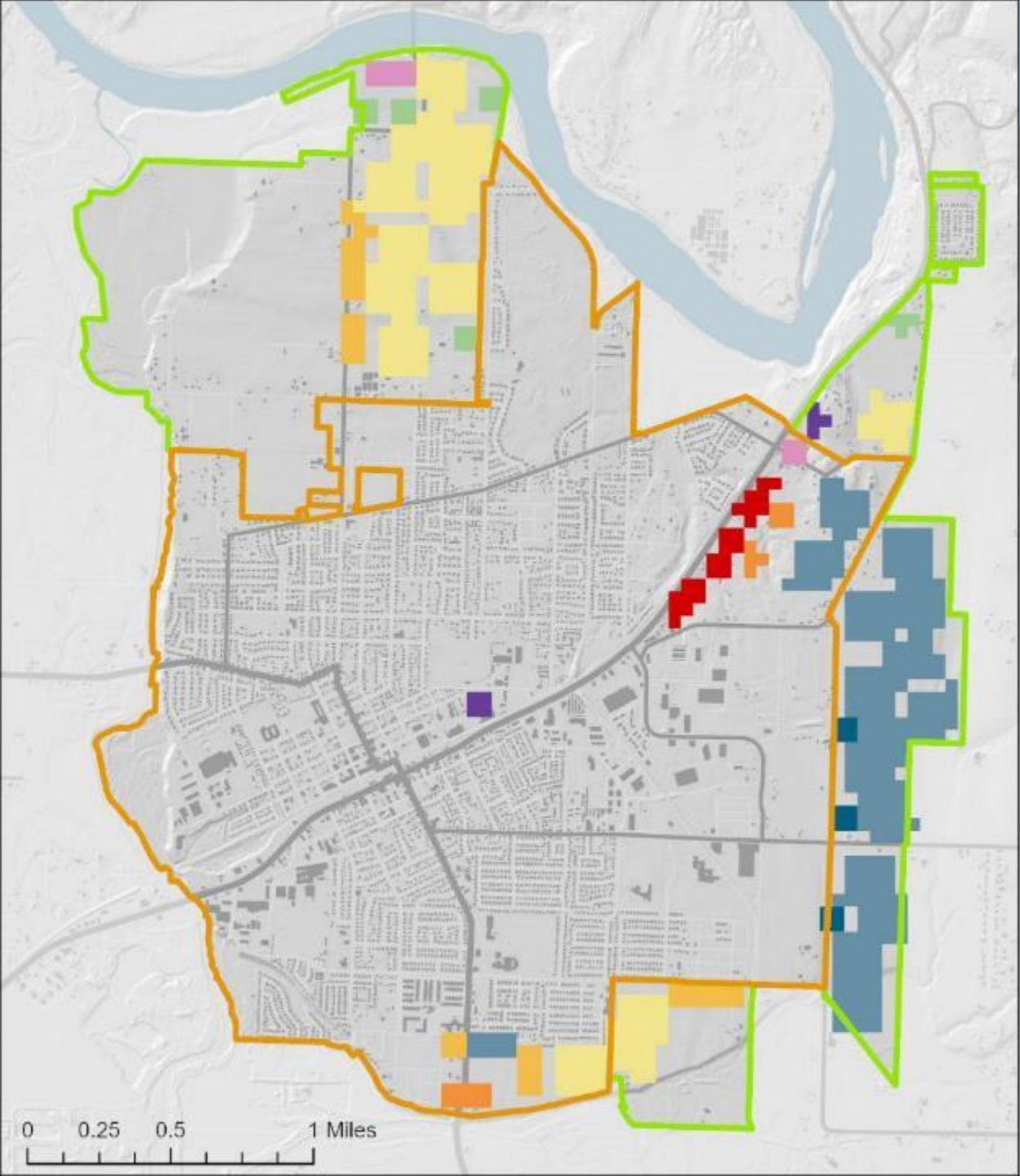
Summit 3 Table 1



In Person Workshops

Big Ideas & Notes:

- Preserve existing trees
- Concerns about traffic



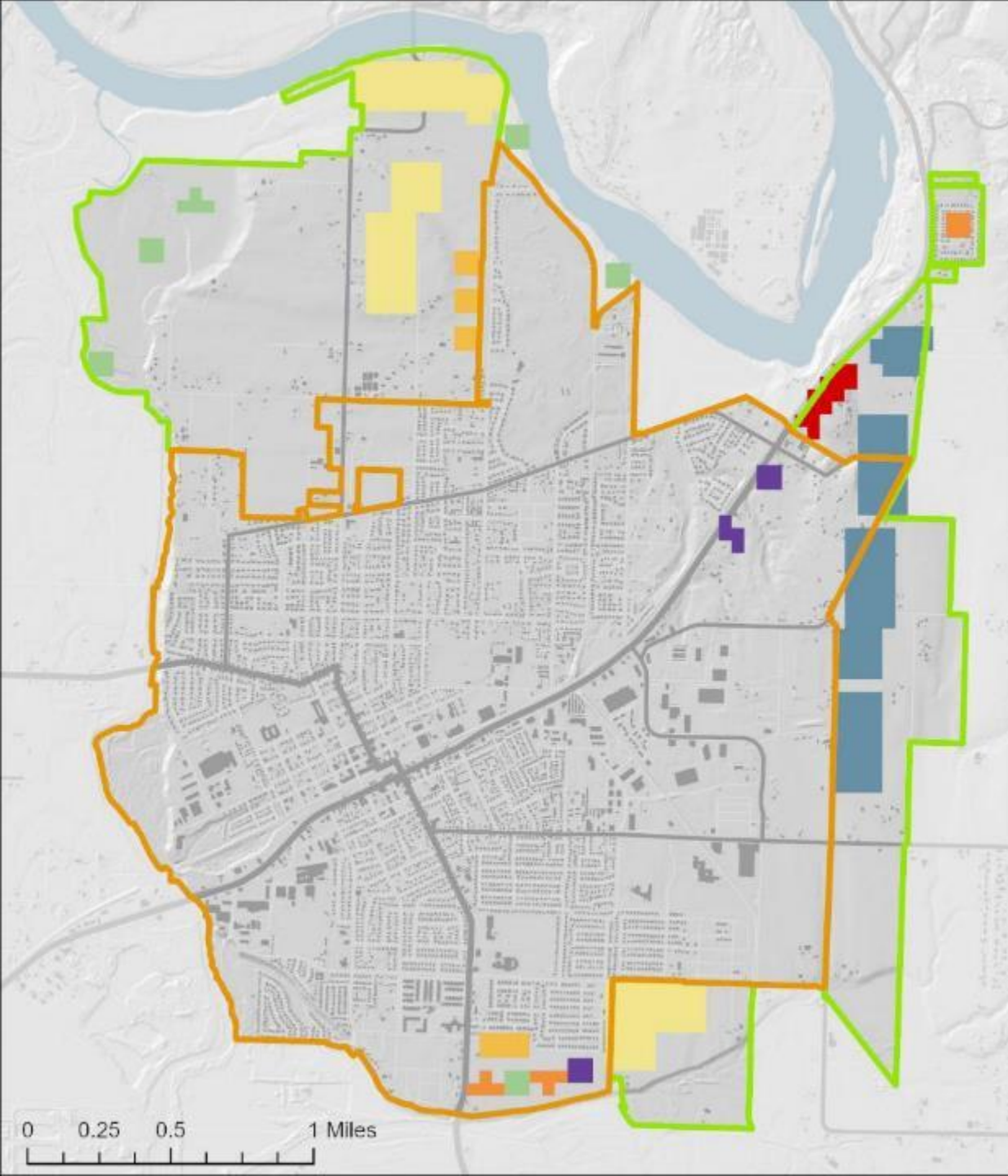
Summit 3 Table 2



In Person Workshops

Big Ideas & Notes:

- Roundabouts to help with traffic clog
- Knights Bridge/Territorial Bridge-idea to bypass Canby
- Medium density housing on Holly
- Commercial area on 99E
- Mix of housing types in the South
- Walnut will give access to IND to keep off of country roads.
- Preserve trees



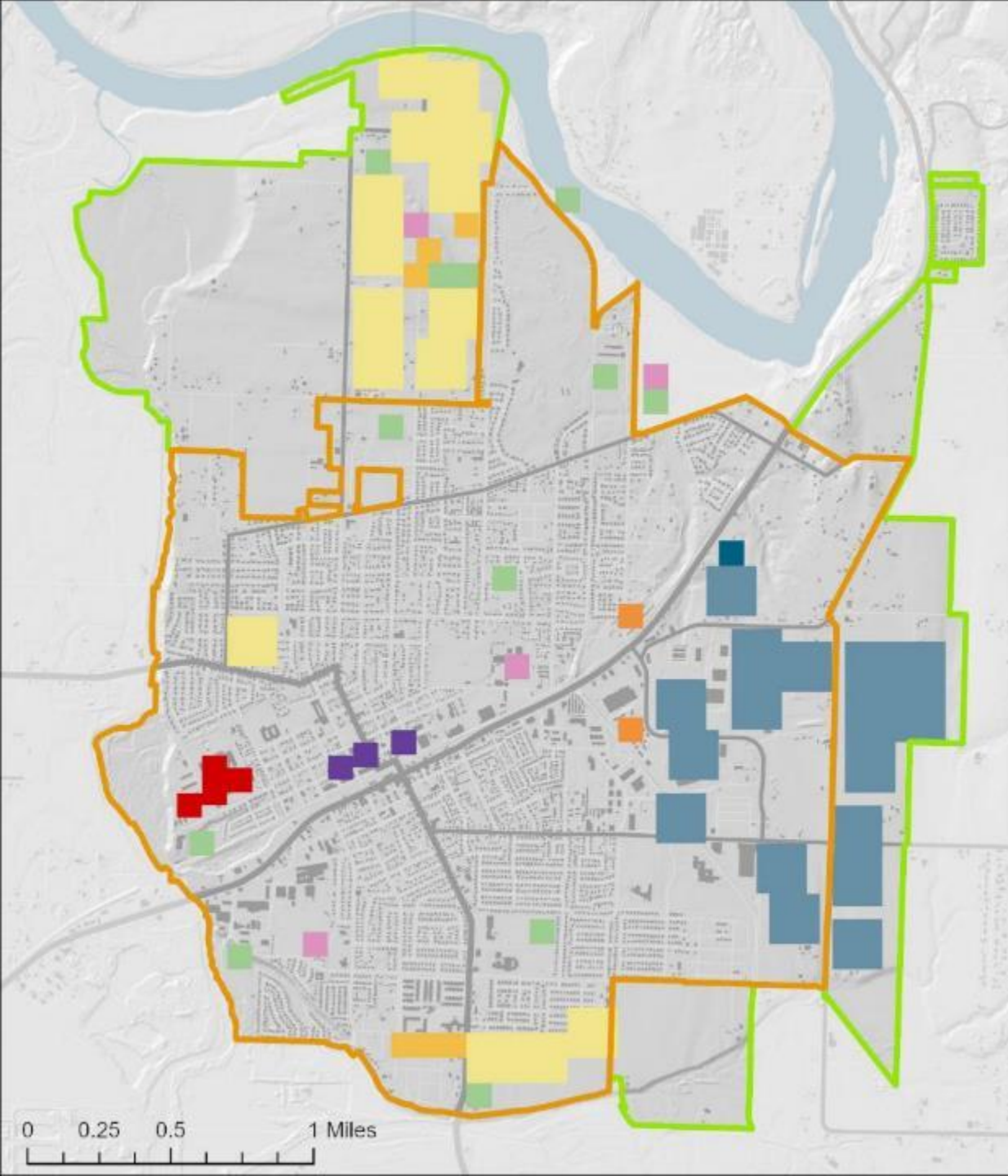
Summit 3 Table 3



In Person Workshops

Big Ideas & Notes:

- Add roundabouts
- Preserve farmland.
- Extend territorial
- Traffic count of I-5 for tolls
- Parks and services near housing.
- Preserve low-income housing.



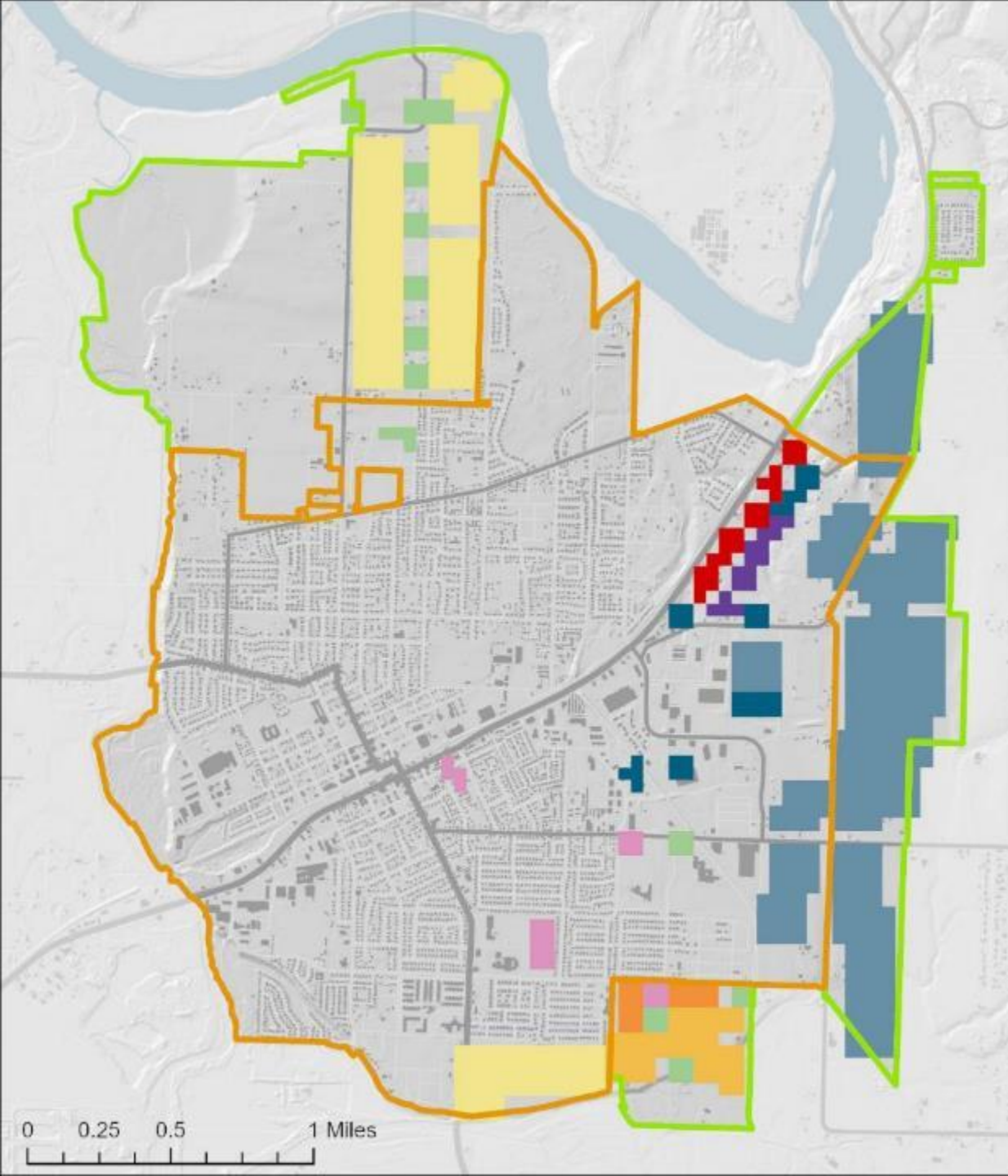
Summit 3 Table 5



In Person Workshops

Big Ideas & Notes:

- Hotel/VRDs by fairgrounds
- Emerald Necklace
- Transit to high density housing.
- Molalla park - City maintenance/ownership?
- Swim center- 10-year plan.
- Community services next to high density housing.
- Transit needed further south down Sequoia
- Tree preservation in area J
- CAT access further south
- New meetings at fairgrounds or high school
- Concerns for farmland considered in UGB



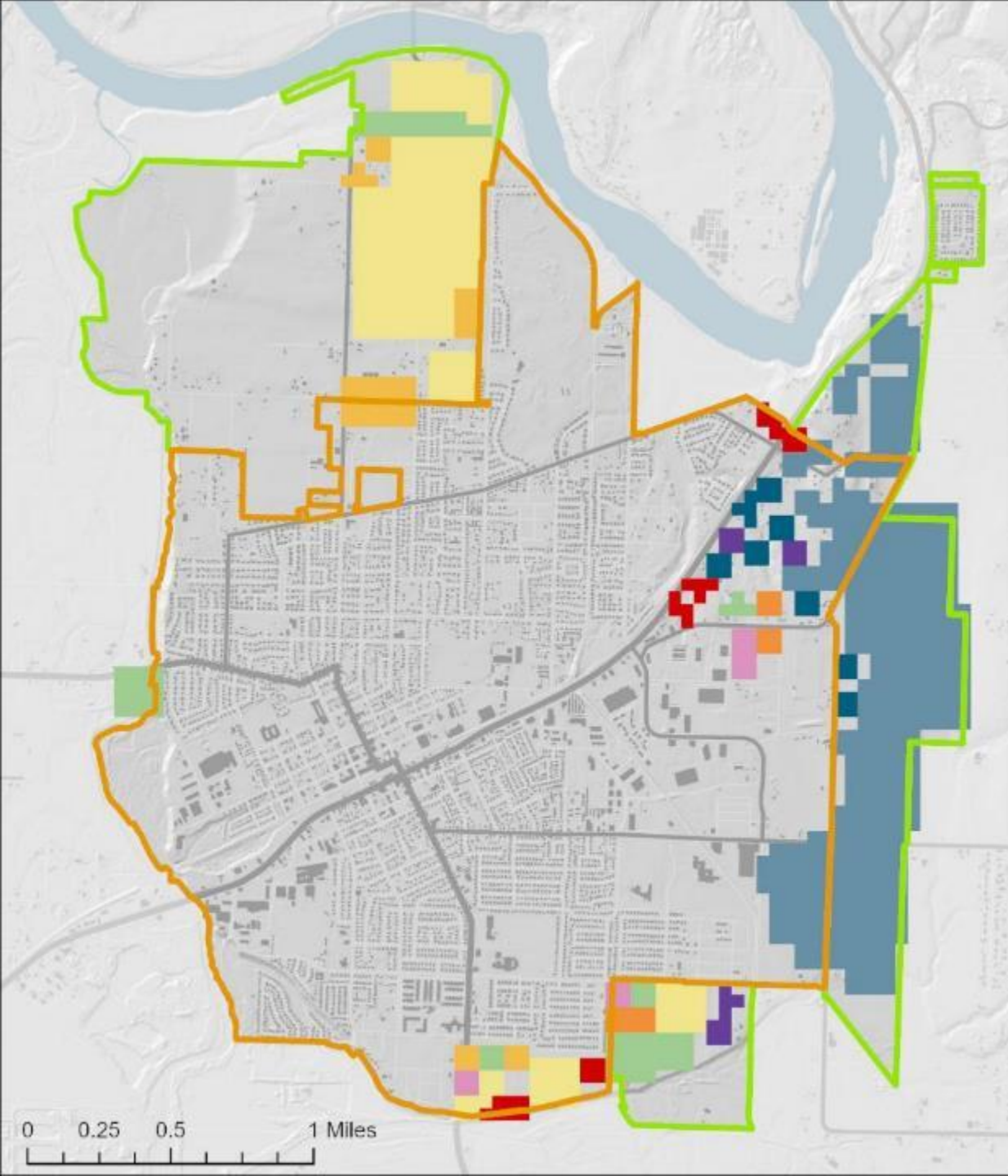
Summit 3 Table 6



In Person Workshops

Big Ideas & Notes:

- Indoor sports complex near gun club
- Wetlands-where are they located?
- Farmland-some want them preserved, others want to build R1 homes on them.
- Want city to buy parks off Knights Bridge Rd.
- Keep manufacturing to the east.
- Walking trail is important- "Emerald Necklace".
- More mixed use in downtown area.
- More historic preservation.
- Need another boatramp.
- Building up instead of out.
- Obtain park from county that isn't well maintained
- Walkable café on river



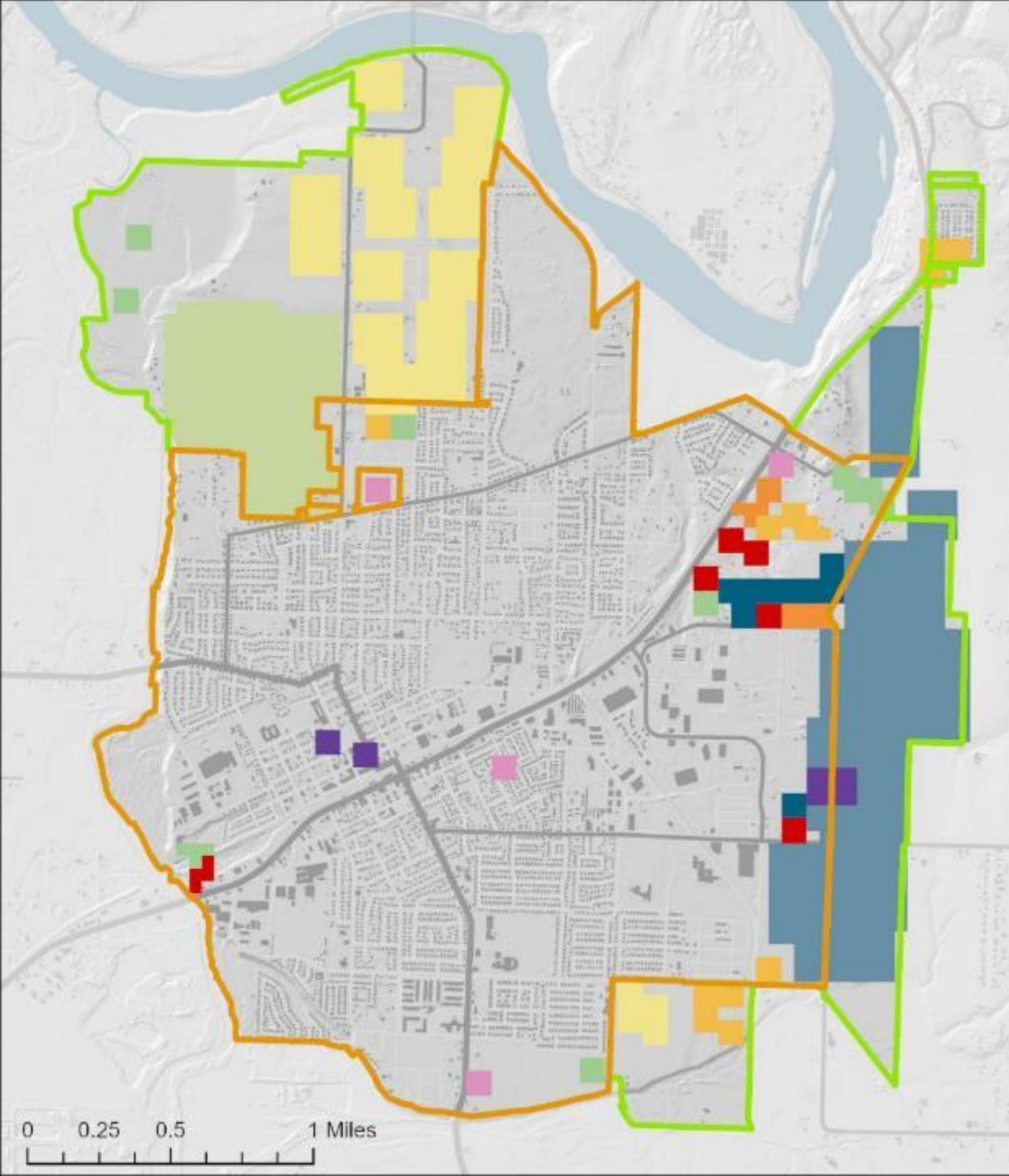
Summit 3 Table 7



In Person Workshops

Big Ideas & Notes:

- Emerald necklace
- Noise reduction/limitation -beeping from forklifts
- Sidewalk infill
- Truck route to free up roads for bikes and pedestrians.
- Bike lanes connecting parks
- Ped and bike bridge over Ivy to connect Emerald necklace.
- Connect Arnt to Police Station and across to 99E
- Recreation- trail along 99, rural reserve value
- Connect logging road to molalla state park.
- Connect to county roads south of Willamette.
- Industrial/residential buffer.
- Transit connection for industrial area to apartments.
- Offices and commercial along 99E.
- Preserve Dhalia Farms.
- Residential inside is well established, so expand.
- Mixed use to save farmland.
- Infill LDH in farmland.
- Community services near low-income housing roundabouts



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

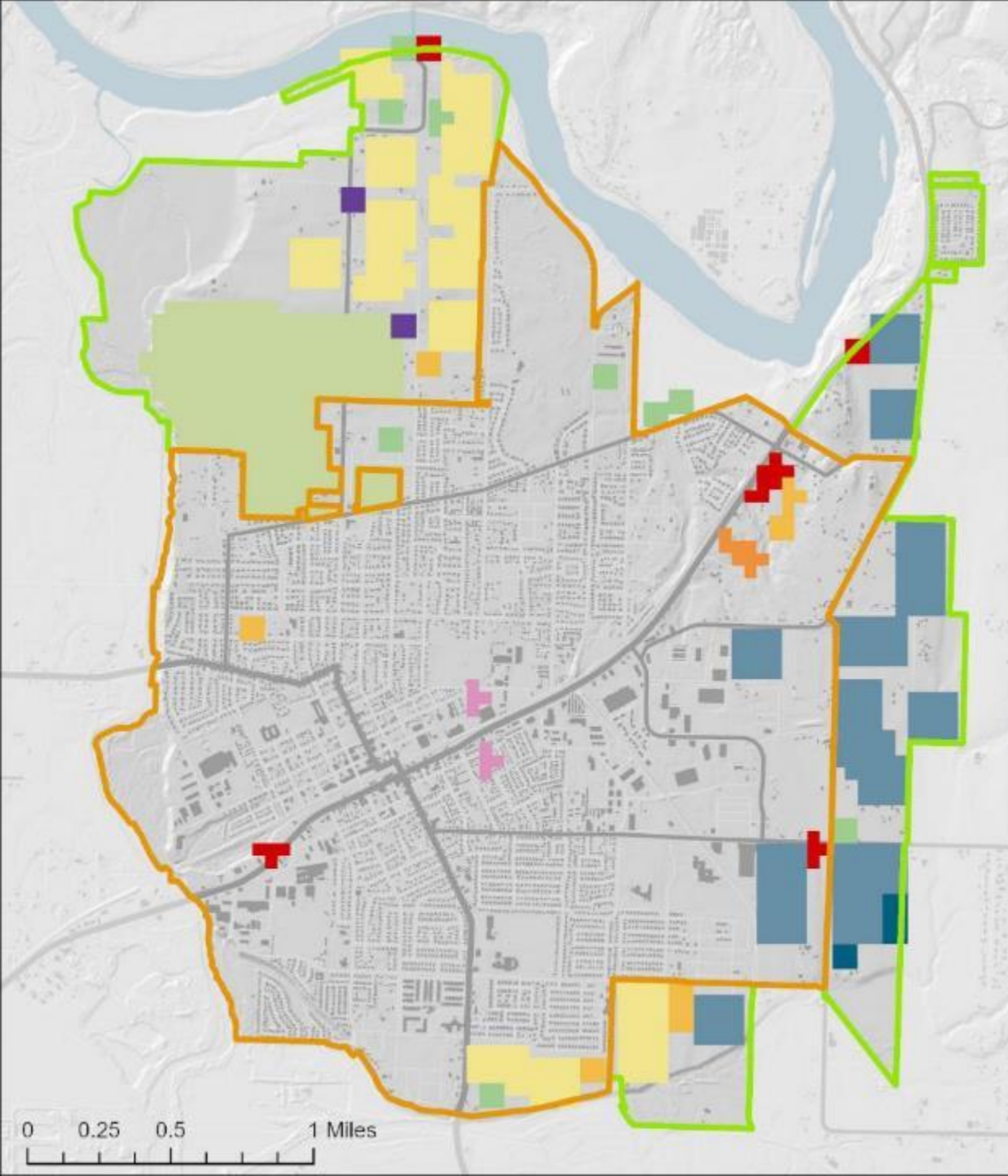
Summit 3 Table 8



In Person Workshops

Big Ideas & Notes:

- Manufacturing- strive for high density
- Emerald necklace
- Preserve best farmland.



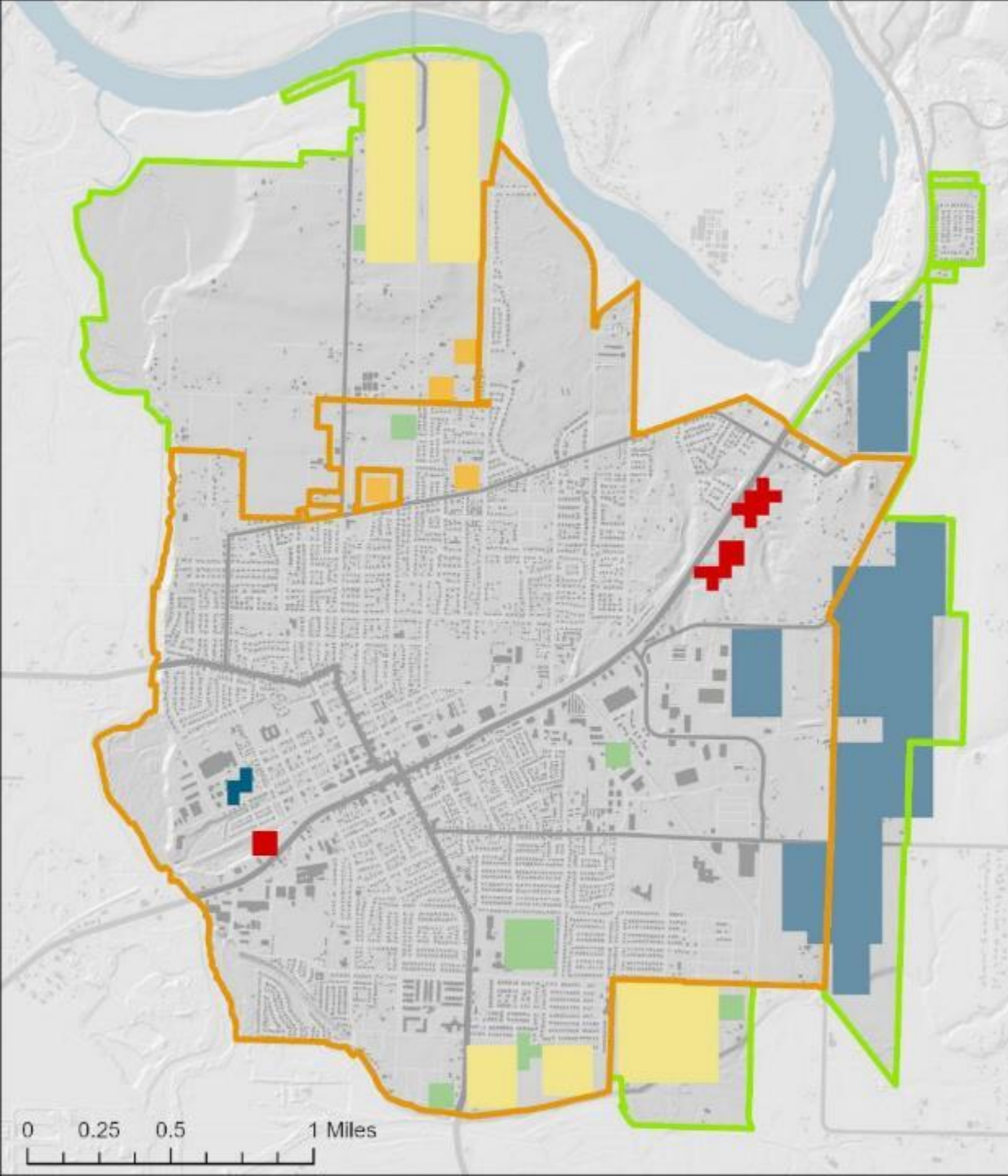
Summit 3 Table 9



In Person Workshops

Big Ideas & Notes:

- 40-50-acre recreation complex.
- Extension of Arnt Rd to 99E would solve traffic issues.
- Emerald Necklace
- LDH north and south
- Territorial to I-5
- Problems with Barlow and 99E

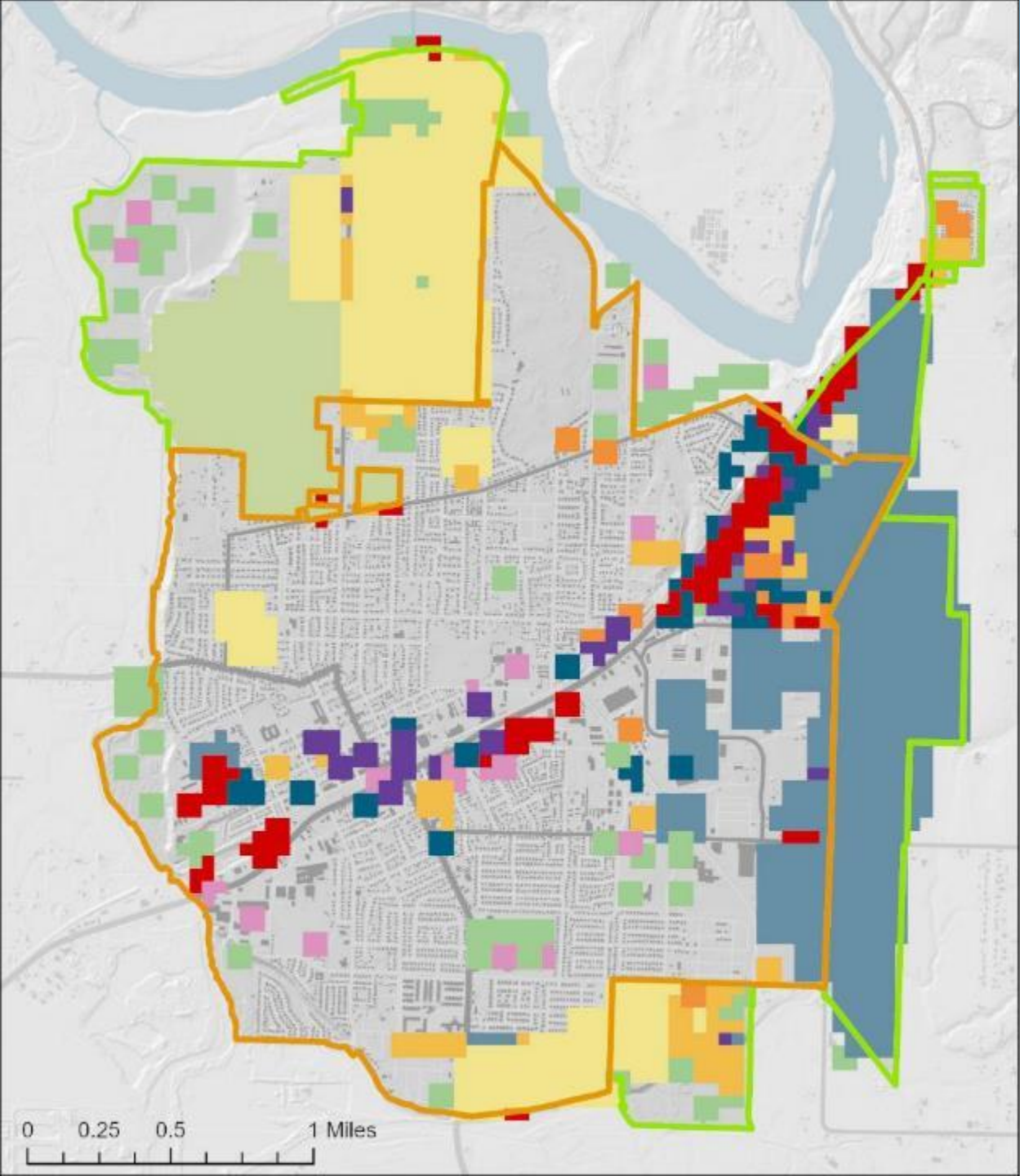


Summit 3 Table 10



In Person Workshops

Composite map shows community consensus around desired growth pattern.



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

Majority



Next Steps

- Determine how to approach scenarios considering similarities among community maps
 - Needs to be significant differences for meaningful comparison
- Create Vision Map
- Translate into policy considerations/statements

Next Steps

Upcoming Community Engagement Activities

- April 17 – HNA/HPS Council work session
- May – PAC Meeting #4
- May – Listening Session #2 for property owners in UGB study area and CPOs
- May/June – Cultivating Canby Summit #4

Thank you!

