



City of Canby
Planning & Development Services
222 NE 2nd Ave / PO Box 930 / Canby, OR 97013
Phone: 503.266.7001
www.canbyoregon.gov

PLANNING DIRECTOR NOTICE OF DECISION
Intermediate Modification
Canby Learning Tree
1105 S Elm St
File #: MOD 26-01

A decision regarding an Intermediate Modification Application to a previously approved Conditional Use Permit (CUP 11-01) for the **Canby Learning Tree**, located at the address identified below, has been made. Planning Staff have **APPROVED** the application, which is a request to update their Conditional Use Permit (CUP 11-01), so that it will reflect the same maximum capacity as their Oregon State Child Care License. **This is your notice of that decision.**

Location:	1105 S Elm St
Tax Lots:	41E04BD7200
Property Size:	1.05 acres
Comprehensive Plan:	LDR Low Density Residential
Current Zoning:	R-1, Low Density Residential
Owner:	JHP Properties, LLC
Applicant:	Troy Blackwell
Application Type:	Modification (MOD) – Intermediate Modification
City File Number:	MOD 26-01

Project Description: The Canby Learning Tree preschool has been in operation at this location since 2007 since being granted a Conditional Use Permit on June 12, 2006, to occupy an existing building that formerly housed a skilled nursing residential home. Section 16.16.020(C) of the Canby Municipal Code (CMC) requires a conditional use permit for any day care that provides care to more than 12 children. The applicant indicates that their facility is currently operating in accordance with the state-issued license and is currently serving 155 children. The prior Canby Conditional Use Permit CUP 06-01 for the site authorized 140 children, the conditional use permit modification is for a net increase of 15 children.

The Staff Report supporting this decision is available online at: <https://www.canbyoregon.gov/dev-services/page/mod-26-01-canby-learning-tree>

According to ORS 227.175, this decision may be appealed to the Canby Planning Commission within twelve (12) days of the date this notice was mailed. **A request for an appeal must be in writing and be received by the Planning Department by 4:00 p.m. on April 15, 2026.** Appeal documents can be requested by calling 503-266-7001 and emailed to planningapps@canbyoregon.gov or delivered at the Planning counter located on the 2nd floor at City Hall (222 NE 2nd Ave, Canby).

If you have any questions or concerns, please contact Laney Fouse Lawrence, at 503-266-0685 or email fousel@canbyoregon.gov.

CERTIFICATE OF MAILING

This Notice of Decision for the Canby Learning Tree modification of conditional use permit (MOD 26-01/CUP 11-01) was postmarked and placed in the mail and/or emailed on April 1, 2026 and sent to all parties with standing.