



BEFORE THE PLANNING COMMISSION
OF THE
CITY OF CANBY

A REQUEST TO ADOPT THE ECONOMIC
OPPORTUNITY ANALYSIS (EOA)

) FINDINGS, CONCLUSION, & FINAL ORDER
) CITY OF CANBY

NATURE OF APPLICATION

This application proposes to adopt the 2023 Economic Opportunity Analysis (EOA). The EOA is intended to serve as a basis for the City to explore and document new information regarding the City's buildable lands inventory (BLI), population and employment trends, and develop policies and objectives aimed at strengthening the local economy. The Canby EOA will serve as the basis for the City to document and adopt local policies and actions that help make the City a more economically viable community for residents, businesses and workers.

HEARINGS

The Planning Commission considered the Economic Opportunity Analysis after the duly noticed public hearing held on March 27, 2023, at which time provisions of the EOA were considered. The economic opportunity analysis is being completed to accomplish the following:

- Identify the land base to accommodate forecasted jobs.
- Establish employment targets based on economic assessment to establish amount of commercial and industrial acreage needed for 20-year population growth.
- Identify the anticipated acreage for employment land that may be brought into the City's Urban Growth Boundary.
- Use the economic assessment as part of the Economic Chapter of the Canby Comprehensive Plan and Transportation System Plan updates.
- Use the Community Development Objectives to further consider policy development in the comprehensive plan update.

GOALS AND OBJECTIVES

In judging whether or not to recommend approval of the *City of Canby's 2023 Economic Opportunity Analysis (EOA)*, the Planning Commission reviewed the thirteen (13) EOA objectives recommended by the EOA Advisory Committee:

1. **Enhance Canby's positive business environment with adequate commercial, industrial and mixed-use sites to address future growth opportunities.**
 - Develop local plans to support the "medium growth scenario" as described in the Canby EOA.
 - Foster a positive business environment and permitting process.
2. **Plan for Industrial expansion areas east and north of Mulino Rd.**
 - Plan for Industrial Expansion Areas adjacent to the industrial park. Adjust UGB and modify boundary of the Pioneer Business Park as part of a UGB expansion alternatives analysis.
 - Identify and construct transportation and infrastructure improvements that serve Business Park expansion.
3. **Retain and attract businesses that provide quality jobs with high levels of employment per acre**
 - Consider methods to advance public financing and funding for off-site infrastructure improvements needed to support business expansion for businesses that provide at least 8 jobs per acre.

- 4. Provide incentives for targeted job creation and major private investment**
 - Support reasonable business incentive programs, offered by Business Oregon such as the Strategic Investment Program that provides limited tax abatement for major private investments.
 - Sponsor annual business summit meetings and events held by the Canby Chamber of Commerce.
- 5. Support expansion in health services**
 - Work with local and regional health care providers to ensure that additional outpatient treatment facilities are available as the local population expands.
- 6. Support workforce training and development**
 - Work with the Clackamas Workforce Partnership to connect workforce training opportunities and programs with local community residents and businesses.
- 7. Expand opportunities for the development of workforce housing**
 - Update Canby's Housing Needs Analysis and Housing Production Strategy during 2023.
 - Evaluate and implement code amendments that lower the barrier to the development of middle housing types, such as plexes, courtyard apartments and accessory dwelling units.
- 8. Expand lodging options**
 - Identify potential locations for a future hotel along Highway 99E
- 9. Fund roads and infrastructure using innovative techniques**
 - Update local system development charges to fully fund capacity expansion projects.
 - Implement equitable transportation utility revenue generation that fully captures the impacts created by various business and industrial types and their impacts on local streets and related maintenance costs.
 - Explore and create special assessments, such as local improvements districts to recapture the value created by major public or private investments in infrastructure.
- 10. Support arts & visitation, including agri- and bicycle-tourism**
 - Implement master plan projects that include trails, pathways, parks, river access, and camping/RV facilities.
 - Work with community partners, such as the Canby Parks and Recreation Advisory Board and the Canby School District and other organizations to explore feasibility for a new sports complex.
 - Evaluate feasibility for a new amphitheater.
 - Expand funding resources and attract state grants.
- 11. Attract downtown redevelopment with integrated mixed-use buildings**
 - Ensure downtown Canby remains visually and functionally attractive.
 - Evaluate opportunities to incentivize vertical mixed-use developments using techniques such as public parking, advance financing of off-site infrastructure and limited multifamily tax abatement.
- 12. Update design standards and provide incentives for building renovations**
 - Implement effective design standards in core area and along Highway 99E.
 - Create development codes which promote attractive highway commercial development servicing the needs of the community.
 - Use the anticipated comprehensive plan and transportation system plan to establish goals to be used in creating future development code standards that will promote business consistent with design standards.
- 13. Think Regional and Act Local**
 - Support, monitor and participate in local and regional economic development organization activities that help Canby define its role within the larger region. Examples include Canby Chamber of Commerce, Clackamas County Economic Development Commission, and Greater Portland Inc.
 - Play an active role in regional and state-sponsored economic planning processes to ensure that local business expansion needs are fully understood and can be addressed within the broader market area, if not within the Canby UGB.

Additionally, the Planning Commission recommended the medium-growth scenario forecast identifying the need for 438 acres of industrial employment and 8 acres of commercial employment expansion need over the next 20-years.

FINDINGS AND REASONS

The Planning Commission considered *City of Canby's 2023 Economic Opportunity Analysis*, at a public hearing held on March 27, 2023, during which time the staff report was presented. Staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the proposed *City of Canby's 2023 Economic Opportunity Analysis (EOA)*.

CONCLUSION

The Planning Commission of the City of Canby agreed with the Economic Opportunity Analysis goals and objectives and concluded that based on the recommendations and conclusions contained in the March 27, 2023, staff report and Commission deliberations that the *City of Canby's 2023 Economic Opportunity Analysis* should be approved by the City Council.

ORDER

THE PLANNING COMMISSION of the City of Canby recommends that the City Council **APPROVE** *City of Canby's 2023 Economic Opportunity Analysis (EOA)*, as indicated with the *Findings* noted herein.