



URBAN RENEWAL AGENCY Agenda

222 NE 2nd Avenue, Canby, OR, 97013 | Ph: (503) 266-4021 | www.canbyoregon.gov

October 15, 2025 – 6:00 PM

The Urban Renewal Agency meeting may be attended in person in the Council Chambers at
222 NE 2nd Avenue, Canby, OR 97013

The meetings can be viewed on YouTube at:

<https://www.youtube.com/channel/UCn8dRr3QzZYXoPUEF4OTP-A>

The public can register to attend the meeting virtually by contacting the Deputy City Recorder;
ridgleyt@canbyoregon.gov or call 503-266-0637.

For questions regarding programming, please contact: Willamette Falls Studio (503) 650-0275;
media@wfmcastudios.org

1. CALL TO ORDER

2. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

3. NEW BUSINESS

- a. Discuss remaining URA funds and how to close it
- b. Walnut Street Roadway Easement

Pg. 1

Pg. 3

4. ADJOURN

*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Teresa Ridgley at 503.266.0637. A copy of this Agenda can be found on the City's web page at www.canbyoregon.gov.



URBAN RENEWAL AGENCY Staff Report

Meeting Date: 10/15/2025

To: Urban Renewal Chair Hensley and Commissioners
Thru: Randy Ealy, Agency Director
From: Jamie Stickel, Economic Development Director
Agenda Item: Finalize the Transition of the Current Urban Renewal District Expenses

Summary

The Urban Renewal Agency (URA) will discuss the steps for closing the Canby Urban Renewal District (URD). Staff will provide an overview of the options to sunset the Agency, discuss the process necessary to close the URD, and answer questions from City Council.

Background

The City of Canby established the URD in 1999; the district includes downtown, much of HWY 99E, and the parts of the Canby Pioneer Industrial Park. The Urban Renewal plan outlined projects which are funded through tax increment financing. The URD is slated to sunset in June 2026, with the final debt payment to be issued on June 1, 2026.

On March 19, 2025, the City Council adopted the City Council Goals for FY25-27, which were set by the City Council during a retreat on January 31, 2025. As part of the goal, "Promote Financial Stability," the City Council identified the objective to "Finalize the Transition of the Current Urban Renewal District Expenses".

The URA met on April 2, 2025, to begin discussions on the conclusion of the current URD. The City attorney and staff provided options for the URA to consider as well as provided an update on the final URD projects slated for FY 2026. It was determined during the April 2nd meeting that the URA would like to revisit the discussion around sunseting the URD.

Discussion

The City's former Finance Director has identified June 1, 2026, as the date when the City will make the final debt payment for the URD. In order to trigger the disbursement of any remaining money in the URA's fund, the City of Canby must notify the Clackamas County Tax Assessor when the agency's debt is fully paid or if the special fund has enough money to cover the outstanding debt. The City's finance department will notify Clackamas County's Assessor's Office in February 2026 of the intention to issue the final debt payment June 1, 2026.

The City can pay the outstanding debt either through a direct payment or financing payments on the debt. Once Clackamas County receives notice from the City, the assessor disburses the remaining funds to all the taxing jurisdictions, which include the City of Canby. The special taxing

districts will begin to receive their full share of property tax revenue in FY 2027 with the issuance of funds expected for October/November 2026.

The City Attorney has provided two options to wind down the Agency, both of which effectively stop the collection of tax increment financing:

- The City Council can terminate the URA once the debt is paid off and Council determines there no longer exists the need for the agency. The termination will need to occur via ordinance.
- Should the City Council opt to keep the URA, the Urban Renewal Plan could be terminated via resolution. This would allow the City to keep the agency, which would be rendered inactive, since the plan required to guide its actions would be terminated.

Economic Development staff contacted the Clackamas County Tax Assessor's office to determine the amount of money each taxing district can expect to receive once the Urban Renewal District sunsets. Clackamas County provided numbers based on the 2024 tax year since the 2025 taxes have not yet been distributed.

DISTRICT	AMOUNT
City of Canby	\$ 1,087,012.34
Clackamas Co. Community College	\$ 180,741.93
Clackamas County (City)	\$ 749,037.72
Clackamas County (Rural)	\$ 36,673.53
County Extension & 4H	\$ 16,103.34
County Library	\$ 128,586.35
County Soils Cons	\$ 16,103.34
Clackamas ESD	\$ 119,212.77
Canby Fire District 62	\$ 500,645.54
Port of Portland	\$ 22,592.74
Canby School District	\$ 1,482,468.42
Vector Control	\$ 1,922.79
TOTAL	\$ 4,341,100.81

City staff seeks consensus from the URA on whether they would like staff to bring back the option to close the district via ordinance or resolution.

Grantor: Canby Urban Renewal Agency 222 NE 2 nd Avenue Canby, OR 97013	State of Oregon
Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045	Accepted by: _____ Dan Johnson, Director Department of Transportation and Development
Until a change is requested, all taxes shall be sent to: No Change	Acceptance Date: _____
Road Name: _____	Authorized by Clackamas County Ordinance No. 02-2009
DTD Rd. File No. _____	Approved as to form by County Counsel Project: Canby South Walnut Street

PERMANENT RIGHT OF WAY EASEMENT FOR ROAD AND UTILITY PURPOSES

For value received, the Canby Urban Renewal Agency, (Grantor), hereby grants, bargains, sells and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement dedicated to the public for road and right of way purposes, and for public utilities, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property is more particularly described as follows: A parcel of land located in the NE 1/4 of Section 34, T3S, R1E, WM, as more particularly described by that certain deed recorded on July 9, 2019, as Document No. 2019-039424 in the Deed Records of Clackamas County, Oregon.

The Permanent Right of Way Easement for Road Purposes is more particularly a 74 foot strip of land described and depicted in the attached Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is other than financial, which is the whole consideration.

Grantee's rights include, but are not limited to, Grantee's right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area.

In witness whereof, the above named Grantor has hereunto set Grantor's hand to this document on this _____ day of _____ 2025.

STATE OF _____) ss.
County of _____)

Notary Public for State of _____

My Commission Expires: _____

Public Agency Real Estate Actions

Uniform Relocation Assistance and Real Property
Acquisition Policies Act of 1970

WAIVER AGREEMENT

When a public improvement project requires any government agency to secure private property dedications or easements, the owners of that property are entitled to compensation under federal and state law. Federal law is the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, PL 91-646, and state law is in Oregon Revised Statutes, 35.510, as amended.

The above federal and state laws alternatively provide the opportunity for property owners to waive their appraisal and offer rights and donate necessary property rights in light of other considerations. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to waive your rights to an appraisal and offer.

If you elect to waive your rights to appraisal and offer for the property rights as defined in the attached information, please date and sign this Donation Agreement in the space below.

Subject Property: Canby Urban Renewal Agency
 2392 SE 1st Avenue, Canby, OR 97013,
 Map 3 1E 34A Tax Lot 01600

_____	_____
Date	Signature

	Name & Title

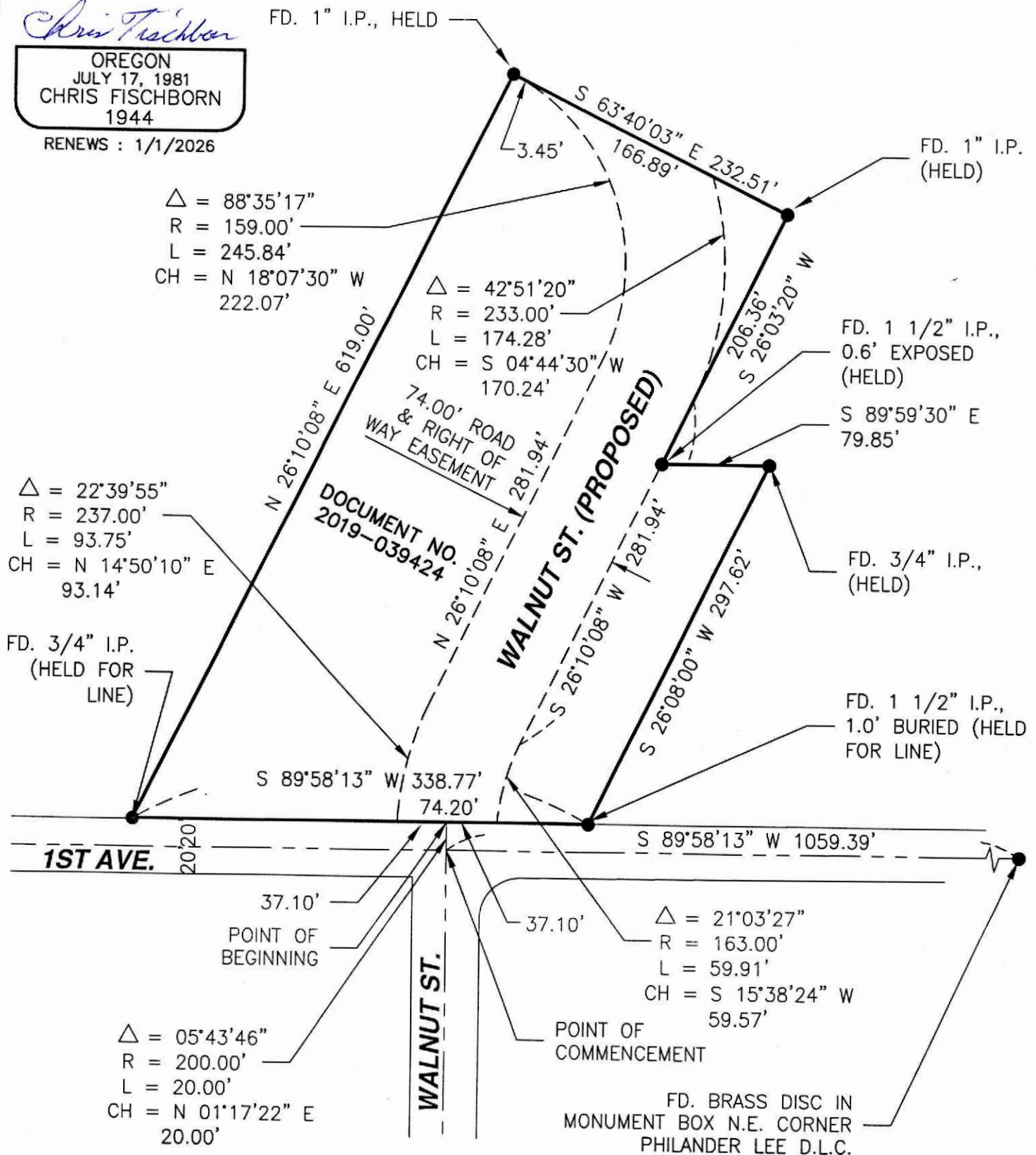
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Chris Fischborn

OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944

RENEWS : 1/1/2026

EXHIBIT "B"



JOB NO.
19-1202-13
SCALE: 1"=100'
DATE:
SHEET: 1

TITLE:
EXHIBIT DRAWING

CLIENT:
CANBY URBAN REDEVELOPMENT AGENCY

ZTec ENGINEERS INC.

3880 S.E. 8TH AVE., SUITE 280
PORTLAND, OREGON 97202
(503) 235-8795

ZTEC Engineers, Inc.

Civil ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

3880 SE 8th Ave Suite 280

Portland, OR 97202

503-235-8795

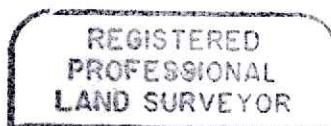
Email: chris@ztecengineers.com

EXHIBIT "A"

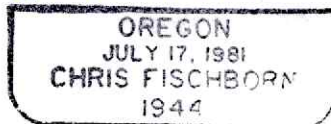
WALNUT STREET EXTENSION

PERMANENT EASEMENT FOR ROAD AND RIGHT OF WAY PURPOSES

AN EASEMENT OVER AND ACROSS A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 2019-039424, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY OREGON. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WALNUT STREET WITH THE CENTERLINE OF 1ST AVENUE, SAID POINT BEING ON THE NORTH LINE OF THE PHILANDER LEE DONATION LAND CLAIM NO. 56 AT SOUTH 89°58'13" WEST A DISTANCE OF 1059.39 FEET FROM A BRASS DISC IN A MONUMENT BOX AT THE NORTHEAST CORNER OF SAID PHILANDER LEE DONATION LAND CLAIM; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°43'46", AN ARC DISTANCE OF 20.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 01°17'22" EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 1ST AVENUE AND THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE SOUTH 89°58'13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.10 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG A 237.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°39'55", AN ARC DISTANCE OF 93.75 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 14°50'10" EAST A DISTANCE OF 93.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°10'08" EAST A DISTANCE OF 281.94 FEET TO A POINT OF CURVE; THENCE ALONG A 159.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°35'17" AN ARC DISTANCE OF 245.84 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 18°07'30" WEST A DISTANCE OF 222.07 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID DOCUMENT NO. 2019-039424 TRACT; THENCE SOUTH 63°40'03" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 166.89 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE ALONG A 233.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°51'20", AN ARC DISTANCE OF 174.28 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 04°44'30" WEST A DISTANCE OF 170.24) TO A POINT OF TANGENCY; THENCE SOUTH 26°10'08" WEST A DISTANCE OF 281.94 FEET TO A POINT OF CURVE; THENCE ALONG A 163.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL



Chris Fischborn

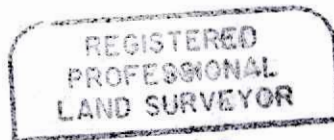


RENEWS 1-1-26

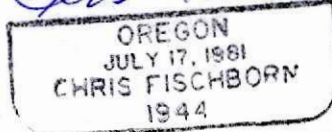
PERMANENT EASEMENT FOR ROAD AND RIGHT OF WAY PURPOSES
PAGE 2

ANGLE OF 21°03'27", AN ARC DISTANCE OF 59.91 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 15°38'24" WEST A DISTANCE OF 59.57 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF SAID 1ST AVENUE; THENCE SOUTH 89°58'13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.10 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

SAID EASEMENT COVERS AN AREA OF 40,547 SQUARE FEET MORE OR LESS.



Chris Fischborn



RENEWALS 1-1-26



Land Use Compatibility Statement

What is a land use compatibility statement?

A LUCS is a form developed by DEQ to determine whether a DEQ permit or approval will be consistent with local government comprehensive plans and land use regulations.

Why is a LUCS required?

DEQ and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and have a process for determining consistency. DEQ activities affecting land use and the requirement for a LUCS may be found in [Oregon Administrative Rules chapter 340, division 18](#).

When is a LUCS required?

A LUCS is required for nearly all DEQ permits and certain approvals of plans or related activities that affect land use prior to issuance of a DEQ permit or approval. These permits and activities are listed in section 1.D on p. 1 of the LUCS form. A single LUCS can be used if more than one DEQ permit or approval is being applied for concurrently.

Permit modifications or renewals also require a LUCS when any of the following applies:

1. Physical expansion on the property or proposed use of additional land
2. Alterations, expansions, improvements or changes in method or type of disposal at a solid waste disposal site as described in
3. A significant increase in discharges to water
4. A relocation of an outfall outside of the source property
5. Any physical change or change of operation of an air pollutant source that results in a net significant emission rate increase as defined in

How to complete a LUCS

Step	Who Does It?	What Happens?
1	Applicant	Applicant completes Section 1 of the LUCS and submits it to the appropriate city or county planning office.
2	City or County Planning Office*	City or county planning office completes Section 2 of the LUCS to indicate whether the activity or use is compatible with the acknowledged comprehensive plan and land use regulations, attaches written findings supporting the decision of compatibility, and returns the signed and dated LUCS to the applicant.
3	Applicant	Applicant submits the completed LUCS and any supporting information provided by the city or county to DEQ along with the DEQ permit application or approval request.

* Review is needed by the city **and** county if both have jurisdiction.

Where to get help

For questions about the LUCS process, contact the DEQ staff responsible for processing the permit or approval. DEQ staff may be reached at 1-800-452-4011 (toll-free, inside Oregon) or 503-229-5630. For general questions, please contact [DEQ land use staff](#).

Translation or other formats

Español | 한국어 | 繁體中文 | Русский | Tiếng Việt | العربية

800-452-4011 | TTY: 711 | deqinfo@deq.oregon.gov

Cultural resources protection laws

Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction, or alteration of an archeological site or object or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to consider the effect of the undertaking that is included on or eligible for inclusion in the National Register.

For further information, contact the [State Historic Preservation Office](#) or 503-986-0690.

Non-discrimination statement

DEQ does not discriminate on the basis of race, color, national origin, disability, age, sex, religion, sexual orientation, gender identity, or marital status in the administration of its programs and activities. Visit DEQ's [Civil Rights and Environmental Justice page](#).

Oregon DEQ Land Use Compatibility Statement

SECTION 1 - TO BE COMPLETED BY APPLICANT	
1A. Applicant Name:	1B. Project Name:
Contact Name:	Physical Address:
Mailing Address:	City, State, Zip:
City, State, Zip:	Tax Lot #:
Telephone:	Township: Range: Section:
Tax Account #:	Latitude:
	Longitude:
1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary):	
1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time.	
<input type="checkbox"/> Air Quality Notice of Construction	<input type="checkbox"/> Hazardous Waste Treatment, Storage, or Disposal Permit
<input type="checkbox"/> Air Contaminant Discharge Permit (excludes portable facility permits)	<input type="checkbox"/> Pollution Control Bond Request
<input type="checkbox"/> Air Quality Title V Permit	<input type="checkbox"/> Clean Water State Revolving Fund Loan Application
<input type="checkbox"/> Air Quality Indirect Source Permit	<input type="checkbox"/> Wastewater and Sewer Construction Plan and Specifications (new and modified systems)
<input type="checkbox"/> Parking/Traffic Circulation Plan	<input type="checkbox"/> Water Quality NPDES Individual Permit
<input type="checkbox"/> Solid Waste Land Disposal Site Permit	<input type="checkbox"/> Water Quality WPCF Individual Permit (for onsite construction-installation permits use the DEQ Onsite LUCS form)
<input type="checkbox"/> Solid Waste Treatment Facility Permit	<input type="checkbox"/> Water Quality NPDES Stormwater General Permit (1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z)
<input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester)	<input type="checkbox"/> Water Quality General Permit (all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.)
<input type="checkbox"/> Conversion Technology Facility Permit	<input type="checkbox"/> Water Quality 401 Certification for federal permit or license
<input type="checkbox"/> Solid Waste Letter Authorization Permit	
<input type="checkbox"/> Solid Waste Material Recovery Facility Permit	
<input type="checkbox"/> Solid Waste Energy Recovery Facility Permit	
<input type="checkbox"/> Solid Waste Transfer Station Permit	
<input type="checkbox"/> Solid Waste - Waste Tire Storage Site Permit	
<input type="checkbox"/> Solid Waste Commingled Recycling Processing Facility Permit	
<input type="checkbox"/> Solid Waste Limited Sort Facility Permit	
1E. This application is for: <input type="checkbox"/> Permit Renewal <input type="checkbox"/> New Permit <input type="checkbox"/> Permit Modification <input type="checkbox"/> Other:	

Oregon DEQ Land Use Compatibility Statement

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL		
Applicant Name:	Project Name:	
Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.		
2A. The project is located: <input type="checkbox"/> Inside city limits <input type="checkbox"/> Inside UGB <input type="checkbox"/> Outside UGB		
2B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property or land use): <input type="checkbox"/> This project or land use is not within the land use jurisdiction of any other city or county. <input type="checkbox"/> This project is also within the land use jurisdiction of the following city or county:		
2C. Is the activity a composting facility? <input type="checkbox"/> No <input type="checkbox"/> Yes; SB 462 (2013) notification requirements have been met.		
2D. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031? Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1.C. For example, if the applicant's project is described in 1.C as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate that the subdivision is approved, DEQ will delay its permit issuance until approval for the <i>entire</i> subdivision is obtained from the local planning official.		
<input type="checkbox"/> The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:		
<input type="checkbox"/> YES , the activity or use is pre-existing nonconforming use allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> YES , the activity or use is allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> YES , the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.		
<input type="checkbox"/> YES , the activity or use is allowed; findings are attached.		
<input type="checkbox"/> NO , complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined. Relevant specific plan policies, criteria, or standards:		
Provide the reasons for the decision:		
Additional comments (attach additional information as needed):		
Planning Official Signature:		Title:
Print Name:	Telephone #:	Date:
<i>If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:</i>		
Planning Official Signature:		Title:
Print Name:	Telephone #:	Date: