

Section 4: Basis of Planning

4.1 Introduction

The City has implemented programs, rules, policies and standards regarding stormwater management and design. Additionally, any private development must meet the requirements set forth by the City code. The City of Canby requires that all stormwater from private lots, except the downtown core area including 1st, 2nd and 3rd streets, is managed on-site.

4.2 Land Use and Development Area Projections

Conveyance system flows are based on land use information provided by the City and population projections completed by METRO. While storm flow estimates are governed predominantly by land use and impervious coverage, the population information is provided here to substantiate the expected timing of changes to land uses within the UGB. In general, it is assumed that future development in the northwestern part of the City and south of Hwy 99E will be managed with infiltration facilities and will not contribute additional surface discharges. Areas where new street development is anticipated in the vicinity of NE Territorial Road were added to the future surface drainage system model.

The 2010 census places the City of Canby's population at 15,829. The METRO Regional Population and Employment Range Forecasts [March 2009] report presents an estimated range of annual percentage growth rates for the Portland Metropolitan Statistical Area of 1.37% to 1.70%. Table 4.1 presents the census population for the City of Canby from 2010, as well as forecasted population for the City between the years 2015 and 2030, in five-year increments. The City population was predicted in five-year increments using both the low and high range growth rates estimated by METRO. The City of Canby's population is expected to approximately double over the 20-year time frame of this stormwater management plan. Based on this population projection, it was concluded that the majority of the area designated as residential in the comprehensive plan would be developed during this time frame, thus, future development was modeled as described above.

Table 4.1 City of Canby Population Forecast

Year	Predicted Population Low Range	Predicted Population High Range
2010	15,829	15,829
2015	17,998	18,520
2020	20,464	21,668
2025	23,268	25,352
2030	26,456	29,662
2035	30,080	34,705
2040	34,201	40,605