



## AGENDA

### CANBY CITY COUNCIL MEETING

September 18, 2019

7:00 PM

Council Chambers

222 NE 2<sup>nd</sup> Avenue, 1<sup>st</sup> Floor

*Mayor Brian Hodson*

*Council President Tim Dale*

*Councilor Trygve Berge*

*Councilor Traci Hensley*

*Councilor Greg Parker*

*Councilor Sarah Spoon*

*Councilor Shawn Varwig*

---

### CITY COUNCIL MEETING – 7:00 PM

#### 1. CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance
- C. POW/MIA Recognition Day Proclamation
- D. Canby Tourism Plan Presentation

Pg. 1

#### 2. COMMUNICATIONS

#### 3. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

*(This is an opportunity for audience members to address the City Council on items not on the agenda. Each person will be given 3 minutes to speak. You are first required to fill out a testimony/comment card prior to speaking and hand it to the City Recorder. These forms are available by the sign-in podium. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. For Agenda items, please fill out a testimony/comment card and give to the City Recorder noting which item you wish to speak on.)*

#### 4. MAYOR'S BUSINESS

#### 5. COUNCILOR COMMENTS & LIAISON REPORTS

#### 6. CONSENT AGENDA

*(This section allows the City Council to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may be discussed if it is pulled from the consent agenda to New Business.)*

- A. Approval of Minutes of the September 4, 2019 City Council Regular Meeting

#### 7. PUBLIC HEARING

#### 8. RESOLUTIONS & ORDINANCES

- A. Res. 1326, Requesting an Intergovernmental Agreement Between the City of Canby and Clackamas County Related to Road Maintenance and Permitting Authority of a Portion of S Ivy Street Between 13th Avenue and the Southerly Urban Growth Boundary Pg. 2
- B. Res. 1327, Adopting the City of Canby Addendum to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan Pg. 13

C. Ord. 1520, Amending Canby Land Development and Planning Ordinance, Title 16,  
Of the Canby Municipal Code (**2<sup>nd</sup> Reading**) Pg. 82

**9. NEW BUSINESS**

- A. Findings, Conclusion & Final Order TA 19-02 Pg. 87
- B. Metro Transportation Bond Discussion Pg. 90
- C. Parks & Recreation Advisory Board Annual Presentation Pg. 98
- D. Canby Housing Needs Analysis Pg. 100
- E. Declaring a Vacancy on the Canby Public Library Board Pg. 211

**10. CITY ADMINISTRATOR'S BUSINESS & STAFF REPORTS**

**11. CITIZEN INPUT**

**12. ACTION REVIEW**

**13. EXECUTIVE SESSION: ORS 192.660(2)(h) Litigation**

**14. 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 Joshua Davis at 503.266.0638. A copy of this Agenda can be found on the City's web page at [www.canbyoregon.gov](http://www.canbyoregon.gov). City Council and Planning Commission Meetings are broadcast live and can be viewed on CTV Channel 5. For a schedule of the playback times, please call 503.263.6287.





*Office of the Mayor*

# *Proclamation*

---

## **POW/MIA RECOGNITION DAY**

WHEREAS, The United States of America has participated in many wars, calling upon its sons and daughters to fight for their country; and

WHEREAS, American men and women have been held captive by hostile powers during their military service; and

WHEREAS, Many American prisoners of war were subjected to harsh and inhumane treatment by their captors which often resulted in death; and

WHEREAS, Americans are still listed as missing and unaccounted for, and the families and friends of these missing Americans, as well as their fellow veterans, still endure uncertainty concerning their fate; and

WHEREAS, The sacrifices of Americans still missing are deserving of national recognition and support for continuing priority efforts to determine their fate; and

WHEREAS, the City of Canby is proud to join with other cities in the State of Oregon and nation in honoring those still missing.

NOW, THEREFORE, I, Brian Hodson, by virtue of the authority vested in me as Mayor of the City of Canby, hereby proclaim September 20, 2019 as:

POW/MIA Recognition Day in Canby

and encourage all citizens to join in this observance.

Given unto my hand this 18<sup>th</sup> day of September 2019.

Brian Hodson  
Mayor



# City of Canby

PO Box 930 Phone: 503.266.4021  
222 NE 2nd Ave Fax: 503.266.7961  
Canby, OR 97013 www.canbyoregon.gov

## MEMORANDUM

**TO:** *Honorable Mayor Hodson and City Council*  
**FROM:** *Rick Robinson*  
**DATE:** *September 18, 2019*

Issue: Development continues in areas adjacent to S Ivy between 13<sup>th</sup> Ave. and the southerly boundary of the Urban Growth Boundary. To support this development the City must install a sanitary sewer pump station and sanitary sewer line within the S Ivy Street right-of-way. City Staff are proposing that the City assume responsibility for Road Authority activities and permitting authority for the portion of S Ivy Street between S 13<sup>th</sup> Ave. and the Canby Urban Growth Boundary as outlined in the proposed intergovernmental agreement. Transfer of the street to the City will occur once all of the adjacent property has been annexed into the City's boundary.

Synopsis: City of Canby residential development activities are proceeding southerly along S Ivy Street, south of 13<sup>th</sup> Avenue to the City's southerly urban growth boundary. In order to serve this area with sewer service, the City will need to construct a sanitary sewer pump station on S Ivy St at the southerly Urban Growth Boundary. S. Ivy St is currently under the jurisdiction of Clackamas County and transfer won't occur until the property is annexed to the City and certain improvements are made along S Ivy Street.

To facilitate the construction of the Sanitary Sewer Pump Station, City and County staff believe it is in the best interest of both parties for the City to assume primary responsibility for maintenance and permitting of a portion of S Ivy Street, from 13<sup>th</sup> Ave south to the City's Urban Growth Boundary. **The maintenance of the signal at 13<sup>th</sup> and S Ivy would remain the responsibility of the County.**

Recommendation: *Staff recommends the Council adopt Resolution No. 1326.*

Motion: ***"I move to approve Resolution No. 1326: A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CANBY AND CLACKAMAS COUNTY RELATED TO ROAD MAINTENANCE AND PERMITTING AUTHORITY OF A PORTION OF S IVY STREET BETWEEN 13<sup>TH</sup> AVENUE AND THE SOUTHERLY URBAN GROWTH BOUNDARY***

Attachments:

- Resolution No. 1326
- Resolution No. 1326, Attachment – IGA BETWEEN THE CITY OF CANBY AND CLACKAMAS COUNTY RELATED TO ROAD MAINTENANCE AND PERMITTING AUTHORITY OF A PORTION OF S IVY STREET, with map.

**RESOLUTION NO. 1326**

**A RESOLUTION REQUESTING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CANBY AND CLACKAMAS COUNTY RELATED TO ROAD MAINTENANCE AND PERMITTING AUTHORITY OF A PORTION OF S IVY STREET BETWEEN 13<sup>TH</sup> AVENUE AND THE SOUTHERLY URBAN GROWTH BOUNDARY**

**WHEREAS**, Chapter 190 authorizes local governments to enter into intergovernmental agreements for the performance of any or all functions and activities that a local government, its officers or agencies, have the authority to perform, including the authority to perform as the “Road Authority” related to maintenance and permitting responsibilities for roads; and

**WHEREAS**, S. Ivy Street is a County Road, as defined in ORS 368.001, lying inside and outside, but adjacent to, the boundaries of the City.; and

**WHEREAS**, the Parties agree that the City is best suited to assume primary responsibility for maintenance and permitting of S. Ivy Street, approximately 200,660 square feet in area, as more particularly depicted in Exhibit “A” of the intergovernmental agreement, which is attached hereto and incorporated herein (“S. Ivy Street”).

**WHEREAS**, transfer of responsibility with regards to S. Ivy Street will lead to efficient and consistent road maintenance activities and reduce any confusion on the part of the public as to which Party is responsible for the condition and maintenance of S. Ivy Street, which primarily serves the residents of the City; and

**WHEREAS**, the Parties acknowledge that jurisdiction of S. Ivy Street should transfer to the City once annexed into the City’s boundary, and that this Agreement will no longer be necessary once S. Ivy Street is annexed into the City and jurisdiction over S Ivy Street has been transferred; and

**WHEREAS**, it is the intent of the Parties that the County transfer as much of its responsibility under ORS 368 with regards to S. Ivy Street as may be allowed under state law in order to grant the City control of S. Ivy Street prior to the annexation and jurisdictional transfer of S. Ivy Street.

**NOW, THEREFORE, BE IT RESOLVED** by the Canby City Council, as follows:

The City agrees to assume responsibility for Road Authority activities (as outlined in Section 3) for S. Ivy Street and shall be surrendered to the City pursuant to the terms and conditions of the Agreement. The portion of S. Ivy Street subject to the Agreement is approximately 200,660 square feet in area, as more particularly depicted and specifically described in Exhibit “A” to the intergovernmental agreement. The City agrees to assume responsibility from the date that the County concludes its hearing and decision on the matter by approval of the **INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CANBY AND CLACKAMAS COUNTY RELATED TO ROAD MAINTENANCE AND PERMITTING AUTHORITY OF S. IVY STREET BETWEEN 13<sup>TH</sup> AVENUE AND THE SOUTHERLY URBAN GROWTH BOUNDARY.**

This resolution will take effect on September 18, 2019.

**ADOPTED** this 18<sup>th</sup> day of September, 2019 by the Canby City Council.

---

Brian Hodson  
Mayor

ATTEST:

---

Rick Robinson  
City Recorder Pro-Tem

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CANBY AND  
CLACKAMAS COUNTY RELATED TO ROAD MAINTENANCE AND PERMITTING  
AUTHORITY OF SOUTH IVY STREET**

This agreement (the "Agreement") is made on the date all required signatures have been obtained, between the City of Canby ("CITY"), a political subdivision of the State of Oregon, and Clackamas County ("COUNTY"), a political subdivision of the State of Oregon, pursuant to ORS Chapter 190 (Intergovernmental Cooperation), collectively referred to as the "PARTIES" and each a "PARTY."

**RECITALS**

WHEREAS, ORS Chapter 190 authorizes local governments to enter into intergovernmental agreements for the performance of any or all functions and activities that a local government, its officers or agencies, have the authority to perform, including the authority to perform as the "Road Authority" related to maintenance and permitting responsibilities for roads;

WHEREAS, S. Ivy St. is a County Road, as defined in ORS 368.001, lying outside, but adjacent to the boundaries of the City.

WHEREAS, the Parties agree that the City is best suited to assume primary responsibility for maintenance and permitting of S. Ivy St., approximately 200,660 square feet in area, as more particularly depicted on Exhibit "A" which is attached hereto and incorporated herein ("Ivy").

WHEREAS, transfer of responsibility with regards to Ivy will lead to efficient and consistent road maintenance activities and reduce any confusion on the part of the public as to which Party is responsible for the condition and maintenance of Ivy, which primarily serves the residents of the City;

WHEREAS, the Parties acknowledge that jurisdiction of Ivy should transfer to the City once annexed into the City's boundary, and that this Agreement will no longer be necessary once Ivy is annexed into the City and jurisdiction over Ivy has been transferred; and

WHEREAS, it is the intent of the Parties that the County transfer as much of its responsibility under ORS 368 with regards to Ivy as may be allowed under state law in order to grant the City control of Ivy prior to the annexation and jurisdictional transfer of Ivy.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Term.** This Agreement shall be effective upon execution, and shall expire automatically at the time Ivy has been annexed into the City and the City assumes jurisdiction of Ivy pursuant to ORS 368 and/or ORS 373.



2. **Transfer of Authority.**

- A. Responsibility for Road Authority activities (as outlined in Section 3) for Ivy shall be surrendered to the City pursuant to the terms and conditions of this Agreement. The portion of Ivy subject to this Agreement is approximately 200,660 square feet in area, as more particularly depicted on Exhibit "A" and more specifically described as follows:

All that portion of S Canby-Marquam Highway, Market Road No. 10, Department of Transportation and Development maintenance No. 61012; Situated in Section 04, T. 4S., R. 1E., W.M. and Section 33, T. 3S., R. 1E., W.M., as depicted on Exhibit A, attached hereto, lying North of and between the Southerly Canby city limit, also the South line of Section 04, T. 4S., R. 1E., W.M. (mile point 6.67) and the Southerly right of way line of SW 13<sup>th</sup> Avenue (mile point 7.17), being a total of approximately 2,620 feet long, varying in width.

Containing 200,660 square feet, more or less.

- B. To facilitate the performance of responsibilities under this Agreement, the City hereby accepts responsibility for Road Authority activities (as outlined in Section 3) for Ivy, as described herein.
- C. The City shall be solely responsible for all costs associated with the Road Authority activities assumed by the City through this Agreement.
3. **Road Authority Obligations.** For purposes of this Agreement, the Road Authority activities include, but are not necessarily limited to, the following:
- A. Construction and reconstruction;
- B. Improvement or repair, and maintenance;
- C. Maintenance and repair of related facilities within the roadway, including but not limited to storm water drainage facilities, traffic control devices, street lights and roadside barriers, except that the County shall retain responsibility for all maintenance associated with the traffic control device located at the intersection of Ivy and SE 13<sup>th</sup> Ave.;
- D. Timely elimination or mitigation of known hazards to the road users;
- E. Issuance of permits for work or the establishment of roadway standards on Ivy; and
- F. All other responsibilities the County may have under ORS 368 with regards to Ivy which may be assumed by the City under state law.
4. **Maintenance Standard.** Any maintenance on Ivy required by this Agreement shall be carried out in a manner that is similar to other roads with similar features, function, and characteristics under the City's jurisdiction.

**5. Termination.**

- A. The County and the City, by mutual written agreement, may terminate this Agreement at any time.
- B. Either the County or the City may terminate this Agreement in the event of a breach of the Agreement by the other. Prior to such termination however, the Party seeking the termination shall give the other Party written notice of the breach and of the Party's intent to terminate. If the breaching Party has not entirely cured the breach within fifteen (15) days of deemed or actual receipt of the notice, then the Party giving notice may terminate the Agreement at any time thereafter by giving written notice of termination stating the effective date of the termination. If the default is of such a nature that it cannot be completely remedied within such fifteen (15) day period, this provision shall be complied with if the breaching Party begins correction of the default within the fifteen (15) day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable. The Party giving notice shall not be required to give more than one (1) notice for a similar default in any twelve (12) month period.
- C. The County may terminate this Agreement in the event the County fails to receive expenditure authority sufficient to allow the County, in the exercise of its reasonable administrative discretion, to continue to make payments for performance of this Agreement, or if federal or state laws, regulations or guidelines are modified or interpreted in such a way that either this Agreement is prohibited or the County is prohibited from paying for such work from the planned funding source.
- D. The County or the City shall not be deemed to have waived any breach of this Agreement by the other Party except by an express waiver in writing. An express written waiver as to one breach shall not be deemed a waiver of any other breach not expressly identified, even though the other breach is of the same nature as that waived.
- E. Nothing herein shall prevent the Parties from meeting to mutually discuss the Project. Each Party shall use best efforts to coordinate with the other to minimize conflicts.
- F. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.

**6. Indemnification.**

- A. Subject to the limits of the Oregon Constitution and the Oregon Tort Claims Act or successor statute, the County agrees to indemnify, save harmless and defend the City, its officers, elected officials, agents and employees from and against all costs, losses, damages, claims or actions and all expenses incidental to the investigation and defense thereof (including legal and other professional fees) arising out of or based upon damages or injuries to persons or property caused by the negligent or willful acts of the County or its officers, elected officials, owners, employees, agents, or its subcontractors or anyone over which the County has a right to control.
- B. Subject to the limits of the Oregon Constitution and the Oregon Tort Claims Act or successor statute, the City agrees to indemnify, save harmless and defend the County, its officers, elected officials, agents and employees from and against all costs, losses,



damages, claims or actions and all expenses incidental to the investigation and defense thereof (including legal and other professional fees) arising out of or based upon damages or injuries to persons or property caused by the negligent or willful acts of the City or its officers, elected officials, owners, employees, agents, or its subcontractors or anyone over which the City has a right to control.

## 7. General Provisions

- A. **Oregon Law and Forum.** This Agreement, and all rights, obligations, and disputes arising out of it will be governed by and construed in accordance with the laws of the State of Oregon and the ordinances of Clackamas County without giving effect to the conflict of law provisions thereof. Any claim between County and City that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Clackamas County for the State of Oregon; provided, however, if a claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this section be construed as a waiver by the County of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any claim or from the jurisdiction of any court. County, by execution of this Agreement, hereby consents to the in personam jurisdiction of the courts referenced in this section.
- B. **Applicable Law.** The Parties hereto agree to comply in all ways with applicable local, state and federal ordinances, statutes, laws and regulations. All provisions of law required to be a part of this Agreement, whether listed or otherwise, are hereby integrated and adopted herein. Failure to comply with such obligations is a material breach of this Agreement.
- C. **Non-Exclusive Rights and Remedies.** Except as otherwise expressly provided herein, the rights and remedies expressly afforded under the provisions of this Agreement shall not be deemed exclusive, and shall be in addition to and cumulative with any and all rights and remedies otherwise available at law or in equity. The exercise by either Party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other remedies for the same default or breach, or for any other default or breach, by the other Party.
- D. **Access to Records.** The Parties acknowledge and agree that each Party, the federal government, and their duly authorized representatives shall have access to each Party's books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcripts for a period of six years after final payment. Copies of applicable records shall be made available upon request. The cost of such inspection shall be borne by the inspecting Party.
- E. **Debt Limitation.** This Agreement is expressly subject to the limitations of the Oregon Constitution and Oregon Tort Claims Act, and is contingent upon appropriation of funds.

Any provisions herein that conflict with the above referenced laws are deemed inoperative to that extent.

- F. **Severability.** If any provision of this Agreement is found to be unconstitutional, illegal or unenforceable, this Agreement nevertheless shall remain in full force and effect and the offending provision shall be stricken. The Court or other authorized body finding such provision unconstitutional, illegal or unenforceable shall construe this Agreement without such provision to give effect to the maximum extent possible the intentions of the Parties.
- G. **Integration, Amendment and Waiver.** Except as otherwise set forth herein, this Agreement constitutes the entire agreement between the Parties on the matter of this Agreement. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. No waiver, consent, modification or change of terms of this Agreement shall bind either Party unless in writing and signed by both Parties and all necessary approvals have been obtained. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver by such Party of that or any other provision.
- H. **Interpretation.** The titles of the sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.
- I. **Independent Contractor.** Each of the Parties hereto shall be deemed an independent contractor for purposes of this Agreement. No representative, agent, employee or contractor of one Party shall be deemed to be a representative, agent, employee or contractor of the other Party for any purpose, except to the extent specifically provided herein. Nothing herein is intended, nor shall it be construed, to create between the Parties any relationship of principal and agent, partnership, joint venture or any similar relationship, and each Party hereby specifically disclaims any such relationship.
- J. **No Third-Party Beneficiary.** City and County are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.
- K. **No Assignment.** No Party shall have the right to assign its interest in this Agreement (or any portion thereof) without the prior written consent of the other Party, which consent may be withheld for any reason. The benefits conferred by this Agreement, and the obligations assumed hereunder, shall inure to the benefit of and bind the successors of the Parties.

- L. **Counterparts.** This Agreement may be executed in any number of counterparts (electronic, facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.
- M. **Force Majeure.** Neither City nor County shall be held responsible for delay or default caused by events outside of the City or County's reasonable control including, but not limited to, fire, terrorism, riot, acts of God, or war. Each Party shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.
- N. **Authority.** Each Party represents that it has the authority to enter into this Agreement on its behalf and the individual signatory for a Party represents that it has been authorized by that Party to execute and deliver this Agreement.
- O. **Necessary Acts.** Each Party shall execute and deliver to the others all such further instruments and documents as may be reasonably necessary to carry out this Agreement.

**CLACKAMAS COUNTY**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary

**CITY OF CANBY**

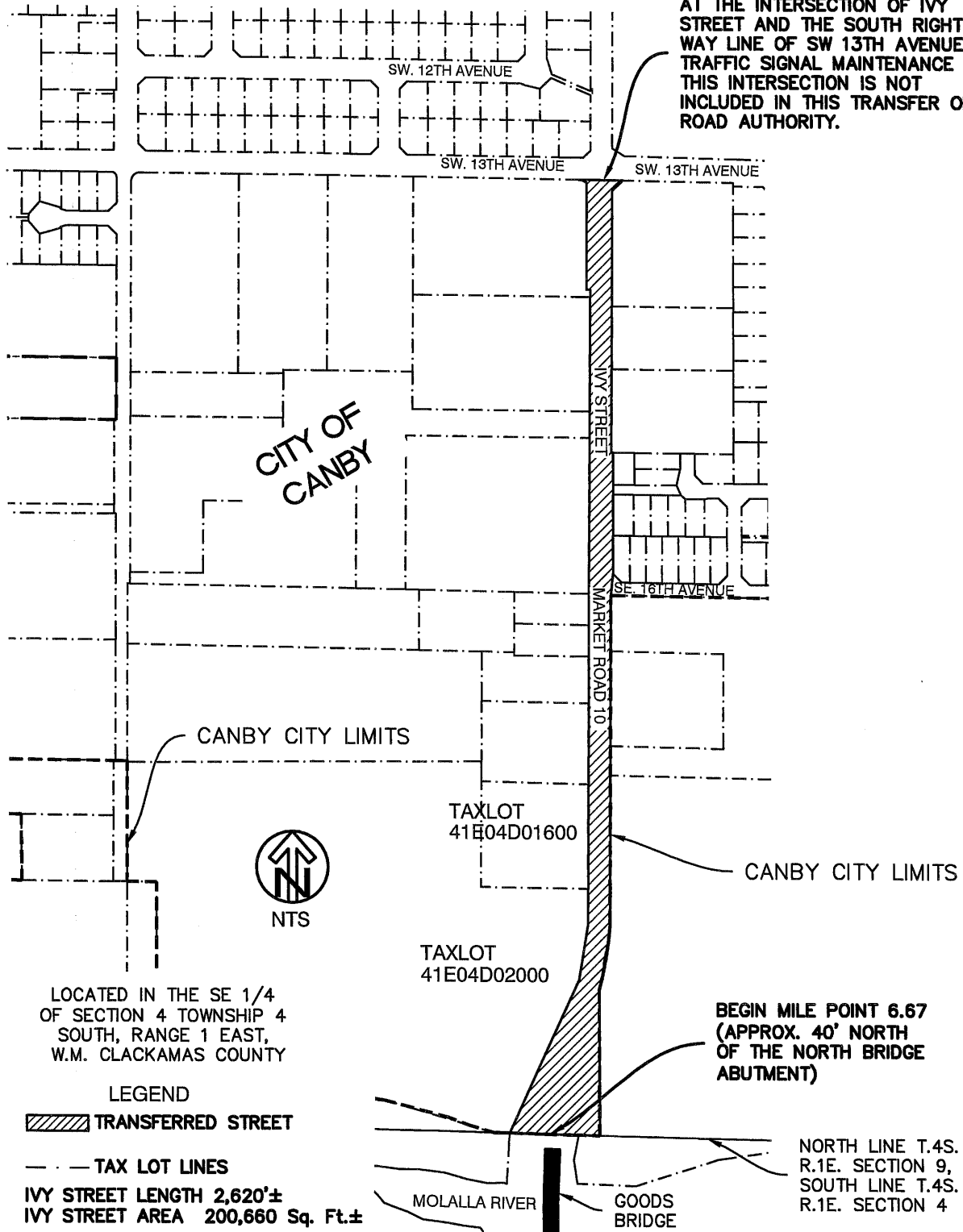
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary

# EXHIBIT "A"

END MILE POINT 7.17  
 AT THE INTERSECTION OF IVY STREET AND THE SOUTH RIGHT OF WAY LINE OF SW 13TH AVENUE.  
 TRAFFIC SIGNAL MAINTENANCE AT THIS INTERSECTION IS NOT INCLUDED IN THIS TRANSFER OF ROAD AUTHORITY.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

150 BEAVERCREEK ROAD  
 OREGON CITY, OR 97045



RM

08/27/2019

SHEET

TRANSFER OF ROAD AUTHORITY  
 IVY STREET - MARKET ROAD 10

1 of 1



# City of Canby

PO Box 930 Phone: 503.266.4021  
222 NE 2nd Ave Fax: 503.266.7961  
Canby, OR 97013 www.canbyoregon.gov

## M E M O R A N D U M

**TO:** *Honorable Mayor Hodson and City Council*  
**FROM:** *Rick Robinson*  
**DATE:** *September 18, 2019*

Issue: Clackamas County and the Cities within the County are periodically required to review and update their Natural Hazard Mitigation Plan. The attached is an update of the Canby addendum to the County's Plan. FEMA Region X approved the Clackamas County NHMP on April 12, 2019 and the City's addendum on **August 29, 2019**. With approval of this NHMP the City will be eligible to apply for the Robert T. Stafford Disaster Relief and Emergency Assistance Act's hazard mitigation project grants through **April 11, 2024**.

Synopsis: Canby first developed an addendum to Clackamas County's Natural Hazards Mitigation Plan in 2003. This plan was updated in 2009, 2013, and in 2018. The last update of the Canby addendum to the Clackamas County NHMP was approved by FEMA on April 8, 2013. The proposed action would approve an update of the Canby addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan (NHMP).

In addition to establishing a comprehensive community-level mitigation strategy, the Disaster Mitigation Act of 2000 (DMA2K), and the regulations contained in 44 CFR 201, require that jurisdictions maintain an approved NHMP to receive federal funds for mitigation projects. Local adoption, and federal approval of this NHMP ensures that the city will remain eligible for pre-, and post-disaster mitigation project grants.

The Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon's Institute for Policy Research, and Engagement (IPRE) collaborated with the Oregon Office of Emergency Management (OEM), Clackamas County, and Canby to update their NHMP. This project is funded through the Federal Emergency Management Agency's (FEMA) Fiscal-Year 2016 (FY16) Pre-Disaster Mitigation (PDM) Competitive Grant Program EMS-2017-PC-0005 (PDMC-PL-10-OR-2016-001). Members of the Canby NHMP Hazard Mitigation Advisory Committee (HMAC) also participated in the County NHMP update process (Volume III, Appendix B).

Upon adoption of Canby's addendum to the Clackamas County Multi-jurisdictional NHMP, the City will remain eligible to apply for the Robert T. Stafford Disaster Relief and Emergency Assistance Act's hazard mitigation project grants through **April 11, 2024**.

To provide the public information regarding the draft NHMP addendum, and provide an opportunity for comment, an announcement was printed in the Canby Herald on June 26<sup>th</sup> and July 3<sup>rd</sup>, and on the City's website. City staff received no comments during the comment period.

Recommendation: *Staff recommends the Council adopt Resolution No. 1327.*

Motion: ***"I move to approve Resolution No. 1327: A RESOLUTION ADOPTING THE CITY OF CANBY ADDENDUM TO THE CLACKAMAS COUNTY MULTI-JURSDICTIONAL NATURAL HAZARDS MITIGATION PLAN"***

Attachments:

- Resolution No. 1327
- August 29, 2019 FEMA letter of commitment to approve the City of Canby Addendum to the Clackamas County Hazard Mitigation Plan
- City of Canby Addendum to the Clackamas County Multi-Jurisdictional Hazard Mitigation Plan

**RESOLUTION NO. 1327**

**A RESOLUTION ADOPTING THE CITY OF CANBY ADDENDUM TO THE  
CLACKAMAS COUNTY MULTI-JURSDICTIONAL NATURAL HAZARDS  
MITIGATION PLAN**

**Whereas**, the City of Canby recognizes the threat that natural hazards pose to people, property and infrastructure within our community; and

**Whereas**, undertaking hazard mitigation actions will reduce the potential for harm to people, property and infrastructure from future hazard occurrences; and

**Whereas**, an adopted Natural Hazards Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

**Whereas**, the City of Canby has fully participated in the FEMA prescribed mitigation planning process to prepare the *Clackamas County, Multi-Jurisdictional Natural Hazard Mitigation Plan*, which has established a comprehensive, coordinated planning process to eliminate or minimize these vulnerabilities; and

**Whereas**, the City of Canby has identified natural hazard risks and prioritized a number of proposed actions and programs needed to mitigate the vulnerabilities of the City of Canby to the impacts of future disasters within the *Clackamas County, Multi-Jurisdictional Natural Hazard Mitigation Plan*; and

**Whereas**, these proposed projects and programs have been incorporated into the *Clackamas County, Multi-Jurisdictional Natural Hazard Mitigation Plan* that has been prepared and promulgated for consideration and implementation by the cities of Clackamas County; and

**Whereas**, the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials have reviewed the *City of Canby addendum* to the *Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan* and pre-approved it (dated, August 29, 2019) contingent upon this official adoption of the participating governments and entities;

**Whereas**, the NHMP is comprised of comprised of three volumes: Volume I: Basic Plan, Volume II: Jurisdictional Addenda, and Volume III: Appendices, collectively referred to herein as the NHMP; and

**Whereas**, the NHMP is in an on-going cycle of development and revision to improve its effectiveness; and

**Whereas**, City of Canby adopts the NHMP and directs the City Administrator and/or those persons designated by the City Administrator, to develop, approve, and implement the mitigation strategies and any administrative changes to the NHMP.

**Now, therefore, be it resolved**, that the City of Canby adopts *the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan* as an official plan; and

**Be it further resolved**, that the City of Canby will submit this Adoption Resolution to the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials to enable final approval of the *Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan*.

Adopted this 18<sup>th</sup> day of September, 2019

---

Brian Hodson  
Mayor

ATTEST:

---

Rick Robinson  
City Recorder Pro-Tem





**FEMA**

August 29, 2019

Mr. Joseph Murray  
State Hazard Mitigation Planner  
Oregon Military Department  
Office of Emergency Management  
P.O. Box 14370  
Salem, Oregon 97309

Dear Mr. Murray:

The Federal Emergency Management Agency (FEMA) Region 10 completed a pre-adoption review of the draft *City of Canby addendum to the Clackamas County Hazard Mitigation Plan*. The attached Mitigation Plan Review Tool documents the Region's review and compliance with all required elements of 44 CFR Part 201.6, as well as identifies the jurisdictions participating in the planning process. This letter serves as Region 10's commitment to approve the plan upon receiving documentation of its adoption by participating jurisdictions.

Formal adoption documentation must be submitted to FEMA Region 10 by at least one jurisdiction within one calendar year of the date of this letter, or the entire plan must be updated and resubmitted for review. Once FEMA approves the plan, the jurisdictions are eligible to apply for FEMA Hazard Mitigation Assistance grants.

Please contact Jake Grabowsky, Oregon FIT Hazard Mitigation Community Planner, at (202) 856-1901 or [james.grabowsky@fema.dhs.gov](mailto:james.grabowsky@fema.dhs.gov) with any questions.

Sincerely,

x   
\_\_\_\_\_

Tamra Biasco  
Chief, Risk Analysis Branch  
Mitigation Division

JG

# City of Canby Addendum to the Clackamas County Multi-Jurisdictional Hazard Mitigation Plan



Photo Credit: City of Canby

March 2019

Volume II: Canby Addendum



Prepared for:

City of Canby

Prepared by:

University of Oregon  
Institute for Policy Research and Engagement  
Oregon Partnership for Disaster Resilience

Planning grant funding provided by:



**FEMA**

Federal Emergency Management Agency (FEMA)  
Pre-Disaster Mitigation Program

Grant: EMS-2017-PC-0005

Sub-grant Application Reference: PDMC-PL-10-OR-2016-001, and

Additional Support Provided by:



*This material is a result of tax-supported research and, as such, is not copyrightable. It may be freely reprinted with the customary crediting of the source.*

# TABLE OF CONTENTS

<b>Purpose, Mission, and Goals .....</b>	<b>CA-1</b>
<b>NHMP Process and Participation .....</b>	<b>CA-3</b>
<b>NHMP Implementation and Maintenance .....</b>	<b>CA-4</b>
<b>Mitigation Strategy .....</b>	<b>CA-7</b>
<b>Risk Assessment</b>	
<b>Hazard Analysis.....</b>	<b>CA-11</b>
<b>Community Characteristics.....</b>	<b>CA-13</b>
<b>Community Assets.....</b>	<b>CA-15</b>
<b>Hazard Characteristics</b>	
<b>Drought .....</b>	<b>CA-19</b>
<b>Earthquake .....</b>	<b>CA-20</b>
<b>Flood .....</b>	<b>CA-28</b>
<b>Landslide.....</b>	<b>CA-32</b>
<b>Severe Weather (Extreme Heat, Windstorm, Winter Storm) .....</b>	<b>CA-34</b>
<b>Volcanic Event.....</b>	<b>CA-38</b>
<b>Wildfire.....</b>	<b>CA-38</b>
<b>Attachment A: Action Item Forms .....</b>	<b>CA-43</b>
<b>Attachment B: Public Involvement Summary.....</b>	<b>CA-59</b>

**This page intentionally left blank.**



## Purpose

This is an update of the Canby addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan (NHMP). This addendum supplements information contained in Volume I (Basic Plan) which serves as the NHMP foundation and Volume III (Appendices) which provide additional information. This addendum meets the following requirements:

- Multi-Jurisdictional **Plan Adoption** §201.6(c)(5),
- Multi-Jurisdictional **Participation** §201.6(a)(3),
- Multi-Jurisdictional **Mitigation Strategy** §201.6(c)(3)(iv) and
- Multi-Jurisdictional **Risk Assessment** §201.6(c)(2)(iii).

Updates to Canby's addendum are further discussed throughout the NHMP and within Volume III, Appendix B, which provides an overview of alterations to the document that took place during the update process.

Canby adopted their addendum to the Clackamas County Multi-jurisdictional NHMP on **[Month] [Day], 2019**. FEMA Region X approved the Clackamas County NHMP on April 12, 2019 and the City's addendum on **[Month] [Day], 2019**. With approval of this NHMP the City is now eligible to apply for the Robert T. Stafford Disaster Relief and Emergency Assistance Act's hazard mitigation project grants through **April 11, 2024**.

## Mitigation Plan Mission

The NHMP mission states the purpose and defines the primary functions of the NHMP. It is intended to be adaptable to any future changes made to the NHMP and need not change unless the community's environment or priorities change.

The City concurs with the mission statement developed during the Clackamas County planning process (Volume I, Section 3):

***Promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property, and the environment from natural hazards.***

This can be achieved by increasing public awareness, documenting the resources for risk reduction and loss-prevention, and identifying activities to guide the county towards building a safer, more sustainable community.

## Mitigation Plan Goals

Mitigation plan goals are more specific statements of direction that Clackamas County citizens and public and private partners can take while working to reduce the City's risk from natural hazards. These statements of direction form a bridge between the broad mission statement and action items. The goals listed here serve as checkpoints as agencies and organizations begin implementing mitigation action items.

The City concurs with the goals developed during the Clackamas County planning process (Volume I, Section 3). All NHMP goals are important and are listed below in no order of priority. Establishing community priorities within action items neither negates nor eliminates any goals, but it establishes which action items to consider implementing first, should funding become available.

Below is a list of the NHMP goals:

**GOAL #1: PROTECT LIFE AND PROPERTY**

- Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to natural hazards.
- Reduce losses and repetitive damages for chronic hazard events while promoting insurance coverage for catastrophic hazards.
- Improve hazard assessment information to make recommendations for discouraging new development and encouraging preventative measures for existing development in areas vulnerable to natural hazards.

**GOAL #2: ENHANCE NATURAL SYSTEMS**

- Balance watershed planning, natural resource management, and land use planning with natural hazards mitigation to protect life, property, and the environment.
- Preserve, rehabilitate, and enhance natural systems to serve natural hazard mitigation functions.

**GOAL #3: AUGMENT EMERGENCY SERVICES**

- Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.
- Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, and business, and industry.
- Coordinate and integrate natural hazards mitigation activities, where appropriate, with emergency operations plans and procedures.

**GOAL #4: ENCOURAGE PARTNERSHIPS FOR IMPLEMENTATION**

- Strengthen communication and coordinate participation among and within public agencies, citizens, non-profit organizations, business, and industry to gain a vested interest in implementation.
- Encourage leadership within public and private sector organizations to prioritize and implement local, county, and regional hazard mitigation activities.

**GOAL #5: PROMOTE PUBLIC AWARENESS**

- Develop and implement education and outreach programs to increase public awareness of the risks associated with natural hazards.
- Provide information on tools, partnership opportunities, and funding resources to assist in implementing mitigation activities.

## NHMP Process, Participation and Adoption

This section of the NHMP addendum addresses 44 CFR 201.6(c)(5), *Plan Adoption*, and 44 CFR 201.6(a)(3), *Participation*.

Canby first developed an addendum to Clackamas County's Natural Hazards Mitigation Plan in 2003. This plan was updated in 2009, 2013, and in 2018. The last update of the Canby addendum to the Clackamas County NHMP was approved by FEMA on April 8, 2013.

In addition to establishing a comprehensive community-level mitigation strategy, the Disaster Mitigation Act of 2000 (DMA2K), and the regulations contained in 44 CFR 201, require that jurisdictions maintain an approved NHMP to receive federal funds for mitigation projects. Local adoption, and federal approval of this NHMP ensures that the city will remain eligible for pre-, and post-disaster mitigation project grants.

The Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon's Institute for Policy Research, and Engagement (IPRE) collaborated with the Oregon Office of Emergency Management (OEM), Clackamas County, and Canby to update their NHMP. This project is funded through the Federal Emergency Management Agency's (FEMA) Fiscal-Year 2016 (FY16) Pre-Disaster Mitigation (PDM) Competitive Grant Program EMS-2017-PC-0005 (PDMC-PL-10-OR-2016-001). Members of the Canby NHMP Hazard Mitigation Advisory Committee (HMAC) also participated in the County NHMP update process (Volume III, Appendix B).

The Clackamas County NHMP, and Canby addendum, are the result of a collaborative effort between citizens, public agencies, non-profit organizations, the private sector, and regional organizations. The Canby HMAC guided the process of developing the NHMP.

### Convener

The Canby Public Works Director serves as the NHMP addendum convener. The convener of the NHMP will take the lead in implementing, maintaining and updating the addendum to the Clackamas County NHMP in collaboration with the designated convener of the Clackamas County NHMP (Clackamas County Resilience Coordinator).

Representatives from the City of Canby HMAC met formally and informally, to discuss updates to their addendum (Volume III, Appendix B). The HMAC reviewed and revised the City's addendum, with focus on the NHMP's risk assessment and mitigation strategy (action items).

This addendum reflects decisions made at the designated meetings and during subsequent work and communication with Clackamas County Resilience Coordinator, and the OPDR. The changes are highlighted with more detail throughout this document and within Volume III, Appendix B. Other documented changes include a revision of the City's risk assessment and hazard identification sections, NHMP mission and goals, action items, and community profile.

The Canby HMAC was comprised of the following representatives:

- Convener, Jennifer Cline, Public Works Director (former)
- Rick Robinson, City Administrator



- Jerry Nelzen, Public Works Operations
- Amanda Zeiber, Technical Services
- Dave Conner, Wastewater Treatment
- Jorge Tro, Canby Police Department
- Todd Gary, Canby Fire
- Jim Stewart, Canby Utility

Public participation was achieved with the establishment of the HMAC, which was comprised of City officials representing different departments and sectors. The HMAC served as the local review body for the NHMP's development. Community members were provided an opportunity for comment via the NHMP review process, and through a survey administered by Clackamas County (Volume III, Appendix G).

## NHMP Implementation and Maintenance

The City Council will be responsible for adopting the Canby addendum to the Clackamas County NHMP. This addendum designates a HMAC and a convener to oversee the development and implementation of action items. Because the City addendum is part of the County's multi-jurisdictional NHMP, the City will look for opportunities to partner with the County. The City's HMAC will convene after re-adoption of the Canby NHMP addendum on an annual schedule. The County is meeting on a semi-annual basis and will provide opportunities for the cities to report on NHMP implementation and maintenance during their meetings. The City's Public Works Director will serve as the convener and will be responsible for assembling the HMAC. The HMAC will be responsible for:

- Reviewing existing action items to determine suitability of funding;
- Reviewing existing and new risk assessment data to identify issues that may not have been identified at NHMP creation;
- Educating and training new HMAC members on the NHMP and mitigation actions in general;
- Assisting in the development of funding proposals for priority action items;
- Discussing methods for continued public involvement; and
- Documenting successes and lessons learned during the year.

The convener will also remain active in the County's implementation and maintenance process (Volume I, Section 4).

The City will utilize the same action item prioritization process as the County (Volume I, Section 4).

## Implementation through Existing Programs

This NHMP is strategic and non-regulatory in nature, meaning that it does not necessarily set forth any new policy. It does, however, provide: (1) a foundation for coordination and collaboration among agencies and the public in the city; (2) identification and prioritization of future mitigation activities; and (3) aid in meeting federal planning requirements and qualifying for assistance programs. The mitigation plan works in conjunction with other city plans and programs including the Comprehensive Land Use Plan, Capital Improvements Plan, and Building Codes, as well as the [Clackamas County NHMP](#), and the [State of Oregon NHMP](#).

The mitigation actions described herein (and in Attachment A) are intended to be implemented through existing plans and programs within the city. Plans and policies already in existence have support from residents, businesses and policy makers. Where possible, Canby will implement the NHMP's recommended actions through existing plans and policies. Many land-use, comprehensive and strategic plans get updated regularly, allowing them to adapt to changing conditions and needs. Implementing the NHMP's action items through such plans and policies increases their likelihood of being supported and implemented. Implementation opportunities are further defined in action items when applicable.

Canby's acknowledged comprehensive plan is the City of Canby Comprehensive Plan (1984, updated in January 2007). The City implements the plan through the Development Code.

Canby currently has the following plans, regulations, and projects that relate to natural hazard mitigation. For a complete list visit the City's [website](#):

- [Comprehensive Plan](#)
  - [Land Use Map \(May 2014\)](#)
  - [Additional Planning Documents](#)
- [Municipal Code](#)
  - Title 08: Health and Safety
  - Title 13: Public Services
  - Title 15: Buildings and Construction
    - [Chapter 15.12: Flood Hazard Protection](#)
  - Title 16: Planning and Zoning
    - [Chapter 16.40: Hazard Overlay Zone](#)
- [Capital Improvement Plan](#)
- [Transportation Systems Plan](#)
- [Stormwater Master Plan](#)
- [Water System Master Plan](#)
- [General City Maps](#)

Other plans:

- [Clackamas Community Wildfire Protection Plan](#)
  - [Canby Rural Fire Protection District #62](#)

## Government Structure

The City of Canby has a council-mayor form of government. The City Council consists of seven members; a mayor and six councilors. The mayor presides over Council meetings. The mayor is elected to a two-year term, while City Council members are elected to four-year terms of office through a general election. The City Council is responsible for identifying problems and needs within the community and then addressing those problems through community goals and objectives.

The City of Canby currently has the following departments which have a role in natural hazard mitigation:

**Administration Department** is responsible for taking charge of the daily supervision of City affairs.

**Development Services** includes economic development, planning and building, and urban renewal.

The **Planning Department** regulates growth and development in the city of Canby by administering the city's Comprehensive Plan and Municipal Code related to zoning and land division. Tasks range from implementing existing zoning regulations to assisting City Council with land use and growth planning policy development. Planning is also responsible for providing safe, attractive, and well-maintained parks, facilities, trails, open spaces, and recreation programs. Building permits are issued by Clackamas County after City review.

The **Public Works Department** provides many of the basic urban services to the citizens of Canby including parks, streets (including street lighting), sewer, street trees, waste water treatment plant, building maintenance, and fleet services. Canby Utility (a city owned utility) provides water and electric for the City.

Police services are provided by the **Police Department**. Fire services are provided by **Canby Rural Fire Protection District #62**.

## Continued Public Participation

An open public involvement process is essential to the development of an effective NHMP. To develop a comprehensive approach to reducing the effects of natural disasters, the planning process shall include opportunity for the public, neighboring communities, local and regional agencies, as well as, private and non-profit entities to comment on the NHMP during review.<sup>1</sup> Keeping the public informed of the City's efforts to reduce its risk to future natural hazard events is important for successful NHMP implementation and maintenance. The City is committed to involving the public in the NHMP review and update process (Volume I, Section 4). The City posted the plan update for public comment before FEMA approval, and after approval will maintain the plan on the City's website:

<http://www.canbyoregon.gov>.

## NHMP Maintenance

The Clackamas County NHMP and City addendum will be updated every five years in accordance with the update schedule outlined in the Disaster Mitigation Act of 2000. During the County NHMP update process, the City will also review and update its addendum (Volume I, Section 4). The convener will be responsible for convening the HMAC to address the questions outlined below.

- Are there new partners that should be brought to the table?
- Are there new local, regional, state or federal policies influencing natural hazards that should be addressed?
- Has the community successfully implemented any mitigation activities since the NHMP was last updated?
- Have new issues or problems related to hazards been identified in the community?
- Are the actions still appropriate given current resources?

---

<sup>1</sup> Code of Federal Regulations, Chapter 44. Section 201.6, subsection (b). 2015

- Have there been any changes in development patterns that could influence the effects of hazards?
- Have there been any significant changes in the community's demographics that could influence the effects of hazards?
- Are there new studies or data available that would enhance the risk assessment?
- Has the community been affected by any disasters? Did the NHMP accurately address the impacts of this event?

These questions will help the HMAC determine what components of the mitigation plan need updating. The HMAC will be responsible for updating any deficiencies found in the NHMP.

## Mitigation Strategy

This section of the NHMP addendum addresses 44 CFR 201.6(c)(3)(iv), *Mitigation Strategy*.

The City's mitigation strategy (action items) were first developed during the 2003 NHMP planning process and revised during subsequent NHMP updates. During these processes, the HMAC assessed the City's risk, identified potential issues, and developed a mitigation strategy (action items).

During the 2018 update process the City re-evaluated their mitigation strategy (action items). During this process action items were updated, noting what accomplishments had been made and whether the actions were still relevant; any new action items were identified at this time (see Attachment A for more information on changes to action items).

### Priority Action Items

Table CA-1 presents a list of mitigation actions. The HMAC decided to modify the prioritization of action items in this update to reflect current conditions (risk assessment), needs, and capacity. High priority actions are shown in **bold** text with grey highlight. The City will focus their attention, and resource availability, upon these achievable, high leverage, activities over the next five-years. Although this methodology provides a guide for the HMAC in terms of implementation, the HMAC has the option to implement any of the action items at any time. This option to consider all action items for implementation allows the committee to consider mitigation strategies as new opportunities arise, such as capitalizing on funding sources that could pertain to an action item that is not currently listed as the highest priority. Refer to Attachment A for detailed information for each action. Full text of the plan goals referenced in Table CA-1 is located on page CA-2.

This page left intentionally blank.



**Table CA-I Canby Action Items**

Natural Hazard Action ID	Action Item	Coordinating Organization (Lead)	Internal Partners	Timing	Plan Goals Addressed				
					Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
MH #1	Update and revise the Canby Emergency Operations Plan.	Canby Fire District	City of Canby	Short Term	✓		✓	✓	
MH #2	Ensure there are adequate shelter facilities in hazard-free zones to serve Canby residents. Identify potential shelter sites and evaluate their relative structural risks/structural deficiencies. Seek funding for upgrades on shelter sites if needed.	Hazard Mitigation Advisory Committee (HMAC)	Public Works, Planning, Building	Ongoing	✓		✓	✓	
MH #3	Develop, enhance, and implement education programs designed to reduce the losses from natural hazards.	HMAC	Canby Fire District, Canby Utility, Administration	Ongoing	✓	✓	✓	✓	✓
MH #4	Integrate the goals and action items from the Canby Natural Hazards Mitigation Plan into existing regulatory documents and programs, where appropriate.	HMAC	Planning, Public Works	Ongoing	✓	✓	✓	✓	✓
MH #5	Identify, plan, and establish an alternate potable water source on the Willamette River.	Canby Utility	HMAC	Short Term	✓	✓		✓	✓
EQ #1	Conduct seismic evaluations and upgrades on identified critical and essential facilities and infrastructure for implementing appropriate structural and non-structural mitigation strategies.	HMAC	Administration, Planning, Public Works, Police, Canby Fire District, Canby Utility	Long Term	✓		✓	✓	

Natural Hazard Action ID	Action Item	Coordinating Organization (Lead)	Internal Partners	Timing	Plan Goals Addressed				
					Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
FL #1	Evaluate and upgrade surface water management infrastructure and identify appropriate mitigation strategies.	Public Works	Planning, Administration	Ongoing	✓	✓	✓	✓	
FL #2	<b>Ensure continued compliance in the National Flood Insurance Program (NFIP) through enforcement of local floodplain management ordinances.</b>	Planning	Public Works	Ongoing	✓	✓		✓	✓
LS #1	Reduce the vulnerability of property owners in landslide-prone areas.	Planning	Public Works	Long Term	✓	✓		✓	✓
SW #1	Obtain funding to bury power lines subject to frequent failures to reduce power outages from the windstorm and severe winter storm hazard, where possible.	Canby Utility	Public Works	Ongoing	✓			✓	
WF #2	<b>Coordinate wildfire mitigation action items through the Clackamas County Community Wildfire Protection Plan.</b>	Fire District	Public Works, Planning	Ongoing	✓	✓	✓	✓	✓

Source: City of Canby HMAC, 2018.

Note: Full text of the plan goals referenced in this table is located on page CA-2.



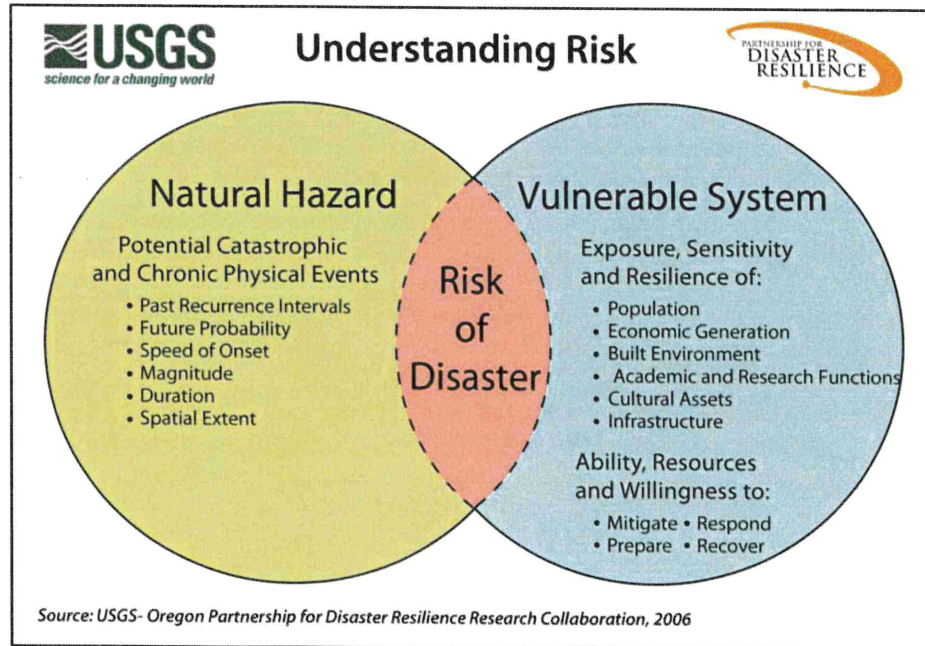
## Risk Assessment

This section of the NHMP addendum addresses 44 CFR 201.6(b)(2) - Risk Assessment. In addition, this chapter can serve as the factual basis for addressing Oregon Statewide Planning Goal 7 – Areas Subject to Natural Hazards. Assessing natural hazard risk has three phases:

- **Phase 1:** Identify hazards that can impact the jurisdiction. This includes an evaluation of potential hazard impacts – type, location, extent, etc.
- **Phase 2:** Identify important community assets and system vulnerabilities. Example vulnerabilities include people, businesses, homes, roads, historic places and drinking water sources.
- **Phase 3:** Evaluate the extent to which the identified hazards overlap with or have an impact on, the important assets identified by the community.

The local level rationale for the identified mitigation strategies (action items) is presented herein and within Volume I, Section 3 and Volume III, Appendix C. The risk assessment process is graphically depicted in Figure CA-1. Ultimately, the goal of hazard mitigation is to reduce the area of risk, where hazards overlap vulnerable systems.

**Figure CA-1 Understanding Risk**



## Hazard Analysis

The Canby HMAC developed their hazard vulnerability assessment (HVA), using their previous HVA and the County's HVA as a reference. Changes from their previous HVA and the County's HVA were made where appropriate to reflect distinctions in vulnerability and risk from natural hazards unique to Canby, which are discussed throughout this addendum. For detailed information on the methodology see Volume I, Section 2.



Table CA-2 shows the HVA matrix for Canby listing each hazard in order of rank from high to low. For local governments, conducting the hazard analysis is a useful step in planning for hazard mitigation, response and recovery. The method provides the jurisdiction with sense of hazard priorities but does not predict the occurrence of a hazard.

Two catastrophic hazards (Cascadia Subduction Zone earthquake and Crustal earthquake) and one chronic hazard (flood) rank as the top hazard threats to the City (Top Tier). Winter storm, windstorm, drought, and wildfire comprise the next highest ranked hazards (Middle Tier), while the extreme heat, volcanic event, and landslide hazards comprise the lowest ranked hazards (Bottom Tier).

**Table CA-2 Hazard Analysis Matrix – Canby**

Hazard	Maximum				Total Threat Score	Hazard Rank	Hazard Tiers
	History	Vulnerability	Threat	Probability			
Earthquake - Cascadia	4	45	100	49	198	#1	Top Tier
Flood	16	40	80	56	192	#2	
Earthquake - Crustal	6	50	100	21	177	#3	
Winter Storm	10	30	70	56	166	#4	Middle Tier
Windstorm	20	35	50	56	161	#5	
Drought	10	20	50	28	108	#6	
Wildfire	6	20	50	21	97	#7	
Extreme Heat Event	2	20	40	28	90	#8	Bottom Tier
Volcanic Event	2	15	50	7	74	#9	
Landslide	14	15	20	21	70	#10	

Source: Canby HMAC, 2018.

Table CA-3 categorizes the probability and vulnerability scores from the hazard analysis for the City and compares the results to the assessment completed by the Clackamas County HMAC. Variations between the City and County are noted in **bold** text within the city ratings.

**Table CA-3 Probability and Vulnerability Comparison**

Hazard	Canby		Clackamas County	
	Probability	Vulnerability	Probability	Vulnerability
Drought	<b>Moderate</b>	<b>Moderate</b>	High	Low
Earthquake - Cascadia	Moderate	High	Moderate	High
Earthquake - Crustal	Low	High	Low	High
Extreme Heat	<b>Moderate</b>	<b>Moderate</b>	Low	High
Flood	High	<b>High</b>	High	Moderate
Landslide	<b>Low</b>	Low	High	Low
Volcanic Event	Low	<b>Low</b>	Low	Moderate
Wildfire	<b>Low</b>	Moderate	High	Moderate
Windstorm	<b>High</b>	<b>Moderate</b>	Moderate	Low
Winter Storm	<b>High</b>	Moderate	Moderate	Moderate

Source: Canby and Clackamas County HMAC, 2018.

## Community Characteristics

Table CA-4 and the following section provides information on City specific demographics and assets. Many of these community characteristics can affect how natural hazards impact communities and how communities choose to plan for natural hazard mitigation.

Considering the City specific assets during the planning process can assist in identifying appropriate measures for natural hazard mitigation. Between 2010 and 2016 the City grew by 590 people (4%; as of 2018 the population was 16,800) and median household income decreased by about 2%.<sup>2</sup> Between 2018 and 2040 the population is forecast to grow by 53% to 25,748.<sup>3</sup> New development has complied with the standards of the [Oregon Building Code](#) and the city's development code.

## Transportation/Infrastructure

Canby is accessible by state highway 99E, running north to south on the city's west side. Congestion on 99E can result in the diversion of traffic onto City streets. Canby is also bisected by the Union Pacific Railroad main line, which separates the North side from the South; passenger service is provided by Amtrak. Congestion

The City's public transit is provided by the Canby Area Transit system, which provides shuttle transportation to scheduled route locations within Canby. The Canby Ferry, one of three ferries still in operation on the Willamette River, can transport nine vehicles per trip across the Willamette River. The availability and quality of pedestrian and bicycling facilities (sidewalks, bike lanes, and pathways) is inconsistent, generally newer neighborhoods have facilities. [Base Maps](#) are found on the city's website.

## Economy

Canby is a relatively self-sufficient city that operates its own electric and water service (uncommon in Oregon). The business district includes a thriving downtown core as well as flourishing businesses along Highway 99E. The Canby area has a multitude of attractions tied to the bountiful nursery industry, which attract thousands of visitors annually. In Clackamas County, 75% of the nursery acreage is in the vicinity of Canby.

To a certain extent, Canby has been a "bedroom" community for Portland and Salem, though the City hopes to moderate this trend by increasing industrial development. The City is accessible by rail and highway and is located outside of the Portland Air Quality Maintenance area (AQMA). The 2007 Comprehensive Plan designated nearly a third of the total urbanizable area for future industrial development. The city has identified areas for commercial, office, or mixed use development in an updated Comprehensive Plan Map from 2014: [map](#). The two major industries for residents of Canby are educational services, and health care and social assistance (accounting for 22% of the market) and manufacturing (16%).<sup>4</sup>

---

<sup>2</sup> Portland State University, Population Research Center, "Annual Population Estimates", 2016 and Social Explorer, Table T57, U.S. Census Bureau, 2012-2016 and 2006-2010 American Community Survey Estimates.

<sup>3</sup> Portland State University, Population Research Center, "Population Forecast Tables", 2017.

<sup>4</sup> Portland State University, Population Research Center, "Annual Population Estimates", 2016 & 2018 and Social Explorer, Table T57, U.S. Census Bureau, 2012-2016 and 2006-2010 American Community Survey Estimates.

**Table CA-4 Community Characteristics**

Population Characteristics		
2010 Population	15,830	
2016 Population [2018 Population]	16,420 [16,800]	
2040 Forecasted Population	25,748	
<b>Race (non-Hispanic) and Ethnicity (Hispanic)</b>		
White		75%
Black/ African American		< 1%
American Indian and Alaska Native		< 1%
Asian		2%
Native Hawaiian and Other Pacific Islander		0%
Some Other Race		< 1%
Two or More Races		3%
Hispanic or Latino		20%
Limited or No English Spoken		9%
<b>Vulnerable Age Groups</b>		
Less than 15 Years	3,889	23%
65 Years and Over	2,528	15%
<b>Disability Status</b>		
Total Population	1,923	11%
Children	130	3%
Seniors	996	40%

Income Characteristics		
<b>Households by Income Category</b>		
Less than \$15,000	375	6%
\$15,000-\$29,999	850	14%
\$30,000-\$44,999	752	12%
\$45,000-\$59,999	1,061	17%
\$60,000-\$74,999	669	11%
\$75,000-\$99,999	995	16%
\$100,000-\$199,999	1,268	20%
\$200,000 or more	246	4%
Median Household Income	\$62,035	
<b>Poverty Rates</b>		
Total Population	2,682	16%
Children	741	16%
Seniors	114	5%
<b>Housing Cost Burden</b>		
Owners with Mortgage	1,210	29%
Renters	989	48%

Source: U.S. Census Bureau, 2012-2016 American Community Survey; Portland State University, Population Research Center, "Annual Population Estimates", 2016 & 2018; Portland State University, Population Research Center, "Population Forecast Tables", 2017.

Housing Characteristics		
<b>Housing Units</b>		
Single-Family	4,565	71%
Multi-Family	1,315	21%
Mobile Homes	519	8%
<b>Year Structure Built</b>		
Pre-1970	993	16%
1970-1989	2,250	35%
1990 or later	3,162	49%
<b>Housing Tenure and Vacancy</b>		
Owner-occupied	4,164	65%
Renter-occupied	2,052	32%
Seasonal	48	1%
Vacant	189	3%

Canby has grown substantially since its incorporation in 1893 and has an area today of about 4 square miles. Canby lies in the heart of very productive agricultural lands.

Canby's climate is consistent with the Marine west coast climate zone, with warm summers and cool, wet winters. Canby receives most of its rainfall between October and May, and averages 45 inches of rain.<sup>5</sup> Snowfall is rare but can occur annually.

The City of Canby is located on a relatively flat terrain and, with few exceptions, only gentle changes in the topography of less than 30 feet occur within the city limits and Urban Growth Boundary (UGB); between 140 to 170 feet above mean sea level. The southwest portion of the city drops abruptly at the Molalla River to an elevation of approximately 80 feet.

At the northern border of the UGB, the topography gradually slopes to the Willamette River, dropping from an elevation of approximately 130 feet to 100 feet at the city's wastewater treatment facility. To the east of Canby, the topography changes very little until beyond the urban growth boundary, where the ground has undulating gentle hills in the southeastern areas and steep rocky cliffs in the northeastern areas along the Willamette River.

<sup>5</sup> ["Monthly Average for Canby, OR"](#) The Weather Channel Interactive, Inc. Retrieved April 11, 2019.



## Community Assets -

This section outlines the resources, facilities, and infrastructure that, if damaged, could significantly impact the public safety, economic conditions, and environmental integrity of Canby. The community assets identified below were identified by the City of Canby. The tables identify which hazards each asset may be exposed to, based upon both a GIS analysis as well as HMAC member knowledge. Additional information is needed to fully understand the extent of risk to each asset. It is important to note that the facilities identified as “critical” and “essential” are characterized differently than the structural code that identifies buildings as “essential” and “non-essential.” The structural code uses different language and criteria and therefore have completely different meanings than the buildings identified in this addendum.

### Critical Facilities

These facilities are critical to government response, and recovery activities (i.e. life, safety, property, and environmental protection). These facilities include: 911 Centers, Emergency Operations Centers, Police, and Fire Stations, Public Works facilities, sewer, and water facilities, hospitals, bridges, roads, shelters, and more.

**Table CA-5 Critical Facilities in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Critical Facilities</b>									
4 Power Substations		X	X	X		X		X	X
Canby Area Transit (CAT)		X	X			X			X
Canby Utility Business Offices		X				X			X
City Hall Complex/Library		X				X			X
Public Works Building (EOC #3)	X	X	X	X		X	X	X	X
Telephone Central Station		X				X		X	X
Waste Water Treatment Facilities		X	X	X		X	X	X	X
Water Treatment Facilities – including reservoirs, intake structures and raw water pump houses	X	X	X	X	X	X	X	X	X
<b>Fire/Police Stations</b>									
Canby Police Department (EOC #2)	X	X		X	X	X			X
Fire Station #362 (EOC #1)	X	X	X			X			X
Fire Station #365 (South of Canby)	X	X	X			X	X	X	X

## Critical Infrastructure:

Infrastructure that provides necessary services for emergency response include:

**Table CA-6 Critical Infrastructure in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Critical Infrastructure</b>									
Bridges		X		X	X			X	X
Canby Disposal		X		X		X		X	X
Canby Ferry	X	X	X	X	X	X	X	X	X
Communication Towers		X					X	X	X
Gas Lines		X		X	X				
NW Natural Pipeline/Telephone Fiber		X		X	X				
Pacific Pride Storage Tanks		X							
Power Lines		X	X	X	X	X	X	X	X
Railroads		X		X	X	X	X	X	X
Telephone Lines		X		X	X	X	X	X	X
Transportation Networks		X	X	X	X	X	X	X	X
Wastewater Collection	X	X		X	X	X	X	X	X
Water Treatment, Storage and Distribution Lines	X	X	X	X	X	X	X	X	X

## Cultural and Historic Assets

The cultural and historic heritage of a community is more than just tourist charm. For families that have lived in the city for generations and new resident alike, it is the unique places, stories, and annual events that make Canby an appealing place to live. The cultural and historic assets are both intangible benefits and obvious quality-of-life- enhancing amenities. Because of their role in defining and supporting the community, protecting these resources from the impact of disasters is important.

**Table CA-7 Cultural or Historic Assets in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Cultural or Historic Assets</b>									
Canby Chapel		X				X		X	X
Canby Depot Museum		X				X		X	X
Canby Ferry	X	X	X	X	X	X	X	X	X
Cemeteries		X				X		X	X
Clackamas County Event Center	X	X	X			X	X	X	X



## Essential Facilities

Facilities that are essential to the continued delivery of key government services, and/or that may significantly impact the public's ability to recover from the emergency. These facilities may include: City buildings such as the Public Services Building, the City Hall, and other public facilities such as schools.

**Table CA-8 Essential Facilities in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Essential Facilities</b>									
<b>Schools</b>									
Ackerman Elementary School		X				X		X	X
Baker Prairie School		X				X		X	X
Canby High School		X				X		X	X
<b>Other Essential Facilities</b>									
Canby Adult Center		X				X		X	X
Canby Christian Church		X				X		X	X
Clackamas County Event Center		X				X		X	X
Four Square Church		X			X	X	X	X	X
Medical Clinics		X				X		X	X
Old Canby Library Building		X				X		X	X
St. Patricks Church		X				X		X	X
Student Transportation		X				X			X
United Methodist Church		X				X		X	X

## Environmental Assets:

Environmental assets are those parks, green spaces, wetlands, and rivers that provide an aesthetic, and functional ecosystem services for the community.

**Table CA-9 Environmental Assets in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Economic Assets/Population Centers</b>									
Canby City Parks	X	X	X	X	X	X	X	X	X
Canby Utility Bottom Lands	X	X	X	X	X	X	X	X	X
Emerald Park	X	X	X	X	X	X	X	X	X
Molalla River State Park	X	X	X	X	X	X	X	X	X
Willow Creek	X	X	X	X		X	X	X	X

## Vulnerable Populations:

Vulnerable populations, including seniors, disabled citizens, women, and children, as well as those people living in poverty, often experience the impacts of natural hazards and disasters more acutely. Populations that have special needs or require special consideration include:

**Table CA-10 Vulnerable Populations in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Vulnerable Populations</b>									
Adult Foster Homes		X	X			X	X	X	X
Canby Adult Center		X	X			X		X	X
Countryside Living – assisted living		X	X			X		X	X
Hope Village – senior living and rehab		X	X			X		X	X
Providence Health Center	X	X	X	X	X	X	X	X	X
Rackleff House – assisted living		X				X	X	X	X
Riverside RV Park	X	X	X	X	X	X	X	X	X
Village on the Lochs		X	X	X	X	X	X	X	X
<b>Schools</b>									
<i>Schools listed in Essential Facilities</i>	X	X	X	X	X	X	X	X	X

## Hazardous Materials:

Facilities that, if damaged, could cause serious secondary impacts may also be considered “critical.” A hazardous material facility is one example of this type of critical facility. Those sites that store, manufacture, or use potentially hazardous materials include:

**Table CA-11 Hazardous Materials in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Hazardous Materials</b>									
American Steel		X							
BBC Steel		X					X		
Johnson Controls Inc.		X					X		
JV Northwest		X							
Pacific Pride Fuel Storage Tanks		X							
Railroad		X		X	X	X	X	X	X
SR Smith		X			X		X		
Wastewater Treatment Facility		X		X			X		
Water Treatment Facility	X	X	X	X		X	X	X	X
Wilco		X							



## Economic Assets/Population Centers:

Economic assets include businesses that employ large numbers of people and provide an economic resource to the City. If damaged, the loss of these economic assets could significantly affect economic stability, and prosperity. Population Centers usually are aligned with economic centers and are a concern during evacuation/notification during a hazard event.

**Table CA-12 Economic Assets/Population Centers in Canby**

Facility	Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm
<b>Economic Assets/Population Centers</b>									
All multi-family dwelling structures	X	X		X	X	X	X	X	X
<i>Churches listed in Essential Facilities</i>	X	X	X	X	X	X	X	X	X
Grocery Stores		X				X		X	X
Johnson Controls		X			X	X	X	X	X
Pioneer Industrial Park		X				X	X	X	X
Post Office		X	X	X		X		X	X
Potter Industries		X				X		X	X
<i>Schools listed in Essential Facilities</i>	X	X	X	X	X	X	X	X	X
Sprague Controls		X				X		X	X
SR Smith		X			X	X	X	X	X
Student Transportation		X				X		X	X
Willamette Plastics		X			X	X	X	X	X
Wilson Construction Office		X				X		X	X

## Hazard Characteristics

### Drought

The HMAC determined that the City's probability for drought is **moderate** and that their vulnerability to drought is **moderate**. *These ratings did not change since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of drought hazards, history, as well as the location, extent and probability of a potential event. Due to the climate of Clackamas County, past and present weather conditions have shown an increasing potential for drought.

The City of Canby currently obtains its potable water from the Molalla River with an intake pump station capacity of 7.9 million gallons a day (mgd). The primary groundwater source is the Springs Gallery with a seasonally varied capacity up to 1.4 mgd, though low pH and

moderate nitrate concentrations limit the use of it as the primary source.<sup>6</sup> The Canby Utility water system includes surface and groundwater sources, treatment facilities, 66 miles of piping, four storage reservoirs with total usable capacity of 5.5 million gallons, and three pump stations. The [Water System Master Plan](#) was last updated in 2010 to provide long-term guidance for the development of the City's water system, which is a supporting document for the Comprehensive Plan.

#### Vulnerability Assessment

Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Tables CA-5 to CA-12.

#### Mitigation Activities

Canby Utility has a Water Supply Shortage Contingency Plan that details voluntary and non-voluntary actions to be taken in the vent of a water shortage. Additional drought hazard mitigation activities are conducted at the county, regional, state, and federal levels and are described in the Clackamas County NHMP.

*Please review Volume I, Section 2 for additional information on this hazard.*

### Earthquake (Cascadia Subduction Zone)

The HMAC determined that the City's probability for a Cascadia Subduction Zone (CSZ) earthquake is **moderate** and that their vulnerability to a CSZ earthquake is **high**. *The probability rating decreased, and the vulnerability rating did not change, since the previous version of this NHMP addendum. Note: Previously, the earthquake hazard profile was a single risk assessment, which is now divided into two separate earthquake hazards: Cascadia Subduction Zone (CSZ) earthquake and Crustal earthquake.*

Volume I, Section 2 describes the characteristics of earthquake hazards, history, as well as the location, extent and probability of a potential event. Generally, an event that affects the County is likely to affect Canby as well. The causes and characteristics of an earthquake event are appropriately described within the Volume I, Section 2 as well as the location and extent of potential hazards. Previous occurrences are well documented within Volume I, Section 2 and the community impacts described by the County would generally be the same for Canby as well.

Within the Northern Willamette Valley/Portland Metro Region, three potential faults and/or zones can generate high-magnitude earthquakes. These include the Cascadia Subduction Zone, Portland Hills Fault Zone, and Gales Creek-Newberg-Mt. Angel Structural Zone (discussed in the crustal earthquake section).

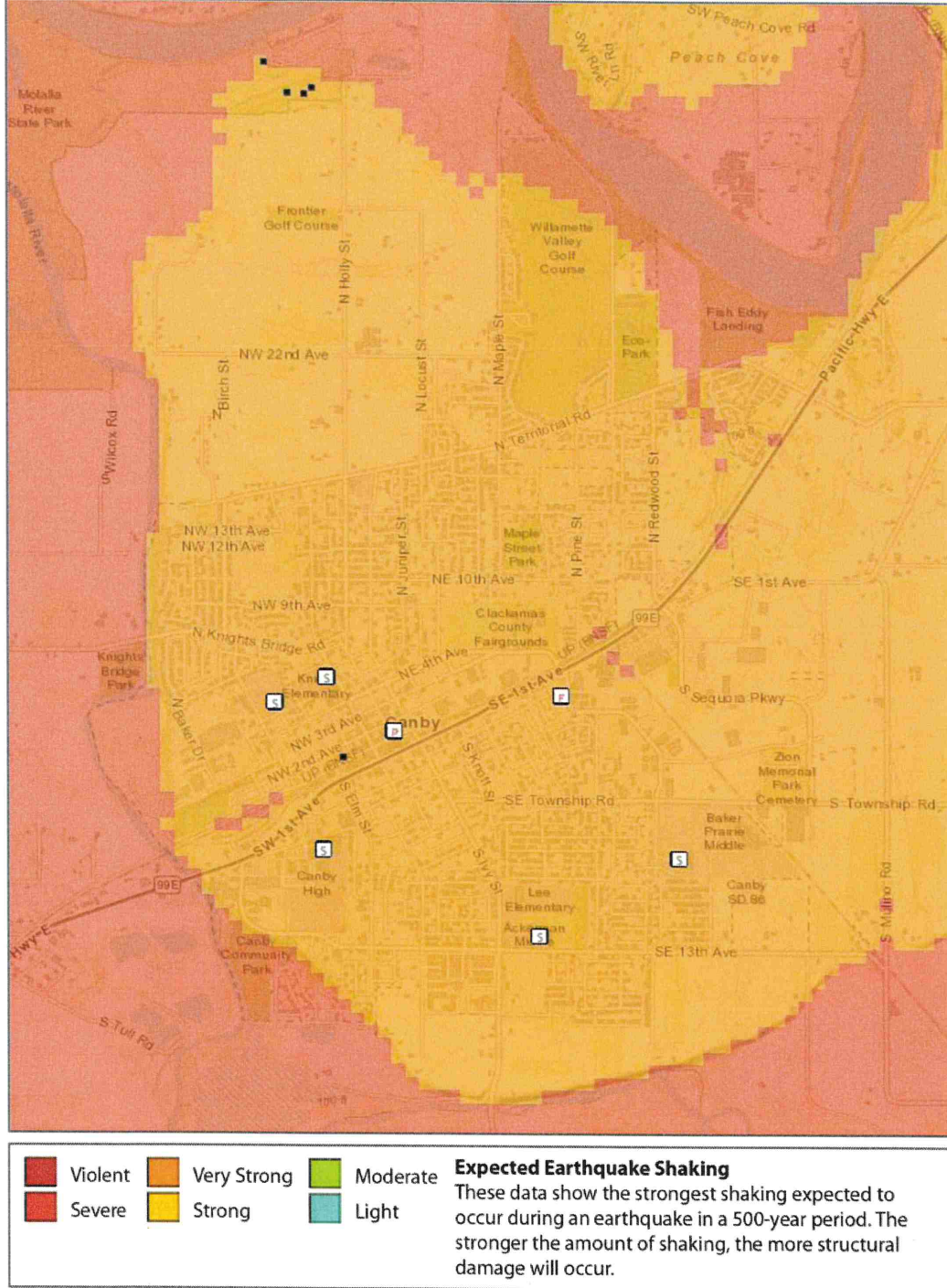
Figure CA-2 displays relative shaking hazards from a Cascadia Subduction Zone earthquake event. As shown in the figure, most of the city is expected to experience very strong shaking (orange), while areas near rivers and streams will experience severe (light red) to violent (dark red) shaking in a CSZ event.

---

<sup>6</sup> [Water Service Information](#). Canby Utility. Visited April 18, 2019



**Figure CA-2 Cascadia Subduction Zone Expected Shaking**



Source: [Oregon HazVu: Statewide Geohazards Viewer \(DOGAMI\)](#)

Note: To view detail click the link above to access Oregon HazVu

### Cascadia Subduction Zone

The Cascadia Subduction Zone is a 680-mile-long zone of active tectonic convergence where oceanic crust of the Juan de Fuca Plate is subducting beneath the North American continent at a rate of 4 cm per year. Scientists have found evidence that 11 large, tsunami-producing earthquakes have occurred off the Pacific Northwest coast in the past 6,000 years. These earthquakes took place roughly between 300 and 5,400 years ago with an average occurrence interval of about 510 years. The most recent of these large earthquakes took place in approximately 1700 A.D.<sup>7</sup>

The city's proximity to the Cascadia Subduction Zone, potential slope instability and the prevalence of certain soils subject to liquefaction and amplification combine to give the city a high-risk profile. Due to the expected pattern of damage resulting from a CSZ event, the Oregon Resilience Plan divides the State into four distinct zones and places the city predominately within the "Valley Zone" (Valley Zone, from the summit of the Coast Range to the summit of the Cascades). Within the Northwest Oregon region, damage and shaking is expected to be strong and widespread - an event will be disruptive to daily life and commerce and the main priority is expected to be restoring services to business and residents.

### Earthquake (Crustal)

The HMAC determined that the City's probability for a crustal earthquake is **low** and that their vulnerability to crustal earthquake is **high**. *The probability rating decreased while the vulnerability did not change since the previous version of this NHMP addendum. Note: Previously, the earthquake hazard profile was a single risk assessment, which is now divided into two separate earthquake hazards: Crustal earthquake, and Cascadia Subduction Zone (CSZ) earthquake.*

Volume I, Section 2 describes the causes and characteristics of earthquake hazards, history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Canby as well. Figure CA-3 shows a generalized geologic map of the Canby area that includes the areas for potential regional active faults, earthquake history (1971-2008), and soft soils (liquefaction) hazard. The figure shows the areas of greatest concern within the City limits as red and orange.

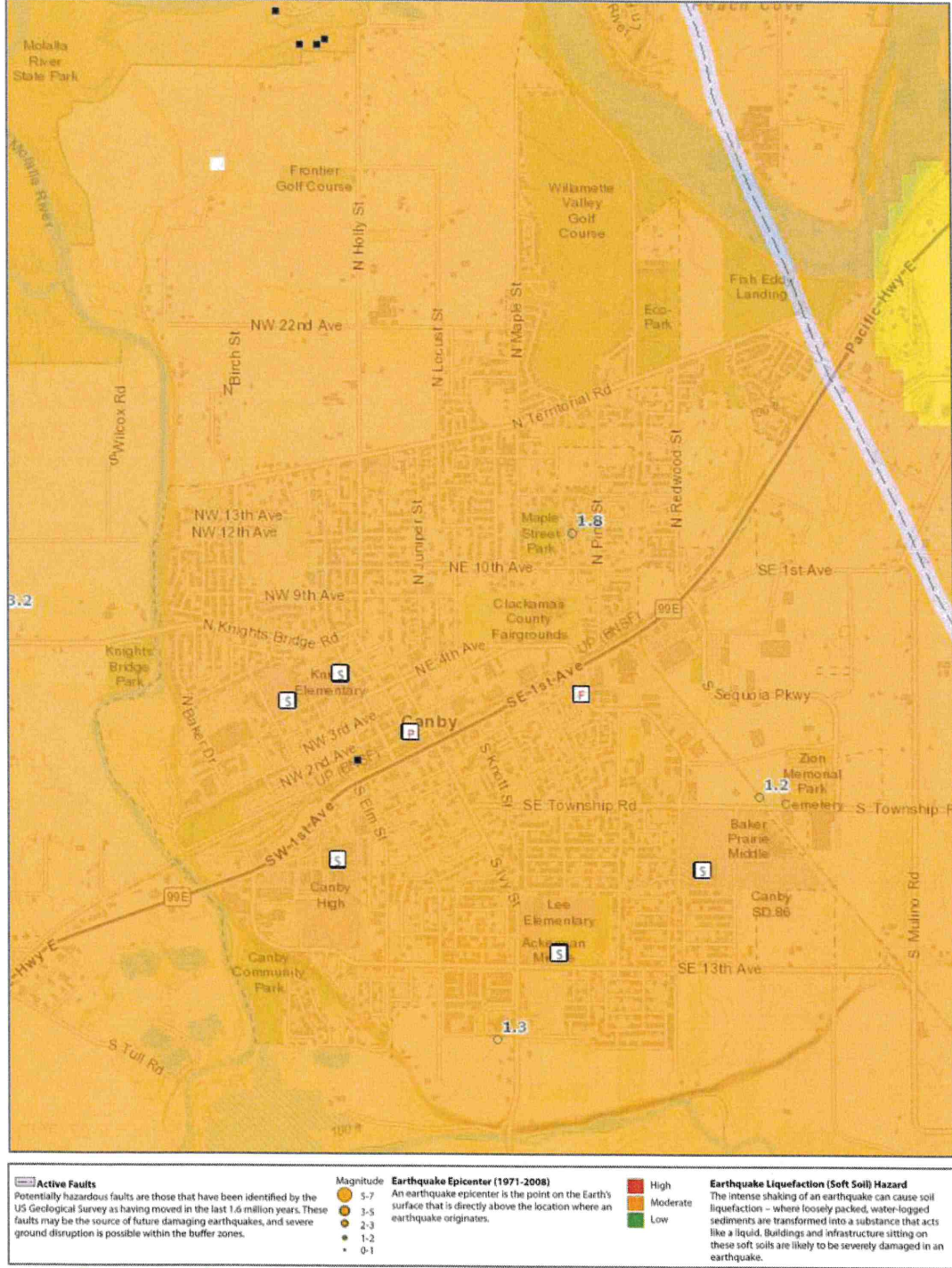
There are two potential crustal faults and/or zones near the City that can generate high-magnitude earthquakes. These include the Gales Creek-Mt. Angel Structural Zone and Portland Hills Fault Zone (discussed in greater detail below). Other faults include the Canby-Molalla fault (running through the city's east edge intersecting Highway 99E) and Oatfield fault (just to the east of the city on the eastern side of the Willamette River), and the Mt. Hood Fault in eastern Clackamas County. Historical records count over 56 earthquakes in the Portland-metro area. The more severe ones occurred in 1877, 1880, 1953 and 1962. The most recent severe earthquake was the March 25, 1993 Scotts Mills quake. It was a 5.6 magnitude quake with aftershocks continuing at least through April 8.

---

<sup>7</sup> The Cascadia Region Earthquake Workgroup, 2005. Cascadia Subduction Zone Earthquakes: A magnitude 9.0 earthquake scenario. <http://www.crew.org/PDFs/CREWSubductionZoneSmall.pdf>



**Figure CA-3 Active Crustal Faults, Epicenters (1971-2008), and Soft Soils**



Source: [Oregon HazVu: Statewide Geohazards Viewer \(DOGAMI\)](#)

Note: To view detail click the link above to access Oregon HazVu

### Canby-Molalla Fault Zone

The Canby-Molalla Fault Zone is a series of NE-trending fault that vertically displace the Columbia River Basalt with discontinuous aeromagnetic anomalies that represent significant offset of Eocene basement and volcanic rocks. The fault zone extends for 31 miles from the vicinity of Tigard south through the towns of Canby and Molalla in northern Oregon.

### Portland Hills Fault Zone

The Portland Hills Fault Zone is a series of NW-trending faults that vertically displace the Columbia River Basalt by 1,130 feet and appear to control thickness changes in late Pleistocene (approx. 780,000 years ago) sediment. The fault zone extends along the eastern margin of the Portland Hills for 25 miles and lies about 11 miles northeast of Canby.

Earthquake-induced damages are difficult to predict, and depend on the size, type, and location of the earthquake, as well as site-specific building, and soil characteristics. Presently, it is not possible to accurately forecast the location or size of earthquakes, but it is possible to predict the behavior of soil at any site. In many major earthquakes, damages have primarily been caused by the behavior of the soil.

### Vulnerability Assessment

Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment for this hazard. However, the City completed an analysis, using the best available data, as a component of the vulnerability assessment in 2009, updated in 2012, and reviewed and updated, as appropriate, in 2018. This analysis looked at identified hazard areas in conjunction with available data on property exposed to the hazard. Exposure of community assets to natural hazards was determined by manually comparing community assets with each hazard and identifying where assets and hazards intersected. Additionally, in 2018 the Department of Geology and Mineral Industries (DOGAMI) completed a regional impact analysis for earthquakes originating from the Cascadia Subduction Zone and Portland Hills faults ([O-18-02](#)), findings from that report are provided at the end of the crustal earthquakes hazard section.

The city has overall moderate vulnerability to an earthquake, which includes the essential and critical facilities. Canby's infrastructure is particularly vulnerable to earthquake damage. All of the city's water facilities are all within the moderate hazard zone. Highway 99E crosses over the Molalla River and runs along the Willamette River, which are seismically vulnerable areas and might affect the ability of outside assistance in the case of an earthquake. During a major earthquake, emergency responders may have difficulty performing their duties because their buildings could be impacted by the event. The Canby Fire District 62 Station, and the Police Department's headquarters are in the moderate to high hazard zones. Areas near the Willamette and Molalla Rivers are likely comprised of softer soils prone to liquefaction. This can be very destructive to underground utilities such as water and sewer lines. Buildings and water lines can sink into the liquefied ground while sewer pipes, manholes and pump stations (assets partially filled with air) may float to the surface. After the earthquake, the liquefied soil will re-solidify, locking tilted buildings and broken pipe connections into place. In 2017, the Canby Fire District Station #62 was awarded a Seismic Rehabilitation Grant for \$233,256 and retrofitted their main fire station. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Tables CA-5 to CA-12.



Vulnerable populations such as children could be significantly impacted, as many schools lie in the moderate hazard zone. The data gathered from the statewide DOGAMI inventory should be used to prioritize school buildings in Canby for seismic hazard retrofitting.

Seismic building codes were implemented in Oregon in the 1970s, however, stricter standards did not take effect until 1991 and early 2000s. As noted in the community profile, approximately 51% of residential buildings were built prior to 1990, which increases the City's vulnerability to the earthquake hazard. Information on specific public buildings' (schools and public safety) estimated seismic resistance, determined by DOGAMI in 2007, is shown in Table CA-13; each "X" represents one building within that ranking category. Of the facilities evaluated by DOGAMI using their Rapid Visual Survey (RVS), none have a very high (100% chance) or high (greater than 10% chance) collapse potential. *Note: one fire station has been rebuilt and the police department moved to a newly constructed location.*

**Table CA-13 Rapid Visual Survey Scores**

Facility	Site ID*	Level of Collapse Potential			
		Low (<1%)	Moderate (>1%)	High (>10%)	Very High (100%)
<b>Schools</b>					
Ackerman Center (350 SE 13 <sup>th</sup> Ave)	Clac_sch54	X			
Eccles Elementary (562 NW 5 <sup>th</sup> Ave)	Clac_sch55	X			
Knight Elementary (501 N Grant St)	Clac_sch53	X			
Lee Elementary (1110 S Ivy St)	-	Not assessed as part of the 2007 RVS			
Trost Elementary (800 S Redwood St)	Clac_sch76	X			
Baker Prairie Middle (1859 S Township Rd)	-	Not assessed as part of the 2007 RVS			
Canby High (721 SW 4 <sup>th</sup> Ave)	Clac_sch66	X			
<b>Public Safety</b>					
<b>Canby Fire District Main Station 62 (221 S Pine St)</b>	<b>Clac_fir39</b>	<b>Seismic retrofit via 2015-17 SRGP</b>			
Canby Fire District Station 65 (26815 S Hwy 170) (Outside City)	Clac_fir48	X			
<b>Canby Police Department (1175 NW 3<sup>rd</sup> Ave)</b>	-	<b>Built at current site in 2012</b>			

Source: [DOGAMI 2007. Open File Report O-07-02. Statewide Seismic Needs Assessment Using Rapid Visual Assessment](#). "\*" – Site ID is referenced on the [RVS Clackamas County Map](#)

Note 1: Bold indicates facilities that have been seismically retrofitted or rebuilt.

Note 2: Private schools were not assessed by DOGAMI as part of O-07-02.

In addition to building damages, utility (electric power, water, wastewater, natural gas) and transportation systems (bridges, pipelines) are also likely to experience significant damage. There is a low probability that a major earthquake will result in failure of upstream dams.

Utility systems will be significantly damaged, including damaged buildings and damage to utility infrastructure, including water treatment plants and equipment at high voltage substations (especially 230 kV or higher which are more vulnerable than lower voltage substations). Buried pipe systems will suffer extensive damage with approximately one break per mile in soft soil areas. There would be a much lower rate of pipe breaks in other areas. Restoration of utility services will require substantial mutual aid from utilities outside of the affected area.

#### Mitigation Activities

Canby has taken mitigation steps to reduce the city's vulnerability in earthquake events. Seismic retrofit grant awards per the [Seismic Rehabilitation Grant Program](#)<sup>8</sup> have been used to retrofit Canby Fire District Station 62, (Phase Two of 2015-2017 grant award, \$233,256) and the Police Station was rebuilt on a new location (1175 NW 3<sup>rd</sup> Ave) in 2012. Additional mitigation activities completed by the City of Canby include:

- Seismic strengthening future projects including schools and other critical infrastructure located in the Long-Range Facilities Plan
- Seismically retrofitted: Canby Telcom control center and water reservoir.
- Compliance with SB 13, enacted in 2001, requiring local governments to develop seismic preparation procedures, inform their employees about the procedures, and conduct earthquake drills.
- The Canby School District has developed seismic preparation procedures and conducts drills in accordance with the Office of Emergency Management guidelines. These drills include "duck, cover and hold on" and familiarization with exit routes and methods of exiting the building during an earthquake.
- Adoption of a policy to require undergrounding of power lines in new subdivisions.
- Development Code restrictions regarding construction on steep slopes.

#### **Earthquake Regional Impact Analysis**

In 2018 DOGAMI completed a regional impact analysis for earthquakes originating from the Cascadia Subduction Zone and Portland Hills faults ([O-18-02](#)). Their study focused on damage to buildings, and the people that occupy them, and to two key infrastructure sectors: electric power transmission and emergency transportation routes. Each earthquake was studied with wet and dry soil conditions and for events that occur during the daytime (2 PM) and night time (2 AM). Impacts to buildings and people were tabulated at the county, jurisdictional (city), and neighborhood unit level. Estimated damage varied widely across the study area depending on local geology, soil moisture conditions, type of building, and distance from the studied faults. In general, damage from the Cascadia Subduction Zone scenario was greater in the western portion of the study area, however, damage could still be significant in some areas east of the Willamette River. The report found that damage to high-value commercial and industrial buildings was high since many of these facilities are in areas of high to very high liquefaction hazard. Casualties were higher during the daytime scenario (generally double) since more people would be at work and occupying non-wood structures that fare worse in an earthquake. The Portland Hills fault scenario created greater

---

<sup>8</sup> The Seismic Rehabilitation Grant Program (SRGP) is a state of Oregon competitive grant program that provides funding for the seismic rehabilitation of critical public buildings, particularly public schools and emergency services facilities.



damages than the Cascade Subduction Zone scenario due primarily to its placement relative to population centers and regional assets; however, at distances 15 or more miles from the Portland Hills fault the damages from the Cascadia Subduction Zone scenario generally were higher. In both the Cascadia Subduction Zone and Portland Hills Fault scenarios it is forecasted that emergency transportation routes will be fragmented, affecting the distribution of goods and services, conditions are worse under the Portland Hills Fault scenario. Portions of the electric distribution system are also expected to be impacted under both scenarios, however, the impact is considerably less than it is to the transportation routes. Additional, capacity or redundancy within the electric distribution network may be beneficial in select areas that are likely to have greater impacts.

Table CA-14 shows the permanent resident population that are vulnerable to injury or death (casualty) and the buildings in the City that are susceptible to liquefaction and landslides, it does not predict that damage will occur in specific areas due to either liquefaction or landslide. More population and property are exposed to higher degrees of expected damage or casualty under the Portland Hills Fault “wet” scenario than in any other scenario.

**Table CA-14 Expected damages and casualties for the CSZ fault and Portland Hills fault: earthquake, soil moisture, and event time scenarios**

	Cascadia Subduction Zone (M9.0)		Portland Hills Fault (M6.8)	
	"Dry" Soil	"Wet" Saturated Soil	"Dry" Soil	"Wet" Saturated Soil
Number of Buildings	5,559	5,559	5,559	5,559
Building Value (\$ Million)	1,890	1,890	1,890	1,890
Building Repair Cost (\$ Million)	58	61	159	231
Building Loss Ratio	3%	3%	8%	12%
Debris (Thousands of Tons)	34	36	76	103
Long-Term Displaced Population	78	159	202	874
Total Casualties (Daytime)	38	40	109	172
Level 4 (Killed)	1	1	5	8
Total Casualties (Nighttime)	14	20	41	93
Level 4 (Killed)	0	0	1	2

Source: DOGAMI, Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon (2018, O-18-02), Tables 12-8, 12-9, 12-10, and 12-11.

Cascadia Subduction Zone Scenario

The City of Canby is expected to have a 3% building loss ratio with a repair cost of \$58 million under the CSZ “dry” scenario, and a 3% building loss ratio with a repair cost of \$61 million under the CSZ “wet” scenario.<sup>9</sup> The city is expected to have around 38 daytime or 14 nighttime casualties during the CSZ “dry” scenario and 40 daytime or 20 nighttime casualties during the CSZ “wet” scenario. It is expected that there will be a long-term displaced population of around 78 for the CSZ “dry” scenario and 159 for the CSZ “wet” scenario.<sup>10</sup>

Portland Hills Fault Scenario

The City of Canby is expected to have a 8% building loss ratio with a repair cost of \$159 million under the CSZ “dry” scenario, and a 12% building loss ratio with a repair cost of \$231 million under the CSZ “wet” scenario.

<sup>9</sup> DOGAMI, Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon (2018, O-18-02), Tables 12-8 and 12-9.

<sup>10</sup> Ibid, Tables 12-8 and 12-9.

million under the CSZ “wet” scenario.<sup>11</sup> The long-term displaced population and casualties are greatly increased for all the Portland Hills Fault scenarios. The city is expected to have around 109 daytime or 41 nighttime casualties during the Portland Hills Fault “dry” scenario and 172 daytime or 93 nighttime casualties during the Portland Hills Fault “wet” scenario. It is expected that there will be a long-term displaced population of around 202 for the Portland Hills Fault “dry” scenario and 874 for the Portland Hills Fault “wet” scenario.<sup>12</sup>

Recommendations from the report included topics within Planning, Recovery, Resiliency: Buildings, Resiliency: Infrastructure Improvements, Resiliency: Essential and Critical Facilities, Enhanced Emergency Management Tools, Database Improvements, Public Awareness, and Future Reports. The recommendations of this study are largely incorporated within this NHMPs mitigation strategies (Table CA-1 and Volume I, Section 3). For more detailed information on the report, the damage estimates, and the recommendations see: *Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon* (2018, [O-18-02](#)).

*Please review Volume I, Section 2 for additional information on this hazard.*

## Flood

The HMAC determined that the City’s probability for flood is **high** and that their vulnerability to flood is **high**. *The probability rating did not change while the vulnerability rating increased since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of flood hazards, history, as well as the location, extent, and probability of a potential event. Figure CA-4 illustrates the flood hazard area for Canby.

Portions of Canby have areas of floodplain (located in the [Hazard Overlay Zone](#)). The Federal Emergency Management Agency (FEMA) regulatory floodplains for the Molalla and Willamette Rivers are depicted as relatively narrow areas on each side of the channels. On the Willamette River, the floodway is generally confined within high stream banks. On the Mollala River, the floodways cover a somewhat larger area that is usually located on the outside bank from Canby. Floods can have a devastating impact on almost every aspect of the community, including private property damage, public infrastructure damage, and economic loss from business interruption. It is important for the City to be aware of flooding impacts and assess its level of risk.

The economic losses due to business closures often total more than the initial property losses that result from flood events. Business owners, and their employees are significantly impacted by flood events. Direct damages from flooding are the most common impacts, but indirect damages, such as diminished clientele, can be just as debilitating to a business.

For mitigation planning purposes, it is important to recognize that flood risk for a community is not limited only to areas of mapped floodplains. Other portions of Canby outside of the mapped floodplains may also be at relatively high risk from over bank flooding from streams too small to be mapped by FEMA or from local storm water drainage. City staff has identified sites where local drainage facilities are taxed during high flows,

---

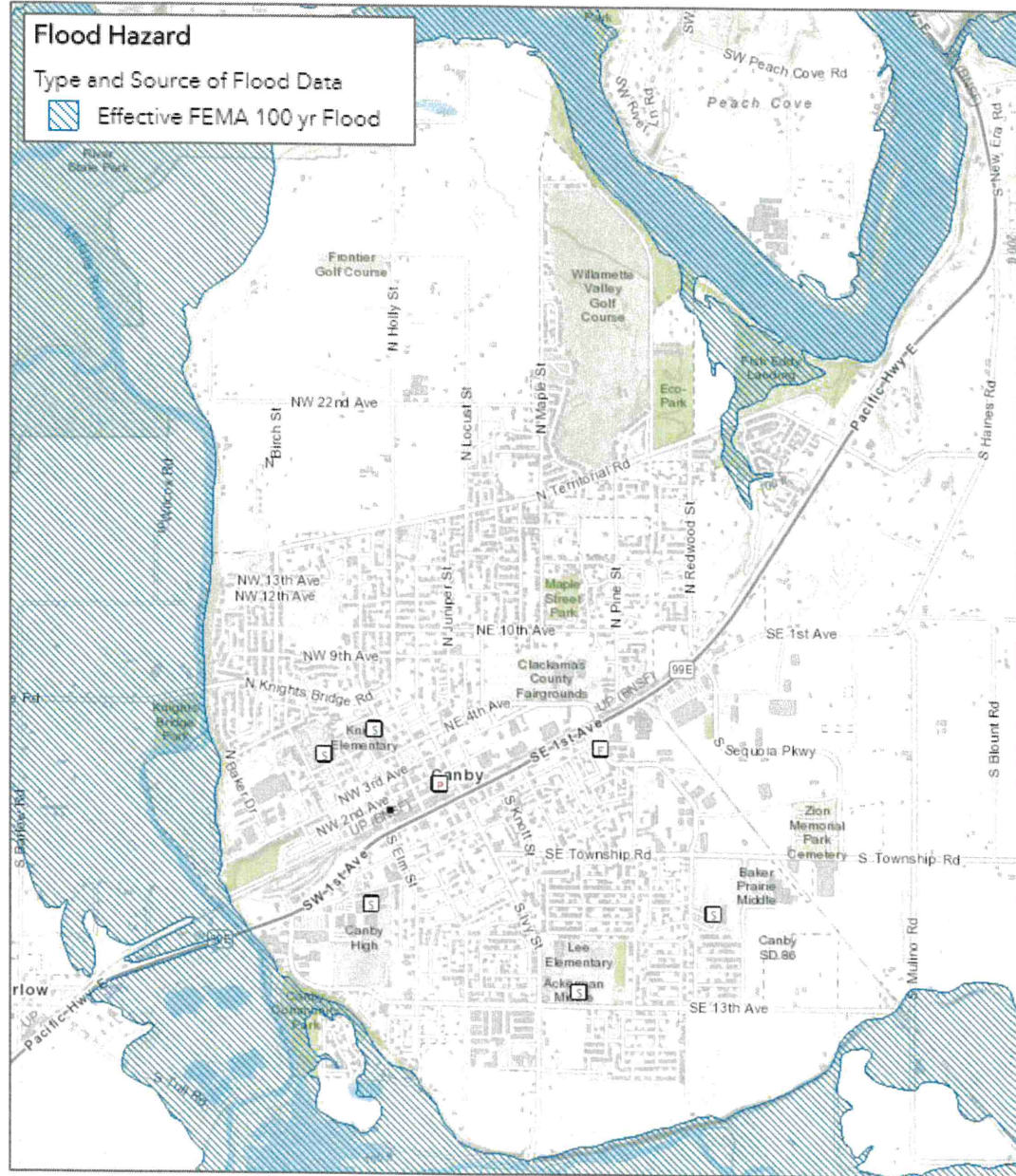
<sup>11</sup> Ibid, Tables 12-10 and 12-11

<sup>12</sup> Ibid, Tables 12-10 and 12-11.



especially where open ditches enter culverts or go underground into storm sewers and works to mitigate the stormwater flood risks in these areas (see the City's [Stormwater Master Plan](#) for more information).

**Figure CA-4 Special Flood Hazard Area**



Source: [Oregon HazVu: Statewide Geohazards Viewer \(DOGAMI\)](#)

Note: To view detail click the link above to access Oregon HazVu

The largest flooding event to affect Canby was the February 1996 flood. The high-water level meant tributaries could not drain into the Molalla and Willamette River, which led to

localized flooding on several backed-up creeks. Recently in December 2015, the Molalla River flooded low lying areas around Canby's South Pine Street.<sup>13</sup>

The extent of flooding hazards in Canby primarily depends on climate and precipitation levels. Additionally, withdrawals for irrigation and drinking water, as well as stream and wetland modifications or vegetation removal can influence water flow.

#### Vulnerability Assessment

Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment for this hazard. However, the City completed an analysis, using the best available data, as a component of the vulnerability assessment in 2009, updated in 2012, and reviewed and updated, as appropriate, in 2018. This analysis looked at identified hazard areas in conjunction with available data on property exposed to the hazard. Exposure of community assets to natural hazards was determined by manually comparing community assets with each hazard and identifying where assets and hazards intersected.

Approximately 4% percent of the total land area in Canby is exposed to the flooding hazard, and in some areas this hazard presents potential life safety hazards. Multi-family housing structures, including Redwood Terrace Apartment Complex and Canby Grove, may be affected by flooding. Critical facilities exposed to the flood hazard include the water treatment facility main river intake structure, the wastewater treatment facility, backwash ponds, and the city's public works facility. In flooding events these facilities may be exposed to high waters and services can be interrupted.

Bridges and culverts are also vulnerable to flooding because debris and sediment can choke culverts and undermine bridges, causing surface water drainage problems. Canby relies on bridges for transportation and connection to other main highways. Canby could potentially be isolated if the bridges were to fail. Knights Bridge and Goods Bridge are particularly exposed. Roadways exposed include S. Ivy (Hwy 170) and SW/SE 1st Ave (Hwy 99E). Disruption to this infrastructure could result in transportation issues, power outages, sewage back-up, and affect overall community and environmental health.

Many older buildings will have difficulty sustaining pressure from flooding events and should be targeted for floodplain retrofitting. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Tables CA-5 to CA-12.

#### National Flood Insurance Program (NFIP)

FEMA's Flood Insurance Study (FIS), and Flood Insurance Rate Maps (FIRMs) are effective as of June 17, 2008. Table CA-15 shows that as of July 2018, Canby has 15 National Flood Insurance Program (NFIP) policies in force. Of those, 7 are for properties that were constructed before the initial FIRMs. The last Community Assistance Visit (CAV) for Canby was on November 19, 1993. Canby does not participate in the Community Rating System (CRS).

The table shows that all flood insurance policies are for residential structures, single-family homes. There has been a total of one paid claim for \$67,371. The City complies with the NFIP through enforcement of their flood damage prevention ordinance and their floodplain

---

<sup>13</sup> [Wind, rain and floods fill up your Monday](#) (2015). Portland Tribune: Pamplin Media Group.



management program. The Community Repetitive Loss record for Canby identifies no Repetitive Loss (RL) Properties<sup>14</sup> or Severe Repetitive Loss (SRL) Properties<sup>15</sup>.

**Table CA-15 Flood Insurance Detail**

	Clackamas County	Canby
Effective FIRM and FIS	6/17/2008	6/17/2008
Initial FIRM Date	-	6/17/2008
Total Policies	1,957	15
Pre-FIRM Policies	1,086	7
<b>Policies by Building Type</b>		
Single Family	1,761	15
2 to 4 Family	30	0
Other Residential	58	0
Non-Residential	9	0
Minus Rated A Zone	123	0
Insurance in Force	\$541,833,400	\$4,071,000
Total Paid Claims	590	1
Pre-FIRM Claims Paid	450	1
Substantial Damage Claims	83	0
Total Paid Amount	\$20,830,662	\$67,371
Repetitive Loss Structures	51	0
Severe Repetitive Loss Properties	4	0
CRS Class Rating	-	NP
Last Community Assistance Visit	-	11/19/1993

Source: Information compiled by Department of Land Conservation, and Development, July 2018.

Note: The portion of the cities of Portland and Tualatin that are within Clackamas County are not included in this table. NP = Not Participating

**Mitigation Activities**

Canby employs several mitigation strategies to reduce the city’s risk to flood events. The city development code includes policies and regulations for flood prone areas including: Surface Waters and Drainage (Chapter 8.12.090), Sewer Use (Chapter 13.16), Flood Hazard Protection (Chapter 15.12), Riparian Overlay Zone (Chapter 16.37), Wetlands Overlay Zone (Chapter 16.39), and Hazard Overlay Zone (Chapter 16.40). The City maintains a [Stormwater Master Plan](#).

<sup>14</sup> A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A RL property may or may not be currently insured by the NFIP.

<sup>15</sup> A Severe Repetitive Loss (SRL) property is a single family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP, and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000, and with cumulative amount of such claims payments exceeding \$20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

Emerald Park is an area designated as open space along the Willamette River. The development of this park has enhanced the wetlands in the area, which will assist in flood water retention. Willow Creek Pump station was completely reconstructed in 2018. Larger capacity storage was installed along with a stand-alone backup generator. Willow Creek wetlands also assist in reducing flood waters by increasing the infiltration capacity of the soils in this area; this has become a public works project area focused on clearing the area weekly.

*Please review Volume I, Section 2 for additional information on this hazard.*

## Landslide

The HMAC determined that the City's probability for landslide is **low** and that their vulnerability to landslide is **low**. *The probability rating decreased, and the vulnerability rating did not change, since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of landslide hazards, history, as well as the location, extent, and probability of a potential event within the region. Although catastrophic landslides have not occurred in Canby, steep slopes do exist along the banks of the Molalla River, and extends south from 6<sup>th</sup> Street up to the northern city limits. Highway 99E, north of Canby, is especially vulnerable to landslide with multiple incidents of rock slides shutting down lanes in 2007, 2010, and 2015. As example, on January 7, 2009 two slides occurred in private yards after an intense winter storm. About three feet of earth fell 30 to 50 feet from the back yard of a home on North Baker Drive. Another home on Alder Creek Lane in Knights Bridge Estates lost approximately 10 feet of its back yard.

Landslide susceptibility exposure for Canby is shown in Figure CA-5. Most of Canby demonstrates a low to moderate landslide susceptibility exposure. Approximately 2% of Canby has very high or high, and approximately 9% moderate, landslide susceptibility exposure.<sup>16</sup> However, most of the areas that are identified to exhibit dangerous potential rapidly moving landslides are vacant and often preserved in wooded and dedicated open space. *Note that even if a jurisdiction has a high percentage of area in a high or very high landslide exposure susceptibility zone, this does not mean there is a high risk, because risk is the intersection of hazard, and assets.*

### Vulnerability Assessment

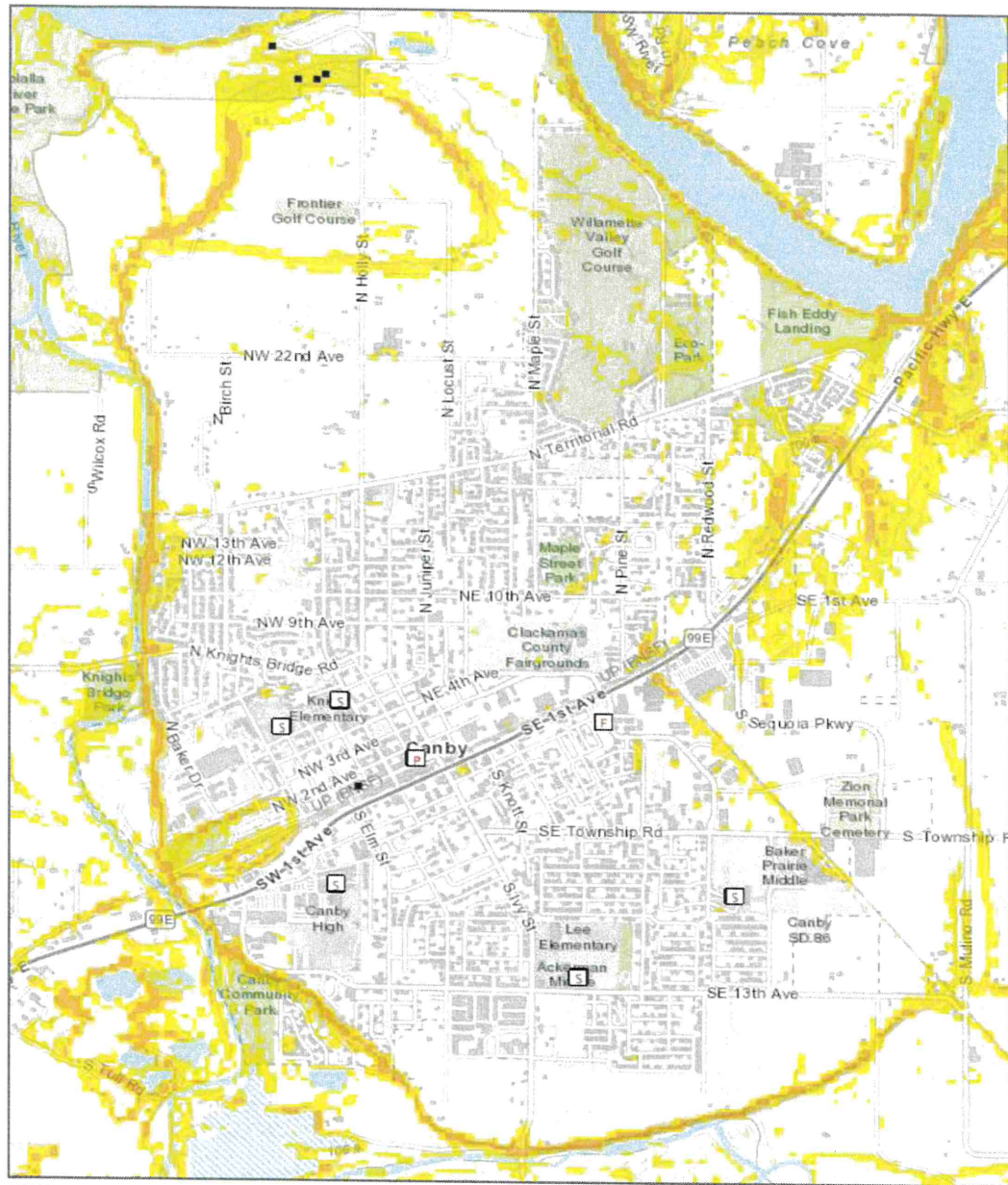
Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment for this hazard. However, DOGAMI completed a statewide landslide susceptibility assessment in 2016 ([O-16-02](#)), general findings from that report are provided above and within Figure CA-5. Additionally, the City completed an analysis, using the best available data, as a component of the vulnerability assessment in 2009, updated in 2012, and reviewed and updated, as appropriate, in 2018. This analysis looked at identified hazard areas in conjunction with available data on property exposed to the hazard. Exposure of community assets to natural hazards was determined by manually comparing community assets with each hazard and identifying where assets and hazards intersected.

---

<sup>16</sup> DOGAMI. [Open-File Report, O-16-02](#), *Landslide Susceptibility Overview Map of Oregon* (2016)



**Figure CA-5 Landslide Susceptibility Exposure**



Low	Landsliding unlikely. Areas classified as Landslide Density = Low (less than 7%) and areas classified as Slopes Prone to Landsliding = Low.
Moderate	Landsliding possible. Areas classified as Landslide Density = Low to Moderate (less than 17%) and areas classified as Slopes Prone to Landsliding = Moderate OR areas classified as Landslide Density = Moderate (7%-17%) and areas classified as Slopes Prone to Landsliding = Low.
High	Landsliding likely. Areas classified as Landslide Density = High (greater than 17%) and areas classified as Slopes Prone to Landsliding = Low and Moderate OR areas classified as Landslide Density = Low and Moderate (less than 17%) and areas classified as Slopes Prone to Landsliding = High.
Very High	Existing landslides Landslide Density and Slopes Prone to Landsliding data were not considered in this category. Note: the quality of landslide inventory (existing landslides) mapping varies across the state.

Source: [Oregon HazVu: Statewide Geohazards Viewer \(DOGAMI\)](#)

Note: To view detail click the link above to access Oregon HazVu



Two critical facilities are exposed to the landslide hazard —Canby Utility’s main river intake, Springs Gallery, and pump houses as well as the Police Department (EOC #2). The critical infrastructure is especially exposed to the landslide hazard. In addition, economic centers, cultural or historic assets, environmental assets, and hazardous material sites are exposed to the landslide hazard. Hazardous materials sites would also suffer damage, resulting in threats to environmental and human health, while disrupting the availability of gasoline for vehicle transport and furthering economic loss because such sites are also sources of employment. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Tables CA-5 to CA-12.

This exposure means that large scale and simultaneous landslides triggered by an earthquake could substantially disrupt City operations buildings, police, fire stations and key pieces of infrastructure (bridges, sewage pump stations, water reservoirs) that would hinder the ability of the City to respond to emergency situations created by such an event.

As a result, it will be important for the City to pursue opportunities for retrofitting and mitigating important structures and infrastructure, such that said facilities can withstand and survive landslides, particularly simultaneous landslides generated by an earthquake. Business continuity planning shall also be an important factor, given the number of economic centers and employment facilities that are threatened by the landslide hazard.

Potential landslide-related impacts are adequately described within Volume I, Section 2, and include infrastructure damages, economic impacts (due to isolation, and/or arterial road closures), property damages, and obstruction to evacuation routes. Rain-induced landslides, and debris flows can potentially occur during any winter, and thoroughfares beyond City limits are susceptible to obstruction as well.

The most common type of landslides are slides caused by erosion. Slides move in contact with the underlying surface, are generally slow moving, and can be deep. Rainfall-initiated landslides tend to be smaller; while earthquake induced landslides may be quite large. All soil types can be affected by natural landslide triggering conditions.

#### Mitigation Activities

Canby works to mitigate future landslide hazards. The city development code includes several policies and regulations to protect slopes including the Flood Hazard Protection (Chapter 15.12), Erosion Control (Chapter 15.20), Hazard Overlay Zone (Chapter 16.40), and Building Height, Subdivision Design Standards (Chapter 16.64). The City has identified steep slopes that may be susceptible to the landslide hazards. In 2007 Canby Public Works abandoned a storm line that had gone over a hill on North Baker Drive. This storm line was rerouted out of the hazard zone to reduce the possibilities of future damage due to landslides.

*Please review Volume I, Section 2 for additional information on this hazard.*

## Severe Weather

Severe weather can account for a variety of intense, and potentially damaging hazard events. These events include extreme heat, windstorms, and winter storms. The following section describes the unique probability, and vulnerability of each identified weather hazard.

## **Extreme Heat**

The HMAC determined that the City's probability for extreme heat events is **moderate** and that their vulnerability is **moderate**. *The probability rating and the vulnerability rating did not change since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of extreme heat, history, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the County is likely to affect the City as well.

A severe heat episode or "heat wave" occurs about every two to three years, and typically lasting two to three days but can last as many as five days. A severe heat episode can be defined as consecutive days of upper 90s to around 100. Severe heat hazard in the Portland metro region can be described as the average number of days with temperatures greater than or equal to 90-degrees, or 100-degrees, Fahrenheit. On average the region experiences 13.6 days with temperatures above 90-degrees Fahrenheit, and 1.4 days above 100-degrees Fahrenheit, based on new 30-year climate averages (1981-2010) from the National Weather Service – Portland Weather Forecast Office.

The City of Canby has not experienced any life-threatening consequences from the few historical extreme heat events, although changes in climate indicate that the area should expect to see more extreme heat events.

*Please review Volume I, Section 2 for additional information on this hazard.*

## **Windstorm**

The HMAC determined that the City's probability for windstorm is **high** and that their vulnerability to windstorm is **moderate**. *The probability and vulnerability ratings did not change since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of windstorm hazards, history, as well as the location, extent, and probability of a potential event within the region. Because windstorms typically occur during winter months, they are sometimes accompanied by flooding and winter storms (ice, freezing rain, and very rarely, snow). Other severe weather events that may accompany windstorms, including thunderstorms, hail, lightning strikes, and tornadoes are generally negligible for Canby. In July 2016, two funnel clouds were spotted due to a low-pressure system and no damage was reported. While five miles east of Canby, a tornado touched down at Aurora State Airport in October of 2017.

Volume I, Section 2 describes the impacts caused by windstorms, including power outages, downed trees, heavy precipitation, building damages, and storm-related debris. Additionally, transportation, and economic disruptions result as well.

Damage from high winds generally has resulted in downed utility lines, and trees usually limited to several localized areas. Electrical power can be out anywhere from a few hours to several days. Outdoor signs have also suffered damage. If the high winds are accompanied by rain (which they often are), blowing leaves, and debris clog drainage-ways, which in turn may cause localized urban flooding.

*Please review Volume I, Section 2 for additional information on this hazard.*

## **Winter Storm (Snow/Ice)**

The HMAC determined that the City's probability for winter storm is **high** and that their vulnerability to winter storm is **moderate**. *The probability and vulnerability ratings did not change since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of winter storm hazards, history, as well as the location, extent, and probability of a potential event within the region. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind. They originate from troughs of low pressure offshore that ride along the jet stream during fall, winter, and early spring months. Severe winter storms affecting the City typically originate in the Gulf of Alaska or in the central Pacific Ocean. These storms are most common from November through March.

Most winter storms typically do not cause significant damage, they are frequent, and have the potential to impact economic activity. Road closures due to winter weather are an uncommon occurrence but can interrupt commuter and commercial traffic.

### Vulnerability Assessment

Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment, or exposure analysis, for the extreme heat, windstorm, and winter storm hazards. However, the City completed an analysis, using the best available data, as a component of the vulnerability assessment in 2009, updated in 2012, and reviewed and updated, as appropriate, in 2018. This analysis looked at identified hazard areas in conjunction with available data on property exposed to the hazard. Exposure of community assets to natural hazards was determined by manually comparing community assets with each hazard and identifying where assets and hazards intersected.

The areas of the City that are often most at risk to severe storms are residential areas on steeper slopes, where roads may be icy and, thus, difficult to climb and descend. Road corridors leading to residential areas with fuller tree canopies are susceptible to downed tree limbs, and those areas that are above 500 feet in elevation are particularly vulnerable. However, some weather systems are characterized by a temperature inversion, where the valley floor is colder than the nearby hills. Consequently, severe storms affect the entire city.

The major risk to property results from exposed utilities, especially power lines and water pipes that are damaged by wind, broken tree limbs and cold temperatures. Businesses also suffer economic losses when they must close as the result of the inclement weather and/or the loss of power, which, in turn, disrupts the local supply chain of goods and services. Periods of extended ice coverage hinder emergency response services and limit the mobility of residents, which could result in serious life safety issues.

Residents and businesses that are in areas that exhibit the severe storm hazard face some risk of damage from severe storms. Severe weather events are expected to impact nearly all City residents.

Telcom Central Station and City Hall Complex are critical facilities located adjacent to vulnerable power lines. Canby Utility, Public Works, and Canby Telephone would be strained during a severe storm event as they work to clear roads and repair or replace power distribution and/or transmission lines and maintain telephone lines for communication.

Additionally, the area along 99E from South Elm to South Ivy St. is particularly vulnerable to damaged power lines from fallen tree limbs.

All schools and one adult community center that are considered essential facilities are also exposed to the severe weather hazards. In addition, critical infrastructure, economic centers, cultural or historic assets, environmental assets, and hazardous material sites are exposed to the severe weather hazards. For a list of facilities and infrastructure vulnerable to these hazards see the Community Assets section and Tables CA-5 to CA-12.

The exposure of these facilities and infrastructure means that severe weather events could substantially disrupt the operations of City government buildings and fire stations, impairing key City functions, while hindering the ability of emergency response personnel to respond to emergency situations that are created by a severe storm event.

All these facilities depend upon utility lines, roads and bridges to operate and perform their respective important functions within the City. Exposed utility and power lines are particularly vulnerable to damage from severe winter storms by wind, ice and snow. More hardened infrastructure, like bridges and roads, can sustain a severe winter storm, but during the event, they are often hazardous to traverse because of icy, windy and snowy conditions.

Consequently, severe weather (wind or winter storm) could substantially disrupt numerous key resources and facilities within the City through impediments to the transportation system and damage to the power grid. Among other things, these transportation problems and power failures disrupt business operations and educational facilities, resulting in economic losses and halting educational opportunities.

Power to Hazardous material sites could also be disrupted. The sites themselves could be damaged or rendered inaccessible. In turn, these conditions could pose threats to the natural environment of the City and the health of its population, while disrupting the availability of gasoline for vehicle transport and furthering economic losses.

As a result, it will be important for the City to pursue opportunities for undergrounding utilities and retrofitting utility lines so that they may withstand cold weather conditions without freezing and bursting. Adhering to current building codes for weatherization of structures, as well as current engineering and fire codes that pertain to the steepness of new roads, are also key factors for the City to consider. Business continuity planning shall also be an important factor, given the number of economic centers and employment facilities that are threatened by the severe storm hazard.

#### Mitigation Activities

Mitigating severe weather can be difficult because storms affect all areas of the city, but Canby has made progress to reduce the effects of storms. Canby has a tree inventory and street tree regulation through the Development code's Tree Regulations section (Chapter 12). Canby Utility undergrounds all new facilities so they are not susceptible to fallen branches and ice buildup. Canby also has a designated snow plow and sanding routes to help expedite snow removal.

*Please review Volume I, Section 2 for additional information on this hazard.*

## Volcanic Event

The HMAC determined that the City's probability for a volcanic event is **low** and that their vulnerability to a volcanic event is **low**. *The probability rating and the vulnerability rating decreased since the previous version of this NHMP addendum.*

Volume I, Section 2 describes the characteristics of volcanic hazards, history, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the western portion of the County is likely to affect Canby as well. Several volcanoes are located near Canby, the closest of which are Mount Hood, Mount Adams, Mount Saint Helens, Mount Rainier, and the Three Sisters.

### Vulnerability Assessment

Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Tables CA-5 to CA-12.

Due to Canby's relative distance from volcanoes, the city is unlikely to experience the immediate effects that eruptions have on surrounding areas (i.e., mud and debris flows, or lahars). Depending on wind patterns and which volcano erupts, however, the city may experience ashfall. The eruption of Mount St. Helens in 1980, for example, coated the Willamette Valley with a fine layer of ash. If Mount Hood erupts, however, the city could experience a heavier coating of ash.

### Mitigation Activities

The existing volcano hazard mitigation activities are conducted at the county, regional, state, and federal levels and are described in the Clackamas County NHMP.

*Please review Volume I, Section 2 for additional information on this hazard.*

## Wildfire

The HMAC determined that the City's probability for wildfire is **low**, and that their vulnerability to wildfire is **moderate**. *The probability rating decreased, and the vulnerability rating did not change, since the previous version of this NHMP addendum.*

The [2017 Clackamas County Community Wildfire Protection Plan \(CWPP\)](#) was completed in May 2018. The CWPP is hereby incorporated into this NHMP addendum by reference, and it will serve as the wildfire section for this addendum. The following presents a summary of key information; refer to the full CWPP for a complete description, and evaluation of the wildfire hazard: <https://www.clackamas.us/dm/CWPP.html>. Information specific to Canby is found in the following chapter: [Chapter 10.2: Canby Rural Fire Protection District #62](#).

Volume I, Section 2 describes the characteristics of wildland fire hazards, history, as well as the location, extent, and probability of a potential event within the region. The location, and extent of a wildland fire vary depending on fuel, topography, and weather conditions. Weather, and urbanization conditions are primarily at cause for the hazard level. Canby has not experienced a catastrophic wildfire within City limits.

Clackamas County has two major physiographic regions: the Willamette River Valley in western Clackamas County and the Cascade Range Mountains in eastern and southern



Clackamas County. The Willamette River Valley, which includes Canby, is the most heavily populated portion of the county and is characterized by flat or gently hilly topography. The Cascade Range has a relatively small population and is characterized by heavily forested slopes. Eastern Clackamas County is at higher risk to wildfire than western portions of the county due to its dense forest land. Human caused fires are responsible for most fires in Clackamas County.

The City is characterized by lush parks, neighborhoods surrounded by mature trees and under story vegetation and development intermingled with the natural landscape. One area of wildland-urban interface is the northeast portion of Canby. A heavily wooded area borders the north and south boundaries of the sewage treatment facility and Public Works Building (EOC #3). Most of the woodlands are surrounded by urban development that are a concern in the case of a wildfire event. Figure CA-6 shows overall wildfire risk in Canby. The forested hills within, and surrounding Canby are interface areas including the following High Priority Communities at Risk (CARs): Adkins Circle, Dutch Vista/Madrona, Public Works Infrastructure, Sundowner, and the following Medium Priority CARs: N Side Molalla River Bluff, Molalla River State Park, and South End.<sup>17</sup>

Most of the city has less severe (moderate or less) wildfire burn probability that includes expected flame lengths less than four-feet under normal weather conditions, except in a small wooded area near the Willamette River on North Holly Street that has the probability of four to eight feet expected flame lengths.<sup>18</sup> However, conditions vary widely and with local topography, fuels, and local weather (including wind) conditions. Under warm, dry, windy, and drought conditions expect higher likelihood of fire starts, higher intensity, more ember activity, and a more difficult to control wildfire that will include more fire effects and impacts.

#### Vulnerability Assessment

Due to insufficient data and resources, Canby is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. However, the City completed an analysis, using the best available data, as a component of the vulnerability assessment in 2009, updated in 2012, and reviewed and updated, as appropriate, in 2018. This analysis looked at identified hazard areas in conjunction with available data on property exposed to the hazard. Exposure of community assets to natural hazards was determined by manually comparing community assets with each hazard and identifying where assets and hazards intersected.

Residences and businesses that border occluded woodlands with slopes greater than 25% are at the greatest risk of loss or damage from wildfires. A great deal of infrastructure is exposed to the wildfire hazard, including Canby's primary water source, water treatment facilities, and Public Works Building (EOC#3). This could affect the efficiency of fire protection professionals during a large-scale wildfire. Vegetation along roadways is also highly dangerous, as negligent motorists provide ignition sources by tossing cigarette butts out car windows. A variety of historic landmarks are also included in the high wildfire zones.

---

<sup>17</sup> Clackamas County Community Wildfire Protection Plan, *Canby Rural Fire Protection District #62* (2018), Table 10.13-1.

<sup>18</sup> [Oregon Wildfire Risk Explorer](#), date accessed April 26, 2019.





For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Tables CA-5 to CA-12.

The potential community impacts, and vulnerabilities described in Volume I, Section 2 are generally accurate for the City as well. Canby's fire response is addressed within the CWPP which assesses wildfire risk, maps wildland urban interface areas, and includes actions to mitigate wildfire risk. The City will update the City's wildfire risk assessment if the fire plan presents better data during future updates.

Property can be damaged or destroyed with one fire as structures, vegetation, and other flammables easily merge to become unpredictable, and hard to manage. Other factors that affect ability to effectively respond to a wildfire include access to the location, and to water, response time from the fire station, availability of personnel, and equipment, and weather (e.g., heat, low humidity, high winds, and drought).

#### Mitigation Activities

The City and Canby Fire District use several mitigation tools to reduce the city's risk to wildfires. Canby Fire District provides emergency fire suppression, medical response and rescue services to the cities of Canby and Barlow and other rural areas around those cities under an intergovernmental agreement related to voter-approved annexation to the district. Canby Fire District has 50 members who consist of 18 career, 30 volunteer, and 2 administrative personnel. Mutual aid agreements with neighboring jurisdictions are also in place. Water supply and storage capacity in Canby conforms with recommended fire flow requirements.

The Canby Fire District provides outreach and education to the community on wildfire mitigation via news releases, posters, signage, website messages, and visits to schools, civic organizations and neighborhood associations.

*Please review the [2017 Clackamas County Community Wildfire Protection Plan \(CWPP\)](#) and Volume I, Section 2 for additional information on this hazard.*

This page intentionally left blank.

# ATTACHMENT A: ACTION ITEM FORMS

**ATTACHMENT A**

Multi-Hazard #1\* ..... 47  
 Multi-Hazard #2\* ..... 48  
 Multi-Hazard #3\* ..... 49  
 Multi-Hazard #4\* ..... 50  
 Multi-Hazard #5 ..... 51  
 Earthquake #1 ..... 52  
 Flood #1 ..... 53  
 Flood #2\* ..... 54  
 Landslide #1 ..... 55  
 Severe Weather #1 ..... 56  
 Wildfire #1\* ..... 57

*\* - Priority Action Items*

Note: The HMAC decided to modify the prioritization of action items in this update to reflect current conditions (risk assessment), needs, and capacity.

## Summary of Action Changes

Below is a list of changes to the action items since the previous plan.

Previous NHMP Actions: Completed

**Flood Action #3** (2012): “Identify mitigation strategies to address flooding issues in the bottom lands” is considered complete. The water wash ponds were elevated above the flood line. The water intake structures are elevated out of the 100-year floodplain. Canby Utility continues to address flooding issues as they arise.

*See 2018 status identified in each action for activities that have been completed since the previous plan.*

Previous NHMP Actions: Removed

**Multi-Hazard Action #5** (2012): “Improve the hazard assessment in the Canby Natural Hazard Mitigation Plan” was removed from the list since it was determined by the steering committee that this is a duplication of the purpose of the NHMP’s implementation and maintenance and five-year update requirements.

**Multi-Hazard Action #6** (2012): “Identify and pursue funding opportunities to develop and implement hazard mitigation activities” was removed from the list since it was determined by the steering committee that this is a duplication of the purpose of the NHMP’s implementation and maintenance requirements.

*Note: 2012 Action MH #7 was renumbered to 2019 Action MH #5.*

New NHMP Actions (2019):

- Wildfire Action #2

See action item forms below for detail.



## **Action Item Forms**

Each action item has a corresponding action item worksheet describing the activity, identifying the rationale for the project, identifying potential ideas for implementation, and assigning coordinating and partner organizations. The action item worksheets can assist the community in pre-packaging potential projects for grant funding. The worksheet components are described below.

### **ALIGNMENT WITH EXISTING PLANS/POLICIES**

The Clackamas County NHMP includes a range of action items that, when implemented, will reduce loss from hazard events in the County, participating cities, and special districts. Within the plan, FEMA requires the identification of existing programs that might be used to implement these action items. The City addresses statewide planning goals and legislative requirements through its comprehensive land use plan, capital improvements plan, mandated standards and building codes. To the extent possible, the City will work to incorporate the recommended mitigation action items into existing programs and procedures. Each action item identifies related existing plans and policies.

### **STATUS/RATIONALE FOR PROPOSED ACTION ITEM**

Action items should be fact-based and tied directly to issues or needs identified throughout the planning process. Action items can be developed at any time during the planning process and can come from several sources, including participants in the planning process, noted deficiencies in local capability, or issues identified through the risk assessment. The rationale for proposed action items is based on the information documented in Section 2. The worksheet provides information on the activities that have occurred since the previous plan for each action item.

### **IDEAS FOR IMPLEMENTATION**

The ideas for implementation offer a transition from theory to practice and serve as a starting point for this plan. This component of the action item is dynamic, since some ideas may prove to not be feasible, and new ideas may be added during the plan maintenance process. Ideas for implementation include such things as collaboration with relevant organizations, grant programs, tax incentives, human resources, education and outreach, research, and physical manipulation of buildings and infrastructure.

### **COORDINATING (LEAD) ORGANIZATION:**

The coordinating organization is the public agency with the regulatory responsibility to address natural hazards, or that is willing and able to organize resources, find appropriate funding, or oversee activity implementation, monitoring and evaluation.

### **INTERNAL AND EXTERNAL PARTNERS:**

The internal and external partner organizations listed in the Action Item Worksheets are potential partners recommended by the project HMAP but not necessarily contacted during the development of the plan. The coordinating organization should contact the identified partner organizations to see if they are capable of and interested in participation. This initial contact is also to gain a commitment of time and/or resources toward completion of the action items.

Internal partner organizations are departments within the City or other participating jurisdiction that may be able to assist in the implementation of action items by providing relevant resources to the coordinating organization.

External partner organizations can assist the coordinating organization in implementing the action items in various functions and may include local, regional, state, or federal agencies, as well as local and regional public and private sector organizations.

**PLAN GOALS ADDRESSED:**

The plan goals addressed by each action item are identified as a means for monitoring and evaluating how well the mitigation plan is achieving its goals, following implementation.

**TIMELINE:**

All broad scale action items have been determined to be ongoing, as opposed to short-term (0 to 2 years) or long-term (3 or more years). This is because the action items are broad ideas, and although actions may be implemented to address the broad ideas, the efforts should be ongoing.

**POTENTIAL FUNDING SOURCE**

Where possible potential funding sources have been identified. Example funding sources may include: Federal Hazard Mitigation Assistance programs, state funding sources such as the Oregon Seismic Rehabilitation Grant Program, or local funding sources such as capital improvement or general funds. An action item may include several potential funding sources.

**ESTIMATED COST**

A rough estimate of the cost for implementing each action item is included. Costs are shown in general categories showing low, medium, or high cost. The estimated cost for each category is outlined below:

- Low - Less than \$50,000
- Medium - \$50,000 – \$100,000
- High - More than \$100,000

### Multi-Hazard #1\*

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Update and revise the Canby Emergency Operations Plan.		Protect Life and Property; Augment Emergency Services; Encourage Partnerships for Implementation	
<b>Alignment with Existing Plans/Policies:</b>			
Canby Emergency Operations Plan; Comprehensive Plan			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The EOP was last updated in February 2012.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Assign appropriate city staff to lead the EOP update process; and</li> <li>Work with the contractor hired by the State of Oregon to update the EOP</li> </ul>			
<b>Coordinating Organization:</b>		Canby Fire District	
<b>Internal Partners:</b>		<b>External Partners:</b>	
City of Canby			
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General fund, operating budgets		Low	<input checked="" type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing action item		
<b>Priority:</b>	High Priority		

\* - High Priority Action Item

## Multi-Hazard #2\*

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Ensure there are adequate shelter facilities in hazard-free zones to serve Canby residents. Identify potential shelter sites and evaluate their relative structural risks/structural deficiencies. Seek funding for upgrades on shelter sites if needed.		Protect Life and Property; Augment Emergency Services; Encourage Partnerships for Implementation	
<b>Alignment with Existing Plans/Policies:</b>			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The 2009 update included evaluating the structural integrity of shelters and seeking funding for upgrades. The city maintains an active inventory of all shelters.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Identify and contact non-Red Cross potential shelter sites to ensure they are structurally suitable under disaster scenarios;</li> <li>Obtain funding to enhance the resilience of emergency shelter sites; and</li> <li>Contact Red Cross shelter sites to renew and maintain agreements annually.</li> </ul>			
<b>Coordinating Organization:</b>		Hazard Mitigation Advisory Committee	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Public Works, Planning, Building		Red Cross	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Potential Funding Sources:</b>
General Fund		Low	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing action item		
<b>Priority:</b>	High Priority		

\* - High Priority Action Item



### Multi-Hazard #3\*

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Develop, enhance, and implement education programs designed to reduce the losses from natural hazards.		Protect Life and Property; Enhance Natural Systems; Augment Emergency Services; Encourage Partnerships for Implementation; Promote Public Awareness	
<b>Alignment with Existing Plans/Policies:</b>			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The county fair (Canby Fairgrounds) includes a "Safety Street" where police, fire, the forestry department, and other service organizations provide information on safety, preparedness, mitigation tips, etc. Canby Fire District educates youth on fire prevention and safety in schools and have "Fireman Troy" and "Hotshot the Cougar" mascots to assist in educating. The Fire District website provides information on fire prevention and mitigation. Canby Utility promotes vegetation management in their newsletters. The City of Canby puts out notices in their newsletters on preparedness for bad weather and tips on reducing damages. Canby School District educates students on earthquakes and practices earthquake drills. Canby Utility works with the Molalla River Alliance in river protection activities.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Gather hazard-related information and public information materials, and disseminate to public through local publications;</li> <li>Identify property owners in hazard zones, and conduct a target mailing to disseminate hazard information;</li> <li>Publicize hazard information as the seasons for the hazards approach. These include earthquake awareness month in April, wildfire prevention in summer, and flood and severe storm information in winter;</li> <li>Hold a community meeting with the neighbors along the steep slopes of the Molalla River, and in identified landslide areas. Provide them with the proper contacts and resources for dealing with erosion control and slope stabilization on their property. Educate them on mitigation practices they can employ to better protect their property.</li> </ul>			
<b>Coordinating Organization:</b>		Hazard Mitigation Advisory Committee	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Canby Fire District, Canby Utility, Administration		FEMA, OEM, Canby School District, Molalla River Alliance	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General Fund, operating budgets		Low	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing action item		
<b>Priority:</b>	High Priority		

\* - High Priority Action Item

## Multi-Hazard #4\*

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Integrate the goals and action items from the Canby Natural Hazards Mitigation Plan into existing regulatory documents and programs, where appropriate.		Protect Life and Property; Enhance Natural Systems; Augment Emergency Services; Encourage Partnerships for Implementation; Promote Public Awareness	
<b>Alignment with Existing Plans/Policies:</b>			
Comprehensive Plan; Development Code; Zoning Ordinance; Natural Hazards Mitigation Plan			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The development code was last updated in 2013 (amended 2015, 2016, 2018).</li> <li>The Comprehensive Plan was last updated in 2015.</li> <li>The Stormwater Master Plan was last updated in 2013.</li> <li>The city utilizes the latest <a href="#">Oregon Building Code</a>.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Use the mitigation plan to help the city's Comprehensive Land Use Plan meet State Land Use Planning Goal 7, designed to protect life and property from natural disasters and hazards through planning strategies that restrict development in areas of known hazards;</li> <li>Integrate the city's mitigation plan into current capital improvement plans to ensure that development does not encroach on known hazard areas;</li> <li>Partner with other organizations and agencies with similar goals to promote building codes that are more disaster resistant at the state level; and</li> <li>Incorporate the Canby Mitigation Plan into deed restrictions and conditions of approval where appropriate.</li> </ul>			
<b>Coordinating Organization:</b>		Hazard Mitigation Advisory Committee	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Planning, Public Works		DOGAMI, DLCD, FEMA	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General Fund		Low	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing action item		
<b>Priority:</b>	High Priority		

\* - High Priority Action Item

## Multi-Hazard #5

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Identify, plan, and establish an alternate potable water source on the Willamette River.		Protect Life and Property; Enhance Natural Systems; Encourage Partnerships for Implementation; Promote Public Awareness	
<b>Alignment with Existing Plans/Policies:</b>			
Comprehensive Plan, Development Code, Zoning Ordinance, Water System Master Plan			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>• The City of Canby potable water source is primarily reliant on Molalla River flows. As part of a long term plan, Canby Utility is working to establish a water treatment facility reliant on the Willamette River.</li> <li>• As Canby continues to grow, additional potable water may be needed to meet the needs of the community.</li> <li>• Groundwater in the area does not appear to be a viable alternative.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>• Coordinating efforts between other surrounding cities who can also benefit.</li> <li>• Strategy work and early planning stages for determining a location for the transmission line and intake system.</li> <li>• Utilize the website to post information regarding drought.</li> </ul>			
<b>Coordinating Organization:</b>		Canby Utility	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Public Works, Hazard Mitigation Advisory Committee		Other cities/agencies	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General fund		Moderate	<input checked="" type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing action item		
<b>Priority:</b>	Medium Priority		

## Earthquake #1

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Conduct seismic evaluations and upgrades on identified critical and essential facilities and infrastructure for implementing appropriate structural and non-structural mitigation strategies.		Protect Life and Property; Augment Emergency Services; Encourage Partnerships for Implementation	
<b>Alignment with Existing Plans/Policies:</b>			
Capital Improvement Plan; Comprehensive Plan			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The Disaster Mitigation Act of 2000 requires communities to identify mitigation actions that are being considered by the community to reduce the effect that natural hazards will have on the community [201.6(c)(3)(ii)]. Developing and implementing programs to reduce the potential for earthquakes to cause damage can assist a community in mitigating its overall risk to earthquakes.</li> <li>Pre-disaster mitigation strategies will reduce post-disaster response needs by lessening life loss, injury, damage, and disruption.</li> <li>City buildings, fire stations, police station and schools were seismically evaluated. The Canby Telcom control center was earthquake retrofitted. The Police Department and the 13th Ave. Reservoir were completed in 2012. Canby Fire District Station #62 retrofit per SRGP grant.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Obtain funding to perform seismic evaluations;</li> <li>Conduct seismic evaluations on identified community assets (including shelters) for implementing appropriate structural and non-structural mitigation strategies;</li> <li>Prioritize seismic upgrades based on criticality of need and population served;</li> <li>Seismically retrofit critical government facilities to guarantee continuous operation during and after a natural disaster;</li> <li>Coordinate with agencies responsible for maintaining the bridges surrounding Canby to upgrade them to meet current seismic code;</li> <li>Partner with appropriate organizations to implement seismic upgrades; and</li> <li>Create damage assessment procedures.</li> </ul>			
<b>Coordinating Organization:</b>		Hazard Mitigation Advisory Committee	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Administration, Planning, Public Works, Police, Canby Fire District, Canby Utility		DOGAMI, School District	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Potential Funding Sources:</b>
General Fund, Seismic Rehabilitation Grant Program, Hazard Mitigation Assistance Grants, Utility Funds		Low to High	<input type="checkbox"/> Short Term (0-2 years) <input checked="" type="checkbox"/> Long Term (2-4+ years) <input type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing action item		
<b>Priority:</b>	Medium Priority		



## Flood #1

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Evaluate and upgrade surface water management infrastructure and identify appropriate mitigation strategies.		Protect Life and Property; Enhance Natural Systems; Augment Emergency Services; Encourage Partnerships for Implementation	
<b>Alignment with Existing Plans/Policies:</b>			
Surface Water Master Plan, Zoning Code, FEMA FIRMs, Comprehensive Plan, Capital Improvement Plan			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The storm water master plan was updated in 2013. The city received a grant for developing new subdivision design standards for surface water, and another grant to address the flooding problem near the library. The city of Canby has received money to upgrade the storm system to reduce floods. They are currently working to upgrade the system by putting in new streets and pervious pavement. The city continues to mitigate floods by removing beaver dam debris. The city has a full-time vacuum sweeper, so the catch basins don't have to be cleaned as often. The storm system on Baker has been updated.</li> <li>The Stormwater CIP is currently being reviewed and updated – expected complete 2019-20.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Develop storm water grate management system to keep grates open and clear of debris; and</li> <li>Implement the actions stated in the storm water master plan to address areas of known flooding.</li> </ul>			
<b>Coordinating Organization:</b>		Public Works	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Planning, Administration		Clackamas County Water Environment Services, METRO, Department of Environmental Quality, Department of Land Conservation and Development, Department of State Lands	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General Fund, Environmental Fund, City Stormwater Fund		Moderate to High	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing Action Item		
<b>Priority:</b>	Medium Priority		

## Flood #2\*

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Ensure continued compliance in the National Flood Insurance Program (NFIP) through enforcement of local floodplain management ordinances.		Protect Life and Property; Enhance Natural Systems; Encourage Partnerships for Implementation; Promote Public Awareness	
<b>Alignment with Existing Plans/Policies:</b>			
Flood Ordinance; Zoning Code, FEMA FIRMs, Comprehensive Plan			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>The Disaster Mitigation Act of 2000 requires communities to identify mitigation actions that address new and existing buildings and infrastructure [201.6(c)(3)(ii)]. Continued participation in the NFIP will help reduce the level of flood damage to new and existing buildings in communities while providing homeowners, renters and business owners additional flood insurance protection.</li> <li>The NFIP provides communities with federally backed flood insurance to homeowners, renters, and business owners, if communities develop and enforce adequate floodplain management ordinances. The benefits of adopting NFIP standards for communities are a reduced level of flood damage in the community and stronger buildings that can withstand floods.</li> <li>The city complies with the NFIP through enforcement of their <a href="#">flood hazard protection ordinance</a> (Ord. 1279, 20008). Flood mitigation projects are routinely completed as part of their storm water master plan CIP (see FL #1 for more detail).</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Actively participate with DLCD and FEMA during Community Assistance Visits.</li> <li>Assess the floodplain ordinances to ensure they reflect current flood hazards and situations and meet NFIP requirements.</li> <li>Coordinate with the county to ensure that floodplain ordinances and NFIP regulations are maintained and enforced.</li> <li>Consider participating in the National Flood Insurance Program's Community Rating System (CRS). CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements.</li> </ul>			
<b>Coordinating Organization:</b>		Planning	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Public Works		Department of Land Conservation and Development; Association of State Floodplain Managers	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General Fund		Low	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing Action Item		
<b>Priority:</b>	High Priority		

\* - High Priority Action Item

## Landslide #1

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Reduce the vulnerability of property owners in landslide-prone areas.		Protect Life and Property; Enhance Natural Systems; Encourage Partnerships for Implementation; Promote Public Awareness	
<b>Alignment with Existing Plans/Policies:</b>			
Comprehensive Plan; Development Code			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
<ul style="list-style-type: none"> <li>Ongoing – no improvements to report.</li> </ul>			
<b>Ideas for Implementation:</b>			
<ul style="list-style-type: none"> <li>Conduct a study to identify appropriate mitigation strategies for problem areas including buildings and infrastructure in the bluff area;</li> <li>Develop public information to emphasize economic risk when building on potential or historical landslide areas;</li> <li>Update the landslide hazard map when LIDAR data becomes available; and</li> <li>Review the planning and building codes and make updates or changes to the safe harbor code, if necessary.</li> </ul>			
<b>Coordinating Organization:</b>		Planning	
<b>Internal Partners:</b>		<b>External Partners:</b>	
Public Works		Clackamas County Water Environment Services, Department of Environmental Quality	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
General Fund, Environmental Fund, System Development Charge Funds		Moderate	<input type="checkbox"/> Short Term (0-2 years) <input checked="" type="checkbox"/> Long Term (2-4+ years) <input type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	Existing Action Item		
<b>Priority:</b>	Medium Priority		

## Severe Weather #1

Proposed Action Item:		Alignment with Plan Goals:	
Obtain funding to bury power lines subject to frequent failures to reduce power outages from the windstorm and severe winter storm hazard, where possible.		Protect Life and Property; Encourage Partnerships for Implementation	
Alignment with Existing Plans/Policies:			
Comprehensive Plan; Development Code			
2018 Status/Rationale for Proposed Action Item:			
<ul style="list-style-type: none"> <li>The Disaster Mitigation Act of 2000 requires communities to identify and analyze a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with emphasis on new and existing buildings and infrastructure [201.6(c)(3)(ii)]. Developing and implementing programs to reduce the potential for wind and winter storms to cause power outages can assist a community in mitigating its overall risk to wind and winter storms.</li> <li>Canby Utility placed utilities underground on 1<sup>st</sup> Avenue and SE 2nd street and all new development is underground. About 70% of utilities are located underground. A new substation on Knights Boulevard was built to assist with switching to have enough power transformation if the substation on 99E goes down.</li> <li>Part of a 5-year system study and update plan has been completed.</li> </ul>			
Ideas for Implementation:			
<ul style="list-style-type: none"> <li>Partner with PGE to continue hazardous tree inventory and mitigation programs;</li> <li>Ensure there are back up underground lines to major businesses &amp; employers; and</li> <li>Continue regular tree trimming practices.</li> </ul>			
Coordinating Organization:	Canby Utility		
Internal Partners:	External Partners:		
Public Works	PGE		
Potential Funding Sources:	Estimated cost:	Timeline:	
Capital Funds	Low to High	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing	
Form Submitted by:	Existing Action Item		
Priority:	Medium Priority		



## Wildfire #1\*

<b>Proposed Action Item:</b>		<b>Alignment with Plan Goals:</b>	
Coordinate wildfire mitigation action items through the <a href="#">Clackamas County Community Wildfire Protection Plan</a> .		Protect Life and Property; Enhance Natural Systems; Augment Emergency Services; Encourage Partnerships & Implementation; Promote Public Awareness	
<b>Alignment with Existing Plans/Policies:</b>			
Clackamas County Community Wildfire Protection Plan (2018)			
<b>2018 Status/Rationale for Proposed Action Item:</b>			
The wildfire mitigation action items provide direction on specific activities that organizations and residents in <a href="#">Canby</a> can take to reduce wildfire hazards.			
<b>2018 Status:</b> Ongoing. CCWPP updated in 2018.			
<b>Ideas for Implementation: CCWPP Identified Focus Areas and Priority Actions</b>			
<b><a href="#">Wildfire Risk Assessment (Ch. 4):</a></b>			
<ol style="list-style-type: none"> <li>Maintain and update the Fuels Reduction (FR) and Communities at Risk (CAR) maps and databases.</li> <li>Continue to track structure vulnerability data throughout the County through structural triage assessments.</li> <li>Update the Overall Wildfire Risk Assessment as new data becomes available.</li> </ol>			
<b><a href="#">Hazardous Fuels Reduction and Biomass Utilization (Ch. 5):</a></b>			
<ol style="list-style-type: none"> <li>Develop and maintain an inventory of potential and successful FR projects by meeting with parks and natural lands managers quarterly.</li> <li>Continue securing funding to implement projects/hire seasonal ODF staff.</li> </ol>			
<b><a href="#">Emergency Operations (Ch. 6):</a></b>			
<ol style="list-style-type: none"> <li>Develop and FDB Communications Works Group.</li> <li>Conduct a Conflagration Exercise.</li> </ol>			
<b><a href="#">Education and Community Outreach (Ch. 7):</a></b>			
<ol style="list-style-type: none"> <li>Develop Firewise toolkit for CAR's.</li> <li>Create incentives for fuels reduction.</li> <li>Update and distribute the Burn Permitting and Fire Restrictions Brochure.</li> <li>Continue to improve address signage throughout the County.</li> </ol>			
<b><a href="#">Structural Ignitability Policies and Programs (Ch. 8):</a></b>			
<ul style="list-style-type: none"> <li>Identify a DTD representative for the WFEPC.</li> <li>Improve coordination with Rural Fire Agencies.</li> <li>Integrate WU into Plan Map and include a public outreach strategy.</li> </ul>			
<b>Coordinating Organization:</b>	Canby Fire District		
<b>Internal Partners:</b>		<b>External Partners:</b>	
Public Works, Planning		Clackamas Fire Defense Board, ODF, U.S. Forest Service, public land management agencies	
<b>Potential Funding Sources:</b>		<b>Estimated cost:</b>	<b>Timeline:</b>
ODF, operating budgets, FEMA HMA		Low to High	<input type="checkbox"/> Short Term (0-2 years) <input type="checkbox"/> Long Term (2-4+ years) <input checked="" type="checkbox"/> Ongoing
<b>Form Submitted by:</b>	New Action Item		
<b>Priority:</b>	High Priority ( <i>CCWPP identified priority actions listed above</i> )		

\* - High Priority Action Item

This page intentionally left blank.

# ATTACHMENT B: PUBLIC INVOLVEMENT SUMMARY

Members of the HMAC provided edits and updates to the NHMP prior to the public review period as reflected in the final document.

To provide the public information regarding the draft NHMP addendum, and provide an opportunity for comment, an announcement (see text below) was announced in the Canby Herald newspaper on June 26 and July 3 and on the city's [website](#) and an email contact was provided for public comment.

During the public review period there were no comments provided.

**Clackamas County Pre-Disaster Mitigation Planning PRESS RELEASE**  
Canby seeks additional public input on update to Natural Hazard Mitigation Plan

(Canby, OR) – Canby is in the process of updating their existing Natural Hazard Mitigation Plan (NHMP). This work is being performed in cooperation with the University of Oregon's Institute for Policy Research and Engagement, Oregon Partnership for Disaster Resilience and the Oregon Military Department's Office of Emergency Management utilizing funds obtained from the Federal Emergency Management Agency's (FEMA) Pre-Disaster Mitigation Grant Program. With re-adoption of the plan, Canby will maintain its eligibility to apply for federal funding towards natural hazard mitigation projects. This local planning process includes representatives from city and county government, emergency management personnel, and outreach to members of the public in the form of an electronic survey.

A natural hazard mitigation plan provides a set of goals, action items, and resources to reduce risk from future natural disaster events. Emergency activities provides jurisdictions with a number of benefits, including reduced loss of life, property, facilities, and economic hardship; reduced short-term recovery and reconstruction costs; and increased potential for state and federal funding for recovery and reconstruction projects.

An electronic version of the updated draft addendum will be available for formal public comment beginning June 19, 2019. To view the draft please visit [www.canbyor.gov](#).

If you have any questions regarding the addendum or the update process in general, please contact Rick Robinson, City Administrator at (503) 266-0745 or [rob@canbyor.gov](mailto:rob@canbyor.gov), or Michael Howard, Assistant Director for the Oregon Partnership for Disaster Resilience at (541) 346-8113 or [mhoward@oregon.edu](mailto:mhoward@oregon.edu).

**Clackamas County Pre-Disaster Mitigation Planning PRESS RELEASE**  
Canby seeks additional public input on update to Natural Hazard Mitigation Plan

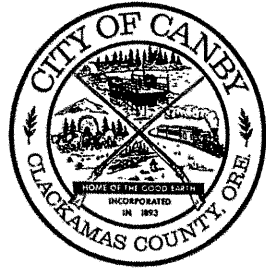
(Canby, OR) – Canby is in the process of updating their existing Natural Hazard Mitigation Plan (NHMP). This work is being performed in cooperation with the University of Oregon's Institute for Policy Research and Engagement, Oregon Partnership for Disaster Resilience and the Oregon Military Department's Office of Emergency Management utilizing funds obtained from the Federal Emergency Management Agency's (FEMA) Pre-Disaster Mitigation Grant Program. With re-adoption of the plan, Canby will maintain its eligibility to apply for federal funding towards natural hazard mitigation projects. This local planning process includes representatives from city and county government, emergency management personnel, and outreach to members of the public in the form of an electronic survey.

A natural hazard mitigation plan provides communities with a set of goals, action items, and resources designed to reduce risk from future natural disaster events. Engaging in mitigation activities provides jurisdictions with a number of benefits, including reduced loss of life, property, essential services, critical facilities, and economic hardship; reduced short-term and long-term recovery and reconstruction costs; increased cooperation and communication within the community through the planning process; and increased potential for state and federal funding for recovery and reconstruction projects.

An electronic version of the updated draft Canby NHMP addendum will be available for formal public comment beginning June 19, 2019. To view the draft please visit [www.canbyor.gov](#).

If you have any questions regarding the Canby NHMP addendum or the update process in general, please contact Rick Robinson, City Administrator at (503) 266-0745 or [rob@canbyor.gov](mailto:rob@canbyor.gov), or Michael Howard, Assistant Program Director for the Oregon Partnership for Disaster Resilience at (541) 346-8113 or [mhoward@oregon.edu](mailto:mhoward@oregon.edu).

## Press Release



### **Clackamas County Pre-Disaster Mitigation Planning PRESS RELEASE**

**Canby seeks additional public input on  
update to Natural Hazard Mitigation Plan**

(Canby, OR) – Canby is in the process of updating their existing Natural Hazard Mitigation Plan (NHMP). This work is being performed in cooperation with the University of Oregon’s Institute for Policy Research and Engagement - Oregon Partnership for Disaster Resilience and the Oregon Military Department’s Office of Emergency Management utilizing funds obtained from the Federal Emergency Management Agency’s (FEMA) Pre-Disaster Mitigation Grant Program. With re-adoption of the plan, Canby will maintain its eligibility to apply for federal funding towards natural hazard mitigation projects. This local planning process includes a wide range of representatives from city and county government, emergency management personnel, and outreach to members of the public in the form of an electronic survey.

A natural hazard mitigation plan provides communities with a set of goals, action items, and resources designed to reduce risk from future natural disaster events. Engaging in mitigation activities provides jurisdictions with a number of benefits, including reduced loss of life, property, essential services, critical facilities, and economic hardship; reduced short-term and long-term recovery and reconstruction costs; increased cooperation and communication within the community through the planning process; and increased potential for state and federal funding for recovery and reconstruction projects.

An electronic version of the updated draft Canby NHMP addendum will be available for formal public comment beginning June 19, 2019. To view the draft please visit: [www.canbyoregon.gov](http://www.canbyoregon.gov)

If you have any questions regarding the Canby NHMP addendum or the update process in general, please contact: Rick Robinson, City Administrator at (503) 266.0745 or [robinsonr@canbyoregon.gov](mailto:robinsonr@canbyoregon.gov); or Michael Howard, Assistant Program Director for the Oregon Partnership for Disaster Resilience at (541) 346-8413 or [mrhoward@uoregon.edu](mailto:mrhoward@uoregon.edu).



## ORDINANCE NO. 1520

### AN ORDINANCE, AMENDING THE CANBY LAND DEVELOPMENT AND PLANNING ORDINANCE, TITLE 16, OF THE CANBY MUNICIPAL CODE.

**WHEREAS**, city staff propose a legislative text amendment to Chapter 16.08, *General Provisions*, Section 16.08.140 *Temporary Vendor* of the Canby Land Development and Planning Ordinance; Title 16 of the Canby Municipal Code (CMC); and

**WHEREAS**, the text amendment specifically amends the language to grant an additional 90 day duration, thereby allowing a permit holder to conduct business on a temporary basis for up to 270 days within one calendar year (12 consecutive months); and

**WHEREAS**, a public hearing was conducted by the Canby Planning Commission on August 12, 2019 after public notices were mailed, posted and published in the Canby Herald, as required by law; and

**WHEREAS**, the Canby Planning Commission found that the standards and criteria of Section 16.88.160 and 16.88.180 of the Land Development and Planning Ordinance concerning Text Amendments were met, and recommended approval to the City Council on a 6-0 vote as specified in their Findings and Final Order; and

**WHEREAS**, the Canby City Council considered the matter and the recommendation of the Planning Commission following a public hearing held at its regular meeting on September 4, 2019; and

**WHEREAS**, the Canby City Council, after reviewing the record of the Canby Planning Commission regarding the subject amendment, concluded that the Planning Commission's findings of fact and the amendment is appropriate as recommend; and,

**WHEREAS**, the written Findings, Conclusions and Order of the Council action is to be approved by the City Council at the next regular Council meeting on September 18, 2019; and

### **NOW, THEREFORE, THE CITY OF CANBY ORDAINS AS FOLLOWS:**

Section 1. It is hereby proclaimed by the City Council of Canby that the text of Section 16.08.140 *Temporary Vendor* of the Canby Land Development and Planning Ordinance; Title 16 of the Canby Municipal Code (CMC), is amended as indicated in Exhibit "A" attached hereto.

# 2nd Reading

**SUBMITTED** to the Council and read the first time at a regular meeting thereof on September 4, 2019 and ordered posted in three (3) public and conspicuous places in the City of Canby as specified in the Canby City Charter, and scheduled for second reading before the City Council for final reading and action at a regular meeting thereof on September 18, 2019, commencing at the hour of 7:00 PM at the Council Meeting Chambers located at 222 NE 2<sup>nd</sup> Avenue, Canby, Oregon.

\_\_\_\_\_  
Rick Robinson,  
City Recorder Pro-Tem

**PASSED** on the second and final reading by the Canby City Council at a regular meeting thereof on September 18, 2019 by the following vote:

YEAS \_\_\_\_\_ NAYS \_\_\_\_\_

\_\_\_\_\_  
Brian Hodson  
Mayor

ATTEST:

\_\_\_\_\_  
Rick Robinson,  
City Recorder Pro-Tem

**DIVISION III. – ZONING**

**Chapter 16.08**

**GENERAL PROVISIONS**

**Sections:**

- 16.08.010 Compliance with title.**
- 16.08.020 Zoning map.**
- 16.08.030 Zone boundaries.**
- 16.08.040 Zoning of annexed areas.**
- 16.08.050 Prohibited parking.**
- 16.08.070 Illegally created lots.**
- 16.08.080 Area and yard reductions.**
- 16.08.090 Sidewalks required.**
- 16.08.100 Height allowances.**
- 16.08.110 Fences.**
- 16.08.120 Siting and review process for  
Wireless Telecommunications Systems Facilities.**
- 16.08.130 Standard transportation improvements.**
- 16.08.140 Temporary vendor.**
- 16.08.150 Traffic Impact Study (TIS).**
- 16.08.160 Safety and Functionality Standards**

**16.08.010 Compliance with title.**

No building, structure, or land shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered contrary to the provisions of this title. No lot area, yard, or required off-street parking or loading area existing on or after the effective date of the ordinance codified in this title shall be reduced in area, dimension, or size below the minimums required by this title, nor shall any lot area, yard, or required off-street parking or loading area that is required by this title for one use be used to satisfy the lot area, yard, off-street parking or loading area requirement for any other use, except as may be provided in this title. (Ord. 740 section 10.3.05(A), 1984)

**16.08.140 Temporary vendor.**

Any person who exhibits goods or services for sale or for offer in a temporary manner on private property, from a vehicle, trailer, tent, canopy, shipping container, or other temporary structure, or from one's person or displayed on the ground or off the ground, shall first obtain permit approval in compliance with the following standards, and shall operate in compliance with this section and with all other applicable sections of the Canby Municipal Code.

**A. Exemptions.** The following temporary activities do not require a Temporary Vendor permit, and are exempt from the standards in this section:

1. Any person engaged in the mere delivery of any goods or services to a site, which were purchased from a regular place of business inside or outside the city;
2. Any person engaged in delivery, exhibition, sale or offering of food on a site for a period of time not to exceed 2 hours during any 24 hour period;
3. Any contractor who is engaged in constructing, maintaining, or repairing a structure, utility, equipment, or landscaping on a site; or
4. Any person conducting a garage sale per Section 5.04.020.

**B. Permit process.**

1. A request for a Temporary Vendor permit shall be processed as a Type I decision pursuant to the procedures set forth in Chapter 16.89. A Temporary Vendor permit applicant shall demonstrate that the proposed activity meets all fire and life safety codes, and is in compliance with this section and with all other applicable sections of the Canby Municipal Code.
2. An application for a Temporary Vendor permit shall include a site plan drawn to scale, which includes all existing lot lines, setbacks, structures, landscaped areas, paved areas, and parking and loading spaces; and illustrates the proposed location and layout of all the Temporary Vendor's structures, equipment, furnishings, signage, and inventory.
3. The Temporary Vendor activity (e.g., retail, restaurant, etc) shall be an outright permitted use in the zoning district in which it is located; Or if the use is conditionally permitted in the zoning district, a Conditional Use Permit approval shall be required prior to issuance of a Temporary Vendor permit.
4. A "Site and Design Review" permit is not required for a permitted Temporary Vendor.



5. Any signage displayed by the Temporary Vendor must be in compliance with Chapter 16.42 sign standards, and all required Sign permits must be obtained.

6. A Temporary Vendor must obtain a City of Canby business license.

C. Duration. A Temporary Vendor permit may be granted for a site for up to 90 consecutive calendar days, and then may be renewed **once twice** upon request for an additional 90 days, provided that the temporary vendor activity has been conducted in compliance with all applicable codes, and no public safety incidents have occurred on the site related to the temporary vendor activity. In no case shall a site be permitted to host Temporary Vendor activity for more than **180 270** days in any 12 month period.

D. A Temporary Vendor shall be located on a paved surface with adequate vehicular and pedestrian ingress and egress, in compliance with Section 16.10.070. Inventory and equipment shall not be displayed or stored in any landscaped areas.

E. A Temporary Vendor shall comply with all required development standards, such as height limitations, setbacks, vision clearance areas, and applicable conditions of any previous land use decisions for the site.

F. Equipment such as trash cans, fuel tanks, or generators shall be screened such that it is not visible from any abutting public right-of-way.

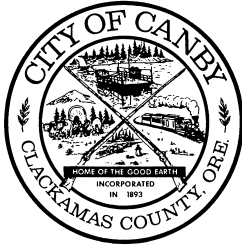
G. A Temporary Vendor shall not displace any vehicle parking spaces that are required to meet the minimum off-street parking requirements of another use on site or on a nearby site. A Temporary Vendor shall not encroach into required loading space areas, driveways, or vehicle maneuvering areas.

H. A Temporary Vendor that displaces one or more vehicle parking spaces is prohibited for any site that:

1. Is non-conforming in terms of meeting minimum required vehicle parking or loading space requirements; or

2. Has been granted a vehicle parking exception, and currently has less than the required minimum number of off-street vehicle parking spaces.

I. The property owner and the temporary vendor permit holder shall be jointly and **severably severally** responsible for any violation of this section or other applicable sections of the Canby Municipal Code. Any such violation may result in the immediate revocation or non-renewal of a temporary vendor permit, and may result in the denial of any future temporary vendor permit for the site upon which the violation occurred. (Ord 1315, 2009)



BEFORE THE CITY COUNCIL  
OF THE CITY OF CANBY

A REQUEST FOR APPROVAL OF ) FINDINGS, CONCLUSION & FINAL ORDER  
 ) TA 19-02  
Text Amendment to Chapter 16.08 ) CITY OF CANBY  
General Provisions, Section )  
16.08.140 Temporary Vendor )  
Permit )

**NATURE OF THE APPLICATION**

City Staff requests consideration of a legislative text amendment to update Chapter 16.08 General Provisions, Section 16.08.140 *Temporary Vendor (C) Duration*, of the Canby Land Development and Planning Ordinance, Title 16 Canby Municipal Code (CMC). Specifically to amend the duration applicable to a Temporary Vendor Permit, as well as renewal of said permit. The amendment proposes an additional 90-day duration, as well as a second 90-day renewal opportunity for a permit holder. This proposed change would thus allow for a total of 270 -days in any 12-month period.

**HEARINGS**

The City Council considered application **TA 19-02** after the duly noticed hearing on September 4, 2019, during which the Council voted 6-0 to approve City File# **TA 19-02**. These findings are entered to document the approval.

**CRITERIA AND STANDARDS**

In judging whether or not the text amendment shall be approved, the Planning Commission and City Council determines whether criteria from the *City of Canby Land Development and Planning Ordinance* are met, or can be met by observance of conditions. Applicable criteria and standards were reviewed in the Planning Commission staff report dated August 2, 2019 and the staff memorandum prepared for Council review dated August 23, 2019 and presented at the September 4, 2019 City Council public hearing along with the Planning Commission's recommendation.

**FINDINGS AND REASONS**

The Staff Report was presented, and written and oral testimony was received at the Council public hearing. The recommendation to approve City File# **TA 19-02** from the Planning Commission was noted by staff.

After hearing public testimony, and closing the public hearing, the City Council made no additional findings beyond those contained in the staff report to arrive at their decision and support their recommendation.

**CONCLUSION**

In summary, the City Council adopted the findings contained in the staff report, concluded that the text amendment met applicable approval criteria, and approved City File# TA 19-02 as recommended by the Planning Commission. The City Council's order is reflected below.

**ORDER**

Based on the application submitted and the facts, findings, and conclusions of the staff report, and from the public hearing, and the Planning Commission's recommendation, the City Council **APPROVES** Text Amendment City File# **TA 19-02** as follows:

1. Text Amendment File# 19-02 be approved.

I CERTIFY THAT THIS ORDER approving City File# TA 19-02 was presented to and APPROVED by the City Council of the City of Canby.

DATED this 18<sup>th</sup> day of September, 2019.

---

Brian Hodson  
Mayor

---

Bryan Brown  
Planning Director

ORAL DECISION – September 4, 2019

AYES: Dale, Varwig, Spoon, Parker, Berge, Hensley

NOES: None

RECUSED: None

ABSENT: None

WRITTEN FINDINGS – September 18, 2019

AYES: Dale, Varwig, Berge, Parker, Hensley, Spoon

NOES:

RECUSED:

ABSENT:

ATTEST:

---

Richard W. Robinson  
City Recorder Pro-Tem





# SUNRISE GATEWAY CORRIDOR / HWY 212

A transformative community investment to implement the Metro 2040 Growth Concept

### Contact information

Jamie Stasny, Regional Transportation and Land Use Policy Coordinator

jstasny@clackamas.us

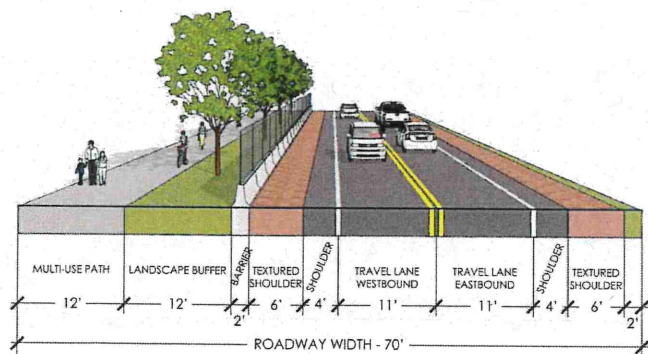
503-742-4339

## Metro T2020 desired outcomes

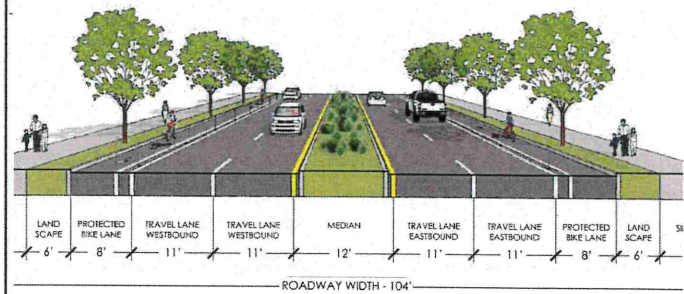
Clackamas County, ODOT, and the City of Happy Valley have worked together to develop the Sunrise Gateway Corridor package to address the evolving economic, housing, safety, alternative modal and operational needs and to ensure the corridor provides the desired T2020 outcomes.

- Improves safety
- Increases access, especially for people of color
- Protects clean air and reduces carbon emissions
- Prioritizes support for communities of color
- Supports resiliency
- Is regional in nature
- Reduces congestion
- Supports economic growth and system connectivity
- Leverages housing, open space investments

## Sunrise Gateway Corridor performance-based design cross sections



## Highway 212 transforms into an Urban Arterial – Complete Street



## Critical for current residents and the future of our region

The 13,400 residents in the Sunrise Gateway Corridor are underserved and need safe connections and multi-modal options.

**Improves Safety:** With 42,900 average daily trips, Highway 212 has segments in the top 10% of ODOT's safety priority ranking system. The Sunrise Gateway Corridor improvements will increase the safety of these high crash intersections.

**Creates multi-use connections:** Unique opportunity to establish a world-class on- and off-road trail system

- Support the regional Mt. Scott/Scouters Mt. Trail Loop Master Plan that would connect the Springwater Corridor to the Clackamas River and Industrial Area (162 miles of proposed new trails within 5 miles of the Sunrise Gateway Corridor)
- Protected multi-use path from the Clackamas Town Center to 172nd Avenue

**Supports Housing Affordability:** Happy Valley is taking steps to create access to housing in a broad range of income levels:

- New urban renewal district will dedicate 7% for affordable housing projects.
- Missing middle housing, including multi-family, attached single-family and cottage clusters, are encouraged through zoning designations and incentives.

**Opens Access to New Jobs and Housing:** By 2040, this corridor is projected to have over 14,000 new jobs and 14,000 additional housing units (approximately an additional 43,000 people).

**Provides a parkway:** This project will create new connections and transform Hwy 212 from a dangerous state highway into a

safer corridor that connects people to jobs and accommodates additional housing. The improvements will create a complete transportation network with new multi-modal connections, safety and access improvements.

- Two-lane parkway (40-45 mph) with a separated multi-use path
- Multi-modal options
  - Current residents will have alternative modal options to access their public schools, regional parks, public transit, employment, etc. without driving
  - Transition existing Hwy 212/224 to an Urban Arterial - Complete Street with improved bike/pedestrian facilities

**Clackamas to Columbia (C2C):** The Sunrise Gateway and C2C provide the necessary multi-modal corridors to service the undeveloped southeast area of the Metro UGB.

**Supports Metro's 2040 Growth Concept:** Happy Valley cannot implement the growth concept without having the transportation infrastructure to address the existing mobility barriers in this corridor.

**Protects Clean Air and Reduces Carbon Emissions:** Building the proposed Sunrise Gateway Corridor/Hwy 212 Concept will have the following impact on daily 5-6 p.m. peak hour emissions:

- Hydrocarbons: Decrease by 0.03 tons
- Carbon Monoxide: Decrease by 0.22 tons
- Nitrous Oxide: Decrease by 0.01 tons
- Greenhouse Gases: Decrease by 136.44 tons





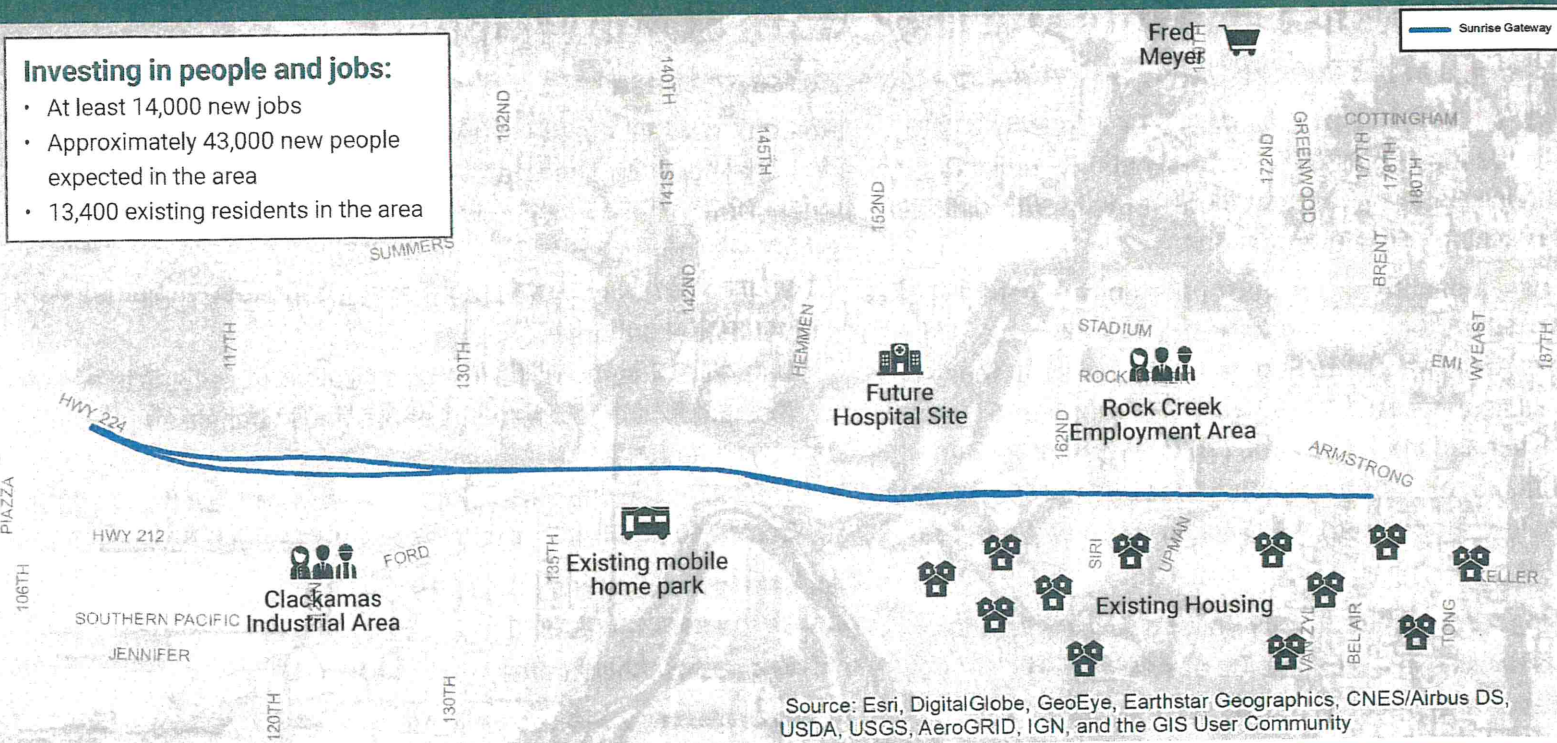


## Opening access to jobs and housing

Improvements would support new commercial and employment lands in key growth areas

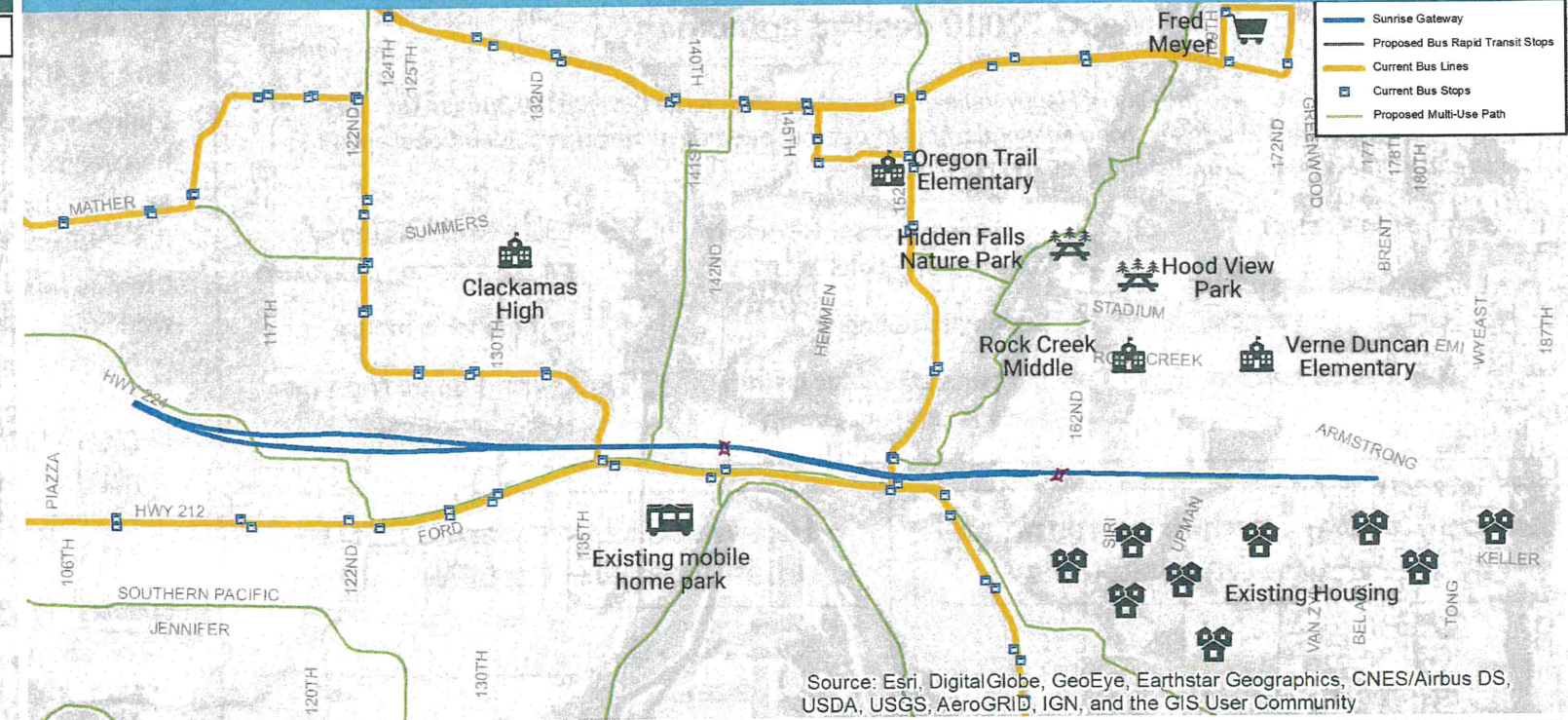
### Investing in people and jobs:

- At least 14,000 new jobs
- Approximately 43,000 new people expected in the area
- 13,400 existing residents in the area



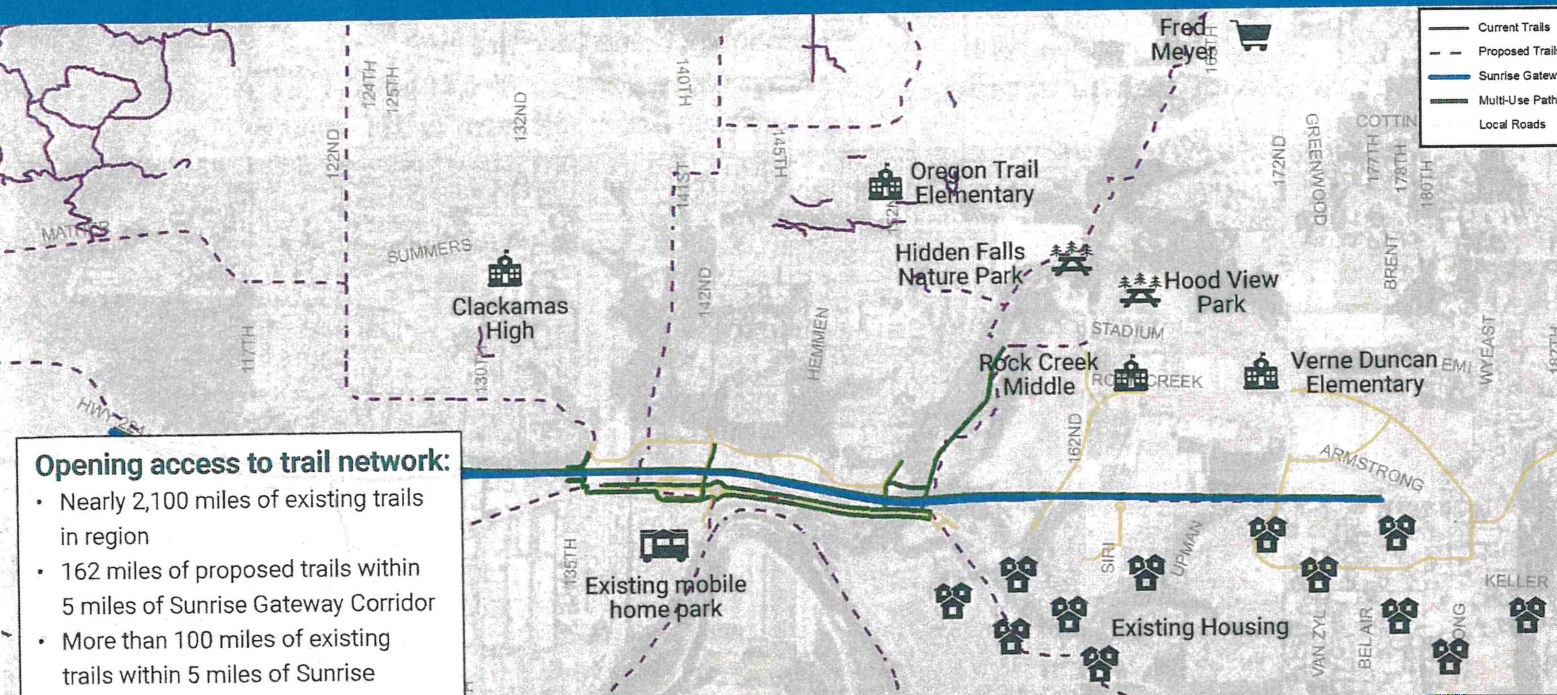
## Transforming local streets and transit

Providing safe pathways for trips from neighborhoods to schools, parks, recreation and retail



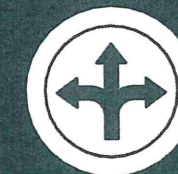
## Extending trail miles in the Metro area

Connecting Mt. Scott/Scouters Mt. Trail Loop Master Plan to the Clackamas Town Center



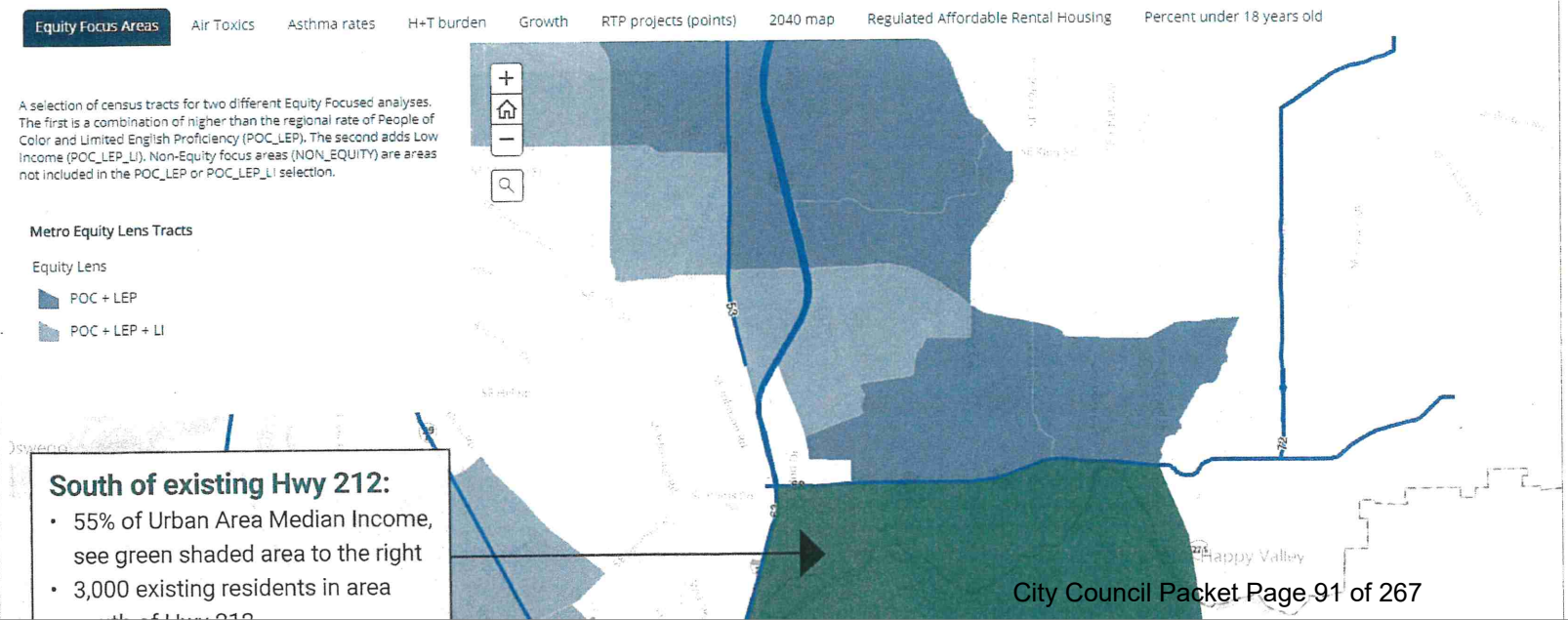
### Opening access to trail network:

- Nearly 2,100 miles of existing trails in region
- 162 miles of proposed trails within 5 miles of Sunrise Gateway Corridor
- More than 100 miles of existing trails within 5 miles of Sunrise Gateway Corridor



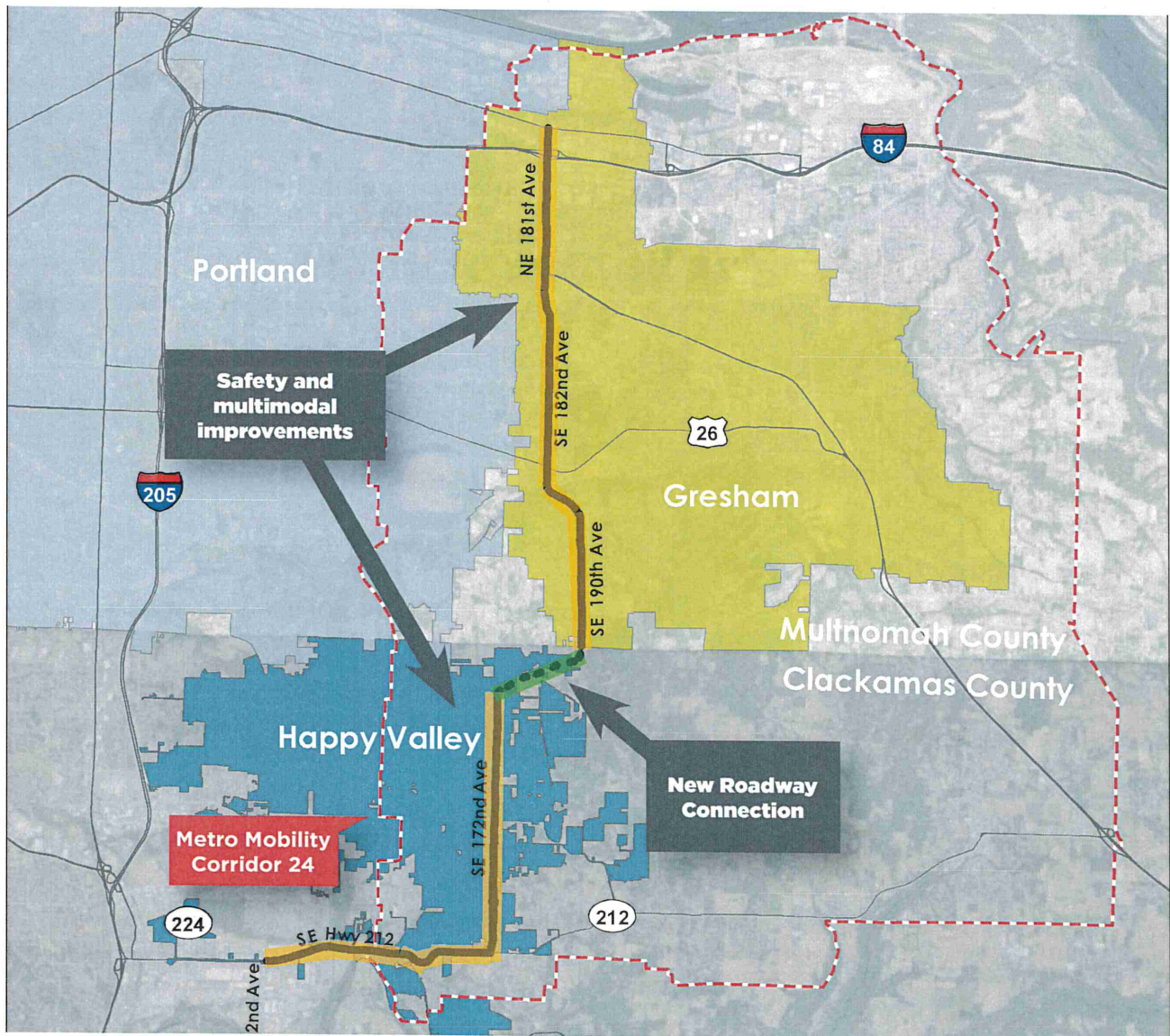
## Increasing connections and access for communities with diverse populations and lower than regional average incomes

### Regional Investment Strategy map resources





# EFFICIENT NORTH-SOUTH TRAVEL: A CRITICAL NEED FOR A GROWING REGION



## The Clackamas to Columbia (C2C) Corridor

The C2C Corridor is the only major north-south through route east of I-205. It is a vital link between major employment centers at its north and south ends and residential areas in between. Though used heavily as a through route, it is not continuous. Improving this route will yield **immediate, noticeable benefits** for people traveling by all modes through some of the Metro area's fastest growing communities and some of its most underserved neighborhoods. The C2C Corridor is recognized within Metro Mobility Corridor 24 in the 2018 Regional Transportation Plan.



# Supporting local priorities.

Improvements to the C2C Corridor **will leverage current planning efforts in the area**, including the Pleasant Valley TSP Refinement Study, Happy Valley TSP, Pleasant Valley/North Carver Plan, and Damascus Mobility Plan.

## Safety.

- A continuous north-south route with equally continuous sidewalks and bike lanes will promote **safer movement for all modes**.
- It will **reduce congestion and consequently crashes** in the Sunrise Corridor, along Jenne Rd and on facilities identified on the region's top 10% Safety Priority Index System project list, including 162nd Ave, 174th Ave, Foster Rd, and Sunnyside Rd.
- The portion of C2C on SE/NE 181st Ave between NE Sandy Blvd and SE Yamhill St has the **8th highest rate of serious crashes** in Metro's planning area.

## Reducing congestion.

- **Without this improvement, there is no continuous north/south corridor east of I-205** for commuters and freight to easily access I-84, the Columbia Industrial Corridor, or the OR 212/Sunnyside Corridor.
- **A continuous C2C Corridor could accommodate north-south transit service** along its entire alignment (service currently stops in Gresham, but there's a service gap between Gresham and Sunnyside Rd in Happy Valley).
- **Improving the C2C Corridor will also reduce congestion** on the Sunrise Corridor, Foster Road and Jenne Road, increasing the effectiveness of improvement projects along those corridors.

## Fostering a clean, multimodal future.

- **Walking and transit:** A continuous north/south route between the Clackamas and Columbia Rivers will benefit both walking and transit.
- **Supporting technological innovation:** This improvement project will further enable and add value to TriMet's rollout of next-generation transit signal priority operations at signalized intersections.
- **Connecting the bike network:** Without this improvement there is no north/south bike route south of Powell between I-205 and the Springwater Corridor—a critical missing link in the bike network for recreational cyclists and commuters.



### Metro Mobility Corridor Jobs



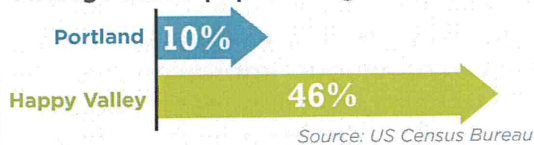
## Economic Impacts.

- **Better access** between developable residential, commercial, and industrial properties
- **High visibility and impact:** the C2C Corridor has the fourth highest jobs number of Metro's 24 mobility corridors.
- **Area jobs are expected to more than double in the next 20 years**, according to Metro's 2040 Distributed Forecast.

## C2C is a diverse corridor.

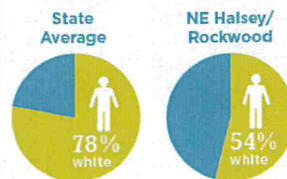
- The C2C will benefit residents in Rockwood with an **average household income that ranks in the bottom 10 of all Metro's identified mobility corridors**
- Over 60 languages are spoken in Rockwood.
- Happy Valley is **the fastest growing city** in Oregon.

### Average annual population growth since 2010

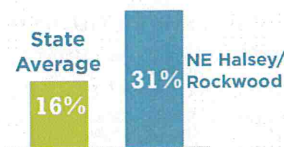


**84%** Happy Valley's **projected growth between now and 2040**, per Metro forecast

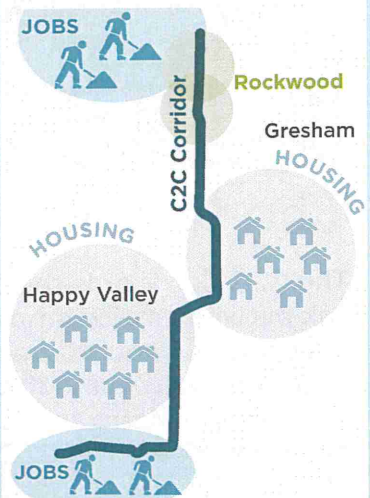
### Population Diversity



### Poverty Rate



## C2C Connects...



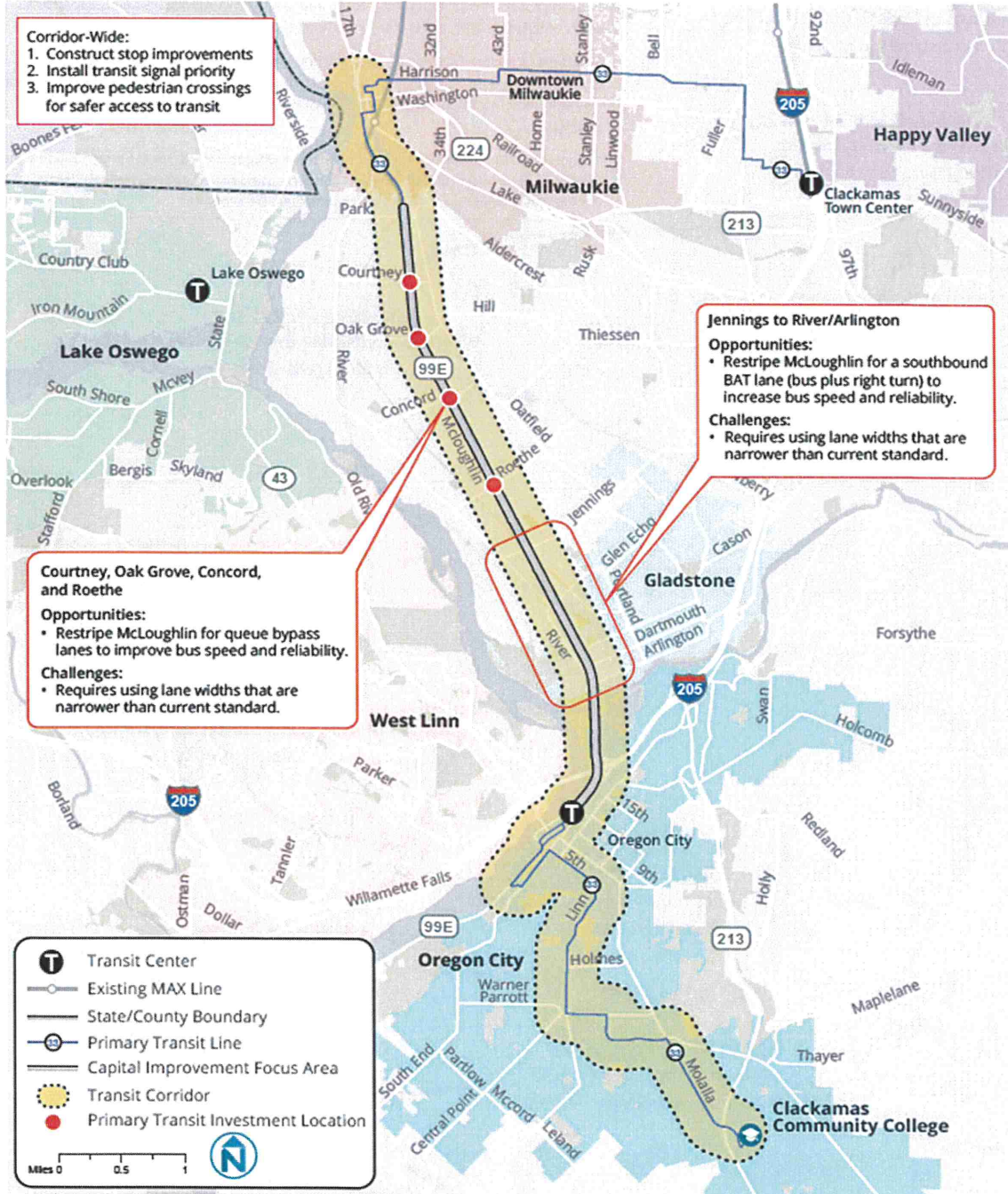


DRAFT

# McLOUGHLIN BLVD. TRANSIT CORRIDOR



Downtown Milwaukie to Oregon City and Clackamas Community College



Information provided by Metro Regional ETC Program



# T2020 Corridor: McLoughlin/OR99E

Local Projects needed in Corridor

**VISION:** The backbone of Safe, Reliable, Frequent and Convenient multi-modal access, supporting the communities of Milwaukie, Oak Grove, Jennings Lodge, Gladstone and Oregon City

**Milwaukie -** Enhanced transit service, establishing safe crossings for people who walk and bike, improved intersection functionality and safety investments are needed to help all users of 99E equitably access transportation services.

**Clackamas County -** Enhanced Transit Concept improvements will allow transit to move faster. Improvements to bicycle and pedestrian access and improved crossings are critical. The addition of two floors on the Park Avenue parking garage will complete the original concept.

**Oregon City -** Multi-modal improvements in the Oregon City Regional Center, support the growth of Downtown Oregon City, and connects users to the Willamette Falls Legacy Project (WFLP) and Riverwalk, as well as the Cove Development

**Milwaukie/ODOT:**  
Removal of Kellogg Creek dam & reconstruction of bridge

**Clackamas County:**  
Park Avenue Light Rail Station  
Parking Garage Expansion

**Clackamas County:**  
Oak Grove – Lake Oswego  
Bicycle / Pedestrian Bridge  
(feasibility study in process)

**Clackamas Co/ODOT:**  
Bicycle & Pedestrian improvements  
on major cross street

**TriMet/ODOT:**  
Transit improvements, Business  
Access Transit (BAT) lane, transit  
signal priority  
**GLADSTONE**

**Gladstone/ODOT:**  
Safety improvements at  
Arlington St

**Gladstone:** Trolley Trail  
Bridge over Clackamas River

**Oregon City/TriMet/ODOT:**  
I-205 Interchange area transit,  
safety & congestion improvements

**Oregon City:** Willamette Falls  
Shared Use Path



City of **Gladstone** Oregon



Data Resource Center/Metro



# OAK GROVE-LAKE OSWEGO (OGLO) PEDESTRIAN/BICYCLE BRIDGE FEASIBILITY STUDY

August 2019



**Clackamas County is leading a Metro-funded study with the City of Lake Oswego, the City of Milwaukie, Metro and the North Clackamas Parks & Recreation District to determine the feasibility of a pedestrian/bicycle bridge across the Willamette River between Oak Grove and Lake Oswego.**

## OGLO Bridge Study Area

### Study Purpose

To determine the feasibility of a new pedestrian/bicycle bridge across the Willamette River between Oak Grove and Lake Oswego. While there has been a lot of interest in such a bridge over the years, questions remain regarding its feasibility:

- Are bridge “landing locations” available on publicly-owned property on both sides of the river?
- Would it be possible to connect a new bridge to other pedestrian/bicycle trails without interfering with existing land uses, e.g., residential or commercial property?
- How much would it cost to construct such a bridge and which jurisdiction(s) would pay for it?
- What steps would have to be taken to build a bridge at that location?
- If a bridge were built, which jurisdiction(s) would own and maintain it?

### Existing Railroad Bridge is not an Option

- The bridge owners would not agree to the addition of pedestrian /bicycle facilities.
- Access to the railroad bridge for pedestrians and bicyclists would be very difficult.

### Study Activities

The study is funded by the *Metro Active Transportation Development Fund* and is scheduled to be completed in fall 2019. Three key groups are providing input and guidance on this project – a Community Advisory Committee, a Technical Advisory Committee and a Policy Committee.

To this point, the project has:

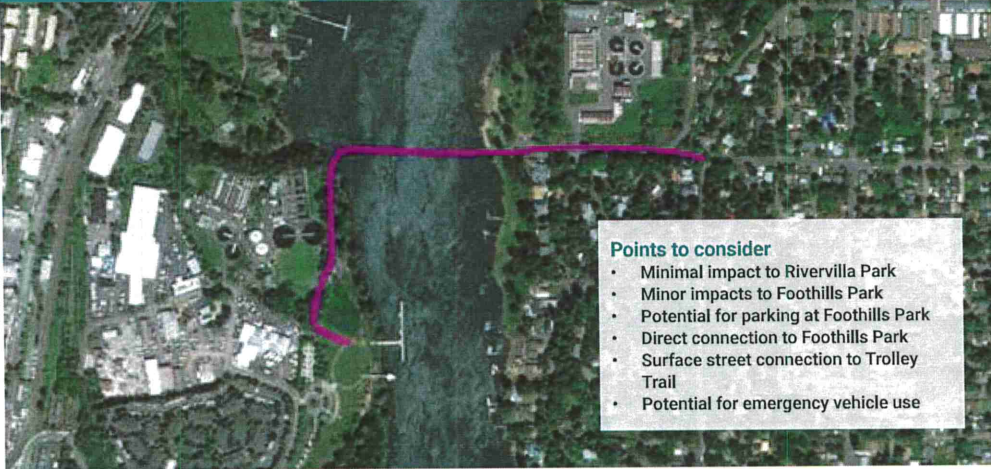
- **Identified and approved evaluation criteria** to use when considering possible landing points for the bridge on both sides of the Willamette River
- **Identified 10 possible bridge alignments to consider, including high level cost estimates:** In July and August, the public and project committees were asked to review and comment about the alternatives, to reduce the number of alignments being considered to three.
- Hundreds of people participated in the open houses, either online or in person. The three alignments that gained the most public support are shown on the back of this page. Those alignments are:
  - **Alignment A:** Between Foothills Park in Lake Oswego and SE Courtney Road in Oak Grove
  - **Alignment B:** Between SW Terwilliger Boulevard in Lake Oswego and SE Courtney Road in Oak Grove
  - **Alignment C:** Between Foothills Park in Lake Oswego and SE Bluff Road in Oak Grove
- **In September:**
  - **The Policy Committee** – made up of one elected official each from Metro, Clackamas County, Lake Oswego and Milwaukie – will review input and recommendations from the public, the CAC and the TAC; and reach consensus on the top three alignments and whether the study should move to the next phase.
  - **The Community Advisory Committee** will meet to complete their work on this phase
  - **A public meeting** will be held to share the recommendations and answer questions.





## Alignment A:

Foothills Park to SE Courtney Road

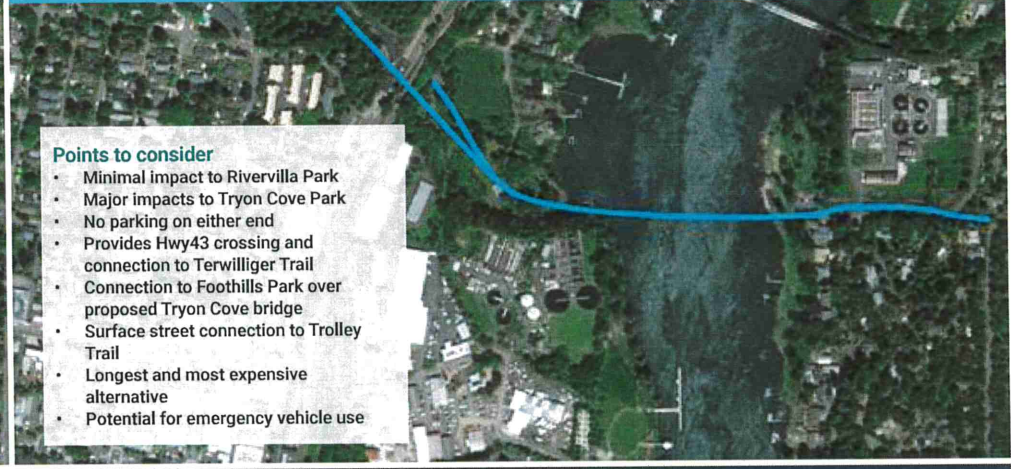


### Points to consider

- Minimal impact to Riverville Park
- Minor impacts to Foothills Park
- Potential for parking at Foothills Park
- Direct connection to Foothills Park
- Surface street connection to Trolley Trail
- Potential for emergency vehicle use

## Alignment B:

SW Terwilliger Blvd to SE Courtney Road



### Points to consider

- Minimal impact to Riverville Park
- Major impacts to Tryon Cove Park
- No parking on either end
- Provides Hwy43 crossing and connection to Terwilliger Trail
- Connection to Foothills Park over proposed Tryon Cove bridge
- Surface street connection to Trolley Trail
- Longest and most expensive alternative
- Potential for emergency vehicle use

## Alignment C:

Foothills Park to SE Bluff Road



### Points to consider

- Minimal impact to Riverville Park
- Minor impacts to Foothills Park
- Potential for parking at Foothills Park
- Direct connection to Foothills Park
- Surface street connection to Trolley Trail
- Potential for emergency vehicle use



## Next Steps

**If the jurisdictions involved decide to continue to consider a bridge, the next study phase would include:**

- **Preliminary Conceptual Design** for a possible bridge
- **Planning Cost Estimate and Funding Plan** for bridge construction and long-term maintenance
- **Environmental Scoping** to identify environmental issues and permitting requirements
- **Equity Analysis** to ensure that no group is disproportionately affected.
- **Governance Agreement** to determine which group of local and regional governments would move the project forward.
- **Extensive Public Engagement** to keep the community informed and gather feedback.

**Alignments shown had the greatest support from the public at open houses August 3 and 5, and online between July 29 and August 9.**

### For more information

*Stephen Williams, Project Manager*

[swilliams@clackamas.us](mailto:swilliams@clackamas.us)

503-742-4696

[www.clackamas.us/transportation/oglo](http://www.clackamas.us/transportation/oglo)



# memo

To: Honorable Mayor Hodson and City Council  
From: Park and Recreation Advisory Board  
Date: August 15, 2019  
Re: ANNUAL REPORT

---

Great progress has been made in moving forward with park development with several projects pending.

There was a City Council work session with the P&R Advisory Board in April of 2018. Following the work session, we sent a memo outlining our concerns and our vision of where we thought Canby Parks should be headed. We wanted to see items in the current Master Plan and City Visioning implemented. It was pointed out the residents will drive to parks not in their neighborhood if the park had the amenities that they desired or for variety. We invited the City Council and other stake holders for a tour of our parks. The tour finally occurred in September of 2018.

In October 2018 Barry and I spoke to the City Council of our continuing concerns on what is happening with the \$5.00 / month Park Maintenance Fee. Also, we asked for specific answers on recommendations including building a Splash Pad, Auburn Farms Park design, development of a dog park, and logging road improvements.

In December we received approval for design of a splash pad. This was followed by a public meeting in February to discuss possible sites for location of the splash pad. An RFP was developed by City Staff. Proposals have been returned and were subject of our July meeting. A contractor has been selected and the goal is to open on Memorial Day weekend in 2020.

Members of the board were also on the Ackerman Task Force; Barry Johnson was one of the principals that got the project moving. The entire board worked on submitting a list of talking points on the Ackerman Project to the Mayor for review. Discussion with the School Board finally broke down. The P&R Board still feels strongly that a recreation complex and community center would be a great asset the city. There is still interest by the board to facilitate moving forward with the project by any means possible. This could mean scaling back the project, moving to other city owned property, getting the SCRCD to become more active and secure a tax base to fund the project, a bond measure will need to be passed with any proposal. A revised project is probably at least 3 or 4 years out, but we don't want to see it abandoned.

Several meeting devoted considerable time to discussion of moving forward with the dog park. We had discussions with the Molalla River State Park Director. This project is currently waiting for additional input from the stake holders. All possible locations and amenities suggested have strong backing as well as great opposition.

We also had presentations from the Heritage Commission, the Bike and Ped Committee, Canby Livability. We recommended to the council that a drinking fountain be installed at the Bike Hub. The focus for the remainder of the year will be reviewing options for the Molalla River Way Side and Fish Eddy Property.

The board wants to thank the council for the support they have given the board. We would welcome any questions the council may have. The overall object of the board and the council must be meeting the Mayor's expectation that we have a vibrant park system in a growing city.

Thank you,

Mark Triebwasser  
Chair



## ***M E M O R A N D U M***

**TO:** *Honorable Mayor Hodson and City Councilors*  
**FROM:** *Matilda Deas, AICP, Senior Planner*  
**THROUGH:** *Bryan Brown, Canby Planning Director*  
**DATE:** *September 9<sup>th</sup> Report for the September 18<sup>th</sup> City Council Meeting.*

---

**Issue:**

Presentation of the Canby Housing Needs Analysis, including the recommendations and policy considerations included in the Analysis.

**Summary**

The city recently completed a Housing Needs Analysis (HNA) to provide insight and guidance with regard to meeting the future housing needs of Canby residents over the 2019-2039 20 year planning horizon. Canby last completed a Lands Needs Study 1999. The current Housing Needs Analysis is intended to comply with statewide planning policies that govern planning for housing and residential development, including Goal 10 (Housing), ORS 197.296, OAR 660 division 8, and other applicable statutes and rules.

The HNA provides the City with information about the housing market in Canby, and describes the factors that may affect future housing demand in Canby, such as changing demographics. The Analysis will help decision makers understand whether Canby has enough land in each residential zoning designation within the existing Urban Growth Boundary to accommodate growth over the next 20 years.

The document will provide guidance to decision makers when considering future zoning amendments, comprehensive plan amendments and policy decisions that impact housing in Canby.

The Department of Land Conservation and Development has reviewed and approved the Canby Housing Needs Analysis.

The Canby Planning Commission reviewed the document at its August 26<sup>th</sup> meeting and recommended staff present the HNA to the City Council for review and acceptance at the September 18<sup>th</sup> City Council Meeting. The Planning Commission requested staff to include an alternate growth forecast for Canby using a 2.3% Annual Average Growth Rate (AAGR). Staff has included this brief analysis as Appendix F of the HNA.

**Attachments:**

City of Canby Draft Housing Needs Analysis and PowerPoint Presentation  
Vacant/Partially Vacant Residential Land Map  
Potential Comprehensive Plan Map Amendments  
Vacant and Partially Vacant Industrial and Commercial Land Map

**Recommendation**



*Staff recommends the City Council accept the Canby Housing Needs Analysis as a Guidance document*

---

# City of Canby Housing Needs Analysis

---

**June 2019**

**Prepared for:  
City of Canby**

***Draft* REPORT**

**Prepared for the City of Canby by:  
Matilda Deas, AICP, Senior Planner,  
Canby Planning and Development**

## Table of Contents

<b><u>1.</u> INTRODUCTION</b>	<b>3</b>
<b><u>2.</u> RESIDENTIAL BUILDABLE LANDS INVENTORY</b>	<b>6</b>
<b><u>3.</u> HISTORICAL AND RECENT DEVELOPMENT TRENDS</b>	<b>10</b>
<b><u>4.</u> FACTORS AFFECTING RESIDENTIAL DEVELOPMENT</b>	<b>20</b>
<b><u>5.</u> HOUSING NEED IN CANBY</b>	<b>51</b>
<b><u>6.</u> RESIDENTIAL LAND SUFFICIENCY</b>	<b>58</b>
<b>APPENDIX A: RECOMMENDATIONS AND POLICY CONSIDERATIONS</b>	<b>61</b>
<b>HOUSING STRATEGIES TOOLKIT</b>	<b>63</b>
<b>APPENDIX B: HOUSING NEEDS ANALYSIS FRAMEWORK</b>	<b>66</b>
<b>APPENDIX C: REFERENCE MATERIALS BY CHAPTER</b>	<b>69</b>
<b>APPENDIX D: DEFINITIONS</b>	<b>73</b>
<b>APPENDIX E: WHERE CANBY RESIDENTS WORK</b>	<b>76</b>
<b>APPENDIX F: 2.3% GROWTH FORECAST</b>	<b>78</b>



## 1. INTRODUCTION

This report presents a Housing Needs Analysis, which includes a buildable lands analysis, for the city of Canby. Consistent with State requirements, the analysis uses a 20-year planning period of 2019 to 2039. It is intended to comply with statewide planning policies that govern planning for housing and residential development, including Goal 10 (Housing), ORS 197.296, OAR 660 Division 8, and other applicable statutes and rules.

The City of Canby adopted its Comprehensive Plan in 1984. The city has changed considerably since then. Canby grew from 8983 people in 1990 to 16,600 people in 2017. This is an addition of 7677 people, or 85% growth. Since 2000, Canby's population has grown a bit older. Between 2000 and 2012-2016 Canby's median age increased by 3 years. 13% of the population were over 62 in 2000 compared to 18.2% in 2017. Canby's population has become more diverse. The Hispanic and Latinx (gender neutral term) population increased by 4% between 2000 and the 2012-2016 time period. Housing costs continue to increase. During the 2012-2016 time period, 27% of Canby **homeowners** were cost burdened (homeowners pay more than 30% of their income for housing). Of the 27% cost burdened home owners, 21% were severely cost burdened (homeowners pay more than 50% of their income for housing).

Renter households do not fare as well as owner households. Between 2012 and 2016, 49% of **renter** households were cost burdened, and 33% of those renter households were severely cost burdened. Providing future housing choices for all income levels will become increasingly complex and challenging.

Canby last completed a Land Needs Analysis in 1999 (OTAK). This study provides a current factual basis from which to update the housing element of Canby's Comprehensive Plan and Zoning Code. The Analysis will assist the City of Canby in its efforts to provide housing options to meet the needs of its residents.

This report provides the City with information about the housing market in Canby and describes the factors that may affect future housing demand in Canby, such as changing demographics. This analysis will help decision makers understand whether Canby has enough land in each residential zoning designation to accommodate growth over the next 20 years.

## Methodology

The methods used for the housing needs analysis generally follow the *Planning for Residential Growth* guidebook, published by the Oregon Transportation and Growth Management Program (1997). Although ORS 197.296 applies specifically to cities of 25,000 people or more, the statute is generally followed to determine the housing needs for Canby. Exhibit 1 illustrates the process for conducting a housing needs analysis.

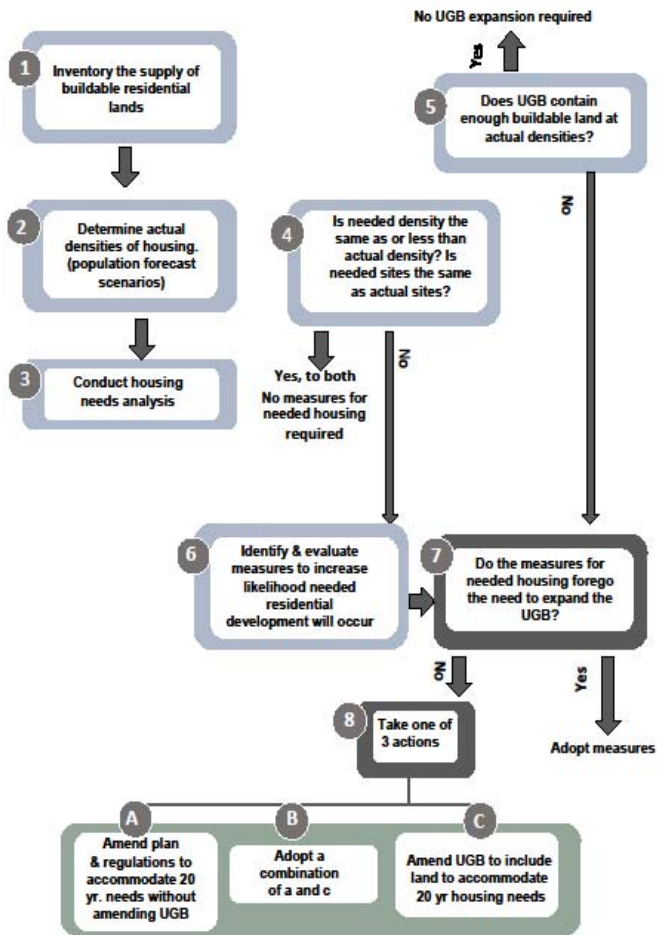
Goal 10 and ORS 197.303 describe “needed housing” as housing types that meet the need for housing within the Urban Growth Boundary at specific price ranges and rent levels.

The following is a list of housing types which must be included:

- Attached single family dwelling units and multiple family housing for both owners and renters;
- Government assisted housing;
- Mobile home or manufactured dwelling parks;
- Manufactured homes on individual lots planned and zoned for single family residential use that are in addition to lots within designated manufactured housing parks;
- Housing for farm workers.

Portland State University is the agency that provides population forecasts. The City of Canby used that agency and also coordinated with Clackamas County’s recently completed Housing Needs Analysis.

Exhibit 1: Housing Needs Analysis Process



Canby Housing Needs Analysis

## 2. RESIDENTIAL BUILDABLE LANDS INVENTORY

This chapter present the housing needs analysis for the City of Canby. This analysis in intended to address the requirements for planning needed housing in urban areas for small cities (population less than 25,000). The methodology and process is described in exhibit 1 on page 5.

### Definitions

City of Canby staff developed the buildable lands inventory with the tax lot database from Clackamas County GIS. Maps produced for the buildable lands inventory used a combination of GIS data, adopted maps, the City's Land Use Files, Clackamas County Building permit data, and visual/aerial verification to verify the accuracy of county data. The tax lot database is current as of December 2018. The following definitions were used to identify buildable land for inclusion in the inventory:

- *Vacant land.* Tax lots that have no structures or have buildings with very little improvement value are considered vacant. For the purpose of this inventory, lands with improvement values under \$10,000 are considered vacant (not including lands that are identified as having mobile homes).
- *Partially vacant land.* Partially vacant tax lots are those occupied by a use, but which contain enough land to be developed further. Consistent with the safe harbor established in OAR 660-024-0050 (2)(a), tax lots that are one-half acre or larger are considered partially vacant. This was refined through visual inspection of recent aerial photos, and if necessary site visits.
- *Developed land.* Developed land is developed at densities consistent with zoning and has improvements that make it unlikely to redevelop during the analysis period. Lands not classified as vacant or partially vacant are considered developed.
- *Re-developable land.* Land designated for two-family or multi-family residential use that have single family residences and where the ratio of improvement-to-land value is less than 1:1. Properties that have very old homes are also considered likely to redevelop. Canby had very few of these properties and they were included in the partially vacant calculation.



## Development Constraints

Consistent with state guidance on buildable lands inventories, Canby deducted the following constraints from the buildable lands inventory and classified those portions of tax lots that fall within the following areas as constrained, unbuildable land:

- *Lands within floodways and floodplains.* Flood Insurance Rate Maps from the Federal Emergency Management Agency (FEMA) were used to identify lands in floodways and 100-year floodplains.
- *Land within wetlands.* Canby has a local wetlands inventory, plus we reviewed the data from the National Wetlands Inventory (NWI) and wetlands located within public parks to identify wetland constraints
- *Land with slopes over 25%.* Lands with slopes over 25% are considered unsuitable for residential development.
- *Land within landslide hazards.* Canby's landslide map was used to identify landslide hazards. In Canby, this data overlapped with our steep slope data.

## Buildable Lands Inventory Results

Properties with development constraints (described above), properties that are developed and have no development capacity; properties in public ownership (local, state, and federal), church property and future ROW requirements have been removed from the database. Vacant, partially vacant, re-developable, and developed lands were initially identified using the classifications described in the Definitions section. Staff conducted a site by site review to determine what portion of each partially vacant parcel was potentially developable. Exhibit 2 shows the results for the buildable lands analysis. The Canby UGB has 353.05 acres in Low Density Residential designation (63%); 70.88 acres in Medium Density Residential designation (17%); 32.67 acres in High Density Residential designation (5.8%); 99.66 in Mixed Density Residential designation (17.7%) and 5.08 acres in Residential Commercial designation (0.9%). The results are for net buildable acres.

## Vacant and Partially Vacant Buildable Lands

Exhibit 2 shows buildable residential acres by Plan Designation after all constraints, including ROW have been removed. Canby has 561.34 acres of buildable residential acres. 54 % of the buildable land is classified as vacant and 46% classified as partially vacant (includes re-developable). The majority of vacant and partially vacant acres are designated LDR.

### Exhibit 2. Buildable residential acres in vacant and partially vacant tax lots by Plan Designation Canby UGB, 2018

Source: Data from Clackamas County GIS, Analysis by Canby. Note: The numbers in the table may not sum to the total as a result of rounding.

Plan Designation	Vacant	Partially Vacant	Total Acres	% of Total
Low Density Residential (LDR)*	211.28	141.77	353.05	62.9%
Medium Density Residential (MDR)	41.97	28.91	70.88	12.6%
High Density Residential (HDR)	26.62	6.05	32.67	5.8%
Mixed Density Residential **	23.73	75.93	99.66	17.8%
Residential Commercial (RC)	0	5.08	5.08	0.9%
<b>Total Acres</b>	<b>303.6</b>	<b>257.74</b>	<b>561.34</b>	
Total Acres minus WVCC	154.1		407.24	

\* Willamette Valley Country Club is designated PR-Private Recreation, but is zoned R-1 (Low Density Residential). Since there is no incentive to up zone it to match the Comprehensive Plan designation (PR), the City and DLCD have agreed to consider it available for future residential development.

\*\* See Appendix A: Recommendations and Policy Considerations

Exhibit 3 on the following page graphically shows vacant and partially vacant (including re-developable) residential tax lots in Canby as of December 2018. Note: The partially vacant (and re-developable) tax lots depicted on the map in Exhibit 3, show entire tax lots. Partially vacant acre calculations were completed using the actual tax lot database. Those numbers are shown in Exhibit 2 above.

Insert map Exhibit 3 here: Vacant and partially vacant residential acres

Canby Housing Needs Analysis

### 3. HISTORICAL AND RECENT DEVELOPMENT TRENDS

DLCD's *Planning for Residential Lands Workbook* describes the specific steps for forecasting future capacity and land needs to accommodate capacity

1. Determine the time period for which the data will be analyzed.
2. Identify types of housing to address (all needed housing types).
3. Evaluate permit/subdivision data to calculate the actual mix, average actual gross density, and average actual net density of all housing types.

The Housing Need Analysis (HNA) presents information about residential development by housing type. There are multiple ways that housing types can be grouped. For example, they can be grouped by:

1. Structure type (e.g., single-family detached, apartments, etc.).
2. Tenure (e.g., distinguishing unit type by owner or renter units).
3. Housing affordability (e.g., subsidized housing or units affordable at given income levels).
4. Some combination of these categories.

For the purposes of this study, we grouped housing types based on: (1) whether the structure is stand-alone or attached to another structure and (2) the number of dwelling units in each structure. The housing types used in this analysis are consistent with needed housing types as defined in ORS 197.303:

- **Single-family detached** includes single-family detached units, manufactured homes on lots and in mobile home parks, and accessory dwelling units.
- **Single-family attached** is all structures with a common wall where each dwelling unit occupies a separate lot, such as row houses or townhouses.
- **Multifamily** is all attached structures (e.g., duplexes, tri-plexes, quad-plexes, and structures with five or more units) other than single-family detached units, manufactured units, or single-family attached units. Canby's Development Code defines multifamily as 3 or more units.

In Canby, government assisted housing (ORS 197.303(b)) and housing for farmworkers (ORS 197.303(e)) can be any of the housing types listed above.



## Data Used in this Analysis

Throughout this analysis (including the subsequent Chapter 4), we used data from multiple sources, choosing data from well-recognized and reliable data sources. One of the key sources for housing and household data is the U.S. Census. This report primarily uses data from two Census sources:

- The **Decennial Census**, which is completed every ten years and is a survey of *all* households in the U.S. The Decennial Census is considered the best available data for information such as demographics (e.g., number of people, age distribution, or ethnic or racial composition), household characteristics (e.g., household size and composition), and housing occupancy characteristics. As of 2010, the Decennial Census does not collect more detailed household information, such as income, housing costs, housing characteristics, and other important household information. Decennial Census data is available for 2000 and 2010.
- The **American Community Survey (ACS)**, which is completed every year and is a *sample* of households in the U.S. From 2012 to 2016 or 2013 to 2017, the ACS sampled an average of 3.5 million households per year, or about 2.6% and 2.9% of the households in the nation. The ACS collects detailed information about households, including demographics (e.g., number of people, age distribution, ethnic or racial composition, country of origin, language spoken at home, and educational attainment), household characteristics (e.g., household size and composition), housing characteristics (e.g., type of housing unit, year unit built, or number of bedrooms), housing costs (e.g., rent, mortgage, utility, and insurance), housing value, income, and other characteristics.
- **Canby Building** permit database, which includes information on permits issued at the City of Canby from 1977 to 2017.
- **Redfin and Zillow**, which are online platforms providing real estate and property owner data. We use these sources to collect housing sale price data in aggregate and by property.
- **Clackamas County Regional Housing Needs Analysis**. Canby used data from this study to validate our results and to make sure Canby's analysis did not conflict with the County analysis. The County Study provided current market trends at the local, state, and federal levels and was an invaluable resource.
- **Clackamas County's GIS data**. Clackamas County shares its GIS data base with the City of Canby. Maps in this report were created by City Staff using the County GIS database. Staff used the GIS database to identify constrained lands, verify building permit data, and identify partially vacant land and lands with redevelopment potential

The foundation of the housing needs analysis is the population forecast for from the Oregon Population Forecast Program. This HNA uses the forecast for Canby that was included in the Clackamas County Regional Housing Needs Analysis 2019-2039.

## Trends in Housing Mix

This section provides an overview of changes in the mix of housing types in Canby and compares Canby to Clackamas County and to Oregon. These trends demonstrate the types of housing developed in Canby historically. Unless otherwise noted, this chapter uses data from the 2000 and 2010 Decennial Census, and either the 2012-2016 or the 2013-2017 American Community Survey 5-Year Estimates.

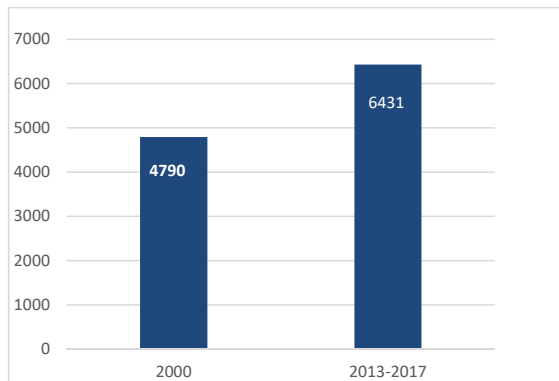
This section shows the following trends in housing mix in Canby:

- **Canby's housing stock is predominantly single-family detached housing units.** Sixty-four percent of Canby's housing stock is single-family detached, 21% is multifamily, and 7% is single-family attached (e.g., townhouses).
- **Over 75% of Canby's housing stock is at least 20 years old.** Forty Nine percent of housing stock was constructed between 1990 and 2009.
- **Since 2000, Canby's housing mix has remained relatively similar with a slight shift in multifamily unit composition.** Canby's housing stock grew by about 34% (about 1,641 new units) between 2000 and the 2013-2017 period.
- **Single-family detached housing accounted for 57% of new housing growth in Canby between 2007 and 2018.** 64% percent of new housing permitted between 2000 and 2018 was single-family detached housing and 35% was multifamily.

## Housing Mix

### Exhibit 4. Dwelling Units, Canby 2000-2013-2017

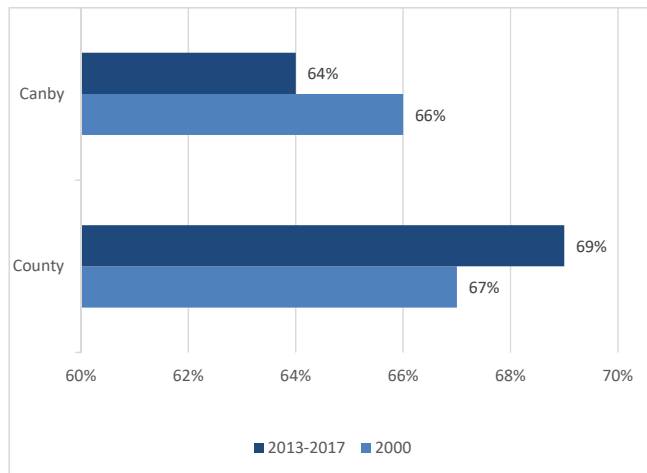
Source: Census, 2000 Decennial Census, and 2013-2017 ACS



Canby has added **1641** new dwelling units from 2000 to 2013-2017, a 34% increase.

**Exhibit 5. Single Family DUs 2000-2013-2017  
Clackamas County and Canby**

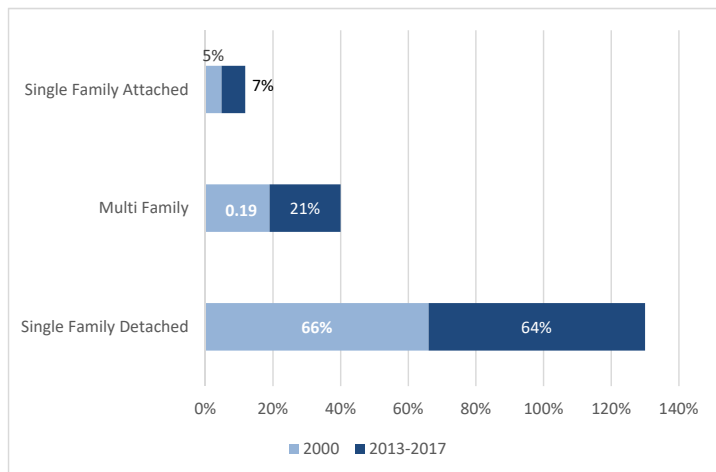
Source: US Decennial Census 2000, ACS 2013-2017



Canby's housing mix has remained fairly consistent over time, but has shifted slightly towards more multi-family. Clackamas County has a higher percentage of Single Family Dwellings than Canby. From 2000 to County's percentage of single family residential increase, while Canby's decreased.

**Exhibit 6. Housing Mix Canby 2000-2013-2017**

Source: US Decennial Census 2000; ACS 2013-2017



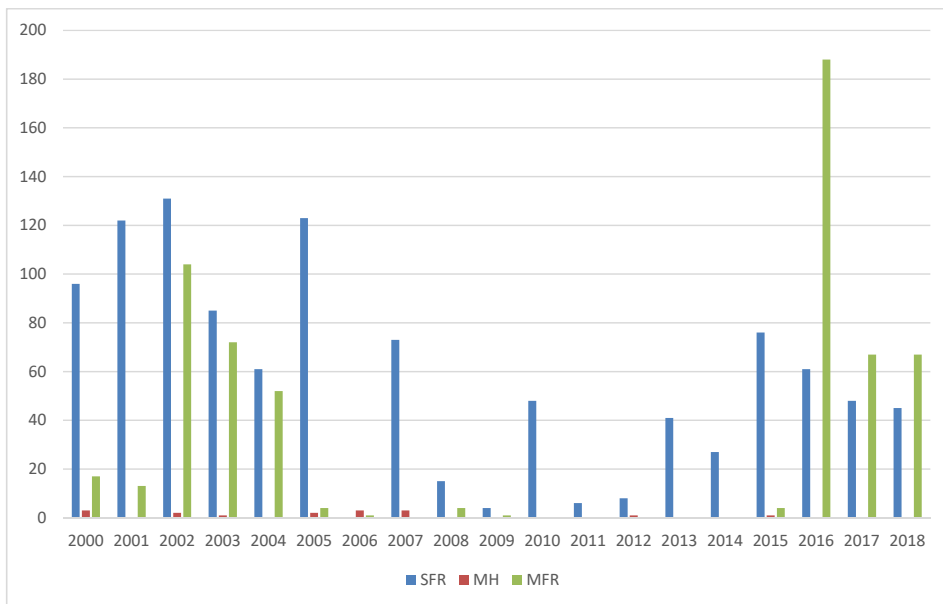
Canby's mix of housing shifted towards attached single family and multi-family units from 2000 to 2013-2017. The percent of single family dwelling units decreased by 2% over the same time period.

## Building Permit Data

Housing construction in general is often a boom or bust cycle. Canby’s residential development is impacted by the cyclic nature of residential construction. It is therefore useful to look at the housing construction cycles over the long term to better understand the difficulty with projecting housing needs. Between 1977 (our earliest in house electronic database) and 2018 Canby permitted, on average, 98 building permits annually. If however we select the time period 2007 to 2018, Canby permitted on, average, 38 residential building permits annually. The decrease reflects the impact of the last recession on our local housing construction industry. The housing needs analysis attempts to project housing needs for the next 20 years. Looking at our past 20 years of permitting shows that, on average, the City permitted 88 residential dwelling units annually. Exhibits 8 and 9 demonstrate the cyclic nature of residential construction in Canby. Canby’s records documented single family, multi-family and manufactured dwelling units. Attached single family were not separately tracked. We have tracked attached housing through Census Data and ACS data.

### Exhibit 7. Building permits in Canby; 2000 through December 2018

Source: Canby Planning and Building Department

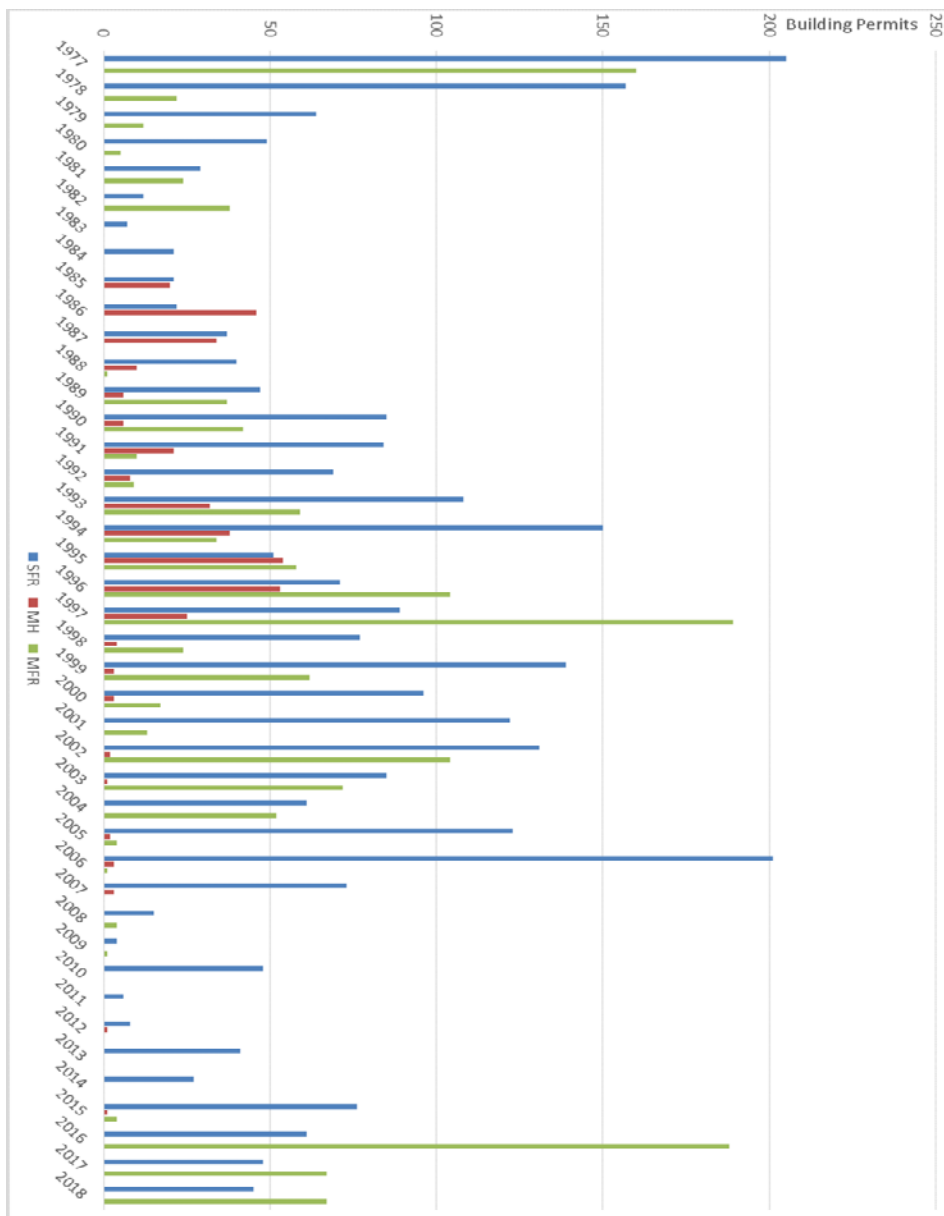


Canby Housing Needs Analysis



### Exhibit 8. Building Permits, Canby 1977-2018

Source: Canby Planning and Building Department.



Canby Housing Needs Analysis

## Residential Development in Commercial Zones

Canby has 69 new apartment units located in a mixed use development in our Downtown Commercial zone. The existing homes in this zone are gradually steadily and being converted to commercial use.

## Housing Density

Housing density was calculated based on The City of Canby’s Planning and Building permit database. Between 2000 and 2018, Canby permitted 1,881 new dwelling units. Of the 1,803 new units, 1271 units were single-family (68%) and 594 units were multifamily (32%).

### Exhibit 9. Net Density by Comp Plan Designation and Actual Average Net Density: 2000-2018

Source: City of Canby Building Permit Database.

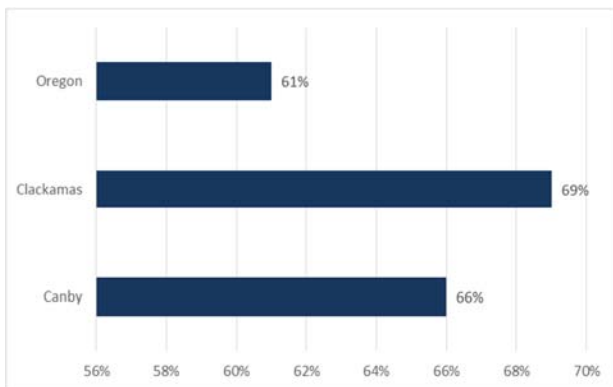
Comp Plan Designation	Average Actual Net Density	Comp Plan Density
Low Density Residential	5.6	4.7
Medium Density Residential	7.7	8
High Density Residential	16.9	14

## Trends in Tenure

Housing tenure describes whether a dwelling is owner- or renter-occupied. Homeownership in Canby stayed relatively stable between 2000 and 2013-2017. In 2000, 66% of Canby’s households were homeowners. This increased slightly to 67% between the 2010 and 2013-2017 period. Two thirds of Canby’s households live in owner occupied dwelling units, while a third live in multi-family housing.

### Exhibit 10. Homeownership for Occupied Housing Units, Canby, Clackamas County, Oregon 2013-2017

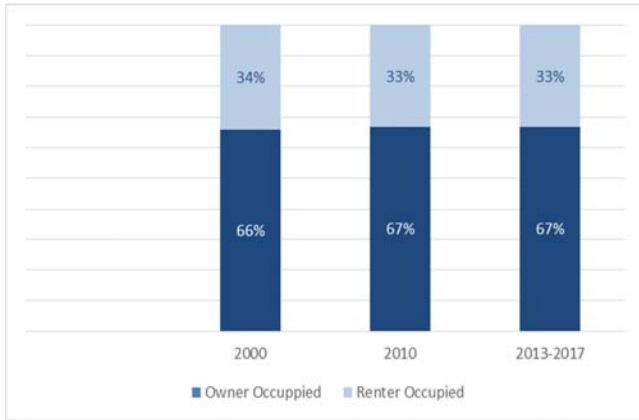
Source: ACS 2013-2017 Table B24003



The homeownership rate in Canby is 3% lower than for Clackamas County, but higher than the state of Oregon. Homeownership rates in Canby have remained relatively stable over time.

**Exhibit 11. Tenure, Occupied Housing Units, Canby, 2000, 2010, 2013-2017**

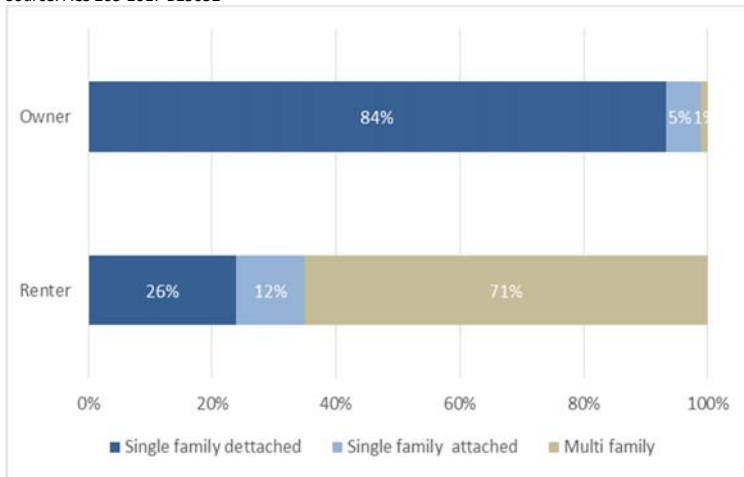
Source: US Decennial Census 2000, 2010, ACS 2013-2017 B24003.



The percentage of households in Canby owning or renting has remained consistent from 2000 to 2013-2017. Over two thirds of occupied housing units are owner occupied.

**Exhibit 12. Occupied Housing Units by Type and Tenure 2013-2017**

Source: ACS 2013-2017 B25032



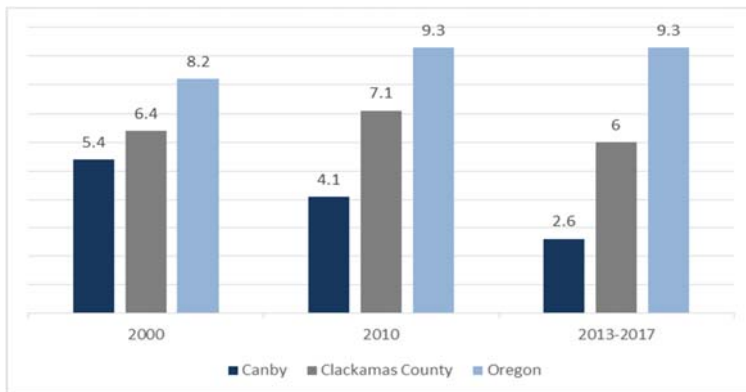
The overwhelming majority of Canby homeowners live in detached single family units. Renters predominantly live in multi-family units. Only 26% of renters live in detached single family units.

## Vacancy Rates

The Census gathers information from property owners and managers, neighbors, rental agents and other to determine vacancy rates. The Census defines vacancy as “unoccupied units”.

### Exhibit 13. Percentage of Housing Units Vacant: Canby, Clackamas County, Oregon 2010-2013-2017

Source: 2010 Decennial Census; ACS 2013-2017



Canby's vacancy rate has been steadily dropping. Between 2000 and 2013-2017 Canby's vacancy rate dropped by nearly 3%. By comparison, rates for both the State of Oregon and Clackamas County have only varied slightly.

## Government-Assisted Housing

Governmental agencies and nonprofit organizations offer a range of housing assistance to low- and moderate-income households in renting or purchasing a home. There are seven government assisted housing developments and properties in Canby.

### Source: Oregon housing and Community Services

- **The Meadows at Hope Villages** has 49 units of affordable housing for seniors.
- **Canby Village** has 52 units of affordable housing for seniors and families.
- **Carriage Court Apartments** has 30 unit of affordable housing.
- **Casa Verde Apartments** has 26 units of affordable housing for families
- **Greenbriar Apartments** has 86 units of affordable housing for families.
- **Canby West** has 24 units of affordable housing for seniors and families.
- **Cascade House** has 86 unit of affordable housing for families.
- **4759 13th Ave N** has 1 unit of affordable housing for families.

Canby Housing Needs Analysis



## Manufactured Homes

Cities are required to plan for manufactured homes—both on lots and in parks (ORS 197.475-492). OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development. Exhibit 14 below represents the inventory of mobile and manufactured home parks within Canby in November 2018.

Manufactured homes provide a more affordable option for housing in Canby, especially for new families and retirees. There were 429 owner occupied manufactured homes in Canby in 2013-2017. Although manufactured homes in parks are initially more affordable, occupants are still subject to rent increases as the property is not owned by the occupant.

Canby has five manufactured home parks with 459 spaces. As of November 2018 only 13 spaces were vacant. Canby had 786 mobile homes in 2000, and 813 mobile homes in the 2012-2016 period, an increase of 27 dwellings. According to Census data, 97% of the mobile homes in Canby were owner-occupied in the 2012-2016 period.

### Exhibit 14. Mobile/Manufactured Home Inventory within Canby UGB November 2018.

Source: Oregon Manufactured Dwelling Park Directory

Name	Location	Type	Total Spaces	Vacant Spaces	Zone
Canby Manor	835 SE 1st St Ave	55+	57	1	R2
Elmwood MHC	1400 S Elm St	55+	112	1	R1
Pine Crossing	1111 SE 3rd Ave	Family	74	0	R2
Redwood Estates	620 SE 2nd Ave	55+	72	0	R2
Village on the Lochs	1655 S Elm Street	Family	144	11	R1
<b>Totals</b>			<b>459</b>	<b>13</b>	

## 4. DEMOGRAPHIC AND OTHER FACTORS AFFECTING RESIDENTIAL DEVELOPMENT IN CANBY

Demographic trends provide important context for better understanding the housing market in Canby. Canby exists in a regional economy; trends in the region impact the local housing market. This chapter documents demographic, socioeconomic, and other trends relevant to Canby at the national, state, and regional levels.

To provide context, we compare Canby to Clackamas County and Oregon. We also compare Canby to nearby cities where appropriate. Characteristics such as age and ethnicity are indicators of how the population has grown in the past and provide insight into factors that may affect future growth.

A recommended approach to conducting a housing needs analysis is described in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*, the Department of Land Conservation and Development's guidebook on local housing needs studies. As described in the workbook, the specific steps in the housing needs analysis are:

1. Project the number of new housing units needed in the next 20 years.
2. Identify relevant national, state, and local demographic and economic trends and factors that may affect the 20-year projection of structure type mix.
3. Describe the demographic characteristics of the population and, if possible, the housing trends that relate to demand for different types of housing.
4. Determine the types of housing that are likely to be affordable to the projected households based on household income.
5. Determine the needed housing mix and density ranges for each plan designation and the average needed net density for all structure types.
6. Estimate the number of additional needed units by structure type.

## Demographic and Socioeconomic Factors Affecting Housing Choice

Analysts typically describe housing demand as the *preferences* for different types of housing (e.g., single-family detached or apartment), and *the ability to pay* for that housing (the ability to exercise those preferences in a housing market by purchasing or renting housing; in other words, income or wealth).

Many demographic and socioeconomic variables affect housing choice. However, the literature about housing markets finds that age of the householder, size of the household, and income are most strongly correlated with housing choice.

- **Age of householder** is the age of the person identified (in the Census) as the head of household. Households make different housing choices at different stages of life.
- **Size of household** is the number of people living in the household. Younger and older people are more likely to live in single-person households. People in their middle years are more likely to live in multiple person households (often with children).
- **Income** is the household income. Income is probably the most important determinant of housing choice.

## National Trends

Below is a brief summary on national housing trends that impact housing choices compiled by ECONorthwest and included in the Clackamas County Housing Needs Analysis 2019-2039.

The Urban Land Institute (ULI) reports, and conclusions from *The State of the Nation's Housing, 2018* report from the Joint Center for Housing Studies of Harvard University. The Harvard report summarizes the national housing outlook as follows:

“By many metrics, the housing market is on sound footing. With the economy near full employment, household incomes are increasing and boosting housing demand. On the supply side, a decade of historically low single-family construction has left room for expansion of this important sector of the economy. Although multifamily construction appears to be slowing, vacancy rates are still low enough to support additional rentals. In fact, to the extent that growth in supply outpaces demand, a slowdown in rent growth should help to ease affordability concerns.”

However, challenges to a strong domestic housing market remain. High mortgage rates make housing unaffordable for many Americans, especially younger Americans. In addition to rising housing costs, wages have also failed to keep pace, worsening affordability pressures. Single-family and multifamily housing supplies remain tight, which compound affordability issues.

*The State of the Nation's Housing* report emphasizes the importance of government assistance and intervention to keep housing affordable moving forward. Several challenges and trends shaping the housing market are summarized on the following page:

Canby Housing Needs Analysis

- Moderate new construction and tight housing supply, particularly for affordable housing.** New construction experienced its eighth year of gains in 2017 with 1.2 million units added to the national stock. Estimates for multifamily starts range from 350,000 to 400,000 (2017). The supply of for sale homes in 2017 averaged 3.9 months, below what is considered balanced (six months) and lower cost homes are considered especially scarce. The State of the Nation’s Housing report cites lack of skilled labor, higher building costs, scarce developable land, and the cost of local zoning and regulation as impediments to new construction.
- Demand shift from renting to owning.** After years of decline, the national homeownership rate increased from a 50-year low of 62.9% in 2016 to 63.7% in 2017. Trends suggest homeownership among householders aged 65 and older have remained strong and homeownership rates among young adults have begun stabilizing after years of decline.
- Housing affordability.** In 2016, almost one-third of American households spent more than 30% of their income on housing. This figure is down from the prior year, bolstered by a considerable drop in the owner share of cost-burdened households. Low-income households face an especially dire hurdle to afford housing. With such a large share of households exceeding the traditional standards for affordability, policymakers are focusing efforts on the severely cost-burdened. Among those earning less than \$15,000, more than 70% of households paid more than half of their income on housing.
- Long-term growth and housing demand.** The Joint Center for Housing Studies forecasts that nationally, demand for new homes could total as many as 12 million units between 2017 and 2027. Much of the demand will come from Baby Boomers, Millennials, and immigrants. The Urban Land Institute cites the trouble of overbuilding in the luxury sector while demand is in mid-priced single-family houses affordable to a larger buyer pool.
- Changes in housing preference.** Housing preference will be affected by changes in demographics; most notably, the aging of the Baby Boomers, housing demand from Millennials, and growth of immigrants.

  - Baby Boomers.* The housing market will be affected by continued aging of the Baby Boomers, the oldest of whom were in their seventies in 2018 and the youngest of whom were in their fifties in 2018. Baby Boomers’ housing choices will affect housing preference and homeownership. Research shows that “older people in western countries prefer to live in their own familiar environment as long as possible,” but aging in place does not only mean growing old in their own homes. A broader definition exists which explains that aging in place also means “remaining in the current community and living in the residence of one’s choice.” Therefore, some Boomers are likely to stay in their home as long as they are able, and some will prefer to move into other housing products, such as multifamily housing or age-restricted housing developments, before they move into to

Canby Housing Needs Analysis



a dependent living facility or into a familial home. Moreover, “the aging of the U.S. population, [including] the continued growth in the percentage of single-person households, and the demand for a wider range of housing choices in communities across the country is fueling interest in new forms of residential development, including tiny houses.”

- o *Millennials.* Over the last several decades, young adults increasingly lived in multi-generational housing and increasingly more so than older demographics. Despite this trend, as Millennials age over the next 20 years, they will be forming households and families. In 2018, the oldest Millennials were in their late-30s and the youngest were in their late-teens. By 2040, Millennials will be between 40 and 60 years old.

At the beginning of the 2007-2009 recession Millennials only started forming their own households. Today, Millennials are driving much of the growth in new households, albeit at slower rates than previous generations. From 2012 to 2017, millennials formed an average of 2.1 million net new households each year. Twenty-six percent of Millennials aged 25 to 34 lived with their parents (or other relatives) in 2017.

Millennials’ average wealth may remain far below Boomers and Gen Xers and student loan debt will continue to hinder consumer behavior and affect retirement savings. As of 2015, Millennial’s comprised 28% of active home buyers, while Gen Xers comprised 32% and Boomers 31%. That said, over the next 15 years, nearly \$24 trillion will be transferred in bequests,” presenting new opportunities for Millennials (as well as Gen Xers).

- *Immigrants.* Research on foreign-born populations find that immigrants, more than native-born populations, prefer to live in multi-generational housing. Still, immigration and increased homeownership among minorities could also play a key role in accelerating household growth over the next 10 years. Census Bureau estimates indicate that the number of foreign-born households rose by nearly 400,000 annually between 2001 and 2007, and they accounted for nearly 30% of overall household growth. Beginning in 2008, the influx of immigrants was staunch by the effects of the Great Recession. After a period of declines, however, the foreign born are again contributing to household growth. The Census Bureau’s estimates of net immigration in 2017–2018 indicate that 1.2 million immigrants moved to the U.S. from abroad, down from 1.3 million immigrants in 2016-2017 but higher than the average annual pace of 850,000 during the period of 2009–2011. However, if recent Federal policies about immigration are successful, growth in undocumented and documented immigration could slow and cause a drag on household growth in the coming years.
- o *Diversity.* The growing diversity of American households will have a large impact on the domestic housing markets. Over the coming decade, minorities will make up a larger

share of young households and constitute an important source of demand for both rental housing and small homes. The growing gap in Homeownership rates between whites and blacks, as well as the larger share of minority households that are cost burdened warrants consideration. Since 1994, the difference in homeownership rates between whites and blacks rose by 1.9 percentage points to 29.2% in 2017. Alternatively, the gap between white and Hispanic/Latinx homeownership rates, and white and Asian homeownership rates, both decreased during this period but remained sizable at 26.1 and 16.5 percentage points, respectively. Although homeownership rates are increasing for some minorities, large shares of minority households are more likely to live in high-cost metro areas. This, combined with lower incomes than white households, leads to higher rates of cost burden for minorities- 47% for blacks, 44% for Hispanics, 37% for Asians/others, and 28% for whites in 2015.

- o Changes in housing characteristics. The U.S. Census Bureau's Characteristics of New Housing Report (2017) presents data that show trends in the characteristics of new housing for the nation, state, and local areas. Several long-term trends in the characteristics of housing are evident from the New Housing Report:<sup>16</sup>
  - o *Larger single-family units on smaller lots.* Between 1999 and 2017, the median size of new single-family dwellings increased by 20% nationally, from 2,028 sq. ft. to 2,426 sq. ft., and 20% in the western region from 2,001 sq. ft. in 1999 to 2,398 sq. ft. in 2017. Moreover, the percentage of new units smaller than 1,400 sq. ft. nationally, decreased by more than half, from 15% in 1999 to 6% in 2017. The percentage of units greater than 3,000 sq. ft. increased from 17% in 1999 to 25% of new one-family homes completed in 2017. In addition to larger homes, a move towards smaller lot sizes is seen nationally. Between 2009 and 2017, the percentage of lots less than 7,000 sq. ft. increased from 25% to 31% of lots.
  - o *Larger multifamily units.* Between 1999 and 2017, the median size of new multiple family dwelling units increased by 5.3% nationally and 2.4% in the Western region. Nationally, the percentage of new multifamily units with more than 1,200 sq. ft. increased from 28% in 1999 to 33% in 2017 and increased from 25% to 28% in the Western region.
  - o *Household amenities.* Across the U.S. and since 2013, an increasing number of new units had air-conditioning (fluctuating year by year at over 90% for both new single-family and multi-family units). In 2000, 93% of new single-family houses had two or more bathrooms, compared to 97% in 2017. The share of new multifamily units with two or more bathrooms decreased from 55% of new multifamily units to 45%. As of 2017, 65% of new single-family houses in the U.S. had one or more garage (from 69% in 2000).

## State Trends

*Oregon's 2016-2020 Consolidated Plan* includes a detailed housing needs analysis as well as strategies for addressing housing needs statewide. The plan concludes that changing population demographics will have significant impact on the housing market.

Oregon is facing:

- Growing disparity between the increase in housing costs and the increase in wages.
- Limited supply of rental housing affordable for low and moderate income households.
- Extremely low vacancy rates.
- Expiration of nearly half of subsidies on housing units that are currently federally subsidized through HUD programs.
- Increasing homelessness
- Dearth of housing units for the elderly and people with disabilities
- Aging population
- Increasing diversity with less affluent households.

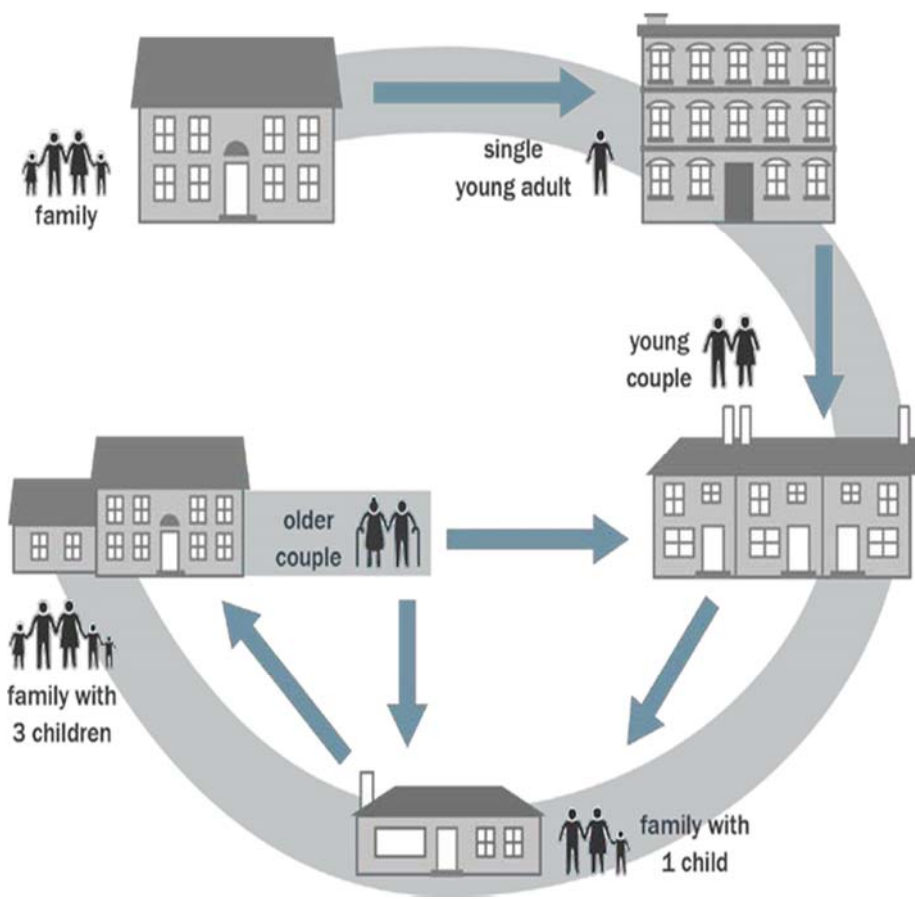
## Regional and Local Demographic Trends That May Affect Housing Need in Canby

As stated previously, there is a linkage between demographic characteristics and housing choices. Housing needs also change over time as illustrated in the graphic below. Other factors that influence housing choices include:

- As household incomes increase, so does the preference for detached single family homes.
- As household incomes increase, homeownership rates increase
- Very low income households (those earning less than 50% of MFI) are most at risk for becoming homeless as their economic situation worsens.
- Renters are more likely to choose multi-family housing options than single family dwellings.

**Exhibit 15. Effect of demographic changes on housing need**

Source: Adapted from Clark, William A.V. and Frans M. Dieleman. 1996. Households and Housing. New Brunswick, NJ: Center for Urban Policy Research.



Canby Housing Needs Analysis



## Growing Population

Canby's population grew by 85% between 1990 and 2017. Canby added about 7,677 new residents, at an average annual growth rate of 2.3%. Canby's population grew at a faster rate than the county, Oregon, or the Nation.

### Exhibit 16. Population Growth, 1990-2017

Source: US Decennial Census 1990, 2000, ACS 2013-2017.

			Change 1990 to 2017		
	1990	2017	Number	Percent	AAGR
U.S.	248,709,873	325,719,178.00	77,009,305	31%	1.0%
Oregon	2,842,321	4,141,100	1,298,779	46%	1.4%
Clackamas County	280,873	412,672	131,799	47%	1.4%
Canby	9115	16,600	7,677	85%	2.3%

Exhibit 16 shows that Canby's population within the UGB is projected to grow by 6803 people between 2019 and 2039, at an average annual growth rate of 1.6%.

### Exhibit 17. Forecast of Population Growth, Canby UGB 2019-2039

Source: Oregon Population Forecast Program, Portland State University, Population Research Center, June 2017.

18,546	25,349	6,903	37% increase
Residents in 2019	Residents in 2039	New Residents 2019-2039	1.6% AAGR

## Aging Population

This section shows two key characteristics of Canby's population, with implications for future housing demand in Canby:

- **Seniors.** The median age in Canby is younger than Clackamas County and the state of Oregon. However, the over 65 age group is expected to increase over the planning period.
- Demand for housing for retirees will grow over the planning period, as the Baby Boomers continue to age and retire. The impact of growth in seniors in Canby will depend, in part, on whether older people already living in Canby continue to reside here as they retire and whether Canby attracts people nearing or in retirement, consistent with the expected changes in Clackamas County's age distribution. Research shows, in general, most retirees prefer to age in place by continuing to live in their current home and community as long as possible.

Growth in the number of seniors will result in demand for housing types specific to seniors, such as small and easy-to-maintain dwellings, assisted living facilities, or age-restricted developments. Senior households will make a variety of housing choices, including: remaining in their homes as long as they are able, downsizing to smaller single-family homes (detached and attached) or multifamily units, or moving into group housing (such as assisted living facilities or nursing homes), as their health declines.

- **Canby has a modest share of younger people.** Between 2000 and 2013-2017 Canby's share of people 18 and under has decreased by 4.3%. In that same time period the share of persons 62 and over increased by nearly 5%.

People currently aged 18 to 38 are referred to as the Millennial generation and account for the largest share of population in Oregon. By 2040, Millennials will be about 40 to 60 years of age. The forecast for Clackamas County shows a small decline in Millennials from about 26% of the population in 2020 to about 23% of the population in 2040. The percentage of Millennials in Canby have remained fairly stable over time, as is shown in Exhibit 19 on page 29.

Canby's ability to attract and retain people in this age group will depend, in large part, on whether the city has opportunities for housing that both appeals to and is affordable to Millennials. Retaining (or attracting) Millennials, will depend on availability of housing types (such as townhouses, cottages, duplexes and similar scale-multifamily housing, and apartments).

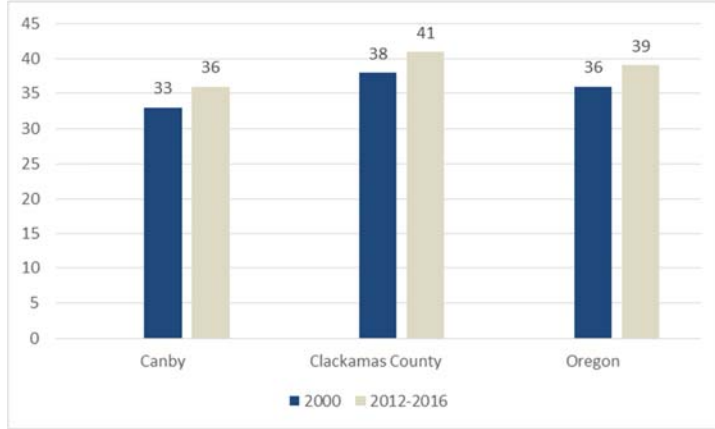
In the near-term, Millennials may increase demand for rental units. As Millennials age, their preference for detached single family dwellings increase. Millennials also prefer to live where they have shorter commuting times. Canby fits this profile as 48% of Canby commuters drive less than 10 miles on their commute. Recent surveys about housing preference suggest that Millennials want affordable single-family homes in areas that offer transportation alternatives to cars, such as suburbs or small cities with walkable neighborhoods.

There is potential for attracting new residents to housing in Canby's commercial areas, especially if the housing is relatively affordable and located in proximity to services.

From 2000 to 2012-2016, Canby's median age increased from 33 to 36 years.

**Exhibit 18. Median Age, Years, 2000 to 2012-2016**

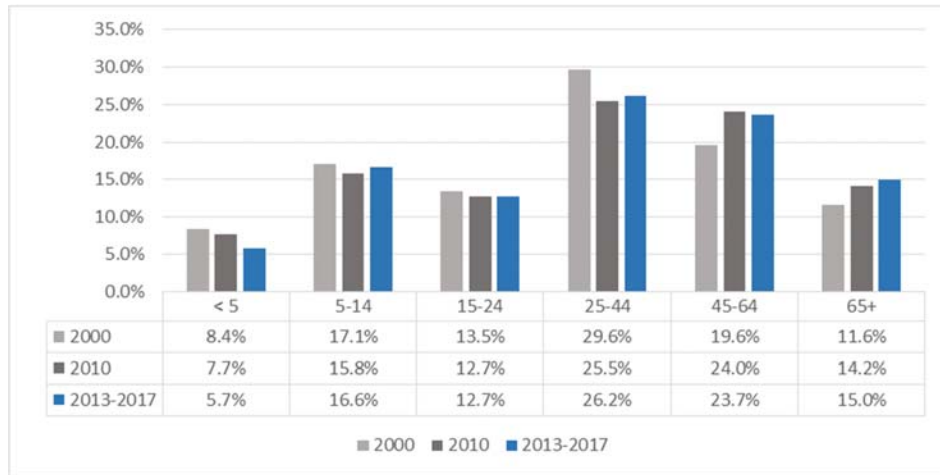
Source: U.S. Census Bureau, 2000 Decennial Census Table B01002, 2012-2016 ACS, Table B01002.



**Between the 2000 and 2013-2017 time period Canby's population under 5 actually declined by nearly 3%. The largest increases from 2000-2013-2017 were in the 45-64 and over 65 age groups.**

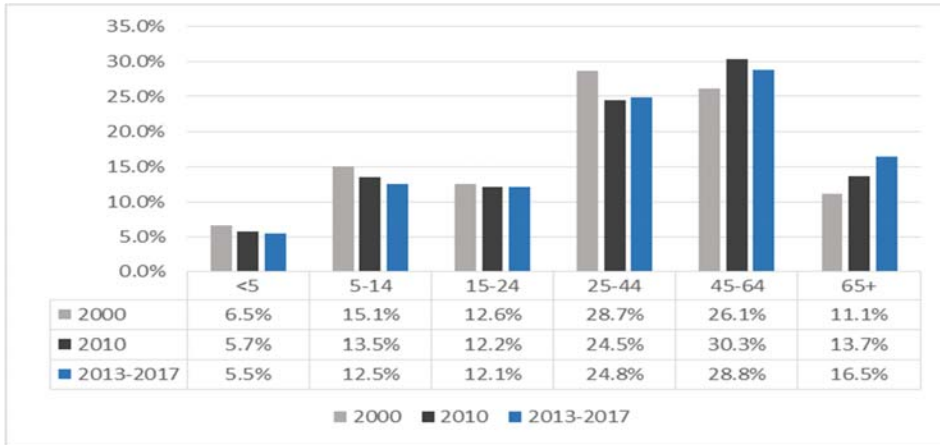
**Exhibit 19. Population Growth by Age, Canby 2000-2013-2017**

Source: Decennial Census; ACS 2013-2017 DPO5



**Exhibit 20. Population Growth by Age Groups, Clackamas County, 2000,2010,2013-2017**

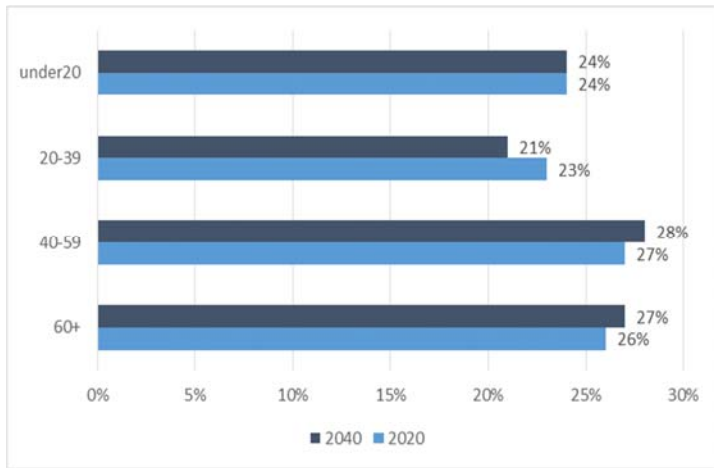
Source: US Decennial Census 2000, 2010 Table DP-1, ACS 2013-2017 DP05



The under 5 age group also declined in Clackamas County between 2000 and 2013-2017, and increased in the 45-64 and over 65 age groups. Canby held relatively steady in the 5-14 age group which decreased by 3% in Clackamas County.

**Exhibit 21. Population Growth by Age Group, Clackamas County, 2020-2040**

Source: Portland State University, Population Research Center, Clackamas County Forecast, June 2017.

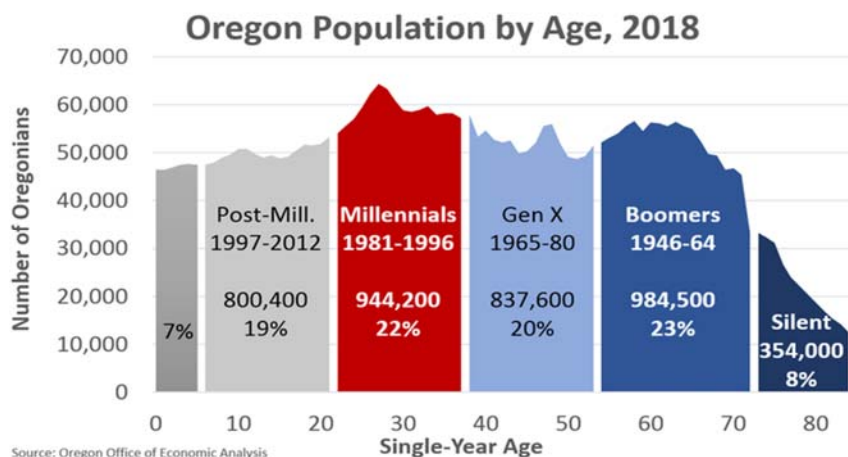


**By 2040, it is forecasted that Clackamas County residents aged 40 and older will make up 55% of the county's total population. This accounts for a 4% increase from the county's 2017 age group estimate.**

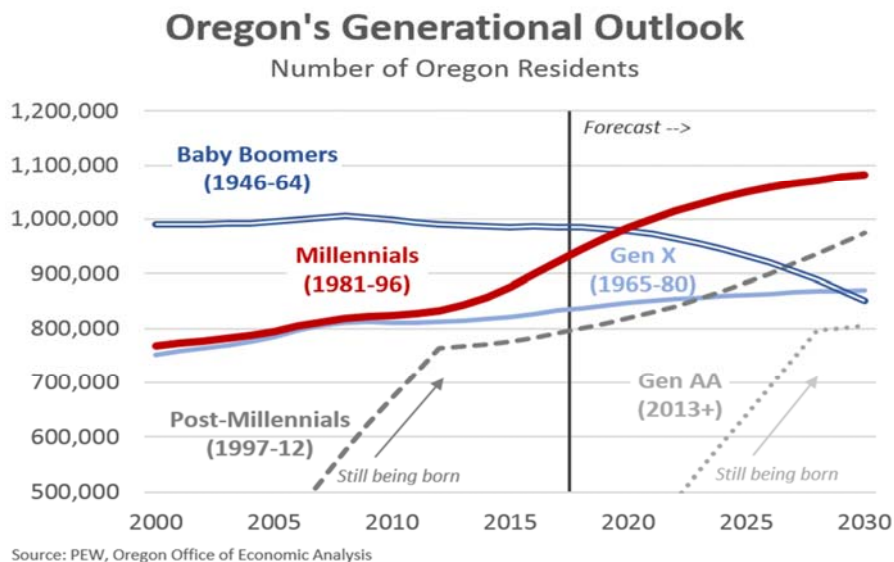


Millennials are the largest age group in Oregon, followed by the Baby Boomers. By 2039 Millennials will be between 35 and 54 years old. Boomer will be 75 to 93 years old.

**Exhibit 22. Oregon Population by Age, 2018**



**Exhibit 23. Oregon's Generational Outlook, 2000-2030**



Canby Housing Needs Analysis

## Increased Ethnic Diversity

Canby is becoming more ethnically diverse. The Hispanic and Latinx population grew from 16% of Canby’s population in 2000 to 20% of the population in the 2012-2016 period. Canby is more ethnically diverse than Portland Region, Clackamas County and Oregon.

Continued growth in the Hispanic and Latinx population will affect Canby’s housing needs in a variety of ways. Hispanic and Latinx households have on average larger household sizes, and often have multi-generational households. They will need larger dwellings to accommodate their housing needs.

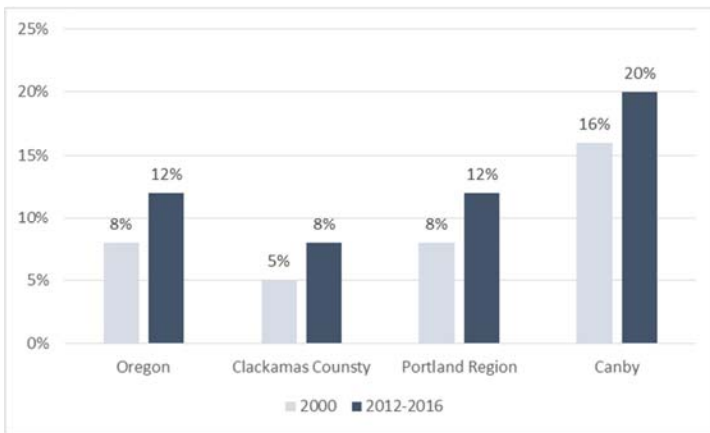
According to the *State of Hispanic Homeownership* report from the National Association of Hispanic Real Estate Professionals, the rate of homeownership for Hispanics increased from 45.4% in 2014 to 46.2% in 2017. The only demographic that increased their rate of homeownership from 2016 to 2017 was Hispanics.

The *State of Hispanic Homeownership* report also cites the lack of affordable housing products as a substantial barrier to homeownership.

As the Hispanic and Latinx population in Canby continues to grow, the preference for larger affordable housing will influence Canby’s housing market. More specifically this will result in increased demand for affordable housing, both for rent and to own.

### Exhibit 24. Hispanic and Latinx Population as a Percent of the Total Population, Canby 2000, 2012-2016

Source: U.S. Census Bureau, 2000 Decennial Census Table P008, 2012-2016 ACS Table B03002.



**Canby’s Hispanic and Latinx population grew by 4% between 2000 and 2012-2016. Canby is more ethnically diverse than the State, Clackamas County, and the Portland Region.**

## Household Size and Composition

Canby's average household size is larger than average household size and in Oregon, Clackamas County and Wilsonville. This may be due to the higher percentage of Latinx population in Canby, who traditionally have large families, and often multi-generational families sharing households.

### Exhibit 25. Average Household Size, Canby, Clackamas County Oregon, 2013-2017

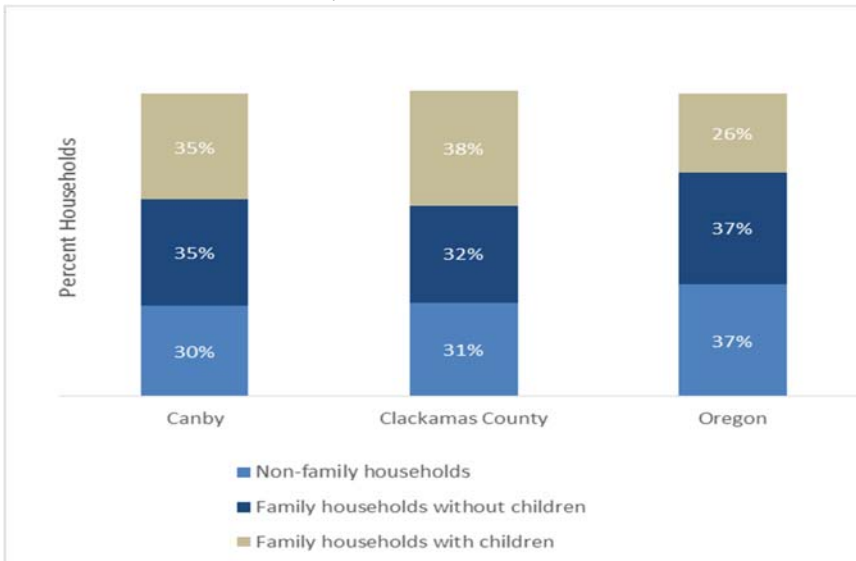
Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B2501

<b>2.75 Persons</b> <b>Canby</b>	2.58 Persons Clackamas County	2.34 Persons Wilsonville	2.50 Persons Oregon
-------------------------------------	----------------------------------	-----------------------------	------------------------

Canby has a larger share of households with children than Oregon, but less than Clackamas County.. About 35% of Canby household have no children at home, which is a greater percentage than the County. Canby's household composition more closely resembles Clackamas County than the State of Oregon.

### Exhibit 26. Household Composition, Canby, Clackamas County, Oregon, 2012-2016

Source: U.S. Census Bureau, 2012-2016 ACS 5-year estimate, Table DP02.



### Income of Canby Residents

Income is one of the key determinants in housing choice and households' ability to afford housing. Median Household Income for residents living in Canby for the 2012-2016 period was \$62,035.

**Exhibit 27. Median Household Income, Canby, Clackamas County, Oregon**

Source: US Census, ACS 2012-2016 Table DP03

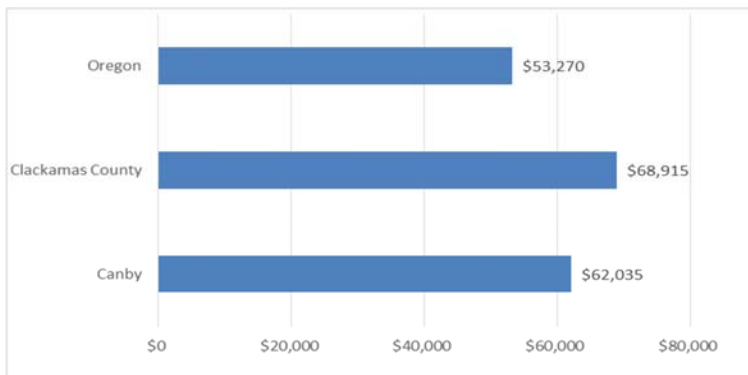
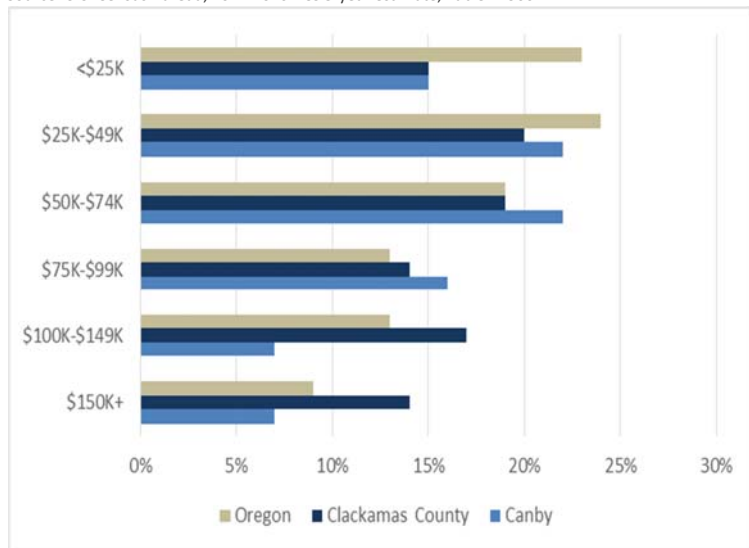


Exhibit 28 shows that over the 2012-2016 period, Canby's median household income (MHI) was above the State, but less than Clackamas County.

**Exhibit 28. Household Income, Canby, Clackamas County, Oregon, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS 5-year estimate, Table B19001.



Canby has more households earning between \$50,000 and \$99,000 or than either Clackamas County or the State of Oregon. However Canby has fewer households earning over \$150,000 than either the county or the state.



## Commuting Trends

Canby is part of the complex economy of Clackamas County. Exhibit 29 on the following page shows that:

Exhibit 29 on the following page shows that:

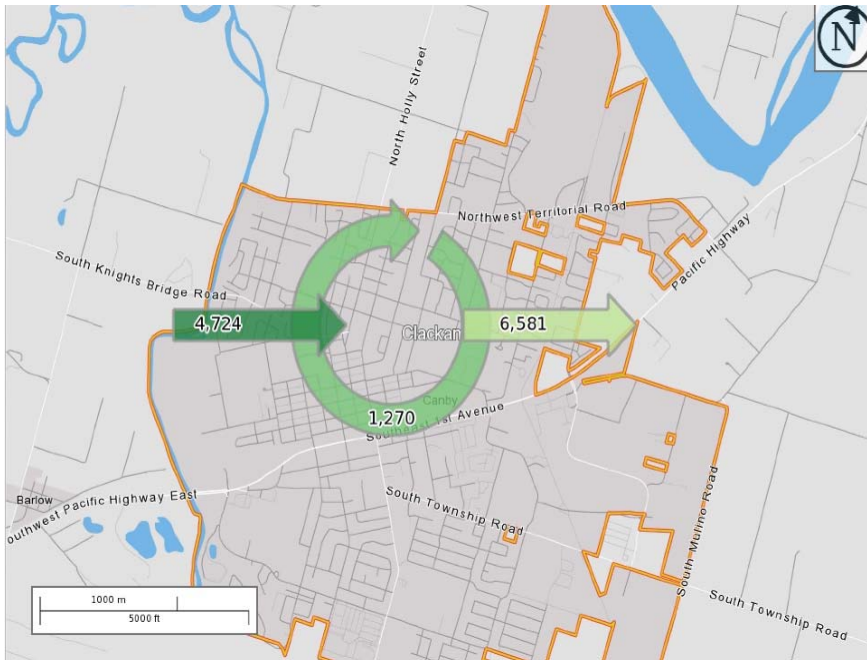
- 4,724 people are employed in Canby, but live elsewhere;
- 6,581 people live in Canby, but are employed elsewhere;
- 1270 people live and work in Canby.
- Over 80% of workers living in Canby leave the city for work elsewhere
- Only 21 % of workers live and work in Canby.

According to the 2015 US Census Bureau On the Map program. 48% of employees in Canby traveled less than 10 miles to work, and 35% travel under 24 miles to work. Less than 9% travel more than 50 miles to work. 6% of Canby residents work in Portland, 5% work in Woodburn and 4% work in Oregon City. The employment destinations are quite varied. Appendix E list the top 25 cities where Canby residents are employed.

The relatively short commute time for Canby residents will be attractive to Millennials, who prefer short commute times, and are projected to be the largest segment of the population looking to purchase new homes during the 20 year planning horizon.

### Exhibit 29. Commuting Flows, Canby, 2015

Source: U.S. Census Bureau, Census On the Map.



Of the people **leaving** Canby to work elsewhere:

- 54% are employed in the Service Industry sector
- 25% are employed in the “Goods Producing Industry” sector
- 21% are employed in Trade, Transportation, and Utilities Industry sector

Of the people **commuting in** to Canby for employment:

- 35% are employed in the “Service Industry” sector
- 35% are employed in the “Goods Producing” sector
- 20% are employed in the “Trade, Transportation, and Utilities” sector

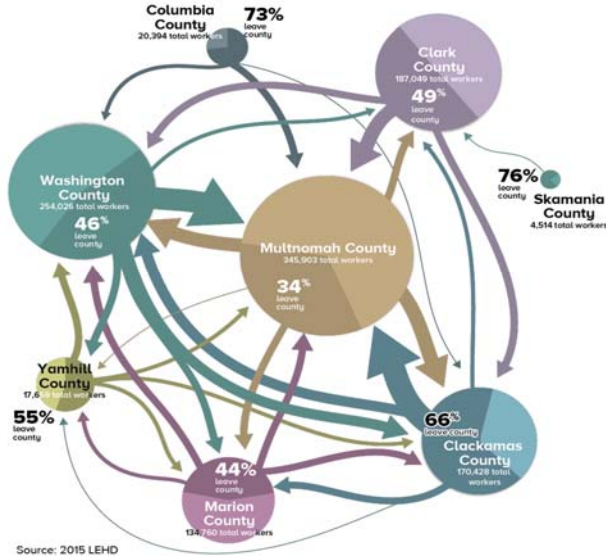
**Exhibit 30. Commute time for Canby Employees, 2013-2017**

Source: ACS 2012-2017 Table B08303

	Number	Percent
Less than 15 Minutes	2,233	29%
Less than 30 Minutes	4,596	60%
Less than 60 Minutes	7,092	92%
Over 60 Minutes	1,100	14%

In the 2013-2017 period 29% of Canby employees had commute times under 15 minutes, and 60% had commute times less than a half an hour.

**Exhibit 31. Where Residents of the Greater Portland Area work by County: 2015**



Nearly two thirds of the residents in Clackamas County leave the County to work elsewhere.

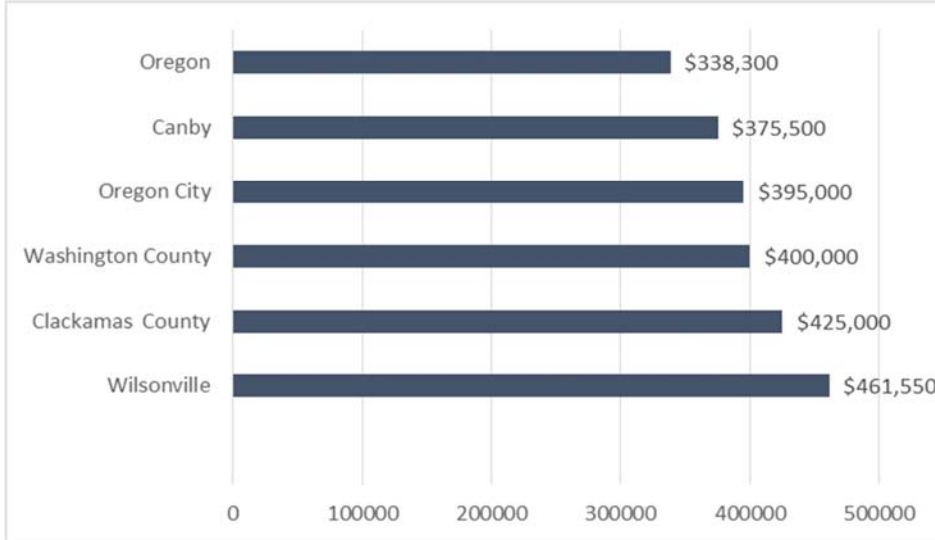
This section describes changes in sales prices, rents, and housing affordability in Canby, Clackamas County, Oregon and comparison cities.

**Changes in Housing Costs**

With a median sales price of \$375,000 in 2018, Canby’s housing sales were slightly higher than state of Oregon, but still less than Oregon City, Wilsonville, Clackamas County and Washington County.

**Exhibit 32. Median Home Sales Price September 2018 Canby, Oregon, Clackamas County, Washington County, Canby, Oregon City**

Source: Red Fin, Zillow



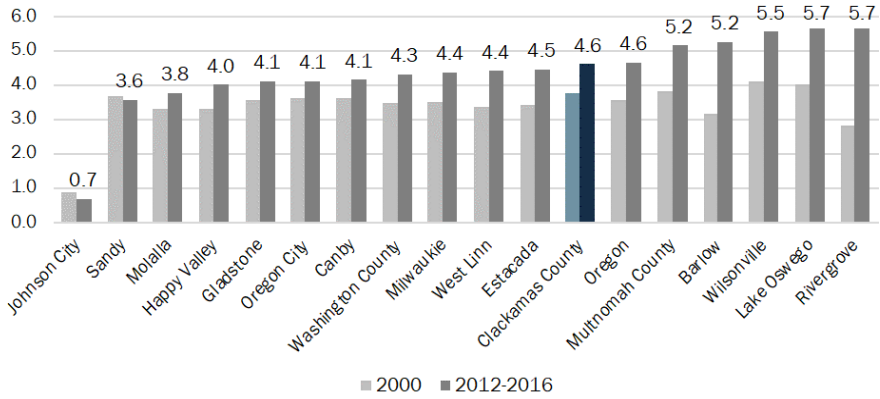
Since 2000, housing costs in nearly all Clackamas County cities increased faster than incomes. In the 2012-2016 period, Clackamas County had a similar home price to income ratio as Oregon. Rivergrove and Lake Oswego had the highest housing to income ratios. In both cities, median home values were 5.7 times median incomes. Sandy and Johnson City were the only two cities to have their home price to income ratios fall from 2000 to 2012-2016



Home values in Canby, Oregon City and Gladstone were 4.1 times median income.

**Exhibit 33. Ratio of median Housing Value to Median Household Income, 2000 to 2012-2016**

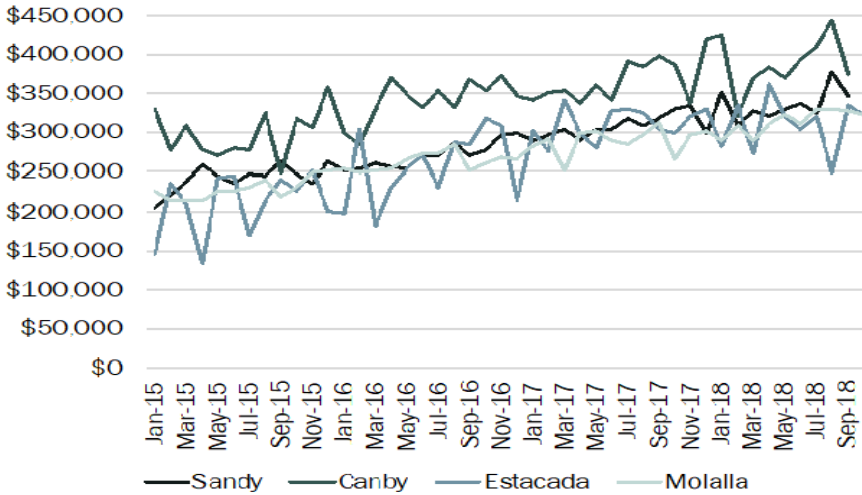
Source US Census, 2000 Decennial, Census, Tables HCT012, ACS 2012-2016



Median home sales prices in Sandy, Canby, Estacada, and Molalla have all increased since January of 2015. In September of 2018, Molalla had a median home sales price of \$324,250, Estacada had a median home sales price of \$329,000 and Sandy and Canby had median home sales prices of \$347,400 and \$375,500.

**Exhibit 34. Median Sales Price, Canby, Sandy, Estacada, Molalla January 2015-September 2018**

Source: Red Fin, Property Radar

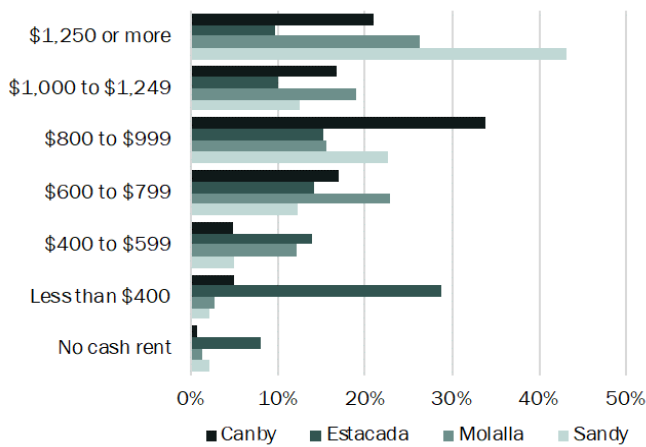


## Rental Costs

Rent costs in Canby were lower than the average for Clackamas and Washington County and comparison cities in the 2012-2016 time period. The following charts show gross rent (which includes the cost of rent plus utilities) for Canby in comparison to other cities and counties in the region based on Census data.

**Exhibit 35. Median Gross Rent, Canby, Comparison Cities, Counties, (inflated to 2018 dollars), 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS 5-year estimate, Table B25064.



The 2012-2016 median gross rent in Canby, inflated to 2018 dollars, is \$935.

Rent in Canby was lower than all comparison cities and counties, and closest to Molalla.

**Exhibit 36. Gross Rent, Canby, Sandy, Estacada, Molalla, 2012-2016**

Source: U.S. Census Bureau, 2012-2016 ACS Table B25063.



Over one third of renters in Canby pay less than \$1,000 per month.

About 20% of Canby's renters paid \$1,250 or more in gross rent per month.

## Housing Affordability

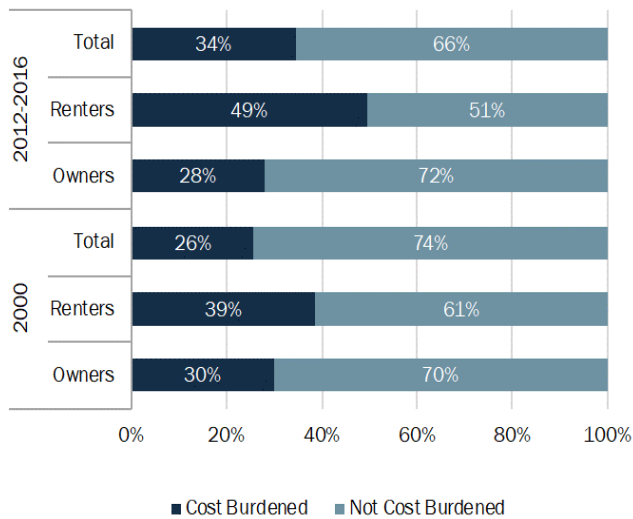
A typical standard used to determine housing affordability is that a household should pay no more than a certain percentage of household income for housing, including payments and interest or rent, utilities, and insurance. The Department of Housing and Urban Development’s guidelines indicate that households paying more than 30% of their income on housing experience “cost burden,” and households paying more than 50% of their income on housing experience “severe cost burden.” Using cost burden as an indicator is one method of determining how well a city is meeting the Goal 10 requirement to provide housing that is affordable to all households in a community.

27% of Canby’s **homeowner** households are cost burdened, compared to 49% of **renter** households.

About 15% of Canby’s households have an income of less than \$25,000 per year (30% of MFI). These households can afford rent of approximately \$600 per month. The approximately 20% of Canby’s households earning 50% of MFI, (41,000) can afford to purchase a home roughly valued between \$123,000 and \$144,000, or pay \$1,018 in rent. Most, but not all, of these households are cost burdened.

**Exhibit 37. Housing Cost Burden by Tenure, Clackamas County, 2000, 2012-2016**

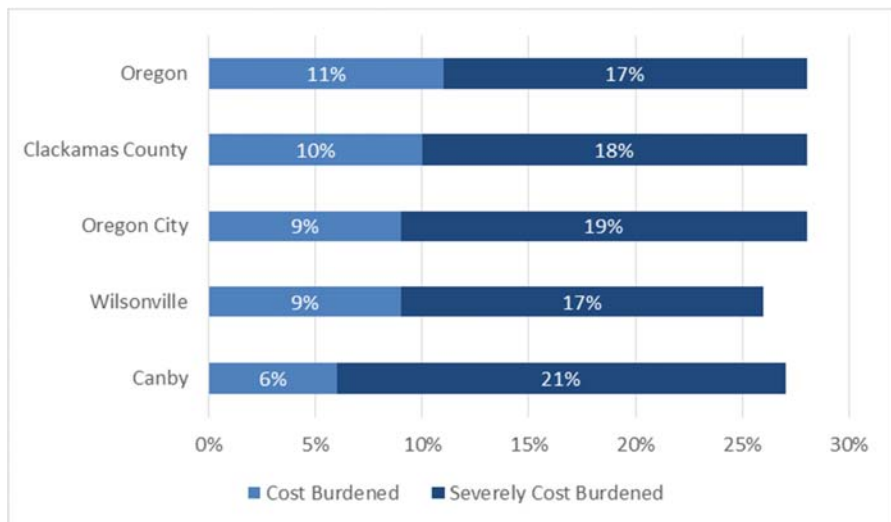
Source: U.S. Census Bureau, 2000 Census Table H069.2012-2016 ACS Tables B25091 and B25070.



**Renters are much more likely to be cost burdened than homeowners. Although the majority of households in Clackamas County were not cost burdened in 2012-2016, cost burdened households increased from 26% in 2000 to 34% in the 2012-2016 time period.**

**Exhibit 38. Cost Burden Rates for Homeowners, Canby, Comparison Cities, Oregon, Clackamas County 2012-2016**

Source: ACS Tables B25091 and B25070



**Exhibit 39. Cost Burdened Rates for Renters, Canby, Comparison Cities, Oregon, Clackamas County, 2012-2016**

Source: 2012-2016 ACS Tables B25091 and B25070.



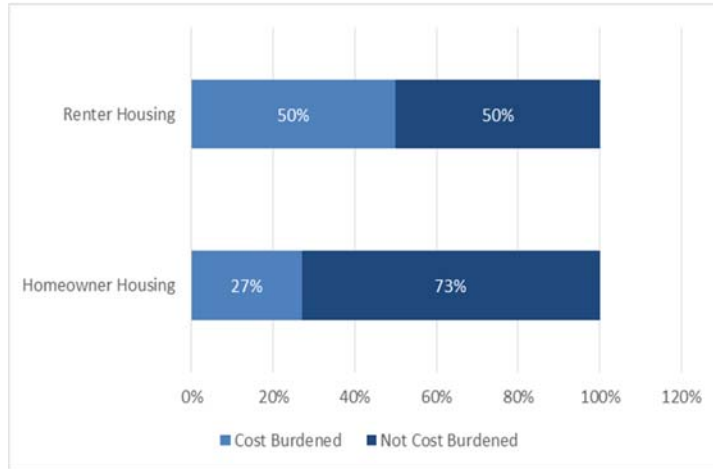
Canby Housing Needs Analysis



**Exhibit 40. Housing Cost Burden by Tenure, Canby 2012-2016**

Source; ACS 2012-2016 Table B25091 and B 25070

**Cost Burden for renters in Canby is nearly double that of homeowners. Of the total number of cost burdened homeowner households, 75% are severely cost burdened.**



Although cost burden is used as a measure of housing affordability it is important to note that households with higher incomes may be able to pay more than 30% of their income on housing without compromising the household’s ability to pay for other non-discretionary expenses

Retirees may have incomes may have relatively low income but may have accumulated wealth that allows them to purchase a home that would normally be unattainable based solely on their retirement income.

Cost burden is one measure of housing affordability. Looking at household income is another way to measure affordability.

**Fair Market Rent for a 2 bedroom apartment in Clackamas is \$1,330.**

**Exhibit 41. HUD Fair Market Rent (FMR) by Unit Type, Clackamas County, 2018**

Source: U.S. Department of Housing and Urban Development.

<b>\$1,026</b>	<b>\$1,132</b>	<b>\$1,330</b>	<b>\$1,935</b>	<b>\$2,343</b>
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

**A household must earn at least \$25.58 per hour to afford a two-bedroom unit in Clackamas County. Before taxes, a full time job at \$25.58/hr. is \$53,200**

**Exhibit 42. Affordable Housing Wage, Clackamas County, 2018**

Source: U.S. Department of Housing and Urban Development; Oregon Bureau of Labor and Industries.

**\$25.58/hour**

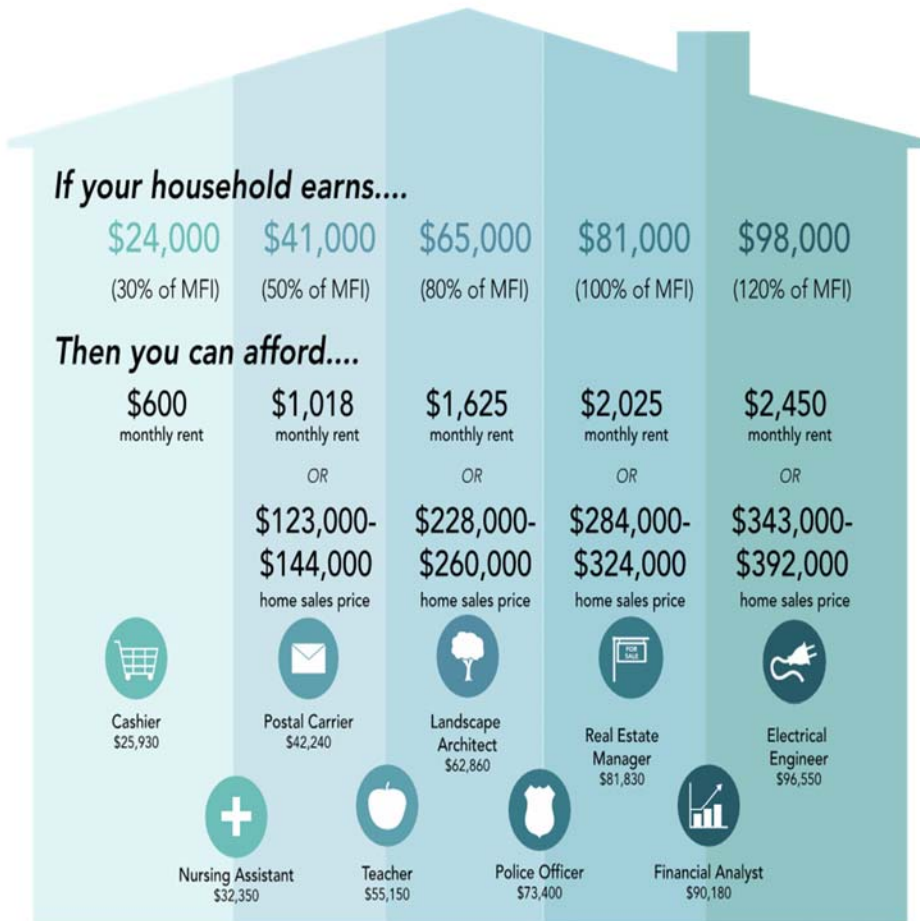
Affordable Housing Wage for two-bedroom Unit in Clackamas County

A Clackamas County household (including Canby) earning the median family income (MFI) of \$81,400 can afford \$2,025 a month in rent, or a home roughly valued between \$284,000 and \$324,000.

Exhibit 43 on the following page show examples of what households can afford to pay for housing based on household incomes. The exhibit also notes income levels as percentage of the Median Family Income for Clackamas County.

**Exhibit 43. Financially Attainable Housing By by Median Family Income (MFI) for Clackamas County (\$81,400), Clackamas County, 2018**

Source: US Dep. of Housing & Urban Development 2016. US Census Bureau, 2012-2016 ACS Table 19001, Oregon Employment Department. HUD determines MFI for Clackamas County.



72% of Canby’s households earn between 50% and 120% of the Clackamas County MFI. These households could afford to purchase or rent a home in Clackamas County.

**Exhibit 44. Share of Households, by Median Family Income (MFI) for Clackamas County, (\$81,400), Canby, 2018**

Source: U.S. Department of Housing and Urban Development, Clackamas County, 2018. U.S. Census Bureau, 2012-2016 ACS Table 19001

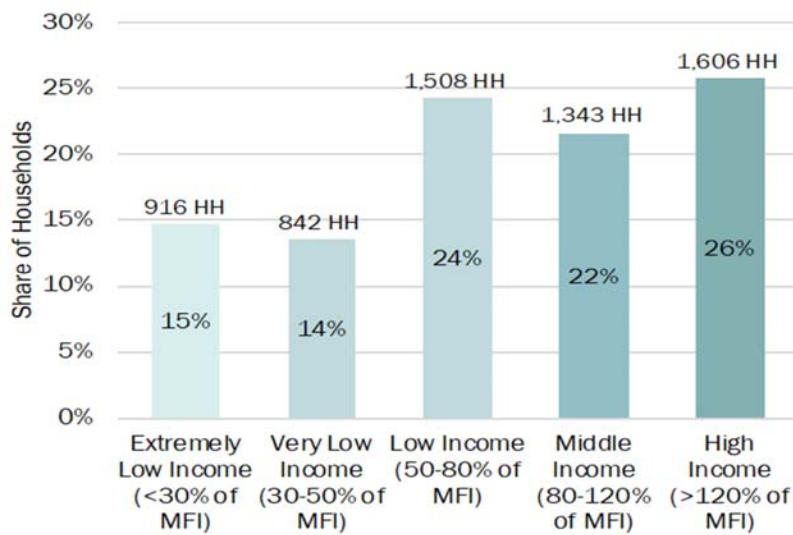
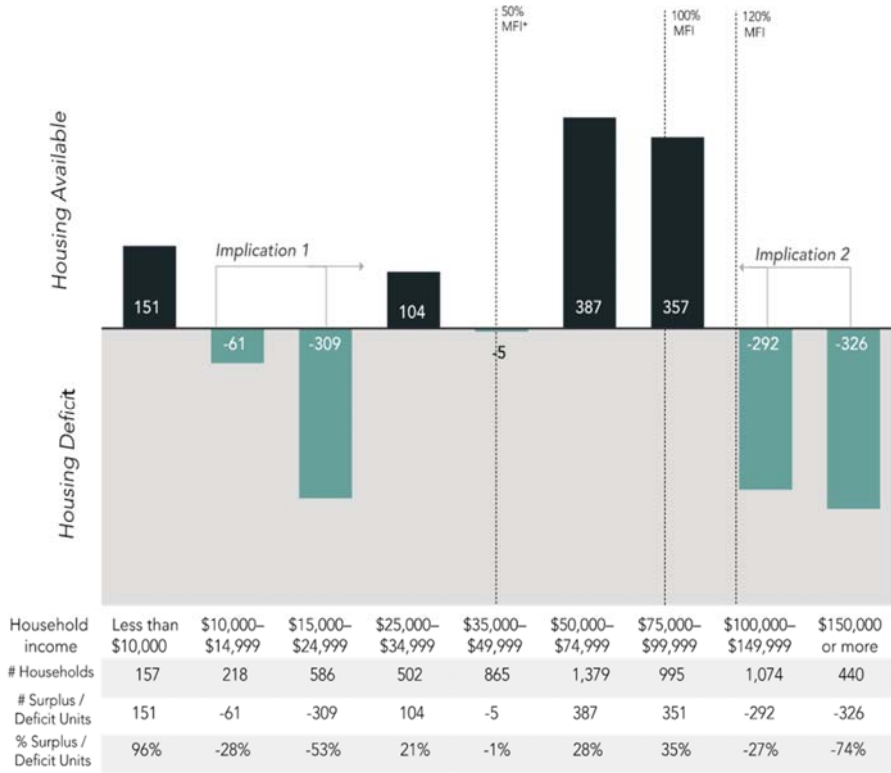


Exhibit 45 on the next page, compares the number of households by income with the number of units affordable to those households in Canby. Canby currently has a deficit of housing affordable to households earning between \$10,000 and \$25,000 and to households earning more than \$100,000. The housing types that Canby has a deficit of are more affordable housing types such as apartments, duplexes, tri- and quad-plexes, manufactured housing, townhomes, and smaller single-family housing. Canby also has a deficit high-amenity housing types such as single-family detached housing and townhomes

**Exhibit 45. Affordable Housing Costs and Units by Income Level, Canby, 2018**

Source: U.S. Census Bureau, 2012-2016 ACS. Note: MFI is Median Family Income, determined by HUD for Portland MSA.



\*Median Family Income for a family of four

**Implication 1**

Some lower-income households live in housing that is more expensive than they can afford because affordable housing is not available. These households are cost-burdened.

**Implication 2**

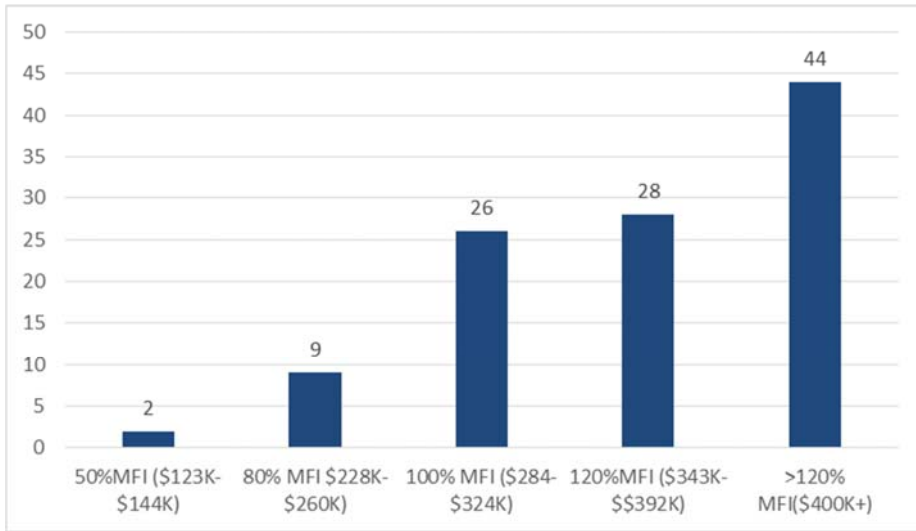
Some higher-income households choose housing that costs less than they can afford. This may be the result of the household's preference or it may be the result of lack of higher-cost and higher-amenity housing that would better suit their preferences.



Exhibit 46 shows the distribution of home sales prices by affordability range for 2018. Most housing sold in Canby 2018 were affordable to households earning between 80% and over 120% of the Median Family Income (MFI), or a household income of about \$65,000 to 98,000.

**Exhibit 46. Distribution of Home Sales Prices by Affordability Range, Canby, 2018**

Source: Clackamas County Assessors Data



## Summary of the Factors Affecting Canby's Housing Needs

This analysis has attempted to provide information regarding factors that influence housing choice. Younger people will on average have less income than older people or people without children. It follows that younger people are more likely to be renters and thus more likely to live in multi-family housing.

Seniors prefer smaller homes and most prefer to retire in place. Millennials, especially **older** millennials prefer detached single family housing but their desire for short commute trumps their desire for detached single family. Canby is well situated to provide millennials with short commute times. What we know:

**Growth in housing will be driven by growth in population.** Between 1990 and 2017, Canby's population grew by ~~7677545~~ people (852% increase). The population in Canby's UGB is forecasted to grow from 18546 to 25349, an increase of 6803 people (37%) between 2019 and 2039.

**Housing affordability is a growing challenge in Canby.** It is a challenge in most of the region in general and Canby is affected by these regional trends. Housing prices are increasing faster than incomes in Canby and Clackamas County, which is consistent with state and national challenges. Canby has a modest share of multifamily housing (under a third of the city's housing stock), but over half of **renter** households are cost burdened. Canby's key challenge over the next 20 years is providing opportunities for development of relatively affordable housing of all types, such as lower-cost single-family detached housing, townhouses and duplexes, market-rate multifamily housing, and government-subsidized affordable housing. Canby also has a deficit of high amenity housing, including single family detached and townhomes.

**Without substantial changes in housing policy, on average, future housing will look a lot like past housing.** That is the assumption that underlies any trend forecast.

**The future may differ from the past. If so, it is likely to move in the direction, of smaller units and more diverse housing types in order to meet the projected demand.** Most of the evidence suggests that the bulk of the change will be in the direction of smaller average house and lot sizes for single-family housing. This includes providing opportunities for development of smaller single-family detached homes, townhomes, and multifamily housing.

Key demographic and economic trends that will affect Canby's future housing needs are: (1) the aging of the Baby Boomers, (2) the aging of the Millennials, and (3) the continued growth in the Hispanic and Latinx population.

- *The Baby Boomer's population is continuing to age.* By 2040, people 60 years and older will account for 27% of the population in Clackamas County (up from 26% in 2017). The changes that affect Canby's housing demand as the population ages are that household sizes and homeownership rates decrease. The majority of Baby Boomers are expected to remain in their homes as long as possible, downsizing or moving when illness

or other issues cause them to move. Demand for specialized senior housing, such as age-restricted housing or housing in a continuum of care from independent living to nursing home care, may grow in Canby.

- *Millennials will continue to form households and make a variety of housing choices.* By 2040, Millennials will be roughly between 40 and 60 years old. As they age, their household sizes most likely will increase, which is typical, and their homeownership rates will peak by about age 55. Between the 2019 and 2039 analysis period, Millennials will be a key driver in demand for housing for families with children. The ability to retain Millennials will depend on the City's availability of affordable renter and ownership housing. It will also depend on the location of new housing in Canby, as many Millennials prefer to live in more urban environments. The decline in homeownership among the Millennial generation has more to do with financial barriers rather than the preference to rent.
- *Hispanic and Latinx population will continue to grow.* The U.S. Census projects that by about 2040, Hispanic and Latino population will account for one-quarter of the nation's population. The share of Hispanic and Latinx population in the Western U.S. is likely to be higher. Hispanic and Latinx population currently accounts for about 20% of Canby's population. In addition, the Hispanic and Latinx population is generally younger than the U.S. average, with many Hispanic and Latinx people belonging to the Millennial generation.

Hispanic and Latinx population growth will be an important driver in growth of housing demand, both for owner- and renter-occupied housing. Growth in Hispanic and Latino population will drive demand for housing for families with children. Given the lower income for Hispanic and Latinx households, especially first-generation immigrants, growth in this group will also drive demand for affordable housing, both for ownership and renting.

In summary, an aging population, increasing housing costs (although lower than the region), housing affordability concerns for Millennials and the Hispanic and Latinx populations, and other variables are factors that support the conclusion of need for smaller and less expensive units and a broader array of housing choices. Growth of retirees will drive demand for small single-family detached houses and townhomes for homeownership, townhome and multifamily rentals, age-restricted housing, and assisted-living facilities. Growth in Millennials, Hispanic, and Latinx populations will drive demand for affordable housing types, including demand for small, affordable single-family units (many of which may be ownership units) and for affordable multifamily units (many of which may be rental units).

**There is no way to determine with complete certainty what the future holds. The purpose of housing forecasting in this study is to get an approximate idea about the future to assist decision makers with policy choices today.** A variety of factors or events could cause growth forecasts to be substantially different.

## 5. HOUSING NEED IN CANBY

### Project New Housing Units Needed in the Next 20 Years

The results of the housing needs analysis are based on: (1) the official population forecast for growth in Canby over the 20-year planning period, (2) information about Canby's housing market relative to Clackamas County, Oregon, and nearby cities, and (3) the demographic composition of Canby's existing population and expected long-term changes in the demographics of Clackamas County.

### Forecast for Housing Growth

This section describes the key assumptions and presents an estimate of new housing units needed in Canby between 2019 and 2039. The key assumptions are based on the best available data and may rely on safe harbor provisions, when available.

- **Population.** A 20-year population forecast (in this instance, 2019 to 2039) is the foundation for estimating needed new dwelling units. Canby's UGB will grow from 18,546 persons in 2019 to 25,349 persons in 2039, an increase 6,803 people.
- **Persons in Group Quarters.** Any forecast of new people in group quarters is typically derived from the population forecast for the purpose of estimating housing demand. Generally demands for group quarters are met by institutions outside what is usually defined as the housing market. Densities are usually comparable to multi family dwelling units (e.g. Hope Village in Canby). The 2013-2017 American Community Survey shows that 0.6% of Canby's population (106 people) was in group quarters. **For the 2019 to 2039 period, we assume that 0.6% of Canby's new population will be in group quarters.**
- **Household Size.** OAR 660-024 established a safe harbor assumption for average household size—which is the figure from the most-recent decennial Census at the time of the analysis. According to the 2013-2017 American Community Survey, the average household size in Canby was people. **Thus, for the 2019 to 2039 period, we assume an average household size of 2.75 persons.**
- **Vacancy Rate.** The Census defines vacancy as: "unoccupied housing units are considered vacant. OAR 660-024 established a safe harbor assumption for vacancy rate—which is the figure from the most-recent decennial Census. According to the 2013-2017 American Community Survey, Canby's vacancy rate was 2.6%. **For the 2019 to 2039 period, we assume a vacancy rate of 2.6%.**

### Housing Units Needed Over the Next 20 Years

Exhibit 47 presents a forecast of new housing in Canby's UGB for the 2019 to 2039 period. This section discusses housing mix and density for the development of new housing developed over this 20-year period in Canby.

Over the next 20-years, the need for new housing developed in Canby will generally include a wider range of housing types and housing that is more affordable.

This conclusion is based on the following information, found in Chapter 3 and 4:

Canby Housing Needs Analysis

- Canby's housing mix, like Clackamas County, is predominately single-family detached. In the 2013-2017 period, 64% of Canby's housing was single-family detached, 7% was single-family attached, and 27% was multifamily. In comparison, the mix of housing for the County was 72% single-family detached, 3% single-family attached, and 25% multifamily.
- Demographic changes across Canby suggest increases in demand for single-family attached housing and multifamily housing. The key demographic trends that will affect Canby's future housing needs are:
  - The aging of the Baby Boomers. In 2013-2017, 21% of Canby's population was over 60 years old. Between 2020 and 2040, the share of people over 60 years old is expected to increase in Clackamas County, from 26% of the population to 27% of the population. Canby will be affected by retirement and changing housing needs of seniors. Boomers prefer to "age in place" until after age 80. Many will down size to smaller units or move in to retirement centers or move in with family or opt to live in an accessory dwelling off the main home.
  - The aging of the Millennials. In 2013-2017, over 27% of Canby's population was between 20 and 40 years old. By 2039 homeownership rates for Millennials will increase as they continue to form their own households. Canby has a larger share of Millennials than the County. Despite the share of Millennials decreasing in the County overall, Canby will likely experience increased demand for relatively affordable housing types, for both ownership and rent, over the planning period.
  - The continued growth in Hispanic and Latinx populations. From 2000 to the 2012-2016 period, the share of Canby's Hispanic and Latinx population increased from 16% of the population to 20% of the population, an increase of 4%. At the same time, the share of Hispanic and Latinx increased by 3% in Clackamas County and 4% in Oregon. Continued growth in Hispanic and Latinx households will increase the need for larger units (to accommodate larger, sometimes multigenerational households) and relatively affordable housing.
  - Canby's median household income was \$62,035, about \$6800 less than Clackamas County and about \$8700 higher than the state of Oregon. Approximately 37% of Canby's households earn less than \$50,000 per year, compared to 35% in Clackamas County and 47% in Oregon.
  - About 27% of Canby's homeowners are cost burdened (paying 30% or more of their household income on housing costs) and nearly 50% of Canby's **renters** are cost burdened. Cost burdened renter households account for 16% of Canby's total households.
  - Housing sales prices continue to increase in Canby. The average sale price in Canby in September of 2018 was \$375,000.
  - Canby needs more affordable housing types, especially for homeowners. 72% of Canby's households earn between 50% and 120% of the Clackamas County MFI. These households could afford to purchase or rent a home in Clackamas County. This leaves 28% of household unable to afford to rent or own a home in Clackamas County.

A household earning \$41,000 (50% of MFI) could afford a home priced between  
 Canby Housing Needs Analysis



\$123,000 and \$144,000, which is well below the average sales price for a home in Canby.

These factors suggest that Canby needs a broader range of housing types with a wider range of price points than are currently available in Canby's housing stock. This includes providing opportunity for development of housing types across the affordability spectrum such as: single-family detached housing (e.g., small-lot single-family detached units, cottages, "traditional" single-family, and high-amenity single-family), townhouses, duplexes, tri- and quad-plexes, and apartments.

Exhibit 47 shows a forecast of needed housing in the Canby UGB during the 2019 to 2039 period. The projection is based on the following assumptions:

Canby's official forecast for population growth shows that the City will add 6,803 people over the 20-year period. Exhibit 47 shows that the new population will result in need for 2,358 new dwelling units over the 20-year period.

The assumptions about the needed mix of housing in Exhibit 47:

- o **About 60% of new housing will be single-family detached**, a category which includes manufactured housing. About 69% of Canby's housing was single-family detached in the 2013-2017 period.
- o **Nearly 7% of new housing will be single-family attached**. About 3% of Canby's housing was single-family attached in the 2013-2017 period.
- o **About 33% of new housing will be multifamily**. About 27% of Canby's housing was multifamily in the 2013-2017 period.

**Exhibit 47: Forecast of demand for new dwelling units, Canby UGB 2019-239**

Source: Calculations by Canby Planning and Development

**Canby will have demand for 2396 new dwelling units over the 20-year period, 60% of which will be single-family detached housing.**

Variable	New Dwelling Units (2019-2039)
Change in persons	6803
minus Change in persons in group quarters	40
equals persons in households	6763
Average household size	2.75
New occupied dwelling units	2459
times aggregate vacancy rate	.026
equals vacant dwelling units	63
<b>Total new dwelling units (2019-2039)</b>	<b>2,396</b>
Annual average of new dwelling units	119

Canby will have demand for 2,396 new dwelling units over the 20-year period, with an annual average of 119 dwelling units.

The forecast of new units does not include dwellings that will be demolished and replaced. This analysis does not factor those units in; however, it assumes they will be replaced at the same site, and will not create additional demand for residential land.

Formatted: Line spacing: single

Exhibit 48 allocates needed housing to plan designations in Canby. The allocation is based, in part, on the types of housing allowed in the zoning designations in each plan designation. Exhibit 60 shows:

- **Low Density Residential** will accommodate new single-family detached housing, including mobile homes.
- **Medium Density Residential** will accommodate new single-family detached housing, single-family attached housing, duplexes, and multifamily housing with three or more units.
- **High Density** will accommodate single-family detached housing, single-family attached housing, duplexes, and multifamily housing with three or more units.
- **Mixed-Use Residential** will accommodate single-family detached housing, single family attached housing, duplexes, and multifamily housing. (See recommendations for Comp Plan Map Amendments for this designation).
- **Commercial (C-1):** will accommodate single-family attached housing, and multifamily housing when in conjunction with a commercial use.

**Exhibit 48. Allocation of needed housing by housing type and plan designation, Canby UGB, 2019 to 2039**

Source: Canby Planning and Development Department

Comprehensive Plan Designation	Residential Plan Designation				Total
	Low Density (5.5 /Acre)	Medium Density (8/Acre)	High Density (17/Acre)	Commercial	
Dwelling Units					
Single family detached	950	488			1438
Single family attached	8	9	151		168
Multifamily			711	79	790
<b>Total</b>	<b>958</b>	<b>497</b>	<b>862</b>	<b>79</b>	<b>2396</b>

Exhibit 49 shows actual historic densities in net acres.

**Exhibit 49. Historic densities, Canby portion of UGB**

Source: Canby Planning and Development Department

Comp Plan Designation	Average Net Density	Comp Plan Density
Low Density Residential	5.6	4.7
Medium Density Residential	7.7	8
High Density Residential	16.9	14

**Needed Housing by Income Level**

The next step in the housing needs analysis is to develop an estimate of need for housing by income and housing type. This analysis requires an estimate of the income distribution of current and future households in the community. Estimates presented in this section are based on (1) secondary data from the Census, and (2) analysis by Canby.

The analysis in Exhibit 50 is based on American Community Survey data about income levels in Canby. Income is categorized into market segments consistent with HUD income level categories, using Clackamas County’s 2018 Median Family Income (MFI) of \$81,400. The Exhibit is based on current household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.

**Exhibit 50. Future (New) Households, by Median Family Income (\$81,400), Canby, 2019 to 2039**

	Extremely Low Income <30% MFI	Very Low Income 30-50% MFI	Low Income 40-80% MFI	Middle Income 80-120% of MFI	High Income >120% MFI
Percent	15%	14%	24%	22%	26%
DUs	348	325	557	511	604

Source: Canby Planning; ACS

**About 29% of Canby’s future households will have income below 50% of Clackamas County’s median family income (less than \$41,000 in 2016 dollars) and about 72% will have incomes between 50% and 120% of the county’s MFI (between \$41,000,000 and \$98,000). These households can afford to buy a home in Clackamas County.**

### Need for Government-Assisted, Farmworker, and Manufactured Housing

ORS 197.303, 197.307, 197.312, and 197.314 requires cities to plan for government-assisted housing, farmworker housing, manufactured housing on lots, and manufactured housing in parks.

- **Government-subsidized housing.** Government-subsidies can apply to all housing types (e.g., single family detached, apartments, etc.). Canby allows development of government-assisted housing in all residential plan designations, with the same development standards for market-rate housing. This analysis assumes that Canby will continue to allow government housing in all of its residential plan designations. Because government assisted housing is similar in character to other housing (with the exception being the subsidies), it is not necessary to develop separate forecasts for government-subsidized housing.
- **Farmworker housing.** Farmworker housing can also apply to all housing types and the City allows development of farmworker housing in all residential zones, with the same development standards as market-rate housing. This analysis assumes that Canby will continue to allow farmworker housing in all of its residential zones. Because it is similar in character to other housing (with the possible exception of government subsidies, if population restricted), it is not necessary to develop separate forecasts for farmworker housing.
- **Manufactured housing on lots.** Canby allows manufactured homes on lots in all the zones which allow single-family detached housing. Canby does not have special siting requirements for manufactured homes. Since manufactured homes are subject to the same siting requirements as site-built homes, it is not necessary to develop separate forecasts for manufactured housing on lots.
- **Manufactured housing in parks.** OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development. According to the Oregon Housing and Community Services' Manufactured Dwelling Park Directory, Canby has eight manufactured home parks within the City, with 634 spaces.

ORS 197.480(2) requires Canby to project need for mobile home or manufactured dwelling parks based on: (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high density residential.

- o Canby will grow by 2,322 dwelling units over the 2019 to 2039 period.
- o Analysis of housing affordability shows that about 29% of Canby's new households will be low income, earning 50% or less of the region's median family income. One type of housing affordable to these households is manufactured housing.
- o Manufactured housing in parks accounts for about 7.3% (about 459 dwelling units) of Canby's current housing stock.

Canby Housing Needs Analysis

- o National, state, and regional trends since 2000 showed that manufactured housing parks are closing, rather than being created. For example, between 2000 and 2015, Oregon had 68 manufactured parks close, with more than 2,700 spaces. Discussions with several stakeholders familiar with manufactured home park trends suggest that over the same period, few to no new manufactured home parks have opened in Oregon.
- The households most likely to live in manufactured homes in parks are those with incomes between \$24,000 and \$41,000 (30% to 50% of MFI), which include 14% of Canby's households. However, households in other income categories may live in manufactured homes in parks.

Manufactured home park development is an allowed use in the LDR, MDR and HDR designation. The national and state trends of closure of manufactured home parks, and the fact that no new manufactured home parks have opened in Oregon in over the last 15 years, demonstrate that development of new manufactured home parks in Canby is unlikely.

Staff concludes from this analysis is that development of new manufactured home parks in Canby over the planning period is unlikely over the 2019 to 2039 period. Manufactured homes will most likely continue to locate on individual lots in Canby. The forecast of housing assumes that no new manufactured home parks will be opened in Canby over the 2019 to 2039 period. The forecast includes new manufactured homes on lots in the category of single- family detached housing.

#### **Need for the Population in Group Quarters**

Persons in group quarters are generally assumed to be met by institutions operating outside what is typically defined as the housing market. They are typically built with densities that are comparable to that of multi-family housing. Canby deducted persons in group quarters from the needed dwelling units based on Census data. Census data shows that 6 percent or 152 residents may live in group quarters in the planning period.



## 6. RESIDENTIAL LAND SUFFICIENCY WITHIN CANBY

---

This chapter presents an evaluation of the sufficiency of vacant residential land in Canby to accommodate expected residential growth over the 2019 to 2039 period. This chapter includes an estimate of residential development capacity (measured in new dwelling units) and an estimate of Canby's ability to accommodate needed new housing units for the 2019 to 2039 period, based on the analysis in the housing needs analysis. The chapter ends with a discussion of the conclusions and recommendations for the housing needs analysis.

### Capacity Analysis

The buildable lands inventory was summarized in Chapter 2. It provides an analysis of the supply of buildable lands in the Canby UGB. Chapter 5 provided an analysis of the demand side of the equation. It is the comparison of supply and demand that determines land sufficiency.

### Residential Capacity Analysis

The buildable lands inventory summarized in Chapter 2 provides a *supply* analysis (buildable land by type), and Chapter 5 provided a *demand* analysis (population and growth leading to demand for more residential development). The comparison of supply and demand allows the determination of land sufficiency.

The analysis used in this report estimates the ability of vacant residential lands within the UGB to accommodate new housing. We refer to this in the report as capacity analysis.

### Canby Capacity Analysis Results

The capacity analysis estimates the development potential of vacant residential land to accommodate new housing, based on the needed densities by the housing type categories.

Exhibit 51 on the next page shows that Canby has 561 acres of net developable acres. All constraints, ROW, public ownership etc. have been removed. Please note that the Willamette Valley Country Club is designated PR-Private Recreation on our Comprehensive Plan, but is Zoned R-1 (Low Density Residential). There is no incentive for the property owner to up zone it to match the Comprehensive Plan designation (PR, so it is highly unlikely that it will ever be Zoned PR. After discussions with DLCD, the City and DLCD have agreed to consider it available for future residential development. See Appendix A: Recommendations and Policy Considerations.

**Exhibit 51. Capacity by Plan Designation, Canby UGB, 2018**

Source: Buildable Lands Inventory; Calculations by Canby

Plan Designation	Vacant	Partially Vacant	Total Acres	% of Total
Low Density Residential (LDR)*	211.28	141.77	353.05	62.9%
Medium Density Residential (MDR)	41.97	28.91	70.88	12.6%
High Density Residential (HDR)	26.62	6.05	32.67	5.8%
Mixed Density Residential **	23.73	75.93	99.66	17.8%
Residential Commercial (RC)	0	5.08	5.08	0.9%
<b>Total Acres</b>	<b>303.6</b>	<b>257.74</b>	<b>561.34</b>	
<i>Total Acres minus WVCC</i>	<i>154.1</i>		<i>407.24</i>	
* Willamette Valley Country Club is designated PR-Private Recreation, but is zoned R-1 (Low Density Residential). Since there is no incentive to upzone it to match the Comprehensive Plan designation (PR ) the City and DLCD have agreed to consider it available for residential development. See the recommendations section of this report				
** See the recommendations section of this report.				

**Residential Land Sufficiency**

The next step in the analysis of the sufficiency of residential land within Canby is to compare the demand for housing by Plan Designation (Exhibit 52) with the capacity of land by Plan Designation.

**Exhibit 52. Comparison of Capacity to Demand by Plan Designation**

Source: Buildable lands Inventory; Calculations by Canby

Plan Designation	Capacity Acres	Demand Acres	Density Assumption (DU/Net Acre)	Comparison (supply minus demand)
Low Density Residential	452	173	5.5	279
Medium Density Residential	71	62	8	9
High Density Residential	33	51	17	-18
Commercial	13.61*	1	n/a	12.61
<b>Total</b>	<b>556</b>	<b>287</b>		
*Residential is only allowed in RC, DC and HC; not CM. CM acres have been removed from this table				

The numbers in Exhibit 52 above reflect the allocation of acres from the Mixed Density Residential designation to the following designations:

LDR-99.66 acres      MDR-15 acres      HDR-12 acres

The recommendation is to remove the Mixed Density Residential designation from the Comprehensive Plan. This designation was adopted in anticipation of adopting the NE Canby Master Plan. The plan was never adopted and the Mixed Density Residential designation has never been fully explained nor defined. Therefore we are incorporating the acres into more appropriate designations for better clarity and implementation.

Exhibit 52 above, shows that Canby has sufficient land to accommodate residential development in all residential Plan Designations except for High Density Residential. See Appendix A for recommendations to address this deficit.

## APPENDIX A – RECOMMENDATIONS AND POLICY CONSIDERATIONS

The following recommendations and policy considerations are based on the results of the Canby Housing Needs Analysis.

### Comprehensive Plan Amendments:

- **Remove Mixed Density Residential designation. The new designation would be as follows:**

#### **Highway Commercial HC tax lots:**

31E 34A00501  
 31E34A00500  
 31E34A00600  
 31E3A00700  
 31E34A00802  
 31E34A00900

**Total:** Approximately 15 acres, all abutting OR99E

---

#### **Medium Density Residential MDR tax lot**

31E34A00400:

**Total:** approximately 14 acres southeast of Meadow Springs Rd

---

#### **High Density Residential HDR tax lot**

31E24A00400:

**Total:** Approximately 26 acres northwest of Meadow Springs Road

---

- **Remove Private Recreation Designation from the Willamette Valley Country Club Property and re-designate Low Density Residential LDR:**

Tax lot 31E2800100

**Total:** Approximately 152 acres

---

- **Remove Convenience Commercial (CC) designation.** There are no properties designated or zoned or designated Convenience Commercial.
- 

- **Remove Residential Commercial (RC) designation.** Re-designate all RC properties except the two tax lots noted below as per the underlying zoning.

Exception tax lots below to be re-designated HDR.

41E4D01500 and 41E4D01400

---

Canby will need additional High Density Residential to meet our anticipated future housing demands. It is usually difficult to identify land for higher density residential, but in this case we have a willing property owner. See the Buildable Lands memo for Commercial and Industrial lands for recommendations for rezoning to meet future commercial land needs. (The first three properties listed for Highway Commercial designation are willing property owners). The additional three properties all abut OR99E so it makes sense to include them so we have a contiguous Highway Commercial area. Staff may wish to contact those three property owners in advance of any future public hearing in order to determine if they would be supportive of the Highway Commercial designation for their properties.

Canby Housing Needs Analysis Appendix A

The Willamette Valley Country Club is already in the City and is zoned for low density residential (LDR). The Club could sell the property at any time and it could be redeveloped as low density housing. There is currently no incentive to rezone the land to match the Private Recreation designation on the Comprehensive Plan, so it is highly unlikely that it would ever be rezoned for Private Recreation in the future.

- Apply for grants to hire consultants to conduct an Economic Opportunity Analysis for the City. The basic land needs projection conducted by staff for commercial and industrial properties is just one part of that analysis.

### Policy Considerations

- Consider allowing duplexes outright in low density residential zone.
  - HB 2001 requires cities with population greater than 10,000 to allow duplexes in lands zoned for single-family dwellings within urban growth boundary. The other requirements of this Bill only applies to cities with populations of 25,000 people or more. As of yet there are no administrative rules for HB2001, so it is still unclear how cities are expected to implement this requirement.
- Consider allowing cottage housing in residential zones as an affordable housing option. Cottage housing is generally defined as a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site. They have gained popularity in recent years as a type of infill development on small sites within existing developed areas.
- Consider inclusionary Zoning. Require residential developments to include a range of housing types by size and price to help meet the housing needs for all age groups and income levels.
- Consider allowing very small homes (500-800 sq. ft.). They can be accommodated as Accessory Dwellings or in small home subdivisions. Detached single family dwellings are preferred by most age groups, but are not affordable to many.
- Consider reducing fees (planning fees and/or SDCs) for affordable housing developments to incentivize their construction.



## Housing Strategies Toolkit

### Locally-Controlled Funding Sources

#### Community Development Block Grants (CDBG)

- A federal program administered by Clackamas County Community Development Department. Can be used for acquisition and rehabilitation of existing affordable units as well as new construction.

#### HOME Investment Partnership Grant

- Federal funds (HUD) distributed to local governments to support homeownership and affordable housing for low and very low income families. Can be used for homeownership programs, tenant based assistance, housing rehab, new construction, site acquisition and improvements, demolition, relocation, or other necessary/reasonable activities related to developing non-luxury housing.

#### Urban Renewal/Tax Increment Finance (TIF)

*(Use limited to projects within URD boundary and maximum indebtedness of URA. Increased Indebtedness or URD boundary expansion would require approval of affected taxing agencies.)*

- Redevelopment projects, such as mixed use or infill housing developments
- Land assembly
- Historic preservation

#### General Obligation Bond

*(General Obligation Bonds are secured by the discretionary revenue of the City, including but not limited to property tax revenue and Franchise Fees. This is the revenue source used to fund many of the City's programs (including public safety and all administrative functions).)*

- Provides a stable, dedicated revenue source for affordable housing **through increased property tax rates** *(Repayment of general obligation bonds is from currently identified City revenue. Property tax increases to fund repayment are not permitted except upon voter approval. Voter approved Bonds are typically Revenue Bonds, with repayment tied to the tax increment approved by voters for the debt obligation).* Can use general fund monies on hand or can issue bonds backed by the full faith and credit of the City or pay for desired public improvements.

#### Construction Excise Tax (CET)

- Local tax assessed on new construction. The tax is assessed as a percent of the value of the improvements for which a building permit is sought, unless the project is exempted from the tax. Senate bill 1533 permits cities to adopt a construction excise tax on the value of new construction projects to raise fund for affordable housing projects. CETs may be assess on residential, commercial/industrial development, or both. The tax is limited to 1% of the permit value on residential, but uncapped on commercial/industrial construction. *(As an example, a 1% tax would impose an additional tax of \$4,500 for a residence with a \$450,000 valuation. Assuming 100 homes per year, the tax could generate \$450,000. Administration is limited to 4%, (or \$18,000), of the amount collected.)* Funds are allocated as follows:
  - 50% for developer incentives

- 35% for affordable housing projects
- 15% to Oregon Housing and Community Services for homeowner programs.

### **Development Code and Permitting Incentives**

#### **Expedited and fast Tracked land use and Building Permits**

- Expedites land use and building permits for pre-approved development types like affordable housing. *(No specific additional cost associated with this incentive)*

#### **Reduced Parking Requirements.**

- A city can adjust the parking requirements for affordable housing projects. *(Currently exists in City's downtown overlay area.)*

#### **Density/Height Bonuses for Affordable Housing**

- Allows an increase in building height and/or density for developments that include affordable housing. *(Currently available with an approved variance).*

#### **Incentives for Space-Efficient Housing**

- Create density standards that allow for certain types of housing such as cottage clusters, internal division of larger homes, duplexes, and assessor dwelling units.

#### **Affordability Requirements:**

##### **Inclusionary Zoning**

- Require or incent developers to set aside a certain share of new housing at a price affordable to people of low and middle income. *(Subject to exceptions and requirements of ORS 197.309).*

#### **Programs to fund or reduce costs for housing development or preservation:**

##### **Land Acquisition Strategy and Land Banking**

- Land banks reduce or eliminate land cost from development. Can be administered by a nonprofit or government entity. They are intended for short term ownership of land.

##### **Pre Development Assistance**

- Grants or low interest loans for pre-development activities to reduce upfront costs.

##### **Financing Building Permit and Planning Fees or System Development Charges**

- Reduce the impacts of development fees and systems development charges (SDC's) on the development cost for affordable housing by permitting payment over time. *(This program is currently available – See Bancroft Act).*

##### **Reducing or Waiving Building Permit and Planning Fees or System Development Charges.**

- Offer reduced or waived SDC's and /or Planning Fees for affordable housing developments. *(Planning fees are partially funded through user fees but primarily supported through the City's General Fund. Building Permit fees are collected and services rendered by Clackamas County - waiving building permit fees would likely result in an equivalent charge from the County to the City.*

- *System Development Charges are calculated based on a project master planning process, and the identification of long term need for infrastructure improvements. Waiver of SDCs would require the identification of alternative sources of funding for needed infrastructure.)*

#### **Grants/Loans for New Development**

- Funds to developers of affordable housing.

#### **Grants/Loans for Recapitalization or Capital repairs**

- Limited through CDBG program

#### **Property Tax Abatement Programs:**

##### **Multi-Unit Housing Tax Exemption**

- Through the multiple-unit tax exemption, a jurisdiction can incent diverse housing options in urban centers lacking in housing choices or workforce housing units. Through a competitive process, multiunit projects can receive a property tax exemption for up to ten years on the improvement value of the property. Though the state enables the program, each City has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria (return on investment, sustainability, inclusion of community space, percentage affordable or workforce housing, etc.), and program cap. The City can select projects on a case-by-case basis through a competitive process. *(Exempts a portion of property taxes otherwise collectible over a predesignated period of time on a particular project.)*

##### **Vertical Housing Tax Abatement**

This program provides a partial exemption of property taxes for multistory mixed-use housing project for 10 years. *(Canby's Hanlon Development utilized this provision). (Exempts a portion of property taxes otherwise collectible over a predesignated period of time on a particular project.)*

##### **Non-Profit Affordable Housing Property Tax Abatement**

The Oregon legislature authorizes a property tax exemption for low-income housing (60% MFI and below initially, though incomes can rise up to 80% of AMI) held by charitable, nonprofit organizations only. It can be applied for land held by a nonprofit for the purposes of affordable housing development. The exemption applies to land and improvements. Tax exemption must be applied for every year, but can continue as long as the property meets the criteria. *(Exempts a portion of property taxes otherwise collectible over a predesignated period of time on a particular project.)*

**Low Income rental Housing Property Tax Abatement**

The Oregon legislature authorizes a property tax exemption for new rental housing exclusively for low income households (60% MFI and below). Exemption lasts 20 years. Housing need not be owned or operated by a nonprofit entity. . *(Exempts a portion of property taxes otherwise collectible over a predesignated period of time on a particular project.)*

**Tax Abatement for New and Rehabilitated Multifamily Rental Housing**

Offers a full property tax abatement for up to 10 years for multifamily rental housing affordable at up to 120% of Area Median Income. City sets length of exemption based on percent of units meeting affordability criteria. . *(Exempts a portion of property taxes otherwise collectible over a predesignated period of time on a particular project.)*

**Ownership or Sale Requirement:** *(Minor administrative costs plus potential indeterminate cost associated with acquiring and/or managing property)*

**City Registry of Rental Buildings**

- A program that mandates that owners and landlords of multi-unit properties register and or license their businesses. The City can use program to watch for opportunities to preserve housing that may be sold or may see rents increase.

**Policies requiring/Incenting Purchase rights to Nonprofits or City**

- Policy that would require landlords to notify cities and/or nonprofits of the intent to sell so that the cities/nonprofits have the ability to purchase land/properties before they turn to market rate (important for NOAHs- naturally occurring affordable housing).

**Policies Requiring Notification of Expiring Contracts**

- Policy requiring that rent-regulated properties coming upon their regulatory expirations notify cities or nonprofits (again to enable cities/nonprofits to purchase the properties before they turn to market rate)

## APPENDIX B: CANBY'S HNA FRAMEWORK

### Purpose:

To provide a current factual basis of land use information to assist the City in determining if we have an adequate supply of land within our UGB, zoned appropriately, to meet anticipated residential, commercial and industrial needs for the 20 year planning horizon.

Statewide Planning Goal 10 requires us to provide a range of housing types at a range of prices to meet the projected housing needs. ORS 195.036 requires forecasts be managed by a “coordinating body” that establishes and maintains a 20 year population forecast. Clackamas County is the coordinating body for the rural area of the County (areas outside the Metro boundary).

Statewide planning Goal 9 and OAR Chapter 660, division 9 provides guidance for determining commercial and industrial needs for the 20 year planning horizon. The County has not officially coordinated an Economic Opportunities Analysis for rural areas. Canby has not conducted nor contracted for an Economic Opportunity Analysis. Staff highly recommends having an EOA completed for Canby. Staff has conducted a buildable lands inventory for commercial and industrial lands, and estimated future needs based on the Oregon Employment Department Employment Projections by Industry: 2017-2017 for Clackamas County. Canby baseline employment data was provided by Oregon Employment Department. Staff developed location quotients for Canby as way of quantifying how concentrated a particular industry is in Canby as compared to the State of Oregon and the nation. It can reveal what makes a particular region “unique” in comparison to the national average.

### The Process: (See Exhibit 1 on page 67)

The coordinated population forecast is the basis for our housing demand projections. We used the population projections provided by Clackamas County's Regional Housing Needs Analysis for 2019-2039.

Housing types were allocated based on our historic, current, and future trends in light of local, regional and national trends.

Commercial and industrial projections are based on the Oregon Employment Department's jobs forecast for Clackamas 2017-2027. The commercial and industrial lands needs projections are not part of an official Economic Opportunities Analysis (EOA). They are provided for informational purposes. Staff recommends the City apply for grants to hire a consultant to conduct an EOA for the City of Canby.

This Study is a best estimate of our anticipated land needs, as we have no way of knowing what is truly on the horizon. Studies are routinely updated in order to address unforeseen changes.

The assumptions used for this study are primarily standard assumptions used by consultants and agencies for Land Needs Studies throughout Oregon, and recommended by DLCD. Some assumptions have been modified to more accurately reflect Canby specific information.

Canby Housing Needs Analysis Appendix B



**The Basic Assumptions:**

Residential Lands. Staff determined actual average densities based on our permit database

LDR: 5.5 DUs per acre

MDR: 8 DUs per acre

HDR : 17 DUs per acre

Removed from gross acres:

**Residential**

LDR: 20% of land for infrastructure

MDR and HDR: 15% of land for multi-family development

**Constraints:** (Applied to all lands within UGB)

Wetlands

Landslide areas

Steep slopes > 25%

Lands for: Fire, public parks, public facilities, churches, schools, charitable organizations, city, county, and state owned lands.

The US Decennial Census and the American Community Survey were used throughout the Analysis. Canby has 2.75 persons per dwelling unit, and a .6 percent vacancy rate.

Persons in in group quarters: 6 percent.

Staff used the Clackamas County GIS tax lot database and verified questionable data using aerial photography and/or site visits.

**Definitions:**

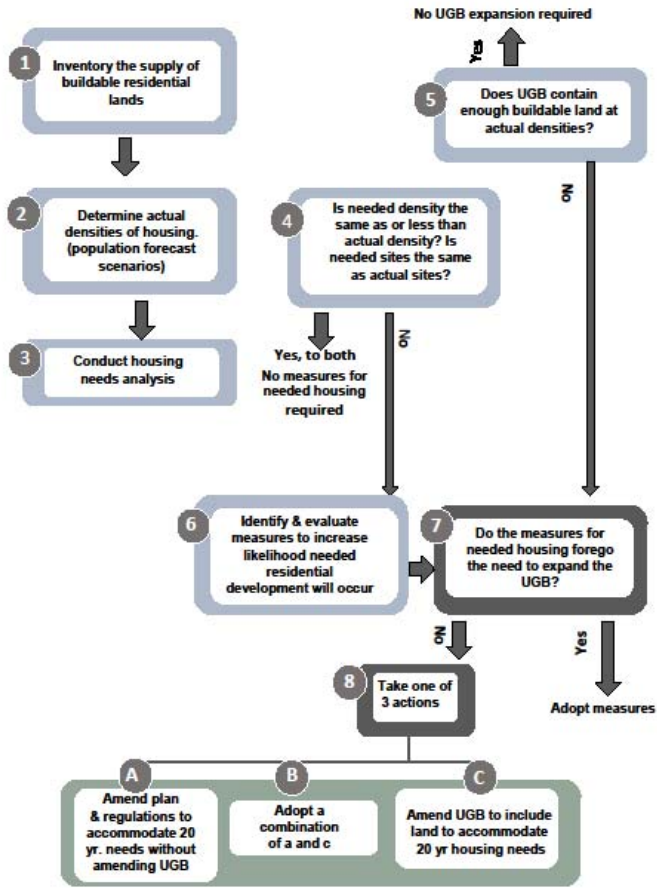
Vacant lands: Land with no structures or structures with values of \$10,000 or less.

Partially Vacant/Potentially Re-developable: Occupied by a use but contain enough land to be further subdivided without need of rezoning.

Deducted .25 acre (10,890 sq. ft.) for existing house.

Developed: Developed consistent with zoning and has improvements that make it unlikely to redevelop.

Exhibit 1: Housing Needs Analysis Process



## APPENDIX C: REFERENCE MATERIALS BY CHAPTER

### Chapter 1

ORS 197.296 only applies to cities with populations over 25,000.

Government assisted housing can be any housing type listed in ORS 197.303 (a), (c), or (d).

Under the safe harbor established in OAR 660-024-0050 (2)(a), the infill potential of developed residential lots of one-half acre or more may be determined by subtracting one-quarter acre (10,890 sq. ft.) for the existing dwelling and assuming that the remainder is buildable land

### Chapter 2

OAR 660-024-0050 (2) (a): Safe harbor established that the infill potential of developed residential lots of one-half acre or more may be determined by subtracting a quarter acre (10,890 sq. ft.) for the existing dwelling and assuming the remainder is buildable land.

### Chapter 3

US Census American Community Survey

OAR 660-024-0010(6) uses the following definition of net buildable acre. "Net Buildable Acre" consists of 43,560 sq. ft. of residentially designated buildable land after excluding future rights-of-way for streets and roads.

### Chapter 4

Davis, Hibbits, & Midghal Research, "Metro Residential Preference Survey," May 2014.

The American Planning Association, "Investing in Place; Two generations' view on the future of communities," 2014.

Transportation for America, "Access to Public Transportation a Top Criterion for Millennials When Deciding Where to Live, New Survey Shows," 2014.

National Association of Home Builders International Builders, "Survey Says: Home Trends and Buyer Preferences," 2017.

Urban Land Institute, *The Case for Multi-family Housing*, 2003.

E. Zietz, *Multi-family Housing: A Review of Theory and Evidence*. Journal of Real Estate Research, Volume 25, Number 2. 2003.

C. Rombouts, *Changing Demographics of Homebuyers and Renters. Multi-family Trends*, Winter 2004. J. McIlwain, *Housing in America: The New Decade*, Urban Land Institute, 2010.

D. Myers and S. Ryu, *Aging Baby Boomers and the Generational Housing Bubble*, Journal of the American Planning Association, Winter 2008.

M. Riche, *The Implications of Changing U.S. Demographics for Housing Choice and Location in*

*Cities*, TheBrookings Institution Center on Urban and Metropolitan Policy, March 2001.

L. Lachman and D. Brett, *Generation Y: America's New Housing Wave*, Urban Land Institute, 2010.

National Association of Realtors, "National Community and Transportation Preferences Survey" Sept 2017.

Quint, Rose "Housing Preferences Across Generations" March 2016

U.S. Census Bureau, Highlights of Annual 2017 Characteristics of New Housing. Retrieved from: <https://www.census.gov/construction/chars/highlights.html>.

The Joint Center for Housing Studies Harvard University's publication "The State of the Nation's Housing 2018," (2) Urban Land Institute, "2018 Emerging Trends in Real Estate," and (3) the U.S. Census.

<http://www.pewresearch.org/fact-tank/2018/03/01/defining-generations-where-millennials-end-and-post-millennials-begin/>.

Vanleerberghe, Patricia, et al. (2017). The quality of life of older people aging in place: a literature review. *Ibid*.

Matthew Gardener, Chief Economist, Windermere Real Estate, on 2019 Housing Market: Posted March 18, 2019.

American Planning Association. Making Spaces for Tiny Houses, Quick Notes.

The 2016 Oregon Legislature, Senate Bill 1532, established a series of annual minimum wage rate increases beginning July 1, 2016 through July 1, 2022. <https://www.oregon.gov/boli/whd/omw/pages/minimum-wage-rate->

Oregon Housing and Community Services (November2018). Breaking New Ground, Oregon's Statewide Housing Plan, Draft <https://www.oregon.gov/ohcs/DO/shp/OregonStatewideHousingPlan-PublicReviewDraft-Web.pdf>

The 2016 Oregon Legislature, Senate Bill 1532, established a series of annual minimum wage rate increases beginning July 1, 2016 through July 1, 2022. <https://www.oregon.gov/boli/whd/omw/pages/minimum-wage-rate-summary.aspx>

Oregon Housing and Community Services (November2018). Breaking New Ground, Oregon's Statewide Housing Plan, Draft. <https://www.oregon.gov/ohcs/DO/shp/OregonStatewideHousingPlan-PublicReviewDraft-Web.pdf>

See <http://www.aarp.org/research>.

"Aging in Place: A toolkit for Local Governments" by M. Scott Ball.

RMLS August 2018 Market Action Report.

Pew Research Center. (March 2018). "Defining generations: Where Millennials end and post-Millennials begin" by Michael Dimock. Retrieved from: <http://www.pewresearch.org/fact-tank/2018/03/01/defining-generations-where->

The American Planning Association, "Investing in Place; Two generations' view on the future of communities."2014.

"Access to Public Transportation a Top Criterion for Millennials When Deciding Where to Live, New Survey Shows," Transportation for America.

"Survey Says: Home Trends and Buyer Preferences," National Association of Home Builders International Builders

Davis, Hibbits, & Midghal Research, "Metro Residential Preference Survey," May 2014.

U.S. Census Bureau, *Demographic Turning Points for the United States: Population Projections for 2020 to 2060*, pg. 7, [https://www.census.gov/content/dam/Census/library/publications/2018/demo/P25\\_1144.pdf](https://www.census.gov/content/dam/Census/library/publications/2018/demo/P25_1144.pdf)

Pew Research Center. *Second-Generation Americans: A Portrait of the Adult Children of Immigrants*, February 7, 2013, Appendix 8, <http://www.pewsocialtrends.org/2013/02/07/appendix-1-detailed-demographic-tables/>.

National Association of Hispanic Real Estate Professionals. *2017 State of Hispanic Homeownership Report*, 2017.

National Association of Hispanic Real Estate Professionals (2014). *2014 State of Hispanic Homeownership Report*. National Association of Hispanic real Estate Professionals (2017). *2017 State of Hispanic Homeownership Report*.

*Planning for Residential Growth: A Workbook for Oregon's Urban Areas* (June 1997). Oregon Housing and Community Services Webinar: *Understanding HB4006: New Statutory Requirements*. September 21, 2018.

Choi, Hyun June; Zhu, Jun; Goodman, Laurie; Ganesh, Bhargavi; Stochak, Sarah. (2018). Millennial Homeownership, Why is it So Low, and How Can We Increase It? Urban Institute. [https://www.urban.org/research/publication/millennial-homeownership/view/full\\_report](https://www.urban.org/research/publication/millennial-homeownership/view/full_report)

## Chapter 5

Goal 14. OAR 660-024 defines a safe harbor as "... an optional course of action that a local government may use to satisfy a requirement of Goal 14. Use of a safe harbor prescribed in this division will satisfy the requirement for which it is prescribed. A safe harbor is not the only way, or necessarily the preferred way, to comply with a requirement and it is not intended to interpret the requirement for any purpose other than applying a safe harbor within this division."

The Department of Housing and Urban Development's guidelines indicate that households paying



more than 30% of their income on housing experience “cost burden,” and households paying more than 50% of their income on housing experience “severe cost burden

OAR 660-024-0010(6) uses the following definition of net buildable acre. “Net Buildable Acre” “...consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.

Oregon Housing and Community Services, Oregon Manufactured Dwelling Park Directory, <http://o.hcs.state.or.us/MDPCR Parks/ParkDirQuery.jsp>

ORS 90.645 regulates rules about closure of manufactured dwelling parks. It requires that the landlord must do the following for manufactured dwelling park tenants before closure of the park: give at least one year’s notice of park closure, pay the tenant between \$5,000 to \$9,000 for each manufactured dwelling park space, and cannot charge tenants for demolition costs of abandoned manufactured homes.

## Chapter 6

Goal 10: Housing, <https://www.oregon.gov/lcd/OP/Documents/goal10.pdf>

ORS 197.296, [https://www.oregonlegislature.gov/bills\\_laws/ors/ors197.html](https://www.oregonlegislature.gov/bills_laws/ors/ors197.html)

OAR 660-008-0005(4)

OAR 660-008,  
<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3058>

Goal 14: Urbanization, <https://www.oregon.gov/lcd/OP/Pages/Goal-14.aspx>

## APPENDIX D. DEFINITIONS

**Accessory Dwelling Unit (ADU):** A small living space located on the same lot as a single-family house.

**Buildable Lands Inventory (BLI):** An assessment of the capacity of land within the city's Urban Growth Boundary to accommodate forecasted housing and employment needs.

**Buildable Residential Land:** Includes land that is designated for residential development that is vacant and part-vacant and not constrained by existing buildings or environmental issues.

**Constrained land:** Land that is unavailable for future net new residential development based on one or more factors, such as environmental protections, public lands, floodplains, or steep slopes.

**Cost Burdened:** Defined by US Department of Housing and Urban Development (HUD) as households who spend over 30% of their income on housing.

**Cottages:** Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

**Density:** Defined by the number of housing units on one acre of land.

**Development density:** Expected number of dwelling units (per acre) based on current zoning designations.

**Family:** A group two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together.

**High Density:** Lots with the average density of 12+ dwelling units per acre. Best suited for multifamily housing such as apartments and condos.

**Housing Needs Analysis (HNA):** The Housing Needs Analysis consists of four distinct reports that analyze the state of housing supply, housing affordability issues and the City's ability to meet projected housing demand going into 2040.

**Housing Unit (or Dwelling Unit):** A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other person in the structure and there is direct access from the outside or common hall.

**Household:** Consists of all people that occupy a housing unit.

**HUD:** Acronym for US Department of Housing and Urban Development, the federal agency dedicated to strengthening and supporting the housing market.

**Low Density:** Lots with the average density of 4.5-5.5 dwelling units per acre. Best suited for family housing such as single family detached homes.

**Manufactured Housing:** is a type of prefabricated home that is largely assembled on site and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet in size, usually with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

**Manufactured Home Park (or mobile home park):** a local zoning designation that is specifically intended to address demand for this housing type. OAR chapter 813, division 007 is adopted to implement section 9, chapter 816, Oregon Laws 2009, and sections 2, 3 and 4, chapter 619, Oregon Laws 2005, as amended by sections 10 to 12, chapter 816, Oregon Laws 2009, and sections 19, and 21, chapter 503, Oregon Laws 2011 for the purpose of regulating manufactured dwelling parks.

**Median Family Income (MFI):** The median sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

**Medium Density:** Lots with the average density of 8 dwelling units per acre. Best suited for small lot housing such as single family attached, townhomes, plexes and cottages.

**Multi-Family Housing:** 3 or more dwelling units on a single lot.

**Oregon Administrative Rules (OAR):** Administrative Rules are created by most agencies and some boards and commissions to implement and interpret their statutory authority. Every OAR uses the same numbering sequence of a three-digit chapter number followed by a three-digit division number and a four digit rule number. For example, Oregon Administrative Rules, chapter 166, division 500, rule 0020 is cited as OAR 166-500-0020. ([oregon.gov](http://oregon.gov))

**Partially vacant land:** Unconstrained land that has some existing development, but can be subdivided to allow for additional residential development.

**Plexes and Apartments:** Multiple units inside one structure on a single lot. Usually each unit has its own entry.

**Severely Cost Burdened:** Defined US Department of Housing and Urban Development (HUD) as households who spend over 50% of their income on housing.

**Single Family Attached:** Dwelling units that are duplexes without a subdividing property line between the two to four housing units. "Attached" duplexes require a single building permit for both dwelling units. The "attached" units would be addressed with one numerical street address for the overall structure with separate alpha-numeric unit numbers for each dwelling.

**Single Family Detached:** Free standing residential building, unattached, containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family.

**Townhome (also known as row house, etc.):** Attached housing units, each on a separate lot, and each with its own entry from a public or shared street or common area.

**Urban Growth Boundary (UGB):** Under Oregon law, each of the state's cities and metropolitan areas has created an urban growth boundary around its perimeter – a land use planning line to control urban expansion onto farm and forest lands. Canby adopted its UGB in 1984.

**Vacant housing unit:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

**Vacant land:** Vacant land identified within the local buildable land inventory that is not developed and unconstrained for future planned residential development

## APPENDIX E: WHERE CANBY RESIDENTS ARE EMPLOYED

Source: US Census on the Map

<u>City</u>	<u>Number of Employees</u>	<u>%</u>
Canby	1270	21.2
Portland	361	6.0
Woodburn	291	4.9
Oregon City	246	4.1
Molalla	165	2.8
Salem	148	2.5
Wilsonville	148	2.5
West Linn	96.6	1.6
Newberg	79	1.3
Hubbard	75	1.3
Gresham	72	1.2
Tualatin	72	1.2
Beaverton	61	1.0
Hillsboro	59	1.0
Lake Oswego	55	0.9
Tigard	54	0.9
Beavercreek	53	0.9
Milwaukie	53	0.9
Silverton	49	0.8
Vancouver	48	0.8
Sherwood	46	0.8
Keizer	45	0.8
Mulino	4	0.7
Gladstone	35	0.6
Corvallis	33	0.6
All other	2,339	39.0

Canby Housing Needs Analysis Appendix E



## APPENDIX F: 2.3% GROWTH SCENARIO

Staff forecasted a 2.3% population growth rate for the 2019-2039 planning period. The results are as follows:

18,546	29,426	10,880	59% increase
Residents in 2019	Residents in 2039	New Residents 2019-2039	2.3% AAGR

10,880 new residents translates in to 3830 additional dwelling units after subtracting persons in group quarters and accounting for the vacancy rate (see Exhibit F1 below).

To accommodate 3830 additional dwelling units, 192 DU's (on average) would need to be constructed each year during the 2019-2039 planning period.

### Exhibit F1

Forecast demand for new dwelling units in Canby UGB 2019-2039		
Source: Calculations by Canby Planning and Development		
Variable	New Dwelling Units (2019-2039)	
Change in persons		10,880
minus Change in persons in group quarters		65
equals persons in households		10,815
Average household size		2.75
New occupied dwelling units		3,933
times aggregate vacancy rate		.026
equals vacant dwelling units		102
<b>Total new dwelling units (2019-2039)</b>		<b>3,830</b>
<b>Annual average of new dwelling units</b>		<b>192</b>
* This forecast uses a 2.3% AAGR		

From 1999 through 2018, the City of Canby averaged 104 new DU's each year.

The 1.6% AAGR forecast estimates 119 DU's per year on average for the 2019-2039 planning period.

Exhibit F2 on the following page shows the assumed allocation of the forecasted dwelling units by plan designation.

**Exhibit F2: Allocation of new Dwelling Units by Plan Designation**

Comprehensive Plan Designation	Residential Plan Designation			Commercial	Total
	Low Density (5.5 /Acre)	Medium Density (8/Acre)	High Density (17/Acre)		
Dwelling Units					
Single family detached	1517	781			2,298
Single family attached	13	14	241		268
Multifamily			1138	126	1,264
<b>Total</b>	<b>1530</b>	<b>795</b>	<b>1379</b>	<b>126</b>	<b>3,830</b>

\*Allocation using a 2.3% AAGR

Source: Canby Planning and Development Department

Exhibit F3 shows the results of land supply versus demand if Canby's Average Annual Growth Rate is 2.3%. Willamette Valley Country Club's 152 buildable acres (currently zoned R-1) are included in the capacity acres as that property could be developed as low density residential at any time.

**Exhibit F3. Comparison of Supply Versus Demand**

Plan Designation	Capacity Acres	Demand Acres	Density Assumption (DU/Net Acre)	Comparison (supply minus demand)
Low Density Residential	452	278	5.5	174
Medium Density Residential	71	99	8	-28
High Density Residential	33	81	17	-48
Commercial	13.61*	2	n/a	11.61
<b>Total</b>	<b>556</b>	<b>460</b>		

\*Residential is only allowed in RC, DC and HC; not CM. CM acres have been removed from this table

Source: Canby Planning and Development



# **Draft Canby Housing Needs Analysis(HNA)**



## Regulatory Framework

Goal 10: Housing

Goal 14: Urbanization

Oregon Revised Statutes:

197. to 197.314 and 197.475 to 197.490

Oregon Administrative Rules:

660 division 8

Goal 10 and ORS 197.303 describe “needed housing” as housing types that meet the need for housing within the Urban Growth Boundary at specific price ranges and rent levels.

The following is a list of housing types which must be included:

**A**ttached single family dwelling units and multiple family housing for both owners and renters;

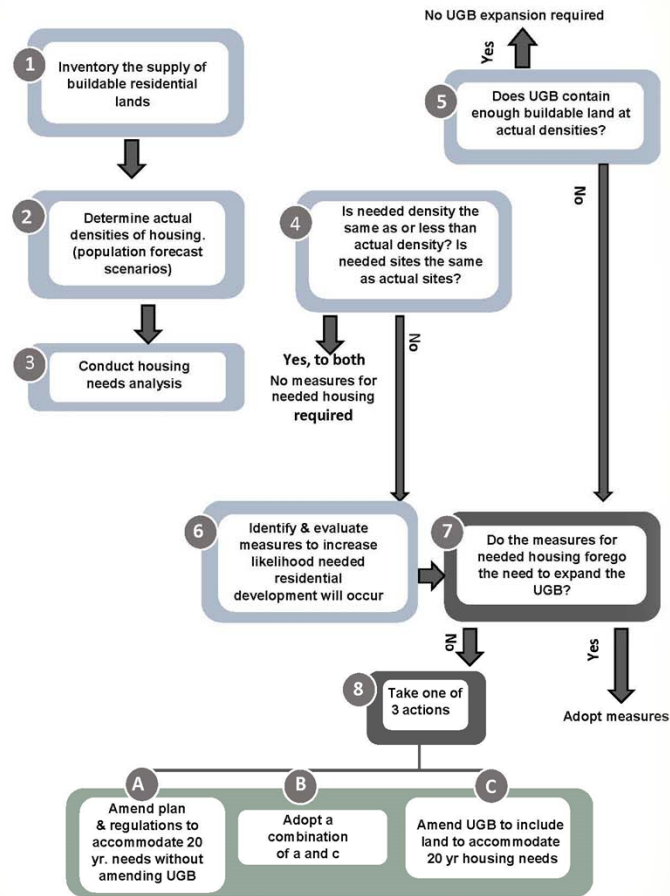
**G**overnment assisted housing;

**M**obile home or manufactured dwelling parks;

**M**anufactured homes on individual lots planned and zoned for single family residential use that are in addition to lots within designated manufactured housing parks;

**H**ousing for farm workers.

## The Process:





## Demographic Trends

### Population Changes: 1990-2017

			Change 1990 to 2017		
	1990	2017	Number	Percent	AAGR
U.S.	248,709,873	325,719,178.00	77,009,305	31%	1.0%
Oregon	2,842,321	4,141,100	1,298,779	46%	1.4%
Clackamas County	280,873	412,672	131,799	47%	1.4%
Canby	9115	16,600	7,677	85%	2.3%

- ➔ Household size remains relatively steady: 2.75
- ➔ Aging population and rise of the Millennials
- ➔ Increasing diversity
- ➔ Housing costs increasing faster than incomes= increasing cost burden for both homeowners and renters, but renters fare worse.
- ➔ Low vacancy rate
- ➔ Aging housing stock



## Demographic Trends

- ➔ Over 80% of workers living in Canby leave the city for work elsewhere, but 48% travel less than 10 miles to work.
- ➔ 72% of Canby households earn between 50% and 120% of the Clackamas County Median Family Income (MFI). These households can afford a home in Canby.
- ➔ Canby has a deficit of housing affordable to households earning between \$10,000 and \$25,000 and to households earning more than \$100,000.
- ➔ A household in Canby earning the MFI of \$81,400 can afford \$2,025 a month in rent, or a home roughly valued between \$284,000 and \$324,000.

# Demographic Trends

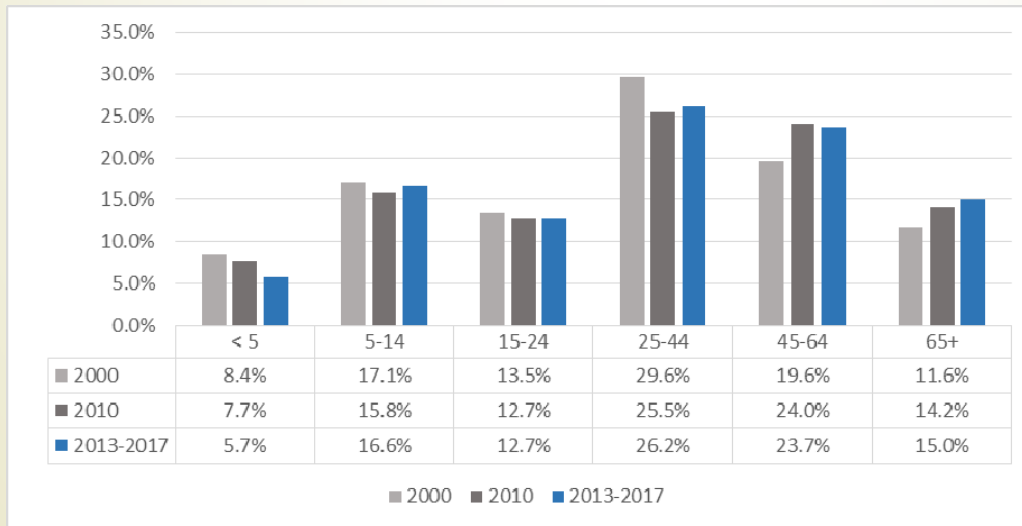
## Exhibit 17. Forecast of Population Growth, Canby UGB 2019-2039

Source: Oregon Population Forecast Program, Portland State University, Population Research Center, June 2017.

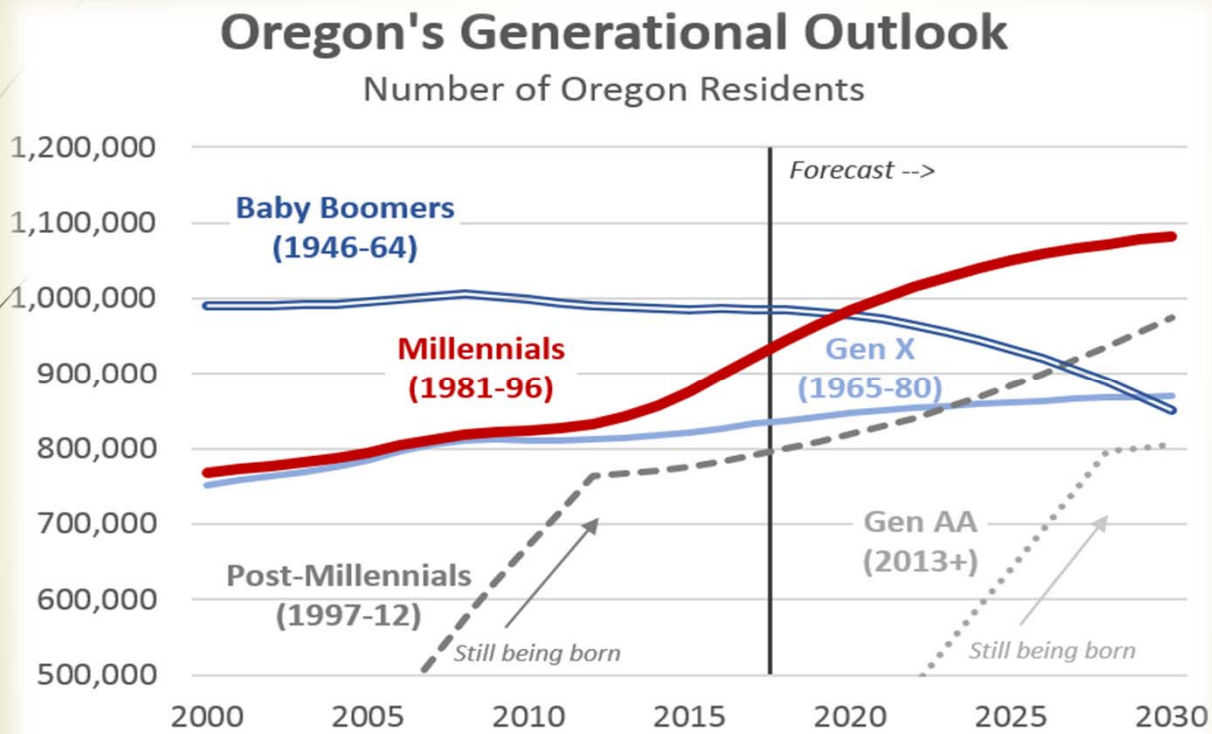
18,546	25,349	6,903	37% increase
Residents in 2019	Residents in 2039	New Residents 2019-2039	1.6% AAGR

## Exhibit 19. Population Growth by Age, Canby 2000-2013-2017

Source: Decennial Census; ACS 2013-2017 DPO5



# Demographic Trends



Source: PEW, Oregon Office of Economic Analysis

## Future Housing Needs

### Distribution of Expected New Households by Income 2019-2039

	Extremely Low Income <30% MFI	Very Low Income 30-50% MFI	Low Income 40-80% MFI	Middle Income 80-120% of MFI	High Income >120% MFI
Percent	15%	14%	24%	22%	26%
DUs	348	325	557	511	604

The assumptions about the needed mix of housing in Exhibit 47:

- o **About 60% of new housing will be single-family detached**, a category which includes manufactured housing. About 69% of Canby's housing was single-family detached in the 2013-2017 period.
- o **Nearly 7% of new housing will be single-family attached**. About 3% of Canby's housing was single-family attached in the 2013-2017 period.
- o **About 33% of new housing will be multifamily**. About 27% of Canby's housing was multifamily in the 2013-2017 period.



# Future Housing Needs

**Exhibit 47. Forecast of demand for new dwelling units, Canby UGB, 2019 to 2039**

Source: PSU; Calculations by Canby Planning and Development

Variable	New Dwelling Units (2019-2039)
Change in persons	6803
minus Change in persons in group quarters	40
equals persons in households	6763
Average household size	2.75
New occupied dwelling units	2459
times aggregate vacancy rate	.026
equals vacant dwelling units	63
<b>Total new dwelling units (2019-2039)</b>	<b>2,396</b>
Annual average of new dwelling units	119

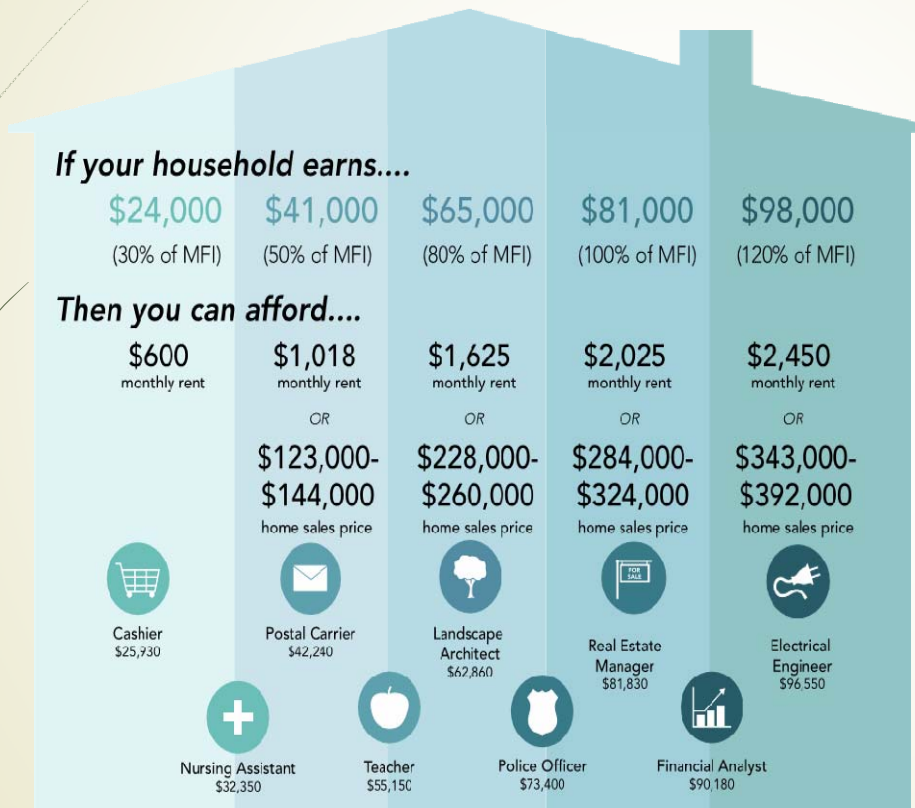
**Exhibit 48. Allocation of needed housing by housing type and plan designation, Canby UGB, 2019 to 2039**

Source: Canby Planning and Development Department

Comprehensive Plan Designation	Residential Plan Designation			Commercial	Total
	Low Density (5.5 /Acre)	Medium Density (8/Acre)	High Density (17/Acre)		
<b>Dwelling Units</b>					
<b>Single family detached</b>	<b>950</b>	<b>488</b>			<b>1438</b>
<b>Single family attached</b>	<b>8</b>	<b>9</b>	<b>151</b>		<b>168</b>
<b>Multifamily</b>			<b>711</b>	<b>79</b>	<b>790</b>
<b>Total</b>	<b>958</b>	<b>497</b>	<b>862</b>	<b>79</b>	<b>2396</b>

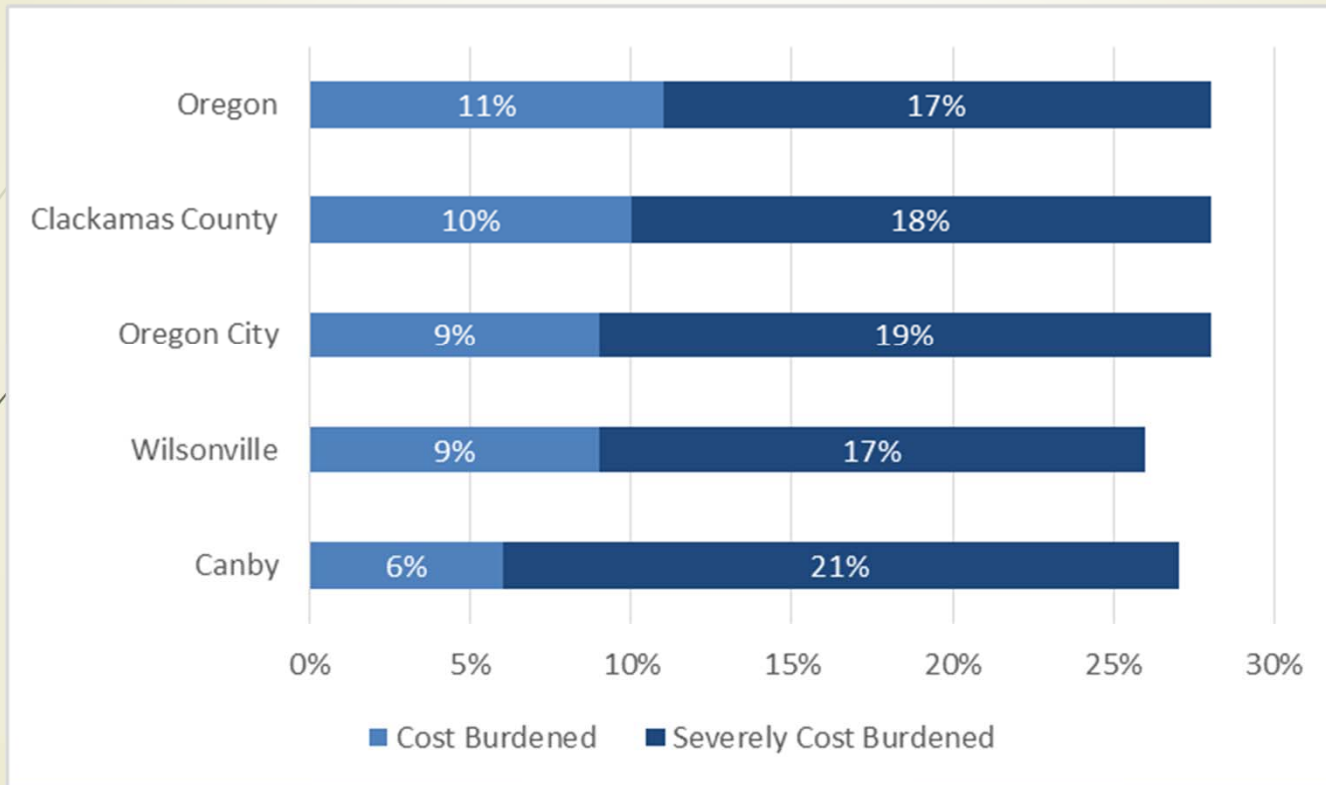
**Exhibit 43. Financially Attainable Housing By Median Family Income (MFI) for Clackamas County (\$81,400), Clackamas County, 2018**

Source: US Dep. of Housing & Urban Development 2016. US Census Bureau, 2012-2016 ACS Table 19001, Oregon Employment Department. HUD determines MFI for Clackamas County.



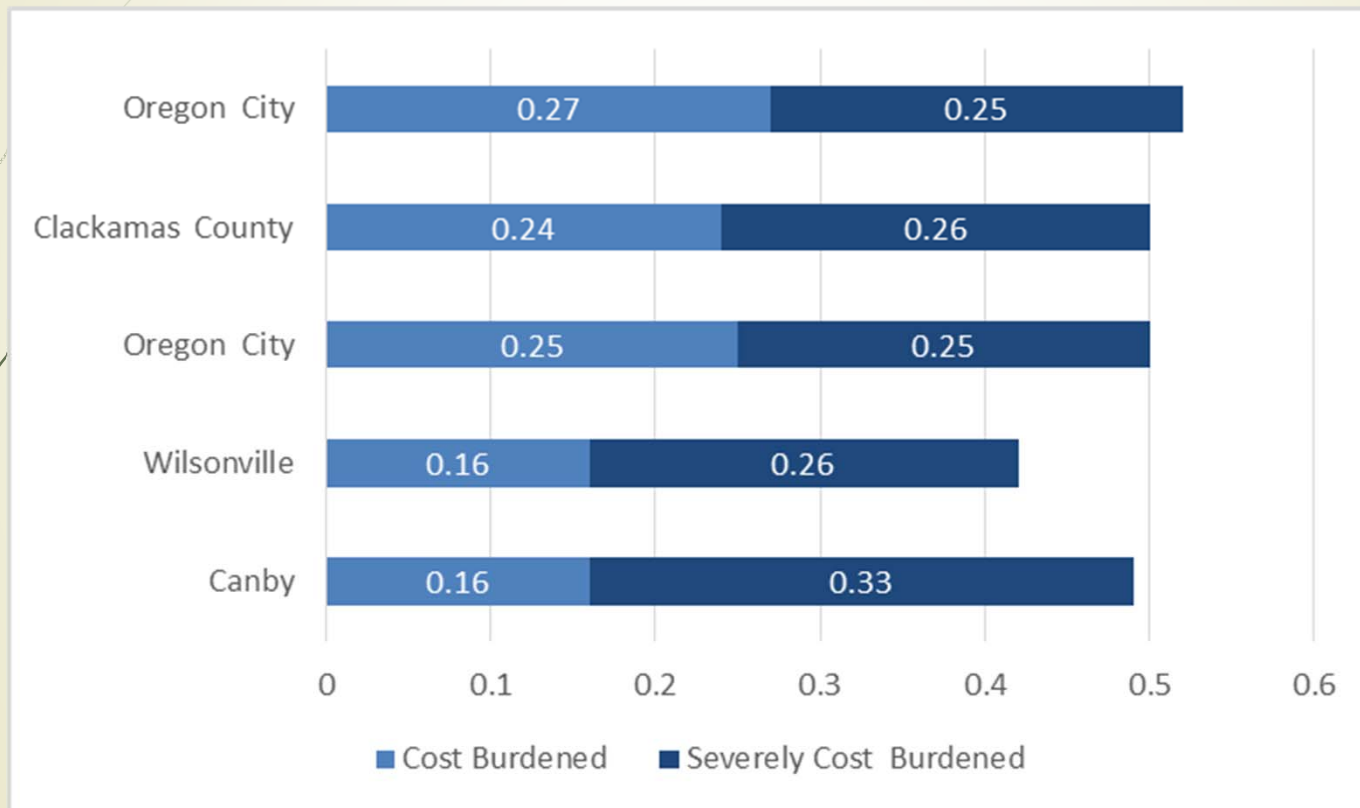
**Exhibit 38. Cost Burden Rates for Homeowners, Canby, Comparison Cities, Oregon, Clackamas County 2012-2016**

Source: ACS Tables B25091 and B25070



**Exhibit 39. Cost Burdened Rates for Renters, Canby, Comparison Cities, Oregon, Clackamas County, 2012-2016**

Source: 2012-2016 ACS Tables B25091 and B25070.



**Fair Market Rent  
for a 2 bedroom**

**2-apartment in Clackamas  
is \$1,330.**

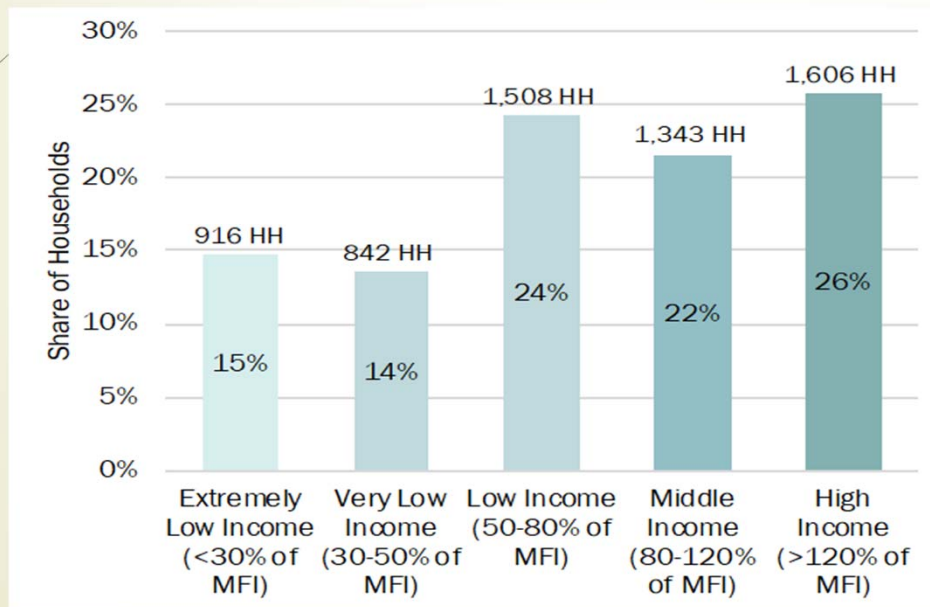
**Exhibit 41. HUD Fair Market Rent (FMR) by Unit Type,  
Clackamas County, 2018**

Source: U.S. Department of Housing and Urban Development.

<b>\$1,026</b>	<b>\$1,132</b>	<b>\$1,330</b>	<b>\$1,935</b>	<b>\$2,343</b>
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

**Exhibit 44. Share of Households, by Median Family Income (MFI) for Clackamas County,  
(\$81,400), Canby, 2018**

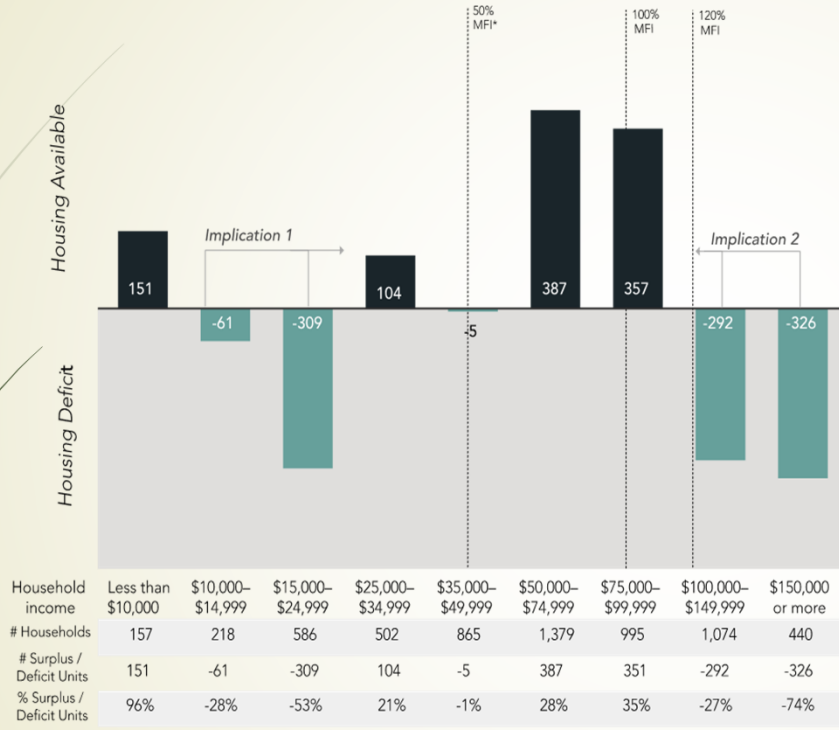
Source: U.S. Department of Housing and Urban Development, Clackamas County, 2018. U.S. Census Bureau, 2012-2016 ACS Table 19001





**Exhibit 45. Affordable Housing Costs and Units by Income Level, Canby, 2018**

Source: U.S. Census Bureau, 2012–2016 ACS. Note: MFI is Median Family Income, determined by HUD for Portland MSA.



\*Median Family Income for a family of four

**Implication 1**

Some lower-income households live in housing that is more expensive than they can afford because affordable housing is not available. These households are cost-burdened.

**Implication 2**

Some higher-income households choose housing that costs less than they can afford. This may be the result of the household's preference or it may be the result of lack of higher-cost and higher-amenity housing that would better suit their preferences.

## Capacity by Plan Designation

Plan Designation	Vacant	Partially Vacant	Total Acres	% of Total
<b>Low Density Residential (LDR)*</b>	<b>211.28</b>	<b>141.77</b>	<b>353.05</b>	<b>61.9%</b>
<b>Medium Density Residential (MDR)</b>	<b>41.97</b>	<b>28.91</b>	<b>70.88</b>	<b>12.6%</b>
<b>High Density Residential (HDR)</b>	<b>26.62</b>	<b>6.05</b>	<b>32.67</b>	<b>5.8%</b>
<b>Mixed Density Residential **</b>	<b>23.73</b>	<b>75.93</b>	<b>99.66</b>	<b>17.8%</b>
<b>Residential Commercial (RC)</b>	<b>0</b>	<b>5.08</b>	<b>5.08</b>	<b>0.9%</b>
<b>Total Acres</b>	<b>303.6</b>	<b>257.74</b>	<b>561.34</b>	
<i>Total Acres minus WVCC</i>	<i>154.1</i>		<i>407.24</i>	
<p><b>* Willamette Valley Country Club is designated PR-Private Recreation, but is zoned R-1 (Low Density Residential). Since there is no incentive to upzone it to match the Comprehensive Plan designation (PR) the City and DLCD have agreed to consider it available for residential development. See the recommendations section of this report</b></p> <p><b>** See the recommendations section of this report.</b></p>				

# Land Sufficiency

Exhibit 52: Comparison of Capacity to Demand by Plan Designation

Plan Designation	Capacity Acres	Demand Acres	Density Assumption (DU/Net Acre)	Comparison (supply minus demand)
Low Density Residential	452	173	5.5	279
Medium Density Residential	71	62	8	9
High Density Residential	33	51	17	-18
Commercial	13.61*	1	n/a	12.61
Total	556	287		

\*Residential is only allowed in RC, DC and HC; not CM. CM acres have been removed from this table

The numbers above reflect the allocation of acres from the Mixed Density Residential to the LDR, MDR, and HDR designation.

Exhibit 52 above shows that Canby has sufficient land to accommodate residential development in the all residential Plan Designations except for High Density Residential.

## Recommendations & Policy Considerations

- ➔ See Appendix A for specific Comprehensive Plan Designation Amendments
  - \* Remove the Mixed Density Residential designation
  - \* Re-designate 14 acres of Mixed Density Residential to Medium Density Residential
  - \* Re-designate 26 acres of Mixed Density Residential to High Density Residential
  - \* Re-designate 15 acres of Mixed Density Residential to Highway Commercial
  - \* Re-designate the remaining Mixed Density Residential to Low Density Residential
  - \* Re-designate Private Recreation to Low Density Residential (WVCC)
  - \* Remove Convenience Commercial Designation
  - \* Remove Residential Commercial Designation from all but the two RC taxlots noted in Appendix A, and re-designate as per current underlying.
  - \* Re-designate the two noted RC taxlots to High Density Residential

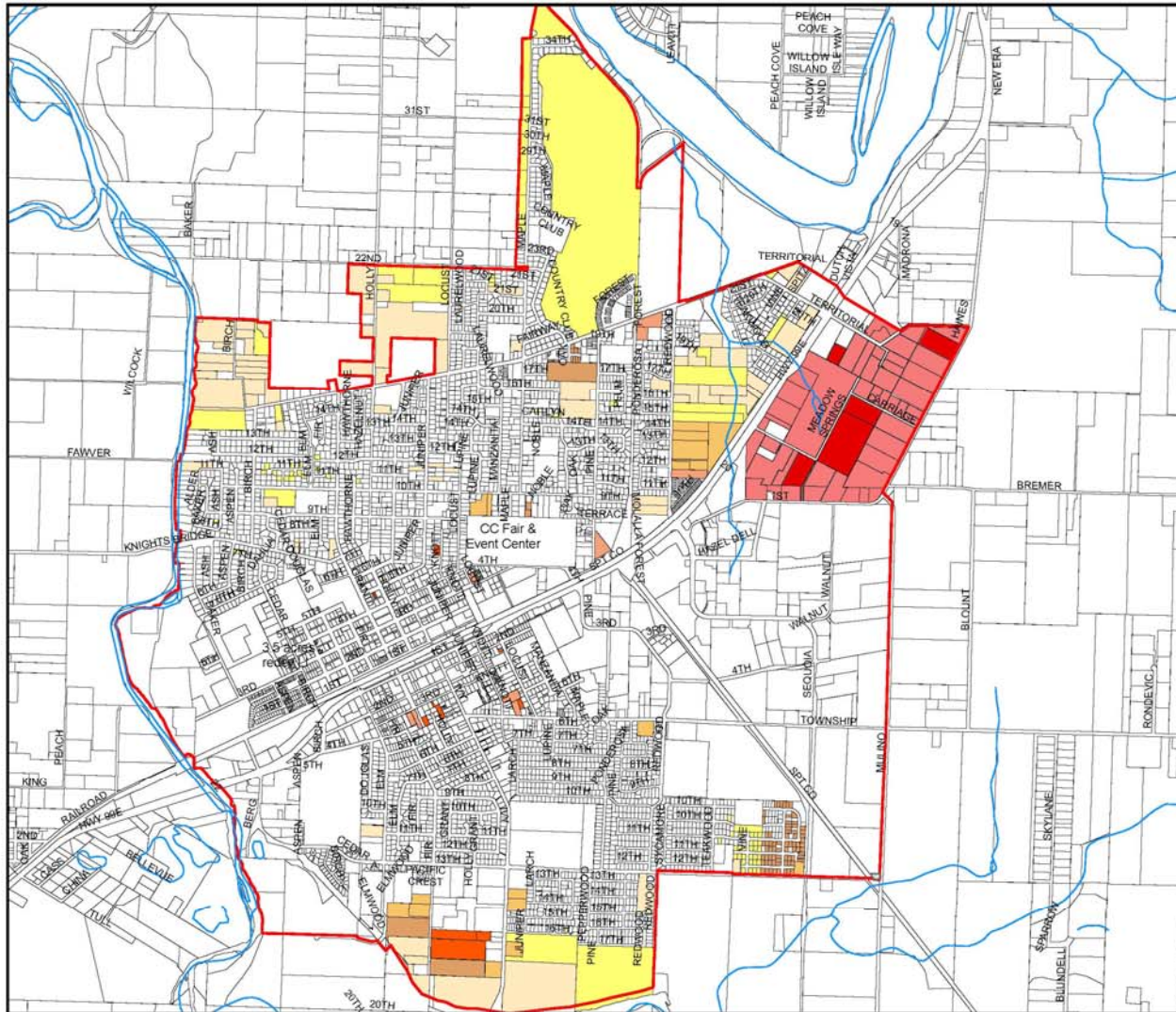












## Policy Considerations

- ➔ • Consider allowing duplexes outright in low density residential zone.
    - HB 2001 requires cities with population greater than 10,000 to allow duplexes in lands zoned for single-family dwellings within urban growth boundary. The other requirements of this Bill only applies to cities with populations of 25,000 people or more. As of yet there are no administrative rules for HB2001, so it is still unclear how cities are expected to implement this requirement.
  - Consider allowing cottage housing in residential zones as an affordable housing option. Cottage housing is generally defined as a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site. They have gained popularity in recent years as a type of infill development on small sites within existing developed areas.
  - Consider inclusionary Zoning. Require residential developments to include a range of housing types by size and price to help meet the housing needs for all age groups and income levels.
  - Consider allowing very small homes (500-800 sq. ft.). They can be accommodated as Accessory Dwellings or in small home subdivisions. Detached single family dwellings are preferred by most age groups, but are not affordable to many.
  - Consider reducing fees (planning fees and/or SDCs) for affordable housing developments to incentivize their construction.
- ➔ Use the Housing Strategies Toolkit to explore avenues to facilitate the development of a variety of housing types that is affordable to all residents of Canby.



## Vacant and Partially Vacant Residential Land In Canby UGB 2018

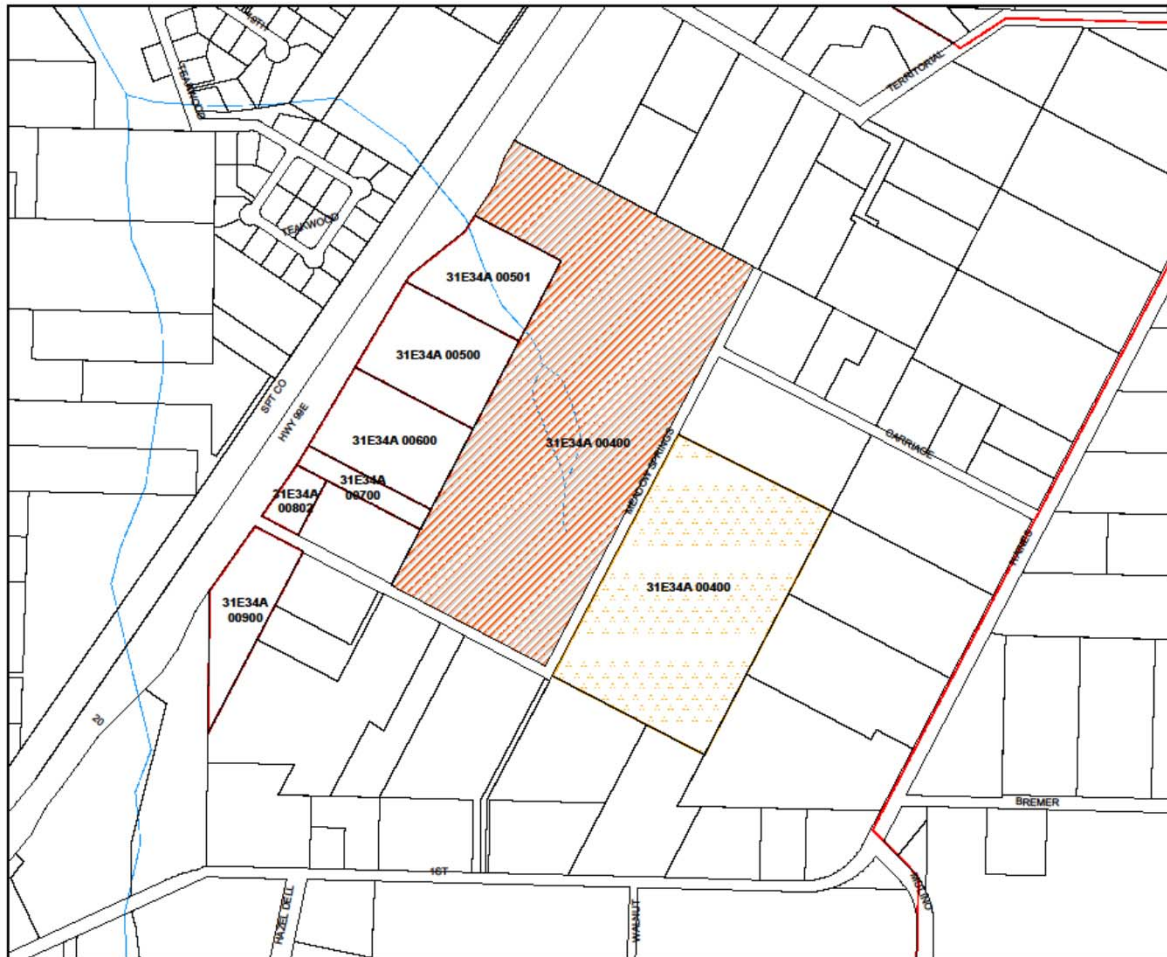


-  Streams and Rivers
-  2018 Canby UGB
-  LDR Vacant
-  LDR Partially Vacant
-  MDR Vacant
-  MDR Partially Vacant
-  HDR Vacant
-  HDR Partially Vacant
-  Mixed Vacant
-  Mixed Partially Vacant



The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.

## Potential Comp Plan Map Amendments to the Mixed Density Residential Designation

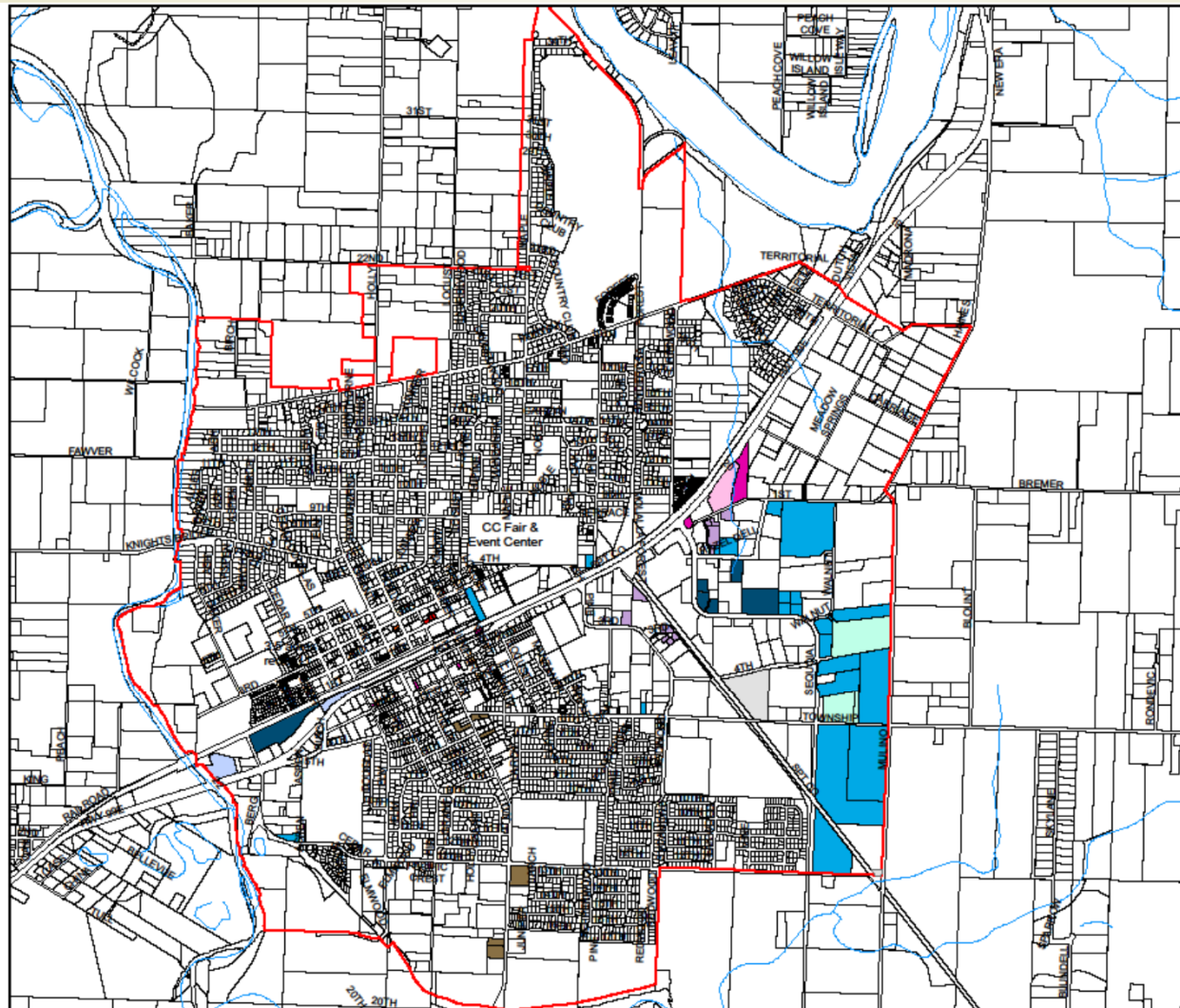


-  Mixed Density Residential to MDR
-  Mixed Density Residential to HDR
-  Mixed Density Residential to HC
-  2018 Canby UGB



The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.





### Vacant and Partially Vacant Commercial & Industrial Land In Canby UGB 2018

- 2018 Canby UGB
- Streams and Rivers
- RC Redevelopable
- DC Vacant
- DC Redevelopable
- HC Vacant
- HC Redevelopable
- CM Vacant
- CM Redevelopable
- HI Vacant
- HI Redevelopable
- LI Vacant
- LI Redevelopable



The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.

## 2.3% Growth Scenario

Staff forecasted a 2.3% population growth rate for the 2019-2039 planning period. The results are as follows:

18,546	29,426	10,880	59% increase
Residents in 2019	Residents in 2039	New Residents 2019-2039	2.3% AAGR

Forecast demand for new dwelling units in Canby UGB 2019-2039		
Source: Calculations by Canby Planning and Development		
Variable	New Dwelling Units (2019-2039)	
Change in persons		10,880
minus Change in persons in group quarters		65
equals persons in households		10,815
Average household size		2.75
New occupied dwelling units		3,933
times aggregate vacancy rate		.026
equals vacant dwelling units		102
<b>Total new dwelling units (2019-2039)</b>		<b>3,830</b>
<b>Annual average of new dwelling units</b>		<b>192</b>
* This forecast uses a 2.3% AAGR		

## 2.3% Growth Scenario

Exhibit F2: Allocation of new Dwelling Units by Plan Designation

Comprehensive Plan Designation	Residential Plan Designation			Commercial	Total
	Low Density (5.5 /Acre)	Medium Density (8/Acre)	High Density (17/Acre)		
<b>Dwelling Units</b>					
Single family detached	1817	781			2,298
Single family attached	13	14	241		268
Multifamily			1138	126	1,264
<b>Total</b>	1530	795	1379	126	3,830

Exhibit F3 shows the results of land supply versus demand if Canby's Average Annual Growth Rate is 2.3%. Willamette Valley Country Club's 152 buildable acres (currently zoned R-1) are included in the capacity acres as that property could be developed as low density residential at any time.

Exhibit F3. Comparison of Supply Versus Demand

Plan Designation	Capacity Acres	Demand Acres	Density Assumption (DU/Net Acre)	Comparison (supply minus demand)
Low Density Residential	452	278	5.5	174
Medium Density Residential	71	99	8	-28
High Density Residential	33	81	17	-48
Commercial	13.61*	2	n/a	11.61
<b>Total</b>	556	460		

\*Residential is only allowed in RC, DC and HC; not CM. CM acres have been removed from this table





# City of Canby

## **MEMORANDUM**

**DATE:** June 25, 2019

**TO:** Mayor and City Council

**FROM:** Matilda Deas, AICP, Senior Planner

**RE:** Commercial and Industrial Buildable Lands Inventory

**Issue:** Staff completed a 2019-2039 Housing Needs Analysis for the City of Canby. The Analysis Included a buildable lands inventory. Staff completed a buildable lands inventory for commercial and industrial properties concurrent with the inventory for residential housing needs,



### **Process**

The steps to complete a buildable land analysis for commercial and industrial uses are similar to the process used for the residential analysis. Staff conducted the analysis using the Clackamas County GIS taxlot database. When necessary staff validated information with aerials and/or site visits. In brief, the procedural steps are as follows:

- Identify and remove from the database:
  - Lands with slopes > 25%,
  - Lands with landslide hazards
  - Wetlands
  - Publically owned lands, including city, state, federal, churches, charitable organizations, schools, fire, parks, public facilities etc.
  - Land committed to development
- Definitions:
  - Vacant lands:** Land with no structures or with values of \$25,000 or less
  - Partially vacant lands and redevelopable lands:** Land that have structures but have excess land that could be developed. This could include land that has very old structures or structures whose values are less than the land value.

Once the database has been modified based on the process noted above, staff reduced the acres by 10% for future infrastructure. The resulting net acres become our buildable land inventory.

Staff recommends the City pursue grants to engage consultants to conduct an Economic Opportunity Analysis. That analysis would provide a wealth of information which the City could incorporate into



their Economic Development Strategies. An EOA is a very specific analysis and requires a degree of expertise in the Economic Analysis arena not currently possessed by Staff.

Staff did project future employment based on the Oregon Employment Department Economic Projections by industry for Clackamas County for the 2017-2017 period. Our baseline employment numbers for Canby were also provided by the Oregon Employment Departments LAUS program (local area unemployment (and employment) statistics). The combined Average Annual Growth Rate for all industries in Clackamas County is 1.2%. Staff applied the growth rates for specific sectors to determine a more accurate projection by sector.

To determine an estimate of future land need by projected employment per sector, staff used Metros Employment Density Study which lists employees per square foot by individual sectors based on NAICS/SIC codes. Based on the analysis staff estimates Canby will have 2,023 new employees by 2039. The City will need approximately 66 acres of buildable lands zoned for Industrial development, and 15 acres of buildable land to accommodate future commercial employment. Canby had 163 acres of buildable land zoned for Industrial and 20 acres zoned for Commercial in 2018. The Housing Needs Analysis recommendations include rezoning approximately 15 acres currently zoned Mixed Density Residential in NE Canby to Highway Commercial. This rezone should ensure sufficient land for future commercial development.

Staff completed a Location Quotient Analysis for Canby business sectors, relative to both the State of Oregon and the Nation. A location quotient (LQ) is basically a way of quantifying how concentrated a particular industry is in a Canby as compared to the State of Oregon and the Nation. It can reveal what makes a particular business in Canby “unique” in comparison to the State and/or national average. A high location quotient ( $>$  than 1.25) in a specific industry may translate into a competitive advantage in that industry for the local economy.

**Exhibit A: Historic and Projected Employment 2016-2039**

Source: Oregon Employment Department, Analysis Staff

Employment Sector	Historic %	Employment 2039	New Jobs 2039	Needed Acres
Ag & forestry	8.7	733	177	11.8
T.W.U.	3.1	239	60	4.0
Other Services	3.6	277	65	1.1
Edu & Health Services	7.5	577	140	2.4
Retail Trade	13.7	1054	252	2.7
Leisure & Hospitality	10.1	770	177	3.1
Manufacturing	20.7	1593	383	25.5
Financial Activities	3.2	246	59	0.5
Wholesale Trade	11	847	206	13.7
Information	2.8	215	53	0.9
Construction	8.6	662	158	10.5
Government	12.3	947	226	2.7
Prof. & Bus. Services	3.5	269	67	1.2
<b>Total</b>		<b>8429</b>	<b>2023</b>	

**Exhibit B: Buildable Commercial and Industrial Acres, Canby 2018**

Source: Canby Staff

	Plan Designation	Buildable Acres
C-1	DC	0.67
C-2	HC	7.86
C-M	CM	11.82
<b>Total</b>		<b>20.35</b>
M-1	LI	137.14
M-2	HI	25.83
<b>Total</b>		<b>162.97</b>

**Exhibit: C: Canby Location Quotient by Sector, US, OR, 2016**

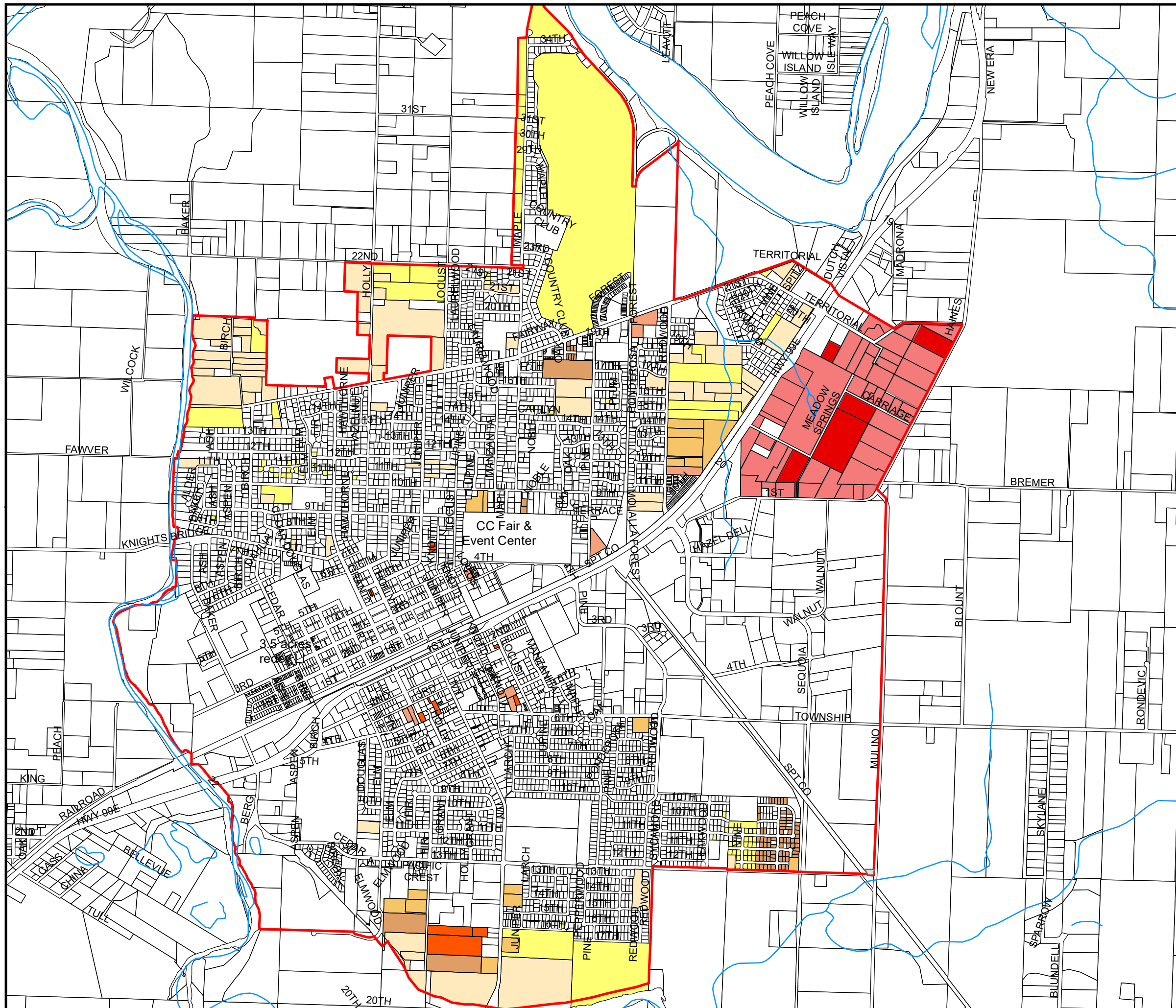
Source: Bureau of Labor Statistics, Oregon Employment Department, Analysis Staff




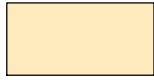






Industry Sector	Employment			Canby			Canby	
	Canby	US	Oregon	Canby	US LQ (US)	Oregon	LQ (OR)	
Ag, forestry	556	2,554,380	55,329	8.7%	1.8%	4.7	3.1%	2.8
T.W.U.	179	4,598,233	51,880	2.8%	3.3%	0.8	2.9%	1.0
Other Services	212	4,306,413	72,931	3.3%	3.1%	1.1	4.1%	0.8
Education & Health Services	437	21,078,627	251,322	6.8%	15.1%	0.5	14.1%	0.5
Retail Trade	802	15,639,034	201,998	12.5%	11.2%	1.1	11.3%	1.1
Leisure & Hospitality	593	15,094,372	191,142	9.3%	10.8%	0.9	10.7%	0.9
Manufacturing	1,210	12,290,293	185,399	18.9%	8.8%	2.1	10.4%	1.8
Financial Activities	187	7,827,069	81,020	2.9%	5.6%	0.5	4.5%	0.6
Wholesale Trade	641	5,875,265	73,689	10.0%	4.2%	2.4	4.1%	2.4
Information	162	2,753,845	33,056	2.5%	2.0%	1.3	1.8%	1.4
Construction	504	6,420,928	82,410	7.9%	4.6%	1.7	4.6%	1.7
Government	721	21,449,176	278,711	11.3%	15.4%	0.7	15.6%	0.7
Professional & Bus. Services	202	19,600,558	227,989	3.2%	14.1%	0.2	12.8%	0.2
<b>Total</b>	<b>6406</b>	<b>139,488,193</b>	<b>1,786,876</b>					

T.W.U.= Transportation, Warehousing and Utilities



# Vacant and Partially Vacant Residential Land In Canby UGB 2018



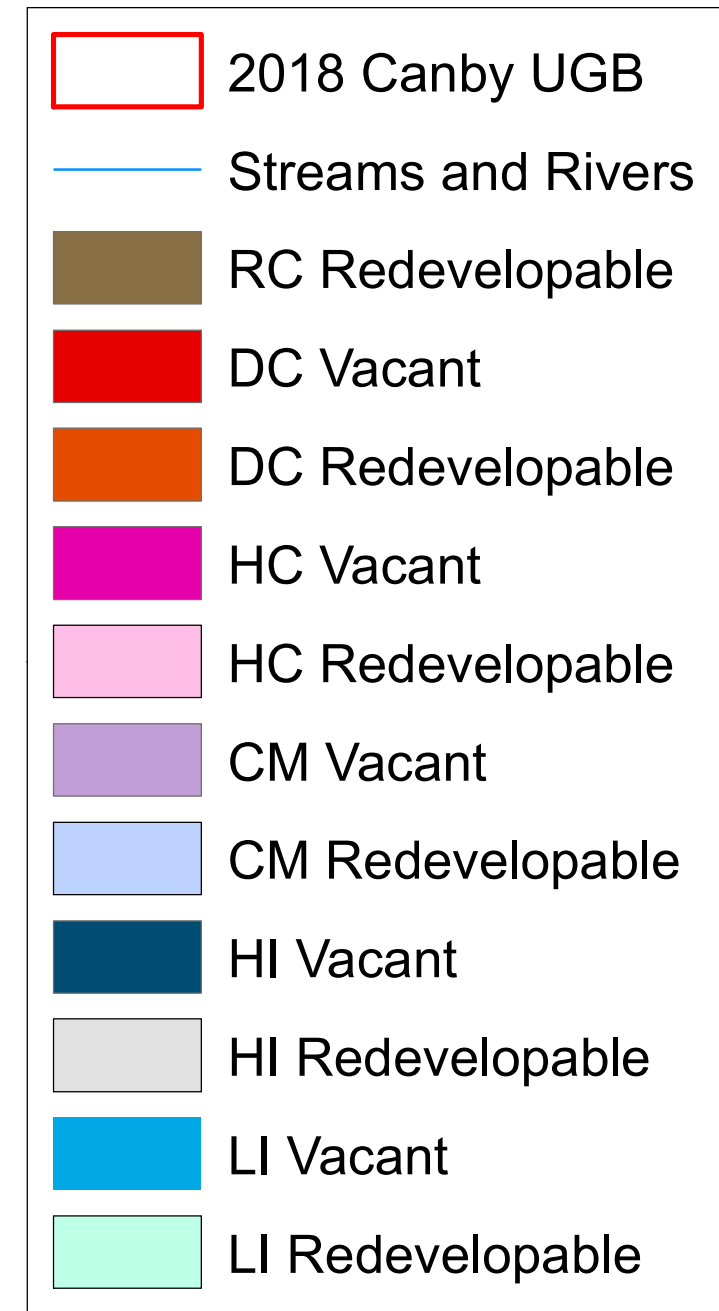
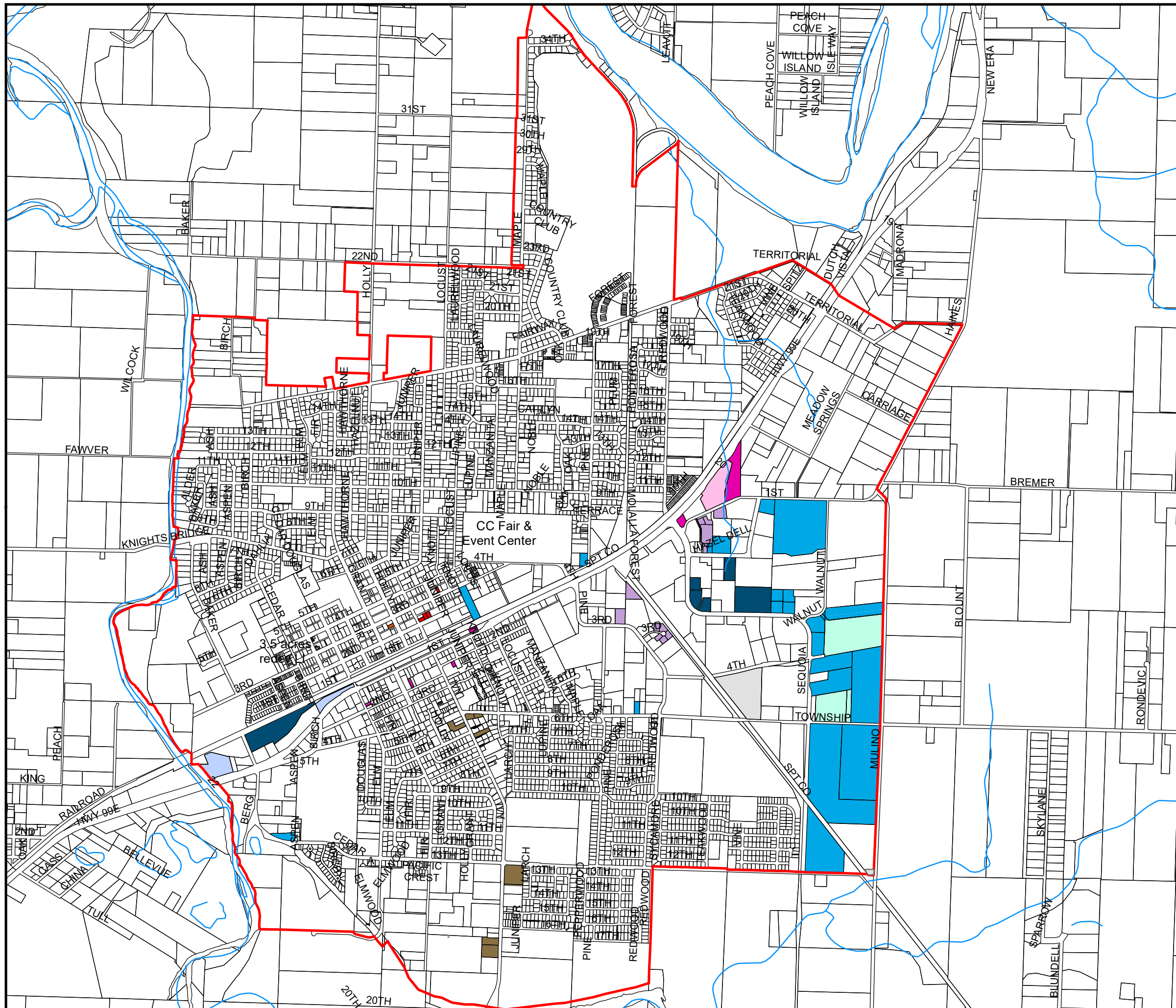
-  Streams and Rivers
-  2018 Canby UGB
-  LDR Vacant
-  LDR Partially Vacant
-  MDR Vacant
-  MDR Partially Vacant
-  HDR Vacant
-  HDR Partially Vacant
-  Mixed Vacant
-  Mixed Partially Vacant



The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.







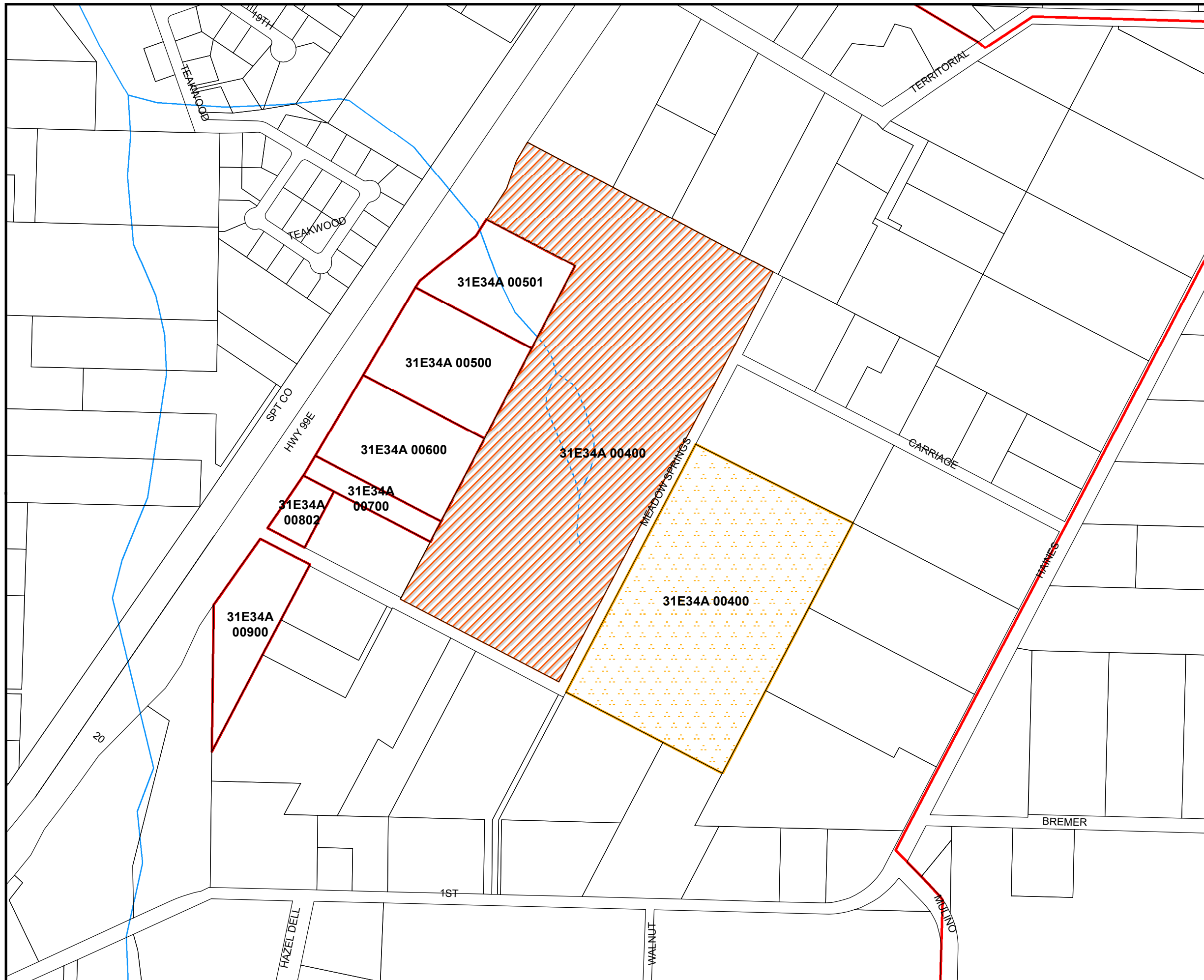
# Vacant and Partially Vacant Commercial & Industrial Land In Canby UGB 2018



The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.

# Potential Comp Plan Map Amendments to the Mixed Density Residential Designation

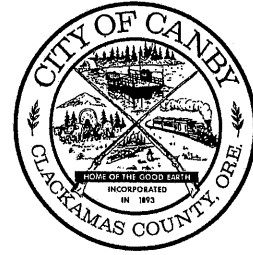
-  Mixed Density Residential to MDR
-  Mixed Density Residential to HDR
-  Mixed Density Residential to HC
-  2018 Canby UGB



The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.



# MEMORANDUM



**TO:** *Honorable Mayor Hodson and City Council*  
**FROM:** *The Canby Public Library Board*  
**DATE:** *9/18/19*  
**THROUGH:** *Rick Robinson, City Administrator*

---

Issue: **LIBRARY BOARD VACANCY – MEMBER FAILED TO ATTEND 3 CONSECUTIVE LIBRARY BOARD MEETINGS WITHOUT APPROVAL OF THE BOARD.**

Synopsis: The Canby Code of Ordinances Chapter 2.20: Public Library, Section 2.20.030 states:

“The Library Board shall consist of 5 members appointed by the City Council upon recommendation of the Board Chairperson and the City Council liaison to the Library Board.

The Canby Code of Ordinances Chapter 2.20: Public Library, Section 2.20.040 Term of office; vacancies states:

“If a vacancy occurs, the City Council shall appoint a new member to complete the unexpired term. **Any Board member failing to attend 3 consecutive Board meetings without approval of the Board chairperson may be removed by the City Council and a new member appointed to complete the unexpired term.** Library Board members serve at the pleasure of the City Council and are subject to removal at any time by the Council with or without cause.

Recommendation: Declare one position on the Library Board vacant due to an incumbent Library Board Member missing 3 consecutive Library Board meetings, and authorizing staff to post an announcement to fill the vacant position on the library board. Term would expire on June 30<sup>th</sup>, 2020.

Rationale: The continued absence of a Library Board member placing a greater burden on the remaining members.

Options: Vote to declare the position vacant and authorize staff to post the position, Or make no changes until the term for the current member expires.

Recommended: ***“I move to declare one position on the Library Board vacant due to an incumbent Library Board Member missing 3 consecutive Library Board meetings, and authorize staff to post an announcement to fill the vacant position on the library board with a term to expire on June 30<sup>th</sup>, 2020.”***

Attachments: Copy of letter to Library Board member

September 3, 2019

Dear Cameron,

Thank you for your service as a member of the Library Board during the last three years. During this time we have seen tremendous change in library services in Canby and the Board has played a significant role in their achievement. You can be justly proud of your part in this growth.

As you know, the Library Board Policy Manual (2019) requires the members of the Board to regularly attend Board meetings. Any Board member who misses three consecutive meetings without the Chair's approval may be asked by the City Council to vacate her seat on the Board (section 3.2.4). Because you have missed the last three meetings and neither Irene nor I have been able to contact you during this time, I am asking the City Council to remove you from the Board and appoint a replacement.

I certainly hope everything is all right; we've missed your smile in the meetings.

Sincerely,

Linda Warwick



**City of Canby Bi-Monthly Report  
Department: Administration  
For Months of: July & August 2019**

To: The Honorable Mayor Hodson & City Council  
From: Josh Davis, Confidential Administrative Assistant  
Prepared by: Erin Burckhard, Office Specialist II  
Through: Rick Robinson, City Administrator  
Date: September 18, 2019

---

**1. Business Licenses:**

Forty (40) new business licenses were issued during the months of July & August 2019. This compares to 40 new licenses issued during July & August 2018. Forty-nine (49) business licenses were inactivated during the months of July & August 2019. This compares to 33 inactivated during the same period in 2018. Two hundred twenty-nine (229) business license renewals were sent out, compared to 217 in 2018. The total number of businesses licensed with the City of Canby is 1,549 (1,479 at this time in 2018) of which 686 have Canby addresses (671 at this time last year).

**2. Cemetery:**

- Total property purchases recorded: July - 2, August - 5.
- Total interments recorded: July - 6, August 10.

**3. Public Records Requests:**

- Four (4) public records request were processed during July & August.

**4. Training/Meetings: None**

**5. Special Animal Permits:**

- One (1) special animal permit was issued in July & August.

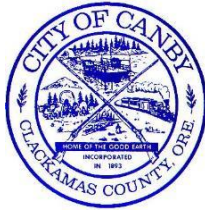
**6. Sidewalk/Park Vending Permit:**

- No Sidewalk/Park Vending Permits were issued in July & August.

**7. Liquor Licenses Processed:**

- One (1) Liquor license application was processed in July & August.





City of Canby Bi-Monthly Report  
 Department: Court  
 July and August 2019

To: The Honorable Mayor Hodson and City Council  
 From: Jessica Roberts, Municipal Court Supervisor  
 Through: Rick Robinson, City Administrator  
 Date: September 6, 2019

Canby Municipal Court has jurisdiction over all city and state law offenses committed within city limits other than felonies. These include: violations, traffic crimes, misdemeanors and City code violations. *Note: Statistic category terms outlined on page 2*

Monthly Statistics	July	August
<b>Misdemeanors</b>		
Offenses Filed	33	29
Cases Filed	23	22
Warrants Issued	14	14
<b>Misdemeanor Case Detail</b>		
Diversion/Deferred Sentence	9	8
Offenses Dismissed	9	11
Offenses Sentenced	16	6
Offenses not filed by City Prosecutor	4	3
<b>Traffic &amp; Other Violations</b>		
Offenses Filed	293	222
Cases/Citations Filed	225	162
Parking Citations Filed	7	2
<b>Traffic &amp; Other Violations Case Detail</b>		
Diversion (Good Driver Class)	21	33
Dismissal (Fix It Tickets)	12	20
Dismissed by City Prosecutor or Judge	19	6
Sentenced by Judge	62	28
Handled by Violations Bureau	95	71
Guilty by Default	67	52
<b>Traffic and Criminal Trials</b>		
Court Trial (Misdemeanor)	0	0
Jury	0	0
Traffic Trial	9	3
Defendant Accounts referred to Collections	\$45,006.68	\$57,461.25
Fines & Surcharges Collected	\$49,919.03	\$49,487.14

**Explanation of terms:**

1. Difference between Offenses Filed vs. Cases Filed
  - Multiple offenses (charges) can be filed on any one defendant from a single traffic stop or arrest.
  - Offenses filed reflects this number. Cases filed (also called docket numbers) refers to a single defendant's matter before the court.
2. Offenses not filed by City Prosecutor. Crimes cited by the police department go to the city prosecutor for review. At times those charges are not filed on against the defendant at the determination of the City Prosecutor.
3. Guilty by Default. When a defendant does not appear or contact the court on their scheduled court date a defaulted conviction is entered against them on the following Wednesday. A court clerk processes the default convictions.
4. The Violations Bureau applies to traffic violations only.

Under the Judge's authority, court clerks can accept pleas, offer a deferred sentence program (if qualified) and set a payment plan. Where a crime is charged, a court appearance before the judge is mandatory.

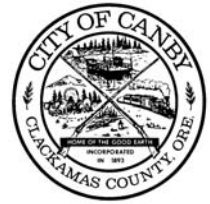
If a defendant qualifies, the clerks can offer an option to participate in an informative driving education course for a fee to the court. If there are no convictions during the following two months, the case will be dismissed.

Current programs and to qualify:

- Good Drivers Program (no prior traffic convictions in the last five years and no further convictions for 60 days)
- 1st Offender – Traffic violation (if under the age of 18)
- 1st Offender - Minor in Possession of Alcohol/Marijuana citation

5. Fix It Citations

The court offers a Fix It program, which allows the defendant to have a citation dismissed if an issue with their vehicle, registration or license is fixed. There is a \$50 dismissal fee owed for each fixed violation. This is reflected in the traffic violations dismissed statistic.



## MEMORANDUM

**TO:** *Honorable Mayor Hodson and City Council*  
**FROM:** *Jamie Stickel, Economic Development Director*  
**THROUGH:** *Rick Robinson, City Administrator*

**RE:** *CITY COUNCIL BI-MONTHLY REPORT for July and August 2019*

### Economic Development Updates:

The following projects are funded through Urban Renewal.

**Former Canby Library Redevelopment:** The City of Canby held a kick off meeting on Wednesday, July 17<sup>th</sup> with LRS Architects and DCI Engineering at the former Canby Public Library building, located at 292 N Holly Street. The City intends to create a space aimed at small businesses with a public market with office space. During the meeting, the architects and engineers toured the building, examined the interior and exterior, and cut holes in some of the sheet rock to determine the structure of the building. The engineers are working to determine the feasibility of the building and what upgrades – if any – are needed to ensure the building is safe and secure in the case of a natural disaster. The Canby Economic Development Department toured additional facilities to serve as inspiration for the follow up meeting with the Architects on August 30<sup>th</sup>. The businesses toured were: Flipside Bar & Carts, Portland Mercado, and Pine Street Market. LRS Architects provided a questionnaire to help narrow down the design elements within the City’s vision. The architects are working on potential layouts and should provide the City renderings in the end of September.

### **Canby Downtown Strategic Plan:**

On Thursday, July 11<sup>th</sup>, the City of Canby held a series of small group meetings with the help of Michele Reeves, Civilis Consultants. The City is contracting with Michele Reeves to build a downtown strategic plan in downtown Canby. The three, small group meetings were focused on Downtown Business Owners, Downtown Property Owners, and Downtown Stakeholders. The meetings were well attended and focused on dialogue around current and past efforts in downtown, as well as what attendees would like to see in the future.



On Thursday, August 8<sup>th</sup> the City held the Identity Framework Workshop which is the second step in the strategic planning efforts. Michele Reeves facilitated the workshop and presentation. City staff invited downtown property owners, business owners, and stakeholders to attend the meeting. The information from the first two meetings, coupled with on the ground tours and a city-wide survey, will be presented at a final meeting on Wednesday, September 25<sup>th</sup> at 6:00pm. The meeting will be held at the Antonia Ballroom at 6:00pm and everyone is welcome to attend.

**Strategic Investment Zone:** The City of Canby has been working with Clackamas County and Columbia Distributing on its planned use of the Strategic Investment Zone. The Strategic Investment Zone is a County program aimed at large industrial developments of over \$25,000,000 or more. This Strategic Investment Zone project will be a first of its kind for both the City of Canby, as well as Clackamas County.

***Clackamas County Partners Roundtable*** – Clackamas County Business and Economic Development hosts regular, quarterly meetings for the Economic Development and Main Street practitioners throughout the County. Clackamas County contacted Canby’s Economic Development department and asked if we would host the August 13<sup>th</sup> Partners Roundtable meeting in Canby. This meeting was the first time Clackamas County has brought their meeting out to a community as a way to highlight that community and its economic development efforts. The Economic Development Department was given 20 minutes to present on its efforts to the group. After the meeting, the partners headed to the Canby Pioneer Industrial Park and toured the facility Columbia Distributing is building on SE 1<sup>st</sup> and Walnut Street.

***Business Outreach Efforts:*** The City’s Economic Development Director routinely works with businesses in all stages of development. Businesses routinely contact the city looking for new locations, opportunities to move or expand, support from regional partners, and to become involved in various efforts throughout the City. Many of the meetings are confidential as negotiations and sensitive materials can be discussed. The City of Canby’s Economic Development Department continues to serve as a resource for businesses big and small and can be reached at (503) 266-7001.



# MEMORANDUM

**TO:** *Honorable Mayor Hodson and City Council*  
**FROM:** *Calvin LeSueur, Economic Development and Tourism Coordinator*  
**THROUGH:** *Rick Robinson, City Administrator*

**RE:** *CITY COUNCIL BI-MONTHLY REPORT*

## Economic Development and Tourism Updates

### *Promotion*

- **Canby Independence Day Celebration** - The 2019 Canby Independence Day celebration was held on Thursday, July 4. This year's festivities welcomed approximately 12,000 citizens and visitors to downtown Canby. The Independence Day Celebration includes a parade at 10 AM, car show, over 80 vendors around Wait Park, live music by four bands, beer garden, free children's activities and more. Planning efforts included partnering with community organizations and businesses, finding volunteers, and soliciting sponsorships.



- **Big Night Out Street Dance** – The fifth annual Big Night Out Street Dance was held on Friday, August 23rd from 6:00 – 11:00pm. This year's event featured music by 21 Turns Band from 6:00 – 8:00pm and the Kurt Van Meter Band from 8:00 – 11:00pm. Local businesses sold food and beverages. The event also featured free children's activities, a "dance-off" coordinated by the Canby Now Podcast, entertainment from Circus Cascadia, bouncy houses and an arcade truck. The Big Night Out serves as the kickoff party for Canby's Big Weekend.



- **Canby's Big Weekend marketing** – Utilizing a \$2,520 grant from Mt. Hood Territory, Advertising was placed and a logo was developed for Canby's Big Weekend. This logo will be used for years in promoting Canby's multi-event weekend with great tourism potential (see below for final images).





Canby, OR  
*The Garden Spot*

**CANBY'S BIG WEEKEND**

**Friday, August 23**  
Big Night Out Street Dance ft. Kurt Van Meter

**Saturday, August 24**  
Canby Dahlia Run  
25<sup>th</sup> Annual Cutsforth's "Cruise in" by the Park  
Swan Island Dahlias Annual Dahlia Festival

**Sunday, August 25**  
Swan Island Dahlias Annual Dahlia Festival

visitcanby.com

**Organization**

- **Comprehensive Historic Preservation Plan** – On July 25<sup>th</sup>, a kickoff meeting was held with members of the Heritage and Landmarks Commission and the consultants from Northwest Vernacular Architecture to begin a yearlong project that will result in a comprehensive historic preservation plan to guide the City’s preservation efforts for the next 15-20 years.
- **Zion Memorial Cemetery Cleanup** – The Heritage and Landmark Commission has made preparations and will be hosting a cemetery marker cleaning on September 21 from 10:30am – 12:30pm. This is funded in part with a \$3,600 grant from Oregon Parks and Recreation Department (Awarded on June 13, 2019).
- **Tourism Plan** – Working with Lookout Co. & Destination Management Advisors, several workshops with local tourism stakeholders have been facilitated in working towards Canby’s Tourism plan, which will be presented to City Council on September 18.



**Join Us!**  
Saturday, September 21, 2019 | 10:30am – 12:30pm

**Zion Memorial Cemetery  
Historic Marker Cleaning**  
2010 SE Township Road

Once again, the Canby Heritage and Landmark Commission is holding a grave marker cleaning event. Help us continue our work with the Oregon Commission on Historic Cemeteries as we uncover artwork and inscriptions, preserve the markers and prolong their life.

Gloves, tools and cleaning supplies will be provided to all volunteers.

To register, please contact: Judi Jarosh 503-887-3047 or jnjarosh@msn.com

**Economic Vitality**

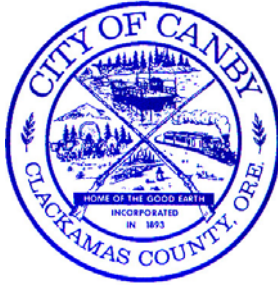
- **Old Library redevelopment** – The Economic Development department is in ongoing conversations with LRS Architects to redevelop the old library on Holly Street into a public market. LRS intends to present plans for the building by the end of September.
- **First Thursday** – First Thursday (August 1, 2019) saw unique activities and extended shopping hours from many downtown businesses participating in the goal of revitalizing

downtown. Local photographer Annie Helen Photography came down to enjoy and document the event (see photos below).



***Design***

**Canby Area Beautification** – Working with Canby Area Beautification is ongoing in assisting their work in helping Canby live up to its motto: *The Garden Spot*. The organization is successfully attracting local investment to fund their Hwy 99 planting project, which will take place in November.



## Bi-Monthly Finance Department Report

**To:** Mayor Brian Hodson & City Council Members  
**From:** Julie Blums, Finance Director  
**Through:** Rick Robinson, City Administrator  
**Covering:** July & August 2019  
**Compiled by:** Suzan Duffy

In addition to providing services and responding to inquiries from both internal and external customers, and performing the tasks listed statistically on the last page, the Finance Department reports the following items of interest this period.

- The **2019-2020 Adopted Budget** was submitted to the Secretary of State. The **annual certification of property taxes** was submitted to the County along with certification of 65 unpaid sewer accounts with significant balances that will be collected by the assessor through the tax billing process.

- A number of annual year-end journal entries have been completed and much of the **Comprehensive Annual Financial Report** (CAFR) for 18/19 has been drafted in anticipation of the final audit in September. Statistical information included in the report is being compiled. Capital asset records have been assembled for the year as well.

- The City was awarded the **Certificate of Achievement for Excellence in Financial Reporting** for the CAFR for the year ended June 30, 2018.

- **Payroll** was busy this period with implementation of new annual rates, a new Police contract requiring retroactive pay and several PERS retiree verifications.

- **Utility billing rates** were adjusted this period to increase the Parks Maintenance fee as required by ordinance and to make sewer rate adjustments to those commercial accounts that are based on water usage.

- A lot of work was done with accruals to capture **prior year revenue and expenses** for correct recording. In accounts payable, this means ensuring that payment for items received before June 30 are posted in the correct period. On the revenue side, prior year reimbursements and other funds received before August 31 are recorded manually into the prior year. Additional reconciliations of liability accounts have also been done.

- This period of the year involves a lot of transition including performing **retention on old files** and setting up new files, binders, calendars and spreadsheets for the new fiscal year.

- Finance coordinated wire transfers for two **property purchases** this period.
- Additional **cross training** in month-end processes and payroll was done this period.

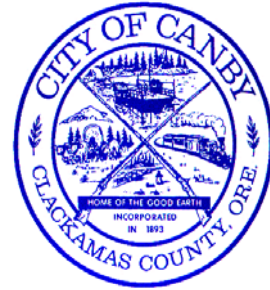
Finance staff participated in the following meetings, trainings and events this period:

- Caselle User Group Meeting
- Finance Staff Meeting
- Webinar on setting appropriate reserve balances
- City Administrator meet and greet
- Meeting with new City Councilor

**Statistics for FY 2019-2020:**

	<u>July- Aug</u>	<u>Sept - Oct</u>	<u>Nov - Dec</u>	<u>Jan - Feb</u>	<u>Mar - Apr</u>	<u>May - June</u>
<b>Accounts Payable</b>						
Invoices:	522					
Invoice entries:	1075					
Encumbrances:	19					
Manual checks:	3					
Total checks:	354					
<b>Payroll</b>						
Timesheets processed:	638					
Total checks and vouchers:	739					
New hires/separations:	7/6					
<b>Transit Tax Collection</b>						
Forms sent:	27					
Penalty & Int. notices sent:	9					
Pre-collection notices sent:	0					
Accounts sent to collections:	130					
Accounts opened/closed:	41/33					
Returns posted:	810					
<b>Utility Billing</b>						
Bills sent:	9853					
Counter payments:	206					
Accounts opened and closed:	182					
Lien payoffs:	3					
Lien payoff inquiries:	62					
Collection notices sent:	8					
Accounts sent to collections:	0					
New homes occupied:	16					
<b>General Ledger</b>						
Total Journal entries:	532					
<b>Cash Receipts Processed</b>						
Finance:	1213					
Utility:	392					

**CANBY PUBLIC LIBRARY  
BI-MONTHLY STAFF REPORT  
July - August 2019**



TO: Honorable Mayor Hodson and City Council

FROM: Irene Green, Library Director

THROUGH: Rick Robinson, City Administrator

DATE: 8-5-19

**Information**

	July 2019	August 2019	Circulation Statistics	July 2019	August 2019
Reference	917	878	Registered Borrowers*	11,267	11,426
Operational	768	737	New Library Cards	142	100
Computer Help	239	291	Number of Materials	58,132	58,436
Reader's Advisory	22	19	Monthly Circulation	24,696	24,579
Computer Passes	119	187	Materials Added	786	738
Job/resume Help	7	0	Holdings Placed	5,817	5,971
E-Book Help	8	11	Self-Check	65.6%	66%
Help In Spanish	11	3	Public Internet Sessions	1,820	1,839
Email Questions	35	28	Facebook Likes	1,073	1,095
People Counter	12,549	11,779	Downloaded Books	2,254	2,311
Mobile Print Users	30	49	Volunteer Hours	255	238
Lilac, Iris & Magnolia Study Room Use	96	100			

*Reference:* Informational questions, placing holds

*Operational:* Addressing directional/operational questions (what time do you close, where's the...)

*E-Book Help:* Instruction on downloading E-books

*Computer:* Instruction/assistance

*Readers Advisory:* Recommending books, movies, music

**(Canby Service Population = 23,984)**

\*LINCC purges expired accounts in October of each year

**Programming**

	# Adult Programs	Attendance for Adult Programs	# Teen Programs	Teen Attendance	# Children's Programs	Attendance for Children's Programs
July 2019	19	139	13	184	24	971
August 2019	18	179	12	173	20	229

**Outreach Events**

	Adult Event	Interacted With	Teen Event	Interacted With	Family Event	Interacted With	Child Event	Interacted With
July 2019	0	0	0	0	1	161	1	84
August 2019	0	0	0	0	5	587	1	353



### **Library Operations:**

- All items have been purchased for the “Library of Things”. Most are packaged and ready for cataloging. Individual pictures need to be taken of each item for the catalog. Lizzie has the huge job of cataloging all the items. LoT is expected to launch September 23<sup>rd</sup>.
- We were very sad to have three staff resign this past month. Two of our pages, John and Gricel, were able to get full-time jobs and our on-call, Adrienne who assists with our teen programs, was able to get a full-time job at the Tigard library. We will miss them!
- We were able to hire two new pages fairly quickly. We welcome Laurel Purdy and Katelyn Brasesco to our team!
- We applied to the Clackamas County Small Grant program to help us with our plan to alter the Makerspace for use by WIC. In the grant we’ve asked for funds to add an additional door, window, and partition to the Makerspace room. Grant recipients will be notified sometime in October.
- The Chromebooks now have time management software installed. Patrons must use their library card to in order to log-on to the Chromebooks. LINCC is working on a specific “acceptable use policy” for the Chromebooks.

### **Incident Reports:**

- Two people were banned from the library.
  - Christian Downs was banned for 90 days for altering a computer desktop image to that of a serial killer.
  - Joshua Jacquot was banned for 90 days for threatening a staff person.
- Someone broke into our printer vending tower and stole an unspecified amount (Est. \$38) of money. Amanda turned the security camera footage over to the police.
- A 5 year old child was left unattended in the library. Police were called.
- We had several issues with a specific patron abusing the use of the scanner and tying the printer up for other users. He repeatedly argued that it was his right despite the sign posted limiting the time allowed for scanning materials. He was warned that he would be ejected from the library if he didn’t obey to the instructions from staff to stop.

### **Library Board:**

- Library board members are scheduling meetings with each of the Board of County Commissioners to discuss the Canby/Oregon City service boundaries.
- Rick, Joe, Amanda, and Irene met with Oregon City’s manager and library director to discuss the service area boundaries.
- Library Board members will receive training on how to use the mapping tool on the US census website on September 18<sup>th</sup>.

### **Library Facilities:**

- There was an issue with the door to the library making a banging noise every few seconds. Jerry Nelzen was able to jimmy them open until the repair people came. They seem to be fine now.

### **Library District Advisory Committee (LDAC):**

- The main topic of discussion in July was the review of the annual progress report.
- No meeting in August.

### **Partnerships:**

- The library participated in the Kiwanis Kiddie Capers Parade on August 13<sup>th</sup>.
- The Women, Infants and Children Program (WIC) will have office hours in the library two days a week beginning in October. Hours will be on Tuesdays and Thursdays from 10:00-6:00 p.m.
- Clackamas County Behavioral Health will be holding a weekly parenting class on “The Incredible Years”. The class will run every Tuesday, 4:00 – 7:00 p.m., September thru December in our Magnolia Room.
- The “Living Room” (a support group for LGBT teens) has a drop-in every Monday from 4:00 – 7:00 p.m.
- Irene attended the Civic Identity workshop with Michele Reeves on August 8<sup>th</sup>.
- The library was approached by the Canby Herald to store their historical bound editions. Unfortunately we had to refer them to the Wilsonville library as we have no room.

### **Programming:**

- The summer reading program “A Universe of Stories” has wrapped –up. 843 participated.
  - 233 registered for the “Read to Me”
  - 438 registered for the “Readers”
  - 172 registered for the Teen program
  - 260 completed the Read to Me and Readers program
  - Teens are still turning in their logs
- The SRP program “Bird Man” was so successful we were ready to turn dozens of people away. After a quick phone call, the Friends agreed to pay \$400 for an additional show. This amount is in addition to their generous annual donation of \$22,000.

### **Library Tours/Outreach:**

- Jenny Storey and Irene attended Carus Back to School night. We issued 36 new library cards.
- As part of our outreach, the library is continuing to staff a booth at the Canby Farmer’s market. It’s been a great way to communicate to “non-library users” the benefits of a library card. We want to thank Britta, Jenny, Michelle, Marisa and Katherine, the staff who manned the tables in the summer heat.
- Peggy, Karen and Irene participated in the Canby’s Movers and Shakers video.
- Library volunteers and staff assisted with the Summer Food Program in Wait Park. Many thanks to Pennie Lien, Kaylee Tapia, Diana Potter, Mary Kay Saty, Christine Ehlert and Lizzie Figueroa for helping out with the lunch program this year.
  - Lunches served at Knight Elementary: 746
  - Lunches served at Wait Park: 583
  - Total across the district: 11,290

### **Friends of the Library:**

- July Book Garden Sales were: \$1,502.15
- August sales were \$1,431.54

### **Canby Public Library Foundation**

- The Foundation held their Canby Eagles Camp July 8<sup>th</sup> through the 12<sup>th</sup>. Fifteen middle schoolers attended the week long program.

- On Wednesday, October 9<sup>th</sup> the Library Foundation will hold their 3<sup>rd</sup> annual film fest of independent films. The Foundation is currently reviewing over 40 submissions.

**Volunteers:**

- The Volunteer of the Month for July was Mary Kay Saty. Mary Kay helps with the picklist and filled in as a sub for the Summer Food Program.
- The volunteer of the month for August was Mary Wintermantel. Mary does the picklist on Tuesday mornings.

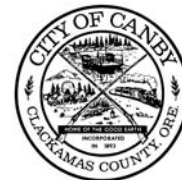
**Library Artwork:**

- The award winners of the Water Color Association of Oregon has been on display at the library the past two months.

Jul-19	Date	Friends Sponsored Yes/No	ATTENDANCE			Total Attendance At Programs	TYPE OF PROGRAM			
			Adults	Teen	Children		Adult	Teen	Children's	Family
<b>CHILDREN</b>										
Storytimes										
Toddler Time (ages 1-3)	7/3/2019	yes	7	0	11	18	0	0	1	0
Toddler Time (ages 1-3)	7/10/2019	yes	9	0	14	23	0	0	1	0
Toddler Time (ages 1-3)	7/17/2019	yes	9	0	19	28	0	0	1	0
Toddler Time (ages 1-3)	7/24/2019	yes	9	0	14	23	0	0	1	0
Toddler Time (ages 1-3)	7/31/2019	yes	9	0	11	20	0	0	1	0
SRP/Border Collies International	7/5/2019	yes	28	0	75	103	0	0	1	0
SRP/Science Matters	7/12/2019	yes	27	0	76	103	0	0	1	0
SRP/ Oregon Bird Man	7/19/2019	yes	145	0	290	435	0	0	1	0
SRP/ Penny's Puppets	7/26/2019	yes	20	0	35	55	0	0	1	0
Crafternoon	7/3/2019	yes	5	0	11	16	0	0	1	0
Crafternoon	7/10/2019	yes	6	0	17	23	0	0	1	0
Crafternoon	7/17/2019	yes	9	0	12	21	0	0	1	0
Crafternoon	7/24/2019	yes	3	0	5	8	0	0	1	0
Crafternoon	7/31/2019	yes	2	0	4	6	0	0	1	0
Discovery Room	7/3/2019	yes	1	0	3	4	0	0	1	0
Discovery Room	7/8/2019	yes	2	0	2	4	0	0	1	0
Discovery Room	7/10/2019	yes	2	0	5	7	0	0	1	0
Discovery Room	7/15/2019	yes	3	0	4	7	0	0	1	0
Discovery Room	7/17/2019	yes	4	0	5	9	0	0	1	0
Discovery Room	7/22/2019	yes	1	0	3	4	0	0	1	0
Discovery Room	7/24/2019	yes	2	0	3	5	0	0	1	0
Discovery Room	7/29/2019	yes	4	0	5	9	0	0	1	0
Discovery Room	7/31/2019	yes	1	0	3	4	0	0	1	0
<b>FAMILY</b>										
Legos at the Library	7/3/2019	no	6	0	18	24	0	0	0	1
STEAM Night	7/11/2019	yes	5	0	8	13	0	0	0	1
Family Evening	7/25/2019	yes	3	0	8	11	0	0	0	1
<b>TOTAL</b>			<b>308</b>	<b>0</b>	<b>661</b>	<b>969</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>
<b>HISPANIC FAMILY AND CHILDREN'S PROGRAMS</b>										
Spanish Storytime (for the whole family)		yes	1	0	1	2	0	0	0	1
<b>TOTAL</b>			<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>TOTAL CHILDREN'S AND FAMILY PROGRAMS</b>			<b>309</b>	<b>0</b>	<b>662</b>	<b>971</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>1</b>
<b>TEENS</b>										
TAC	7/2/2019	yes	2	3	0	5	0	1	0	0
Pizza and Ping Pong	7/3/2019	yes	0	15	0	15	0	1	0	0
Movie Snark	7/6/2019	yes	0	11	0	11	0	1	0	0
Marvel Movie Monday	7/8/2019	yes	0	7	0	7	0	1	0	0
Anime Movie Night	7/10/2019	yes	0	16	0	16	0	1	0	0
Nasa Escape Room	7/17/2019	yes	0	30	0	30	0	1	0	0
Oreo Taste Test	7/20/2019	yes	1	8	0	9	0	1	0	0
Cult Movie Classic	7/22/2019	yes	0	9	0	9	0	1	0	0
Henna Night	7/24/2019	yes	0	34	0	34	0	1	0	0
Wii Game Night	7/31/2019	yes	0	27	0	27	0	1	0	0
D & D Club	7/19/2019	yes	0	4	0	4	0	1	0	0
D & D Club	7/26/2019	yes	0	3	0	3	0	1	0	0
Photo Voice	7/16/2019	no	0	7	0	7	0	1	0	0
Photo Voice	7/23/2019	no	0	7	0	7	0	0	0	0
<b>TOTAL TEEN PROGRAMS</b>			<b>3</b>	<b>181</b>	<b>0</b>	<b>184</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>
<b>ADULT</b>										
<b>General Programs</b>										
Community Song Circle	7/13/2019	no	8	0	0	8	1	0	0	0
Adult Craft - Ceramic Coastr/trivet	7/23/2019	yes	17	0	0	17	1	0	0	0
ESL class	7/11/2019	no	4	0	0	4	1	0	0	0
ESL class	7/18/2019	no	3	0	0	3	1	0	0	0
ESL class	7/25/2019	no	3	0	0	3	1	0	0	0
Coffee With the Mayor	7/27/2019	yes	3	0	0	3	1	0	0	0
<b>Book Clubs</b>										
History Book Group	7/24/2019	no	3	0	0	3	1	0	0	0
Book Group -	7/18/2019	no	11	0	0	11	1	0	0	0
<b>Instruction Classes</b>										
Knitting and Crocheting	7/11/2019	no	6	0	0	6	1	0	0	0
Knitting and Crocheting	7/18/2019	no	2	0	0	2	1	0	0	0
Knitting and Crocheting	7/25/2019	no	4	0	0	4	1	0	0	0
<b>TOTAL</b>			<b>64</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ADULT HISPANIC PROGRAMMING</b>										
Intercambio	7/6/2019	no	5	0	0	5	1	0	0	0
Intercambio	7/13/2019	no	8	0	0	8	1	0	0	0
Intercambio	7/20/2019	no	6	0	0	6	1	0	0	0
Intercambio	7/27/2019	no	8	0	0	8	1	0	0	0
Citizenship class	7/10/2019	no	11	0	0	11	1	0	0	0
Citizenship class	7/17/2019	no	14	0	0	14	1	0	0	0
Citizenship class	7/24/2019	no	9	0	0	9	1	0	0	0
Citizenship class	7/31/2019	no	14	0	0	14	1	0	0	0
<b>TOTAL</b>			<b>75</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ADULT PROGRAMS</b>			<b>139</b>	<b>0</b>	<b>0</b>	<b>139</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALL PROGRAMS</b>			<b>451</b>	<b>181</b>	<b>662</b>	<b>1294</b>	<b>19</b>	<b>13</b>	<b>23</b>	<b>1</b>
<b>Outreach -In the Library</b>										
Library Tour/ Trost Migrant Program	7/15/2019	no	4	0	35	0	0	0	1	0
<b>TOTAL</b>			<b>4</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Outreach - Not in the library</b>										
Summer Food/book giveaway	7/30/2019	yes	25	0	59	84	0	0	1	0
Farmer's Market	7/27/2019	yes	116	0	45	161	0	0	0	1
<b>TOTAL OUTREACH</b>			<b>141</b>	<b>0</b>	<b>104</b>	<b>245</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>

Aug-19		Friends Sponsored Yes/No	ATTENDANCE			Total Attendance At Programs	TYPE OF PROGRAM			
	Date		Adults	Teen	Children		Adult	Teen	Children's	Family
<b>CHILDREN</b>										
<b>Storytimes</b>										
Toddler Time (ages 1-3)	8/7/2019	yes	8	0	16	24	0	0	1	0
Toddler Time (ages 1-3)	8/14/2019	yes	8	0	14	0	0	0	1	0
Toddler Time (ages 1-3)	8/21/2019	yes	3	0	6	9	0	0	1	0
Toddler Time (ages 1-3)	8/28/2019	yes	8	0	15	23	0	0	1	0
SRP/Reptile Man	8/2/2019	yes	32	0	68	100	0	0	1	0
SRP/Oregon Aquarium	8/6/2019	yes	10	0	23	0	0	0	1	0
SRP/Crafternoon	8/7/2019	yes	8	0	10	18	0	0	1	0
Discovery Room	8/5/2019	yes	2	0	3	5	0	0	1	0
Discovery Room	8/7/2019	yes	1	0	2	3	0	0	1	0
Discovery Room	8/12/2019	yes	2	0	4	6	0	0	1	0
Discovery Room	8/14/2019	yes	1	0	2	3	0	0	1	0
Discovery Room	8/19/2019	yes	1	0	2	0	0	0	1	0
Discovery Room	8/21/2019	yes	1	0	1	2	0	0	1	0
Discovery Room	8/26/2019	yes	1	0	1	2	0	0	1	0
Discovery Room	8/28/2019	yes	2	0	3	0	0	0	1	0
<b>FAMILY</b>										
First Thursday/Brad Clark	8/01/20019	yes	2	0	3	5	0	0	0	1
STEAM Night	8/8/2019	yes	1	1	2	4	0	0	0	1
Family Evening	8/29/2019	yes	2	0	2	4	0	0	0	1
<b>TOTAL</b>			<b>88</b>	<b>1</b>	<b>170</b>	<b>208</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>
<b>HISPANIC FAMILY AND CHILDREN'S PROGRAMS</b>										
Spanish Storytime (for the whole family)	8/3/2019	yes	1	0	2	3	0	0	0	1
Spanish Storytime (for the whole family)	8/10/2019	yes	3	0	4	7	0	0	0	1
Spanish Storytime (for the whole family)	8/17/2019	yes	2	0	3	5	0	0	0	1
Spanish Storytime (for the whole family)	8/24/2019	yes	3	0	3	6	0	0	0	1
Spanish Storytime (for the whole family)	8/31/2019	yes	5	0	8	13	0	0	0	1
<b>TOTAL</b>			<b>14</b>	<b>0</b>	<b>20</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>TOTAL CHILDREN'S AND FAMILY PROGRAMS</b>										
			<b>102</b>	<b>1</b>	<b>190</b>	<b>229</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>5</b>
<b>TEENS</b>										
Movie Snark	8/3/2019	yes	1	8	0	9	0	1	0	0
Marvel Movie Monday	8/5/2019	yes	1	14	0	15	0	1	0	0
TAC	8/6/2019	yes	2	10	0	12	0	1	0	0
Pizza and Ping Pong	8/7/2019	yes	2	34	0	36	0	1	0	0
Lego Night	8/14/2019	yes	3	17	0	20	0	1	0	0
Cult Movie Classic	8/19/2019	yes	2	12	0	14	0	1	0	0
Ice Cream Social	8/21/2019	yes	3	25	0	28	0	1	0	0
Wii Game Night	8/28/2019	yes	2	11	0	13	0	1	0	0
D & D Club	8/2/2019	yes	0	7	0	7	0	1	0	0
D & D Club	8/9/2019	yes	0	7	0	7	0	1	0	0
D & D Club	8/16/2019	yes	0	5	0	5	0	1	0	0
D & D Club	8/23/2019	yes	0	7	0	7	0	1	0	0
<b>TOTAL TEEN PROGRAMS</b>			<b>16</b>	<b>157</b>	<b>0</b>	<b>173</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>
<b>ADULT</b>										
<b>General Programs</b>										
Repair Fair	8/24/2019	no	30	0	0	30	1	0	0	0
Community Music Circle	8/10/2019	no	6	0	0	6	1	0	0	0
<b>Book Clubs</b>										
History Book Group	8/28/2019	no	5	0	0	5	1	0	0	0
Book Group -	8/15/2019	no	10	0	0	10	1	0	0	0
<b>Instruction Classes</b>										
Knitting and Crocheting	8/1/2019	no	5	0	0	5	1	0	0	0
Knitting and Crocheting	8/8/2019	no	5	0	0	5	1	0	0	0
Knitting and Crocheting	8/15/2019	no	5	0	0	5	1	0	0	0
Knitting and Crocheting	8/22/2019	no	4	0	0	4	1	0	0	0
Knitting and Crocheting	8/29/2019	no	5	0	0	5	1	0	0	0
<b>TOTAL</b>			<b>75</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ADULT HISPANIC PROGRAMMING</b>										
Intercambio	8/3/2019	no	5	0	0	5	1	0	0	0
Intercambio	8/10/2019	no	8	0	0	8	1	0	0	0
Intercambio	8/17/2019	no	9	0	0	9	1	0	0	0
Intercambio	8/24/2019	no	5	0	0	5	1	0	0	0
Intercambio	8/31/2019	no	7	0	0	7	1	0	0	0
Citizenship class	8/7/2019	no	15	0	0	15	1	0	0	0
Citizenship class	8/14/2018	no	19	0	0	19	1	0	0	0
Citizenship class	8/21/2019	no	19	0	0	19	1	0	0	0
Citizenship class	8/28/2019	no	17	0	0	17	1	0	0	0
<b>TOTAL</b>			<b>104</b>	<b>0</b>	<b>0</b>	<b>104</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ADULT PROGRAMS</b>			<b>179</b>	<b>0</b>	<b>0</b>	<b>179</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALL PROGRAMS</b>			<b>297</b>	<b>158</b>	<b>190</b>	<b>581</b>	<b>18</b>	<b>12</b>	<b>15</b>	<b>5</b>
<b>Library Tours</b>										
	None									
<b>TOTAL</b>										
<b>Outreach - Not in the library</b>										
Kiddie Kaper Parade	8/13/2019	yes	0	0	353	353	0	0	1	0
Farmer's Market	8/3/2019	yes	0	0	0	0	0	0	0	1
Farmer's Market	8/10/2019	yes	80	0	35	115	0	0	0	1
Farmer's Market	8/17/2019	yes	84	0	33	117	0	0	0	1
Farmer's Market	8/24/2019	yes	108	0	53	161	0	0	0	1
Carus Back to School Night	8/29/2019	yes	135	2	57	194	0	0	0	1
<b>TOTAL OUTREACH</b>			<b>407</b>	<b>2</b>	<b>531</b>	<b>940</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>





## **PLANNING & DEVELOPMENT SERVICES**

### **JULY-AUGUST BI-MONTHLY REPORT**

**TO:** *Honorable Mayor Hodson and City Council*

**FROM:** *Bryan Brown, Planning Director*

**DATE:** *September 6, 2019*

**THROUGH:** *Rick Robinson, City Administrator*

---

The following report provides a summary of the Planning and Development Services activities for the months of July and August, 2019. Please feel free to call departmental staff if you have questions or desire additional information about any of the listed projects or activities. This report includes planning activities, a listing of land use applications and development site plan review coordination projects for building permits.

#### **Planning Activities**

- 1. TSP Update - TGM Grant Application.** Unfortunately the City's application was not one of those chosen to participate in the Transportation and Growth Management program grant application process this year. The technical analysis necessary for a TSP update requires the assistance of a team of Traffic Engineers. The City will likely try to compete again next year. The fundamentals of our current plan are still applicable and several listed capital projects are yet to be implemented from the Plan.
- 2. Housing Needs Analysis/Buildable Land Inventory.** A joint Council and Planning Commission work session was held in July to explain the components of this guidance document, the required methodology for its preparation, and some of the findings and considerations for moving forward in assuring that the housing needs for the community are met down the road. The Planning Commission asked that the analysis include data points based on an average growth rate of 2.3% which is closer to our historic average as well as the required 1.6 % projected average growth rate for the next 20 years which comes from Portland State University who sets the population growth projection rates for each city across the state. Canby is expected to be ahead of the curve in having an updated HNA with expected adoption by the Council in September while new housing related requirements and standards are coming in the next year that will require cities to create a Housing Production Strategy which will be monitored with actual production goals to be enforced by DLCD.
- 3. RFP for Splash Park.** A firm was chosen to enter into a negotiated contract to begin design work for the splash park to be constructed in Maple Park. This much anticipated park project is to be funded with accumulated Park system development charge fees. Community input is expected in arriving at the final design plans for the facility with a target grand opening by Memorial Day next May, 2020.
- 4. Clackamas Community Prosperity Collaborative Project.** The County has taken the lead in a project to facilitate action items that can be taken to assist the disadvantaged within our own community faced with food and housing insecurity. The project is moved forward with partnerships building within the cities of Estacada, Canby and Milwaukie in August through the launch of individual "community design lab groups" designed to solicit wealth-building strategies within our own City for those less fortunate.
- 5. DLCD Technical Assistance Grant Application.** Staff began discussions pertaining to submitting a possible grant application to have an Economic Opportunity Analysis prepared for the community which is a natural next step to follow the completion of the recent Housing Needs Analysis – both which are necessary components to the eventual process of tackling an update to the City's Comprehensive Plan.

#### **LAND USE APPLICATION ACTIVITY**

**6. Pre-Application Conference(s) Submitted July 1 - August 31, 2019:**

CITY FILE #	APPLICANT	PROJECT	ADDRESS
PRA 19-10	PDX Dev/AKS Engineering	Sweland Subdivision	1268 N Redwood St
PRA 19-09	VLMK	Pacific Furniture	23849 S Mulino Rd

**7. Land Use Applications Submitted July 1 - August 31, 2019:**

CITY FILE #	APPLICANT	PROJECT	ADDRESS
ANN 18-06	City of Canby, Curt McLeod	S Township Rd Annexation	S Township Rd
CUP 19-01 DR19-01 VAR 19-02	Smartlink/Cingular Wireless	New 130' monofir Cell Tower near high school	640 SW 2nd Ave
FP 19-06	Stafford Development Co.	Beck Pond 2	S Fir St
FP 19-05	Jason & Jeannie Bristol	Tievoli Subdivision	West of 661 NW 4th Ave
TA 19-02	City of Canby	Chapter 16.08 Temp. Vendor Permit	City wide
TA 19-01 CPA 19-01	City of Canby	Chapter 16 Code Amendments	City wide

**8. Pre-Construction Conference(s) Held July 1 - August 31, 2019:**

CITY FILE #	APPLICANT	PROJECT	ADDRESS
PRC 19-10	Deniz Arac, Trammel Crow Company	SE 1st Avenue Rebuild	SE 1st Ave between Walnut and Hazel Dell Way
PRC 19-09	Jay Hinrichs	Riverside Park, Phase 1	1901 S Ivy St

**9. PC Agenda Items Reviewed July 1 - August 31, 2019:**

- Annexation of all remaining portions of SE Township Rd public right-of-way (ROW), including the portion of ROW that crosses Union Pacific Railroad crossing DOT 760205P, MP 748.30. The public ROW subject to this annexation is located between the western boundary of the Molalla Forest Road and the western boundary of Mulino Road. (ANN 18-06 SE Township Rd Annexation).
- A legislative text amendment to streamline, clarify, and update numerous sections of the Canby *Land Development and Planning Ordinance* Title 16 Canby Municipal Code (CMC). The text amendment proposal edits and updates 32 chapters and the Table of Contents from Title 16 of the Canby Municipal Code (CMC), and also amends one specific provision of the Canby Comprehensive Plan to delete Area “K” of Policy NO. 6 under Finding NO. 1 of the Buildable Lands Section. (TA/CPA 19-01 Development & Planning Ord. Title 16 CMC & Canby Comprehensive Plan – Area K).
- Use determination in an M-1 Light Industrial Use Zone for a personal mini warehouse.
- The City Council and Planning Commission met in a Joint Work Session to discuss the 2019 City of Canby Housing Needs Analysis.
- A Site and Design Review, Conditional Use Permit, and Variance applications for a 130-foot-tall stealth “monopole” telecommunications tower with antenna. The pole would be designed to resemble a fir tree and be located at 640 SW 2nd Ave. (City File# DR 19-01/CUP 19-01/VAR 19-02).

- A presentation and action to adopt the Canby Housing Needs Analysis which provides guidance to the City of Canby decision makers regarding the provision of land to meet the future housing needs.

**10. Site Plans Submitted for Zoning Conformance and Authorization for Release of County Building Permit July 1 - August 31, 2019:**

CITY FILE #	APPLICANT	PROJECT	ADDRESS
SP 19-146	Desmond Amper, LRS Architects	TI for Columbia Distributing Office Area	2525 SE 1st Ave
SP 19-145	Brumbaugh Manufactured Homes	Replace MH	1400 S Elm St, Space #83
SP 19-144	Holt Homes	SFR	2102 SE 12th Ave, Timber Park, Lot 17
SP 19-143	CIDA/Caldera Int'l	Parsons building TI	294 NW 2nd. Avenue
SP 19-142	Ivan Rangel	SFR - Townhome (Unit 4)	307 S Knott Ct
SP 19-141	Verizon Wireless	Change cell tower equipment	1239 SE 1st
SP 19-140	Kittyhawk Products	Argon Tank Equipment	301 S Redwood Street
SP 19-139	Riverside Homes	Grading/Site Work	1901 S Ivy Street
SP 19-138	Ken Hostetler Construction	Interior non-structural demolition	182 N Holly Street
SP 19-137	Wilson Arch, Jan Klimas	Alpha Scents, 10,500 SF building for mfg., research & development uses	360 S Sequoia Parkway
SP 19-136	Brian Haines	Change of use (residential to retail)	590 NW 1st Ave
SP 19-135	Storm Roof, LLC	Roof Replacement Canby Depot Museum	888 NE 4th Ave
SP 19-134	Lennar NW, Inc.	SFR	1713 S Evergreen St, Beck Pond, Lot 60
SP 19-133	Lennar NW, Inc.	SFR	1725 S Evergreen St, Beck Pond, Lot 59
SP 19-132	Lennar NW, Inc.	SFR	1737 S Evergreen St, Beck Pond, Lot 58
SP 19-131	Lennar NW, Inc.	SFR	1579 S Evergreen St, Beck Pond, Lot 28
SP 19-130	Lennar NW, Inc.	SFR	1573 S Evergreen St, Beck Pond, Lot 27
SP 19-129	Lennar NW, Inc.	SFR	1561 S Evergreen St, Beck Pond, Lot 25
SP 19-128	Ben's Heating & Air Conditioning	Replacing existing HVAC unit	113 N Elm Street
SP 19-127	ICON Construction	Sewer Hook-up	1612 & 1650 N Redwood St, Redwood Landing
SP 19-126	Nick Netter Construction	SFR	1946 SE 11th Place, Faist 8, Lot 38
SP 19-125	Holt Homes	SFR	2133 SE 11th Place, Timber Park, Lot #19
SP 19-124	Holt Homes	SFR	2103 SE 11th Place, Timber Park, Lot

			18
SP 19-123	Canby Fitness	Tenant Improvements (TI)	138 SE Hazel Dell Way, #107 & #108
SP 19-122	Holt Homes	SFR	2154 SE 12th Ave, Timber Park, Lot 15
SP 19-121	Holt Homes	SFR	1280 S Willow St, Timber Park, Lot 27
SP 19-120	Holt Homes	SFR	1254 S Willow St, Timber Park, Lot 28
SP 19-119	Holt Homes	SFR	1277 S Walnut St, Timber Park, Lot 22
SP 19-118	Holt Homes	SFR	1285 S Walnut St, Timber Park, Lot 12
SP 19-117	Holt Homes	SFR	2179 SE 11th Place, Timber Park, Lot 21
SP 19-116	Holt Homes	SFR	2137 SE 11th Ave, Timber Park, Lot 41
SP 19-115	Holt Homes	SFR	1072 S Walnut St, Timber Park, Lot 77
SP 19-114	Holt Homes	SFR	2157 SE 11th Place, Timber Park, Lot 20
SP 19-113	OCI Reimers	Organic Acres Hemp Products	138 SE Hazel Dell Way
SP 19-112	Peter Hostetler	Tenant improvement for sandwich shop	117 NW 2nd Ave, Dahlia
SP 19-111	Doug Tyler for Linda Henry	Replace 2-Story Deck	468 SW 11th Avenue
SP 19-110	Nick Netter Construction	Porch Addition	1610 SE Redwood Street
SP 19-109	Interstate Roofing	Re-roof 3 Apt Buildings	378 S Locust Street

**11. Signs Submitted for Plan Review July 1 - August 31, 2019:**

CITY FILE #	APPLICANT	PROJECT	ADDRESS
SN 19-08	Fastsigns	Coffee Doodle Doo	262 S Hwy 99E

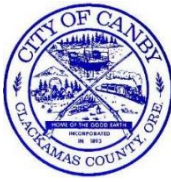
**12. City of Canby Signoff for Active Permit Finals for Occupancy by Clackamas County, July 1 - August 31, 2019:**

CITY FILE #	APPLICANT	PROJECT	ADDRESS
8/28/2019	Heritage Homes	Timber Park Subdivision - NSFR - LOT #84	1037 S Walnut St
8/29/2019	Fowler Homes	Emerald Gardens Lot 6 - NSFR	482 NE 3rd Ave
8/1/2019	Paragon Development	NSFR -	125 SW 8th Ave
8/1/2019	Stonecreek Development	Timber Park Lot 105 - NSFR	2276 SE 10th Ave
8/6/2019	Ed Netter Construction	Faist 8, Lot 53, NSFR	2085 SE 11th Pl
8/8/2019	Heritage Homes	Timber Park - Lot #2 - NSFR	2131 12th Ave

**13. CONTINUED - City of Canby Signoff for Active Permit Finals for Occupancy by Clackamas County, July 1 - August 31, 2019:**

7/30/2019	Heritage Homes	Timber Park - NSFR - Lot #53	1054 S Willow St
7/29/2019	Ed Netter Const.	Faist 8, Lot 52, NSFR	2053 SE 11th Pl
7/25/2019	Crisp Homes	Northwood, Lot 65, NSFR	1065 N ELM ST
7/19/2019	Bryant Booth	Northwood Lot 95 - NSFR	570 NW 11th Ave
7/19/2019	Stonecreek Dev.	Timber Park Lot 55 - NSFR	1021 S Willow St
7/10/2019	Charles Clark Const.	Caitlyn Place - Lot 2 - NSFR	1455 N Oak St
7/3/2019	Heritage Homes	Timber Park - Lot 34 NSFR	1175 S Walnut St
7/3/2019	Heritage Homes	Timber Park Lot 47 NSFR	2285 Se 11th Ave
7/3/2019	Heritage Homes	Timber Park Lot 44 NSFR	1149 S Walnut St
7/1/2019	Heritage Homes	Timber Park Lot 50 NSFR	1146 S Willow St





City of Canby Bi-Monthly Report Department: Police  
July / August 2019

To: The Honorable Mayor Hodson and City Council  
From: Chief Bret Smith  
Through: Rick Robinson, City Administrator  
Date: September 5, 2019

	July	August
Calls for Service Dispatched 911 and non-emergency calls	1094	1079
<b>Property Crimes Reported</b>		
Burglary	1	0
Motor Use of Motor Vehicle / Unlawful entry of Motor Vehicle	0	0
Fraud	0	0
Robbery	0	0
Theft I, II, & III	11	12
Forgery	1	0
Trespass	4	10
Vandalism (Criminal Mischief)	2	2
<b>Person Crimes Reported</b>		
Assault I, II, IV	2	0
Carrying Concealed Weapons (knife, blade, etc.)	0	2
Disorderly Conduct (includes resisting arrest)	1	1
Endangering Welfare of a Minor/Recklessly endangering	0	0
Felon in possession of firearm	0	0
Harassment, Intimidation or Threats	3	6
Identity Theft	3	0
Interfering with Peace Officer	0	1
Menacing	0	0
Sex Offenses	1	1
Strangulation	0	1
<b>Arrests</b>		
Warrant Arrests (and contempt of court, restraining order, parole violations)	16	13
Adult and Juvenile Custodies (includes juvenile curfew)	51	42
<b>Drug Crimes</b>		
Possession Controlled Substance (Cocaine, Heroin, Marijuana, Meth.)	4	2
Delivery of a Controlled Substance (Cocaine, Heroin, Marijuana, Meth.)	1	1
Manufacture Controlled Substance (Cocaine, Heroin, Marijuana, Meth.)	0	0
<b>Traffic Crimes, Accidents, Citations</b>		
Attempt to Elude	2	2
Driving Under the Influence of Intoxicants	14	13
Other Traffic Crimes (hit & run, driving while suspended, etc.)	27	13
Traffic Accidents	11	5
Traffic Citations	493	375

Crimes combine misdemeanor and felony offenses, reported to State of Oregon for inclusion in the annual national FBI crime report.

# Canby Swim Center Report

**From:** Eric Laitinen, Aquatic Program Manager  
**Date:** September 9, 2019  
**Re:** Bi-monthly Report

---

The summer rush has ended and we are currently closed for our two week fall maintenance. The Closure is pretty busy this year as we are painting the pool tank which takes 3 weeks for the full process as it needs to cure for a week or more before we can add any water. We are also having the air system for the building updated and we have a new hot water heater for the showers. Nathan is busy with his crew getting everything cleaned and painted in the building in addition to the bigger projects. David has moved on to a better place, Retirement. All of us at the Swim Center wish David Biskar a happy retirement.

The summer programs had good numbers this summer. The swimming lessons were busy. Penguin Club had good numbers with numbers in the low 70s for attendance. The Penguin Club meet went well and the building was full of friends and family. At the meet the swimmers get a tee shirt and a ribbon for the races that they swam. It is really a fun finish to the program.

Attendance and Revenue numbers are doing fine so far but a little behind last year. We were down about 700 swims and \$2,500. Fall lessons are filling up pretty well and everything should be ready to go on September 23<sup>rd</sup> when we re-open with the fall schedule.

The next few months we will be spending some time finding staff members to fill the holes left by David and our usual annual fall staff turnover. We held a lifeguard class in late August to help recruit some new people and I will continue working in this area.

SR Smith has also continued to test out upcoming equipment to make sure it meets the specs and requirements that they need. We continue to work together and enjoy the relationship between SR Smith, a local company and the Canby Swim Center.

We open on Monday September 23<sup>rd</sup> at 5am with the fall schedule. We have public lessons available for kids and adults, water exercise, lap swims and public swims and Masters Swimming.

FROM : ERIC LAITINEN, AQUATIC PROGRAM MANAGER  
 SUBJECT: Attendance Numbers for July 2019  
 DATE: September Report

CANBY SWIM CENTER	ADMIT	ADMIT	PASS	PASS	TOTAL	TOTAL	YTD TOTAL	YTD TOTAL
July	2018	2019	2018	2019	2018	2019	18-19	19-20
MORNING LAP	48	66	257	345	305	411	305	411
ADULT RECREATION SWIM	41	36	475	503	516	539	516	539
MORNING WATER EXERCISE	116	71	422	498	538	569	538	569
PARENT/ CHILD	282	312	0	0	282	312	282	312
MORNING PUBLIC LESSONS	1571	1574	0	0	1571	1574	1571	1574
SCHOOL LESSONS	0	0	0	0	0	0	0	0
NOON LAP	66	79	177	152	243	231	243	231
TRIATHLON CLASS	0	0	0	0	0	0	0	0
AFTERNOON PUBLIC	913	794	51	92	964	886	964	886
PENGUIN CLUB	0	0	682	788	682	788	682	788
CANBY H.S. SWIM TEAM	0	0	0	0	0	0	0	0
CANBY GATORS	0	0	674	531	674	531	674	531
MASTER SWIMMING	0	0	0	0	0	0	0	0
EVENING LESSONS	1440	1535	0	0	1440	1535	1440	1535
EVENING LAP SWIM	80	64	97	65	177	129	177	129
EVENING PUBLIC SWIM	839	666	50	48	889	714	889	714
EVENING WATER EXERCISE	72	64	31	21	103	85	103	85
ADULT LESSONS	0	0	0	0	0	0	0	0
GROUPS AND RENTALS	265	128	0	0	265	128	265	128
OUTREACH SWIMMING	459	477	0	0	459	477	459	477
<b>TOTAL ATTENDANCE</b>	<b>6192</b>	<b>5866</b>	<b>2916</b>	<b>3043</b>	<b>9108</b>	<b>8909</b>	<b>9108</b>	<b>8909</b>

FROM : ERIC LAITINEN, AQUATIC PROGRAM MANAGER  
 SUBJECT: Attendance Numbers for August 2019  
 DATE: September Report

CANBY SWIM CENTER	ADMIT	ADMIT	PASS	PASS	TOTAL	TOTAL	YTD TOTAL	YTD TOTAL
August	2018	2019	2018	2019	2018	2019	18-19	19-20
MORNING LAP	54	73	299	329	353	402	658	813
ADULT RECREATION SWIM	56	63	517	480	573	543	1089	1082
MORNING WATER EXERCISE	99	75	450	436	549	511	1087	1080
PARENT/ CHILD	220	182	0	0	220	182	502	494
MORNING PUBLIC LESSONS	1287	1149	0	0	1287	1149	2858	2723
SCHOOL LESSONS	0	0	0	0	0	0	0	0
NOON LAP	67	49	212	178	279	227	522	458
TRIATHLON CLASS	0	0	0	0	0	0	0	0
AFTERNOON PUBLIC	906	839	68	64	974	903	1938	1789
PENGUIN CLUB	0	0	234	254	234	254	916	1042
CANBY H.S. SWIM TEAM	0	0	0	0	0	0	0	0
CANBY GATORS	0	0	210	115	210	115	884	646
MASTER SWIMMING	0	0	0	0	0	0	0	0

<b>EVENING LESSONS</b>	1524	1482	0	0	1524	1482	2964	3017
<b>EVENING LAP SWIM</b>	82	67	69	73	151	140	328	269
<b>EVENING PUBLIC SWIM</b>	730	535	45	23	775	558	1664	1272
<b>EVENING WATER EXERCISE</b>	69	67	29	29	98	96	201	181
<b>ADULT LESSONS</b>	0	24	0	0	0	24	0	24
<b>GROUPS AND RENTALS</b>	144	304	0	0	144	304	409	432
<b>OUTREACH SWIMMING</b>	0	0	0	0	0	0	459	477
<b>TOTAL ATTENDANCE</b>	5238	4909	2133	1981	7371	6890	16479	15799



July and August, 2019  
Monthly Reports

Fleet Department – Robert Stricker  
Parks Department – Jeff Snyder  
Public Works – Jerry Nelzen  
Waste Water Treatment Plan – Dave Conner



**Fleet Service BI-Monthly Report**

By Robert Stricker, Lead Mechanic

**Jul-19**

Department	Work Orders	Labor Cost	Material Cost	Fuel Cost	Total Cost
Administration	0	\$0.00	\$0.00	\$0.00	\$0.00
Adult Center	1	\$118.52	\$42.94	\$318.10	\$479.56
Facilities	2	\$839.09	\$350.08	\$185.76	\$1,374.93
Wastewater Collections	5	\$871.61	\$36.92	\$131.82	\$1,040.35
Wastewater Treatment	5	\$49.40	\$501.99	\$649.25	\$1,200.64
Parks	11	\$3,148.44	\$3,077.06	\$2,074.54	\$8,300.04
Police	15	\$2,410.93	\$852.41	\$4,873.55	\$8,136.89
Streets	17	\$4,114.34	\$3,253.99	\$2,294.12	\$9,662.45
Fleet Services	2	\$958.50	\$0.00	\$53.17	\$1,011.67
Canby Area Transit (CAT)	19	\$5,115.67	\$8,811.64	\$7,789.31	\$21,716.62
CUB					
Total	<b>77</b>			Total	<b>\$52,923.15</b>

**Aug-19**

Department	Work Orders	Labor Cost	Material Cost	Fuel Cost	Total Cost
Administration	0	\$0.00	\$0.00	\$0.00	\$0.00
Adult Center	0	\$0.00	\$0.00	\$203.32	\$203.32
Facilities	3	\$347.46	\$117.78	\$84.30	\$549.54
Wastewater Collections	1	\$340.60	\$205.33	\$202.46	\$748.39
Wastewater Treatment	1	\$78.60	\$0.50	\$61.37	\$140.47
Parks	8	\$1,307.35	\$1,231.27	\$767.68	\$3,306.30
Police	15	\$3,442.26	\$1,678.55	\$4,354.98	\$9,475.79
Streets	9	\$759.86	\$204.60	\$1,308.80	\$2,273.26
Fleet Services	1	\$52.40	\$6.69	\$58.11	\$117.20
Canby Area Transit (CAT)	26	\$4,149.08	\$2,929.34	\$7,316.04	\$14,394.46
CUB					
Total	<b>64</b>			Total	<b>\$31,208.73</b>

## **Parks Maintenance**

By Jeff Snyder, Parks Maintenance Lead Worker

July – August 2019

### **Park Renovations and Volunteers**

Full Sun Landscape Management Inc. removed leveled and reinstalled the pavers at Legacy Park. City staff cleaned the entire paver area before the paver repair project.

Preparations for the Legacy Park safety surfacing replacement project have been set in motion. The project is scheduled to tentatively start in mid-October.

No other notable renovations or volunteer project were performed over the last two months.

### **Park Maintenance**

Landscape maintenance and park cleaning has dominated staff time over the last couple of months. All of the rough area mowing was completed by the middle of July. Turf areas received fertilizer as needed, irrigation systems were also adjusted and repaired as needed. Playgrounds received weekly safety surfacing adjustments and repairs were addressed as found. Major tree trimming has happened at Wait Park, Community Park, Timber Park and is ongoing on the Forest Rd. walking trail. The chips from the tree trimming projects have been spread-out/repurposed on the Disc Golf and Eco Park trails. All the city landscape shrubs were trimmed as needed and the spraying of weeds was also performed.

The Parks Department spent 15 hours on graffiti and vandalism over the last two months.

Regular maintenance is starting to be performed at the 34 areas the Parks Department is responsible for, the Adult Center, Arneson Gardens Horticultural Park, Baker Prairie Cemetery, Beck Pond, Community Park (River), CPIP sign, Disc Golf Park, Eco Park natural area, Faist V property, Holly & Territorial welcome sign property, Hulbert's welcome sign property, Klohe Fountain, Knights Bridge right of way, Legacy Park, South Locust Street Park, Logging Road Trail and Fish Eddy/Log Boom property, Maple Street Park, Nineteenth Loop Natural area, Northwood Estates Park, NW 1<sup>st</sup> Ave., NW 2<sup>nd</sup> Ave., Police Department landscaping, Simmitt Property, Skate Park, Shop Ground, Swim Center, Timber Park, Territorial Estates Future CLC Park, Transit Bus Stop, Triangle Park, Wait Park, Willow Creek Wetlands(19<sup>th</sup> Loop), WWTP property and Zion Cemetery.

### **Meetings attended**

I meet with two scouts pursuing their Eagle Scout badges. Plans and details for their projects have been set into motion. Detail to follow once the projects are completed.

I meet with Bob Tice Canby Livability Coalition regarding the addition of a drinking fountain and an irrigation zone at the Territorial CLC Art Park Bike Hub.

I attended a pre-design meeting for the Splash Pad project at Maple St. Park.

### **Zion Cemetery**

At the cemetery, mowing, weed spraying, floral decoration cleanup and sexton duties were performed at the cemetery. Dorman Construction removed cut and reinstalled eight granite mausoleum slabs. The Slabs are now lighter and safer for staff to handle. The Doors on the shop bays were repaired and painted.

Canby Municipal Courts community service referrals were utilized at the cemetery. **For July and August we received 40 hours of labor at the cemetery from the court referrals.**

### **For your Information**

Please see attached park maintenance actual hours for the months of July and August.

Hours are based on number of employee's (each day) x 7.5hrs.

## Two Month Deferred Maintenance Report July and August

City Park Properties	July August 2018	July August 2019	Deferred Maintenance Tasks
	<b>Snapshot of Actual Hours</b>		
Arneson Gardens	68.5	82	Landscape maintenance, increase in service level
Baker Prairie Cemetery	10.5	20	Increase in landscaping
Community Park	304	265	Increase in service level, less tree trimming
Disc Golf	0	36	Increase in trail maintenance
Eco Park	29	103.5	Increase in service level, tree trimming project
Faist 5 - Undeveloped	4	4.5	Service as needed
Legacy Park	446.5	211.5	Increase in service level, less maintenance projects
S. Locust Park	83	168	increase in service level and landscaping
Forest Road Path	134	274	Increase in service level, tree trimming project
Fish Eddy	32.5	35	increase in service level
Maple Park	446.5	229	increase in services level, less asset improvements
19 <sup>th</sup> Loop	10	7	service as needed
Northwood Park	62.5	74.5	increase in service level and landscaping
Simmitt - Undeveloped	0	0	service as needed
Skate Park	24.5	34	Increase in service level and landscaping
Territorial CLC	0	2.5	Maintained by volunteers, service as needed
Timber Park	91.5	274	Increase in service level, tree trimming project
Triangle Park	17	18	increase in service level
Wait Park	324	285.5	increase in services level, less asset improvements

Within the body of the July-August snapshot, the difference between the 2018 and 2019 cycles, there has been an increase of 36 hours dedicated towards all park maintenance.

Our priority for the *next reporting cycle* will be to start deferred maintenance tasks in the following order: (1) Legacy playground resurfacing project (2) Tree trimming continued.

Respectfully Submitted, Jeff G. Snyder / Park Maintenance Lead Worker







Department: PUBLIC WORKS

For Months of: July and August 2019

Prepared by: Jerry Nelzen

1. **Streets:**

The crew received and located 153 locates for July.

<b>Streets</b>	<b>Total Hours</b>
Street Sweeping	87.5
Street Maintenance	307
Sidewalks	2
Driveway Approach & Sidewalk Inspections	5
Street Sign Manufacturing	5
Street Sign Maintenance	3
Street Sign Installation	2
Vactor Truck Usage	2
Mini Trackhoe	6

2. **Sewer and Storm System:**

<b>Sewer</b>	<b>Total Hours</b>
Sewer TV'ing	8.5
Sewer Cleaning	5
Sewer Maintenance/Repair	77
Lift Station Maintenance	2
Locating Utilities	56
Sewer Inspections	3
Drying Beds	2
<b>Storm</b>	
Catch Basins	8
Drywell Maintenance	6
Storm Line Maintenance/Repair	256
Erosion Control	5

3. **Street Trees/Lights:**

<b>Street Trees/Lights</b>	<b>Total Hours</b>
Tree Trimming/Removal/Inspection	20
Street Light Repair	5

#### 4. Facility Maintenance

<b>Facilities</b>	<b>Total Hours</b>
	182

#### 5. Miscellaneous:

<b>Miscellaneous</b>	<b>Total Hours</b>
Meetings	10
Plan Preview for Subdivisions	2
Warehouse Maintenance	106.5
Equipment Cleaning	5
Work Orders	16
Training/Schools	11
Other	57
Flower Basket Maintenance	7
Watering Flowers along 99E	34
Wait Park – 4 <sup>th</sup> of July Celebration	88

August

**1. Streets:**

The crew received and located 151 locates for August.

<b>Streets</b>	<b>Total Hours</b>
Street Sweeping	48
Street Maintenance	663
Sidewalks	10
Driveway Approach Inspections	6
Street Sign Manufacturing	6
Street Sign Maintenance	18

**2. Sewer and Storm System:**

<b>Sewer</b>	<b>Total Hours</b>
Sewer Cleaning	3
Sewer Main/Lateral Repairs	14
Sewer TV	4
Sewer Laterals	88
Lift Station Maintenance	2
Locating Utilities	40
Sewer Inspections	2
Vactor Usage	2
<b>Storm</b>	
Catch Basin Maintenance	11
Drywell Maintenance	5
Erosion Control	5
Storm Line Inspections	3

**3. Street Trees/Lights:**

<b>Street Trees/Lights</b>	<b>Total Hours</b>
Street Light Repair	2
Tree Trimming/Watering/Removal	10

#### 4. Facility Maintenance

<b>Facilities</b>	<b>Total Hours</b>
	187

#### 5. Miscellaneous:

<b>Miscellaneous</b>	<b>Total Hours</b>
Meetings	5
Plan Preview for Subdivisions	2
Warehouse	60
Equipment Cleaning	14
Other	96
Big Night Out Street Dance	80
99E Watering	67



# City of Canby Bi-Monthly Report

## Department: Wastewater Treatment Plant

### For Months of: July & August 2019

To: The Honorable Mayor Hodson & City Council  
From: Dave Conner, Lead Operator  
Through: Rick Robinson, City Administrator  
Date: Sept 4, 2019

#### **Facility Operations & Maintenance**

The water quality for the months of July and August remain good with no violations. Plant Operators continue daily process control and operations of the plant to maintain NPDES permit compliance.

The list below highlights a few of the maintenance tasks and WWTP program duties since the last bi-monthly report.

- Continuing to list and sell misc. surplus/used equipment on GovDeals auction site.
- Replaced alternating switches and contacts in Quincy compressor panel.
- Prepped main office building interior for painting.
- Repaired city water line leak between shop and effluent chamber.
- R&R mixer motor in north A.B selector.
- Installed gate on effluent chamber south side channel.
- Routine daily maintenance and repairs of equipment, buildings and grounds.

#### **Biosolids Program:**

- **July** Production: Belt run time = 18 days. 8 loads to Heard farms 234 wet tons.
- **August** Production: Belt run time = 19 days. 7 loads to Heard Farms, 195 wet tons.

### **Pretreatment Inspection/Reporting, FOG Program**

- **July** Pump Outs: 28
- Inspections: 8 fog, 2 pretreatment
  
- **August** Pump Outs: 21
- Inspections: 10 fog, 1 pretreatment

Pretreatment activities also included monthly review of business license, reviewing environmental surveys, plan review, industrial inspection, reports and working with businesses on BMP agreements.

### **Daily Lab Activity**

- Routine daily lab procedures, process control and permit testing.
- Weekly BOD's, E-coli, solids, NH3 and Alkalinity Testing.
- Monthly lab equipment maintenance.
- Completed Johnson Controls Testing.
- Completed Grand Northern Products Effluent Evaluation Testing.
- Created new OP-10 Data Views for Process Control Comparisons.

### **Meetings/Training Attended**

- Fork Lift review
- Attended the pre-construction meeting for BBC Steel, Canby West, and Pacific Furniture.
- Capital Improvement kick off meeting for Effluent line replacement.
- WWTP Safety Meeting.



Tech Services Department  
Bi-Monthly Report for July/August 2019

From: Amanda Zeiber  
Prepared By: Bryce Frazell  
Date: September 9, 2019

## Google Analytics Summary Report: July and August 2019

<b>Open Business Days</b>	<b><u>July</u></b>	<b><u>August</u></b>
	22	22

<b><u>Audience Overview</u></b>	<b><u>July</u></b>	<b><u>August</u></b>
Page Views	21,845	22,601
Sessions (site visits)	10,197	10,221
Users	6,719	6,786
New Users	5,675	5,811
Pages per Session	2.14	2.21
Number of Sessions per User	1.52	1.51
Average Session Duration	1 min 42 sec	1 min 46 sec
Bounce Rate (% of single-page visits)	59.14%	57.70%

*Slight increase in site visit numbers as compared to May/June 2019 report*

<b><u>New Vs. Returning Visitors</u></b>	<b><u>July</u></b>	<b><u>August</u></b>
New	72.37%	73.11%
Returning	27.63%	26.89%

<b><u>Browser &amp; Operating System</u></b>	<b><u>July - Top 5 Browsers</u></b>	<b><u>August - Top 5 Browsers</u></b>
	Google Chrome	Google Chrome
	Safari	Safari
	Internet Explorer	Internet Explorer
	Mozilla Firefox	Mozilla Firefox
	Microsoft Edge	Microsoft Edge

*Top 3 browser rankings have remained the same since Feb 2015*

<b><u>Overview (Technology)</u></b>	<b><u>July</u></b>	<b><u>August</u></b>
Desktop	43.90%	44.08%
Mobile	50.81%	50.72%
Tablet	5.28%	5.20%

*Mobile Phone use pulled ahead of desktop percentages in June*

<b><u>Mobile Devices (top 3)</u></b>	<b><u>July</u></b>	<b><u>August</u></b>
	Apple iPhone	Apple iPhone
	Apple iPad	Apple iPad
	Samsung Galaxy S9	Samsung Galaxy S9

*iPhone & iPad continue to dominate mobile device preference*

<b><u>Landing Pages (top 5)</u></b>	<b><u>July</u></b>	<b><u>August</u></b>
	Home Page (Index)	Home Page (Index)
	Swim Center Home Page	Swim Center Home Page
	Job Openings	Job Openings
	Transit Home Page	Transit Home Page
	Transit Routes	Transit Routes

*Top 5 Landing Pages remain pretty consistent*

## KEY

**Sessions** (total number of sessions to your site)

**Users** (total number of unique users to your site – unduplicated visits)

**Pageviews** (total number of pages viewed on your site – repeated views of a single page are counted)

**Pages per Session** (average number of pages viewed per session - repeated views of a single page are counted)


**Average Session Duration** (average session length of all users)

**Bounce Rate** (percent of single-page sessions – visits in which a person left your site from the entrance page)

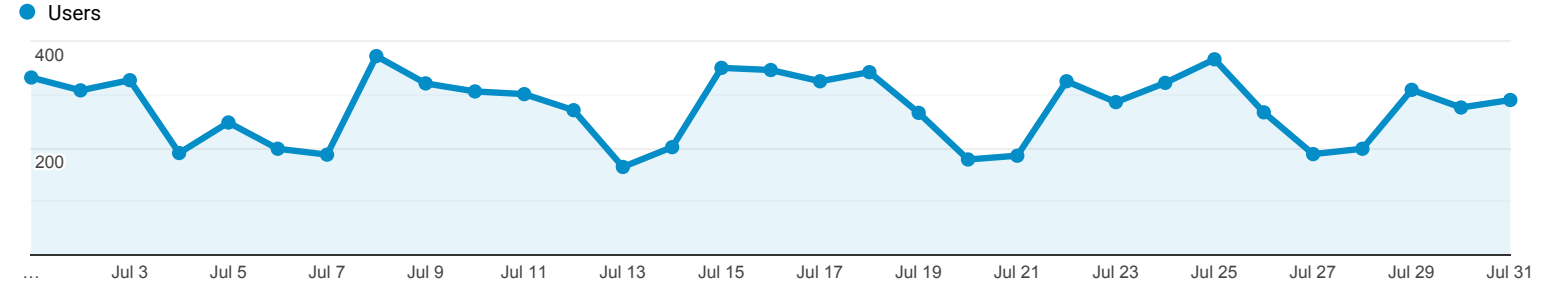
**New Sessions/Users** (percent of total users who came your site for the first time)

**Audience Overview**

Jul 1, 2019 - Jul 31, 2019


**All Users**  
 100.00% Users

**Overview**



Users  
**6,719**

New Users  
**5,675**

Sessions  
**10,197**

Number of Sessions per User  
**1.52**

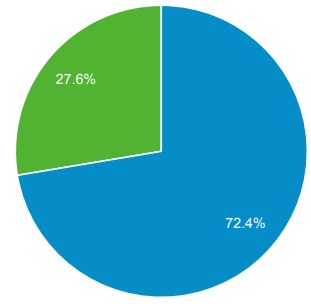
Pageviews  
**21,845**

Pages / Session  
**2.14**

Avg. Session Duration  
**00:01:42**


Bounce Rate  
**59.14%**

■ New Visitor ■ Returning Visitor



Language	Users	% Users
1. en-us	6,571	97.64%
2. es-xl	27	0.40%
3. en-gb	20	0.30%
4. es-419	16	0.24%
5. ko	15	0.22%
6. zh-cn	12	0.18%
7. en-ca	10	0.15%
8. es-us	7	0.10%
9. de-de	5	0.07%
10. es-es	5	0.07%

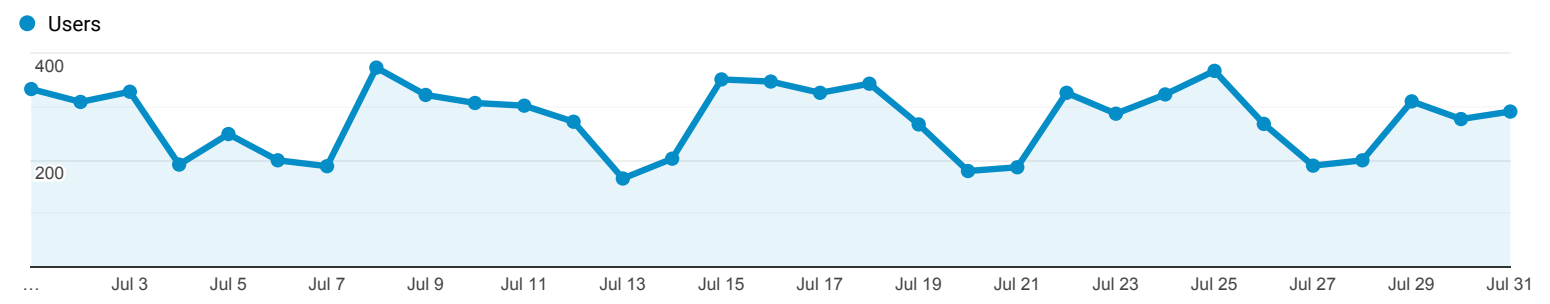
New vs Returning



 All Users  
100.00% Users

Jul 1, 2019 - Jul 31, 2019

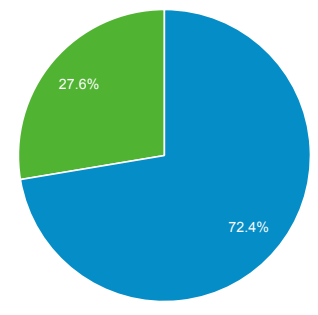
Explorer

Summary



User Type	Users	Users
	6,719 % of Total: 100.00% (6,719)	6,719 % of Total: 100.00% (6,719)
1.  New Visitor	5,675	72.37%
2.  Returning Visitor	2,167	27.63%

Contribution to total:



Rows 1 - 2 of 2

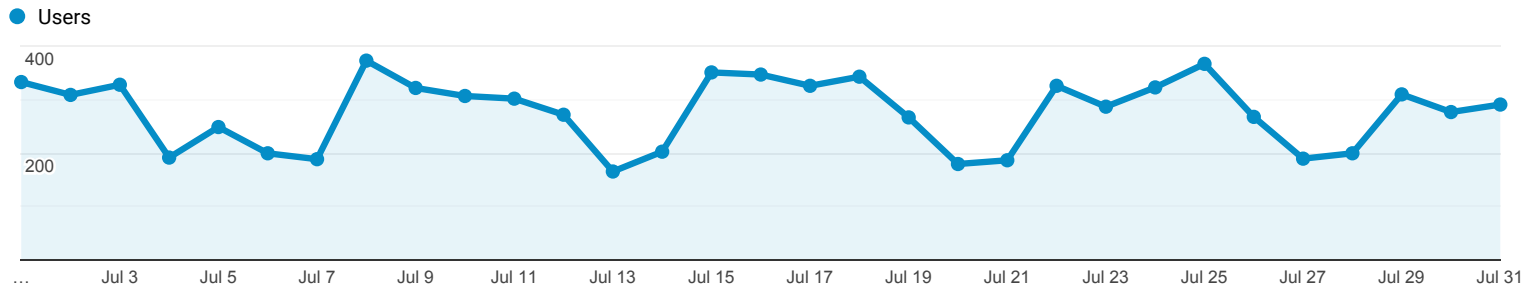
Browser & OS

Jul 1, 2019 - Jul 31, 2019

All Users  
100.00% Users

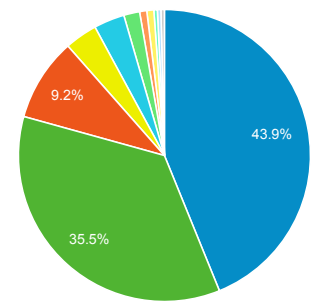
Explorer

Summary



Browser	Users	Users
	6,719 % of Total: 100.00% (6,719)	6,719 % of Total: 100.00% (6,719)
1. Chrome	2,939	43.85%
2. Safari	2,376	35.45%
3. Internet Explorer	616	9.19%
4. Firefox	242	3.61%
5. Edge	228	3.40%
6. Samsung Internet	118	1.76%
7. Safari (in-app)	53	0.79%
8. Android Webview	52	0.78%
9. Mozilla	26	0.39%
10. Amazon Silk	26	0.39%


Contribution to total: Users



Rows 1 - 10 of 15



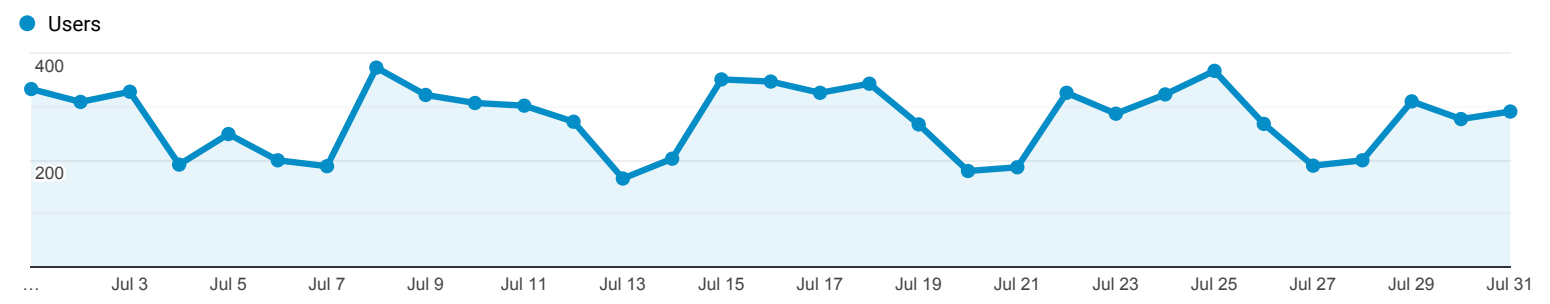
Overview

 All Users  
100.00% Users

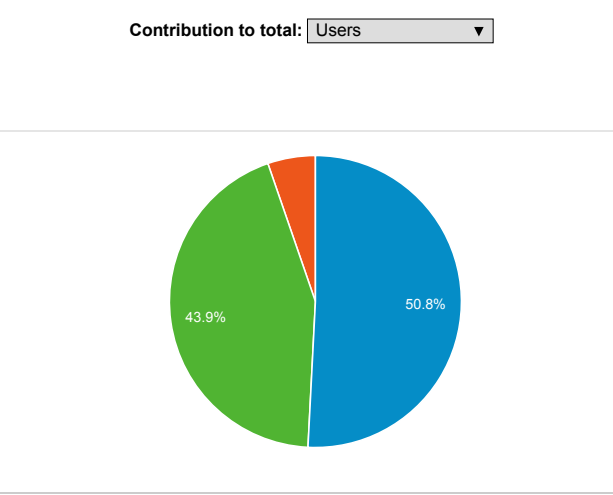
Jul 1, 2019 - Jul 31, 2019

Explorer

Summary



Device Category	Users	Users
	6,719 % of Total: 100.00% (6,719)	6,719 % of Total: 100.00% (6,719)
1. mobile	3,405	50.81%
2. desktop	2,942	43.90%
3. tablet	354	5.28%



Rows 1 - 3 of 3

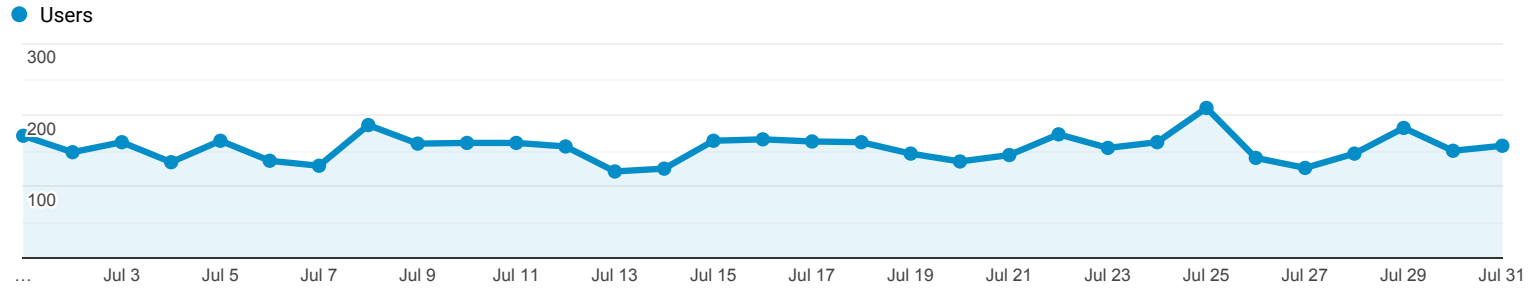
Devices

All Users  
55.95% Users

Jul 1, 2019 - Jul 31, 2019

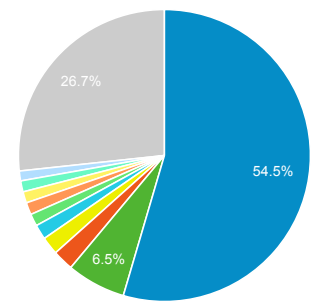
Explorer

Summary



Mobile Device Info	Users	Users
	<b>3,759</b> % of Total: 55.95% (6,719)	<b>3,759</b> % of Total: 55.95% (6,719)
1. Apple iPhone	<b>2,053</b>	54.54%
2. Apple iPad	<b>246</b>	6.54%
3. Samsung SM-G960U Galaxy S9	<b>87</b>	2.31%
4. Samsung SM-G950U Galaxy S8	<b>75</b>	1.99%
5. Samsung SM-G965U Galaxy S9+	<b>62</b>	1.65%
6. (not set)	<b>51</b>	1.35%
7. Samsung SM-G955U Galaxy S8+	<b>51</b>	1.35%
8. Samsung SM-N950U Galaxy Note8	<b>47</b>	1.25%
9. Samsung SM-N960U Galaxy Note9	<b>46</b>	1.22%
10. Samsung SM-G930V Galaxy S7	<b>41</b>	1.09%

Contribution to total: Users



Rows 1 - 10 of 336

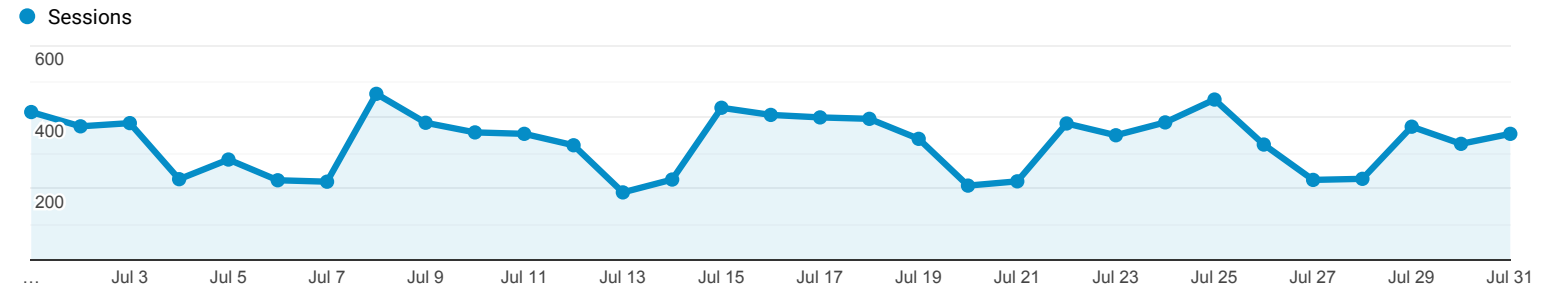
Landing Pages

**All Users**  
100.00% Entrances

Jul 1, 2019 - Jul 31, 2019

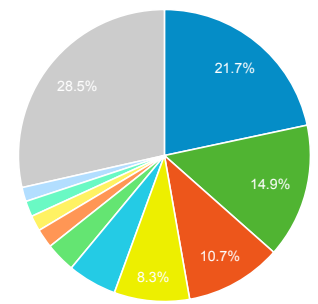
Explorer

Summary



Landing Page	Sessions	Sessions
	<b>10,197</b> % of Total: 100.00% (10,197)	<b>10,197</b> % of Total: 100.00% (10,197)
1. <a href="#">/index.html</a>	<b>2,209</b>	21.66%
2. <a href="#">/Departments/swim/swim center.htm</a>	<b>1,516</b>	14.87%
3. <a href="#">/Jobs/jobopenings.htm</a>	<b>1,091</b>	10.70%
4. <a href="#">/transportation/CAThome page.htm</a>	<b>850</b>	8.34%
5. <a href="#">/transportation/routes.htm</a>	<b>555</b>	5.44%
6. <a href="#">/Departments/pw_operations/parks/park_facilities.htm</a>	<b>338</b>	3.31%
7. <a href="#">/Departments/pw_operations/parks/comm_river_park.htm</a>	<b>215</b>	2.11%
8. <a href="#">/Departments/swim/schedule.htm</a>	<b>177</b>	1.74%
9. <a href="#">/transportation/transit.htm</a>	<b>177</b>	1.74%
10. <a href="#">/cityservices/utilities.htm</a>	<b>160</b>	1.57%

Contribution to total: Sessions



Rows 1 - 10 of 157

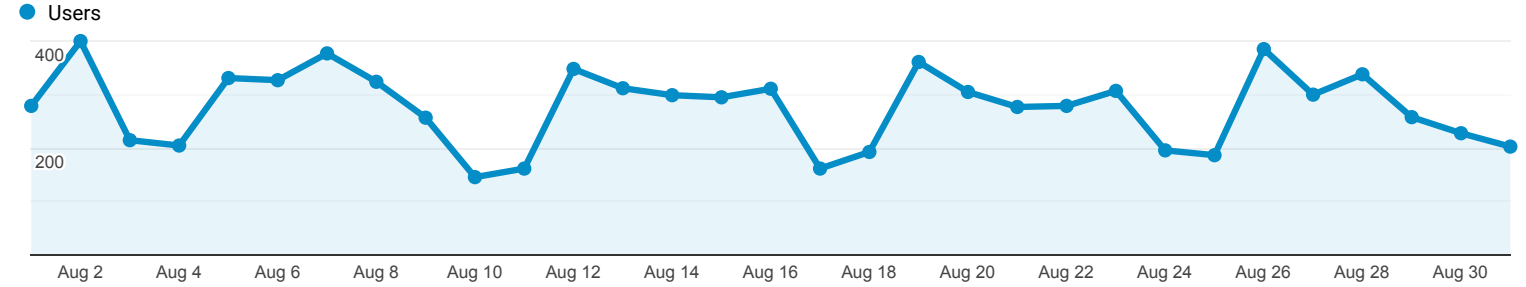
# August 2019

**Audience Overview**

Aug 1, 2019 - Aug 31, 2019

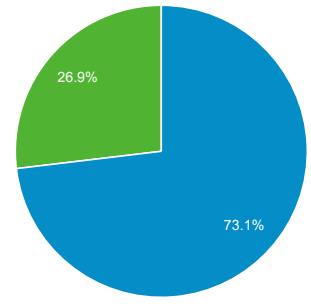
All Users  
100.00% Users

**Overview**



<b>Users</b> 6,786	<b>New Users</b> 5,811	<b>Sessions</b> 10,221
<b>Number of Sessions per User</b> 1.51	<b>Pageviews</b> 22,601	<b>Pages / Session</b> 2.21
<b>Avg. Session Duration</b> 00:01:46	<b>Bounce Rate</b> 57.70%	

■ New Visitor ■ Returning Visitor



Language	Users	% Users
1. en-us	6,641	97.76%
2. es-xl	23	0.34%
3. es-419	22	0.32%
4. zh-cn	19	0.28%
5. es-us	15	0.22%
6. en-gb	12	0.18%
7. ko	9	0.13%
8. c	5	0.07%
9. en-au	5	0.07%
10. en-ca	5	0.07%

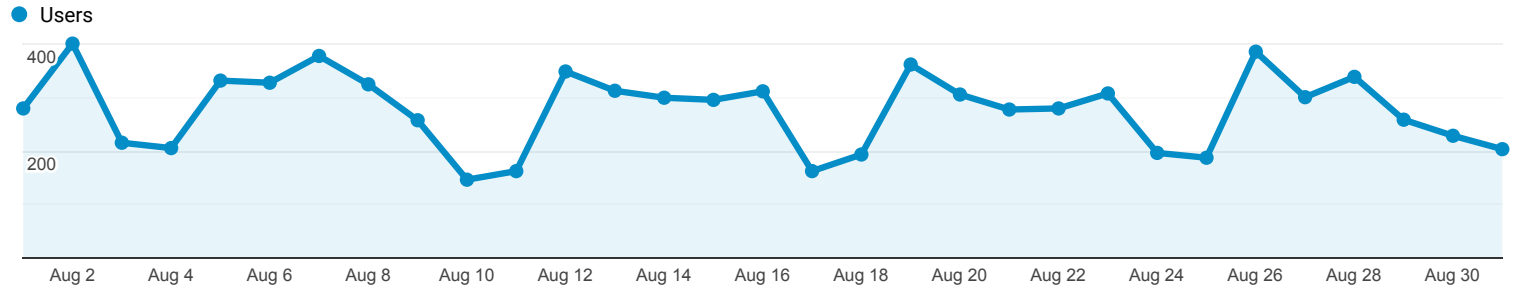
New vs Returning

Aug 1, 2019 - Aug 31, 2019

All Users  
100.00% Users

Explorer

Summary



User Type	Users	Users	Contribution to total: Users
	<b>6,786</b> % of Total: 100.00% (6,786)	<b>6,786</b> % of Total: 100.00% (6,786)	
1. <span style="color: blue;">■</span> New Visitor	<b>5,812</b>	73.11%	
2. <span style="color: green;">■</span> Returning Visitor	<b>2,138</b>	26.89%	

Rows 1 - 2 of 2



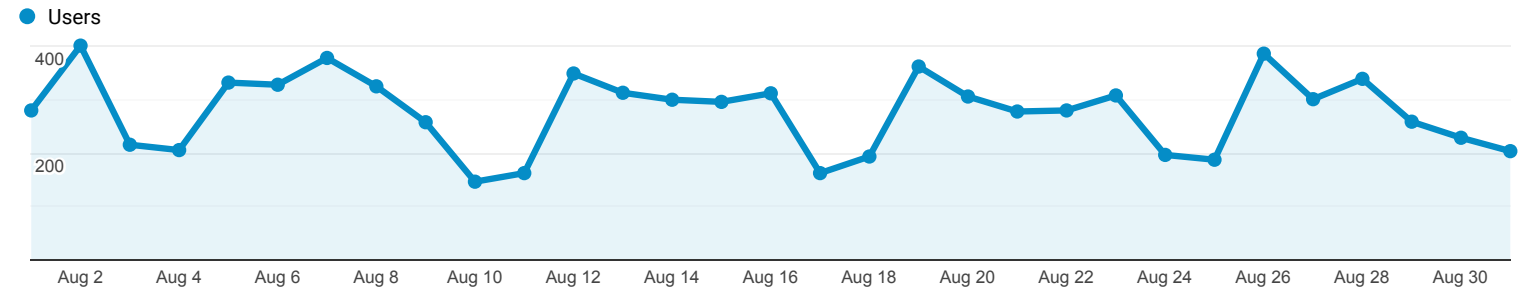
Browser & OS

**All Users**  
100.00% Users

Aug 1, 2019 - Aug 31, 2019

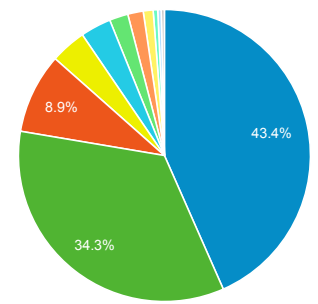
Explorer

Summary



Browser	Users	Users
	6,786 % of Total: 100.00% (6,786)	6,786 % of Total: 100.00% (6,786)
1. Chrome	2,939	43.39%
2. Safari	2,321	34.27%
3. Internet Explorer	601	8.87%
4. Firefox	268	3.96%
5. Edge	230	3.40%
6. Safari (in-app)	140	2.07%
7. Samsung Internet	116	1.71%
8. Android Webview	74	1.09%
9. Amazon Silk	34	0.50%
10. Mozilla	26	0.38%

Contribution to total: Users



Rows 1 - 10 of 19

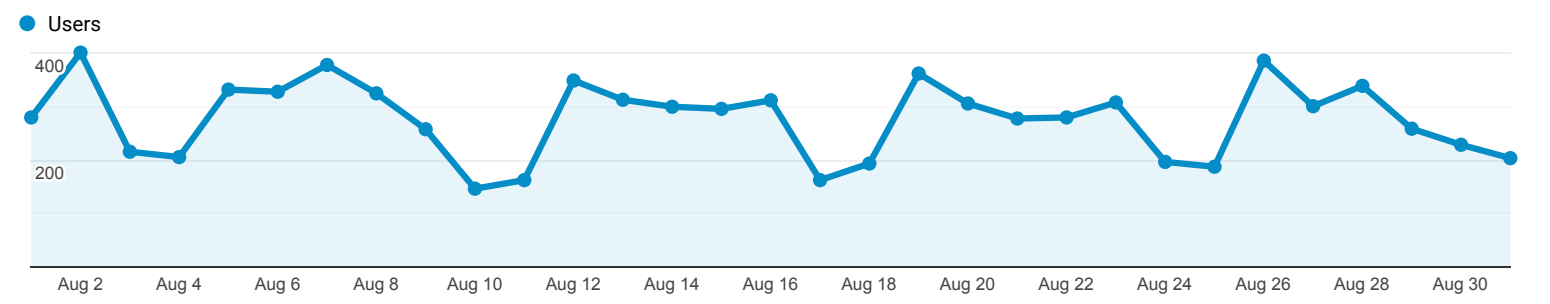
Overview

**All Users**  
100.00% Users

Aug 1, 2019 - Aug 31, 2019

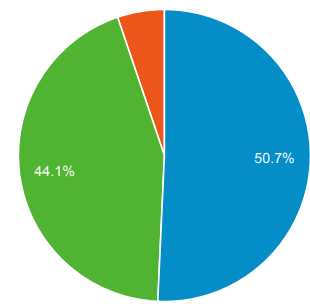
Explorer

Summary



Device Category	Users	Users
	6,786 % of Total: 100.00% (6,786)	6,786 % of Total: 100.00% (6,786)
1. mobile	3,436	50.72%
2. desktop	2,986	44.08%
3. tablet	352	5.20%

Contribution to total: Users



Rows 1 - 3 of 3

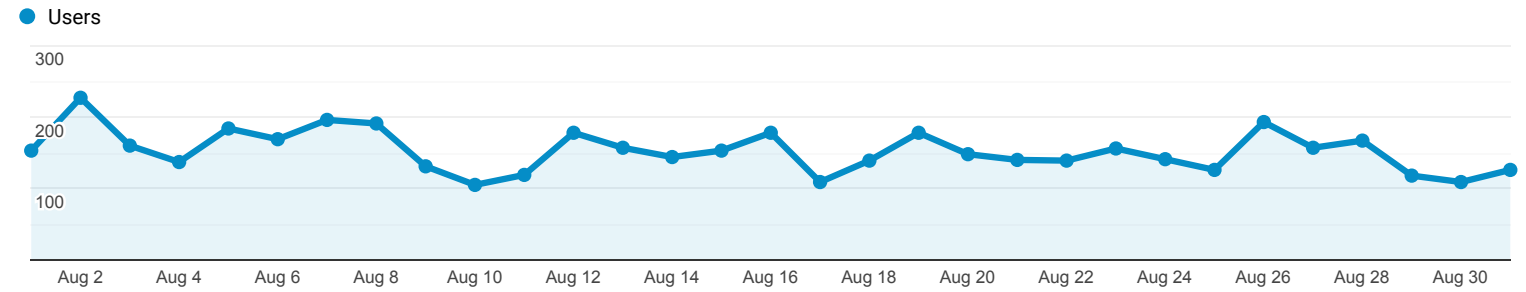
Devices

**All Users**  
55.82% Users

Aug 1, 2019 - Aug 31, 2019

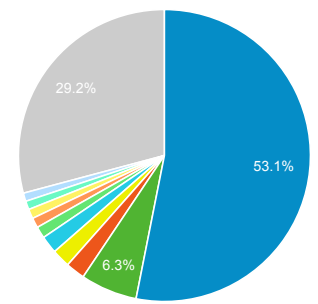
Explorer

Summary



Mobile Device Info	Users	Users
	<b>3,788</b> % of Total: 55.82% (6,786)	<b>3,788</b> % of Total: 55.82% (6,786)
1. Apple iPhone	<b>2,013</b>	53.11%
2. Apple iPad	<b>238</b>	6.28%
3. Samsung SM-G965U Galaxy S9+	<b>81</b>	2.14%
4. Samsung SM-G950U Galaxy S8	<b>77</b>	2.03%
5. Samsung SM-G960U Galaxy S9	<b>74</b>	1.95%
6. (not set)	<b>49</b>	1.29%
7. Samsung SM-G975U Galaxy S10+	<b>42</b>	1.11%
8. Samsung SM-G930V Galaxy S7	<b>40</b>	1.06%
9. Samsung SM-N950U Galaxy Note8	<b>36</b>	0.95%
10. Samsung SM-G955U Galaxy S8+	<b>35</b>	0.92%

Contribution to total: Users



Rows 1 - 10 of 351

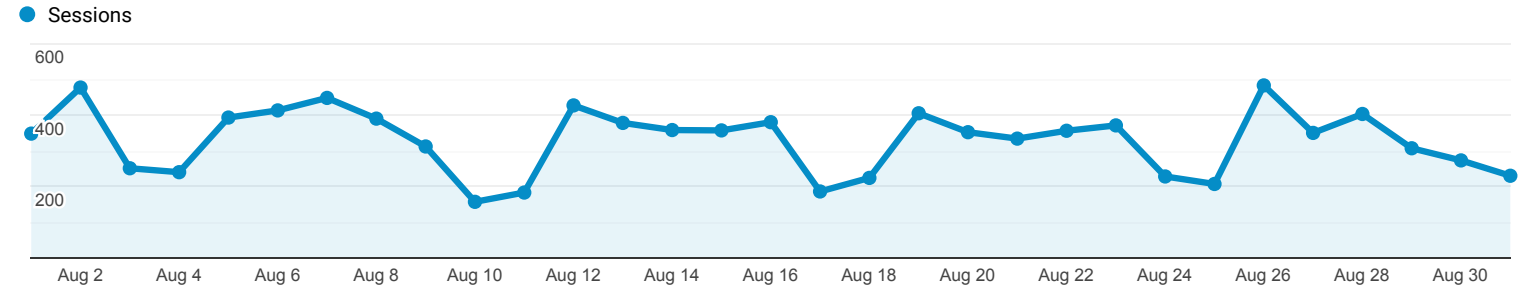
Landing Pages

**All Users**  
100.00% Entrances

Aug 1, 2019 - Aug 31, 2019

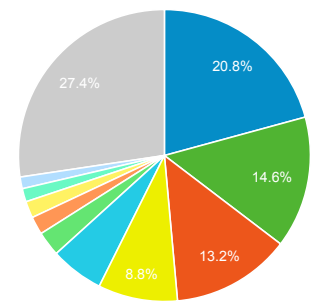
Explorer

Summary



Landing Page	Sessions	Sessions
	<b>10,221</b> % of Total: 100.00% (10,221)	<b>10,221</b> % of Total: 100.00% (10,221)
1. <a href="#">/index.html</a>	<b>2,122</b>	20.76%
2. <a href="#">/Departments/swim/swim center.htm</a>	<b>1,492</b>	14.60%
3. <a href="#">/Jobs/jobopenings.htm</a>	<b>1,350</b>	13.21%
4. <a href="#">/transportation/CAThome page.htm</a>	<b>899</b>	8.80%
5. <a href="#">/transportation/routes.htm</a>	<b>605</b>	5.92%
6. <a href="#">/Departments/pw_operations/parks/park_facilities.htm</a>	<b>280</b>	2.74%
7. <a href="#">/cityservices/utilities.htm</a>	<b>204</b>	2.00%
8. <a href="#">/Departments/pw_operations/parks/comm_river_park.htm</a>	<b>189</b>	1.85%
9. <a href="#">/RFPs.htm</a>	<b>151</b>	1.48%
10. <a href="#">/Departments/swim/schedule.htm</a>	<b>132</b>	1.29%

Contribution to total: Sessions



Rows 1 - 10 of 175

# City of Canby Bi-Monthly Report

## Department: Transit



For: the months of July and August, 2019

Date: September 9, 2018

Prepared by: Julie Wehling

Through: Rick Robinson, City Administrator

### 1) Grant Funding and Contracts:

- a) Monthly Elderly and Disabled transportation reports were submitted to TriMet.
- b) The TriMet Quarterly STF Report was submitted.
- c) The TriMet Quarterly STIF Report was submitted.
- d) The ODOT Quarterly Report was submitted electronically in OPTIS.
- e) All grant contracts for the fiscal year have been executed except for the STF agreement between the City and TriMet for two years of Special Transportation Fund (STF) dollars it has been delayed due to extended legislative action. We expect a retroactive agreement in October.

### 2) Ridership:

Year to date for FY 2019-2020 total ridership was up by 15.11 percent as compared to the previous fiscal year. During this report period CAT provided:

- a) 7,213 rides in July (13.45% more than July of 2018).
  - 1,313 demand responsive rides (Shopping Shuttle & Dial-A-Ride). This is 6.92% more than were provided during July of 2018.
  - 5,900 Route 99X rides (15.01% more rides than July of 2018).
- b) 7,654 rides in August (17.19% more rides than August of 2018).
  - 1,391 demand responsive rides (Shopping Shuttle & Dial-A-Ride). This is one ride fewer rides than was provided during August of 2018.
  - 6,263 Route 99X rides (1.77% more rides than August of 2018).

The upward trend in ridership continues.

### Updates:

- a) The Rider of the Month for July was Ken Spencer. The August Rider of the Month hasn't been identified. Both riders received a free bus pass and other goodies.
- b) In July and August we provided 244 same day rides on a space available basis.

### 4) Collisions and Incidents

- a) On July 8<sup>th</sup> a bus made contact with another vehicle in the Fred Meyer parking lot. No passengers on the bus. No injuries. Very minor damage to the bus. No damage to the other vehicle

- b) On July 22<sup>nd</sup> a bus hit a curb at the Oregon City Transit Center and cause rim and tire damage.
- c) On August 30<sup>th</sup> a bus and another vehicle collided at the intersection of 99E and 2<sup>nd</sup> Avenue in Oregon City near the Willamette Falls overlook. One (1) passenger on the bus. No injuries. Minor damage to the bus and the other vehicle.

5) Events Attended: City staff, contractors and/or volunteers represented CAT or participated in activities and trainings in the following venues:

- On July 15<sup>th</sup> and 16<sup>th</sup> Julie Wehling attended an ODOT Grant Management Training at ODOT Region 1 offices in Portland.
- On July 17<sup>th</sup> the Transit Department conducted a Dial-A-Ride Forum at Hope Village. It was open to the public. Attendees were given general information about CAT services and the new Saturday Service starting September 7, 2019 and then the floor was open to the attendees to offer their input, make suggestions, and ask questions.
- On July 20<sup>th</sup> MV held a driver safety meeting.
- On July 20<sup>th</sup> both City employees and MV employees attended a Bridging Cultures event at Wait Park to distribute general information about CAT and also information about the upcoming public meetings regarding the Saturday Service.
- On August 1<sup>st</sup> the Transit Advisory Committee held an abbreviated version of their regular meeting followed by a public meeting regarding the Saturday services planned for September 7<sup>th</sup>. This meeting was held in the Willamette Room at the Library.
- On August 5<sup>th</sup> the ODOT Region 1 Area Commission on Transportation (ACT) *[which includes representatives from ODOT, Washington, Multnomah, Clackamas and Hood River Counties]* met in Canby in the Willamette Room. Prior to the meeting Canby Area Transit provided at Tour of Canby with Mayor Hodson as the tour guide.'
- On August 14<sup>th</sup> Julie Wehling attended a roundtable with Clackamas County and Columbia County transit providers and ODOT Public Transit staff. The meeting was held at SMART in Wilsonville.
- On August 22<sup>nd</sup> there was another public meeting regarding the Saturday service held at the Canby Adult Center.
- On August 31<sup>st</sup> MV held a driver safety meeting.