



CITY COUNCIL Agenda

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

AUGUST 7, 2024

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

The meetings can be viewed on YouTube at:

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

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

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

EXECUTIVE SESSION – 6:00 PM

EXECUTIVE SESSIONS ARE CLOSED TO THE PUBLIC. Representatives of the news media and designated staff may attend Executive Sessions. Representatives of the news media are specifically directed not to report on any of the deliberations during the Executive Session, except to state the general subject of the session as previously announced. No Executive Session may be held for the purpose of taking final action or making any final decision.

1. **CALL TO ORDER**
2. **EXECUTIVE SESSION:** Pursuant to 192.660(2)(i) Performance Evaluation of Public Officer.
3. **ADJOURN**

WORK SESSION – 6:30 PM

(Will begin at 6:30pm or after the Executive Session ends)

1. **CALL TO ORDER**
2. **CANBY ADULT CENTER BUILDING DISCUSSION**
3. **ADJOURN**

Pg. 1

REGULAR MEETING – 7:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance

2. NEW EMPLOYEE INTRODUCTIONS

- 3. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS:** This is an opportunity for audience members to address the City Council on items not on the agenda. If you are attending in person, please complete a testimony/comment card prior to speaking and hand it to the City Recorder. If you would like to speak virtually, please contact the Deputy City Recorder by 4:30 pm on August 7, 2024, with your name, the topic you'd like to speak on and contact information: ridgleyt@canbyoregon.gov or call 503-266-0637.

4. CONSENT AGENDA

- a. Approval of the July 17, 2024, Regular City Council Meeting Minutes. Pg. 2
- b. Appointment of Member Tina Schimpf to the Traffic Safety Commission with a term ending June 30, 2026. Pg. 9
- c. Appointment of Member Cathy Smith to the Parks and Recreation Advisory Committee with a term ending June 30, 2025.
- d. Appointment of Member James Rykken to the Parks and Recreation Advisory Committee with a term ending June 30, 2027.
- e. Approval of the Distillery OLCC Application for Archetyp located at 181 N. Grant Street. Pg. 11

5. ORDINANCES & RESOLUTIONS

- a. Consider **Ordinance No. 1627:** An Ordinance Adopting the Housing Needs Analysis as Part of the City of Canby Comprehensive Plan (TA 23-03/CPA 24-01). (*Second Reading*) Pg. 17
- b. Consider **Ordinance No. 1628:** An Ordinance Authorizing City Administrator to enter into the Employment Agreement with Captain Doug Kitzmiller. (*Second Reading*) Pg. 79
- c. Consider **Ordinance No. 1629:** An Ordinance Adopting the Comprehensive Plan, Transportation System Plan, and Urban Growth Boundary Scope of Work and Budget for FY 24/25. (*Second Reading*) Pg. 87
- d. Consider **Resolution No. 1418:** A Resolution Adopting Updates to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan. Pg. 98
- e. Consider **Resolution No. 1419:** A Resolution Adopting the Budget, Making Appropriations, and Imposing and Categorizing Taxes for the 2025 Fiscal Year. Pg. 147

6. OLD BUSINESS

- a. City Attorney Recruitment

7. MAYOR'S BUSINESS

8. COUNCILOR COMMENTS & LIAISON REPORTS

9. CITY ADMINISTRATOR'S BUSINESS & STAFF REPORTS

10. CITIZEN INPUT

11. ACTION REVIEW

12. 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 Maya Benham at 503-266-0720. A copy of this Agenda can be found on the City's web page at www.canbyoregon.gov.



CITY COUNCIL Staff Report Work Session

Meeting Date: 8/7/2024

To: The Honorable Mayor Hodson & City Council
Thru: Eileen Stein, City Administrator
From: Eileen Stein, City Administrator
Agenda: Canby Adult Center Building Discussion

Summary

The Canby Adult Center (CAC) will be vacating its building on Ivy Street. In response to this new development, the purpose of this work session is to begin discussion of what to do with the soon-to-be vacant building.

Background

On July 17th CAC Executive Kathy Robinson came to the Council to discuss its plans to relocate the Canby Adult Center to the site of the Canby United Methodist Church. In anticipation of this relocation, the Council may want to begin discussion of what to do with this site when it is vacated.

There was a brief work session time in the schedule on August 7th and staff thought the Council might like to begin discussing this topic. Earlier this week, Aquatics Manager Eric Laitinen suggested the space could be used for additional aquatics facility needs for training, meetings, and swim meet support. This is only one idea, there may be more.

Again, the purpose of this discussion is just to begin discussion of what the possibilities are and to direct staff to gather any information that would aid the Council in making decisions about the future use of this property.

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
July 17, 2024**

PRESIDING: Traci Hensley

COUNCIL PRESENT: Scott Sasse, Daniel Stearns, James Davis, and Herman Maldonado.

COUNCIL ABSENT: Brian Hodson and Jason Padden

STAFF PRESENT: Eileen Stein, City Administrator; Teresa Ridgley, Deputy City Recorder; Don Hardy, Planning Director; Ryan Potter, Planning Manager; Doug Kitzmiller, Police Captain, Jorge Tro, Police Chief; Todd Wood, Transit/Fleet/IT Director, Monica Stone, Wastewater Treatment Plant Supervisor; Kevin Aguilar, HR Director; Heidi Muller, Transit Coordinator (attended virtually); and David Doughman, Interim City Attorney (attended virtually).

CALL TO ORDER: Council President Hensley called the meeting to order at 7:38 p.m.

NEW EMPLOYEE INTRODUCTIONS: None.

CANBY ADULT CENTER PRESENTATION: Kathy Robinson, Canby Adult Center Director, said the Adult Center had been a private nonprofit for almost 50 years and provided home-delivered meals, transportation, day trips, exercise classes, recreations and games, movies, wellness, and fellowship between older adults. Most of those services were provided in the building they occupied which was owned by the City of Canby, but the land was owned by the School District. There was a need to remodel the building, but as a renter of the building, there were no loan options. Their plans had now changed to buy half of the United Methodist Church property, which would be a great partnership and shared space between the church, the preschool, and the adult center. It would take about two years for them to get out of the building the City owned. Council had approved \$500,000 in ARPA funds for the remodel of the current building, and she asked to keep those funds with the Adult Center to be invested in the new space.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Carol Palmer, Canby resident, discussed a plaque that had been found in the old City Hall building. It had the City seal and the name of the first City Administrator, Harold Wyman, who served from 1973-1982. It was symbolic of the transformation from the previous 80 years when the Council was the policy body and operational overseers of the City to a City Administrator running operations. She was giving the plaque to the City and thought it should be put where it could be seen with interpretive signage. She was willing to work with whomever to help.

CONSENT AGENDA: Council President Hensley noted one of the new Traffic Safety Commission Member's names was misspelled in the minutes.

****Councilor Maldonado moved to approve the minutes of the June 19, 2024, Regular City Council Meeting as amended. Motion was seconded by Councilor Davis and passed 5-0.**

PUBLIC HEARINGS:

Adopting the Housing Needs Analysis as part of the City of Canby Comprehensive Plan –

Council President Hensley opened the public hearing and read the hearing statement.

Don Hardy, Planning Director, introduced Todd Chase, Principal and Economist from FCS, and Kelly Reid, Regional Representative from the Department of Land Conservation and Development. Mr. Hardy gave an overview of the purpose of the Housing Needs Analysis. Every jurisdiction needed to plan for growth in the next 20 years, which was estimated to be 6,000 new residents in Canby. The buildable land inventory had to accommodate the forecasted population increase. Urban Growth Boundary expansion was needed if growth could not be accommodated with already available land. It also looked at housing types by income to be able to forecast those needs. It was determined that 73 acres of Urban Growth Boundary expansion would be needed. The Planning Commission recommended approval of the Housing Needs Analysis and recommended yearly monitoring of the consumption of land to make sure there was adequate supply. Staff was seeking approval of the analysis tonight.

Mr. Chase presented an overview of the Housing Needs Analysis. He explained the supply and demand for housing, public outreach, residential buildable land inventory, evolution of BLI findings, median home prices of selected markets, severely rent burdened households, Canby housing needs, UGB sufficiency findings, consultant and staff recommendations, and next steps.

Councilor Stearns asked for clarification if the goal was to increase the Urban Growth Boundary by 73 acres and if the City is locked into this decision for another 20 years.

Mr. Hardy responded the goal was to expand the Urban Growth Boundary. They could repeat the process every year if needed. They would watch the consumption rate of total buildable land supply to be sure it was enough to handle population growth.

There was no public testimony.

Council President Hensley closed the public hearing.

****Councilor Davis moved to approve Ordinance 1627, AN ORDINANCE ADOPTING THE HOUSING NEEDS ANALYSIS AS PART OF THE CITY OF CANBY COMPREHENSIVE PLAN (TA 23-03/CPA 24-01) to come up for second reading on August 7, 2024. Motion was seconded by Councilor Maldonado and passed 5-0 on first reading.**

ORDINANCES AND RESOLUTIONS:

Ordinance 1625 –

Councilor Stearns asked if the City was doing anything to increase their rating to reduce costs.

Kevin Aguilar, HR Director, stated the City already had great rates but was increasing the deductible to bring down premiums for both auto and property insurance.

****Councilor Davis moved to approve Ordinance 1625, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXPEND PAYMENT TO CITY COUNTY INSURANCE SERVICES (CIS) TO NOT EXCEED \$500,000 FOR LIABILITY INSURANCE COVERAGE FOR FISCAL YEAR 2024/2025. Motion was seconded by Councilor Maldonado and passed 5-0 by roll call vote.**

Resolution 1417 – Ryan Potter, Planning Manager, and Cara Hawkins, Parks and Recreation Advisory Board Member, presented the memorial bench and tree program. Previously memorial dedications for trees, benches, or planters had been done on a case-by-case basis. The goal was to memorialize a program that was more consistently implemented and to encourage the practice to enhance park spaces and give people an opportunity to add some personal investment with their dedications. The program and proposed application were in the Council packet. There were placeholders for costs as Public Works would come back with more defined costs and those fees would be added to the Master Fee Schedule.

Council President Hensley asked about the timing for updating the Master Fee Schedule.

Mr. Potter responded it would be included if an amendment was made to the Master Fee Schedule. If an application came in before the Master Fee Schedule amendment, the applicant could work with Public Works and get it done at cost.

Councilor Maldonado asked if the applicants were limited to the types of benches or if there was a uniform style.

Mr. Potter responded they were looking to standardize the items used for memorials with a preferred vendor to bring down costs.

Ms. Hawkins responded quotes were acquired from three different vendors (two in Canby and one in Baker City) for square and rectangular picnic tables and backless and backed benches. Once a vendor was selected, there would be choices available to applicants.

****Councilor Sasse moved to adopt Resolution 1417, A RESOLUTION ESTABLISHING A MEMORIAL TREE AND BENCH PROGRAM. Motion was seconded by Councilor Maldonado and passed 5-0.**

Ordinance 1626 – ****Councilor Maldonado moved to approve Ordinance 1626, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXPEND PAYMENT TO SAIF CORPORATION IN THE AMOUNT NOT TO EXCEED \$114,493.71 FOR WORKERS COMP COVERAGE FOR FISCAL YEAR 2024/2025. Motion was seconded by Councilor Davis and passed 5-0 by roll call vote.**

Ordinance 1628 – Mr. Aguilar said the City would like to enter into an employment agreement with Captain Doug Kitzmiller for two years following his retirement with PERS.

Jorge Tro, Police Chief, shared Captain Kitzmiller had been with the City for 26 years and held almost every position in the Police Department.

****Councilor Davis moved to approve Ordinance 1628, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF CANBY AND CAPTAIN DOUG KITZMILLER to come up for second reading on August 7, 2024. Motion was seconded by Councilor Maldonado and passed 5-0 on first reading.**

Councilor Stearns asked why something like this came to Council instead of going through the normal hiring process. He also asked if Captain Kitzmiller would receive a 1099 as a contractor.

Mr. Aguilar responded other cities didn't have to bring these contracts to Council because of their signing authority. Because Canby's was so low, it had to be approved by Council. Captain Kitzmiller would remain an employee with the same benefits, except for the 6% PERS.

Ordinance 1629 – Mr. Hardy said this ordinance was reflective of the budget that went through the Budget Committee for fiscal year 24/25 scope of work related to the Comprehensive Plan, Transportation System Plan, and Urban Growth Boundary expenditure for \$228,938.

****Councilor Sasse moved to approve Ordinance 1629, AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN, TRANSPORTATION SYSTEM PLAN, AND URBAN GROWTH BOUNDARY SCOPE OF WORK AND BUDGET FOR FY 24/25 to come up for second reading on August 7, 2024. Motion was seconded by Councilor Maldonado and passed 5-0 on first reading.**

Resolution 1415 – Todd Wood, Fleet, Transit, and IT Director, along with Heidi Muller, Transit Coordinator (attended virtually) shared currently Dial-A-Ride only covered the Urban Growth Boundary for the City of Canby as well as taking people to and from Oregon City per the IGA with Tri-Met. The County had extra State Transportation Improvement Fund dollars, which were not enough to hire more employees to provide that service. They were asking various transportation providers in Clackamas County if they could provide additional service outside of their normal areas. A map of the extended area was shown to Council. The City would receive approximately \$150,000 over the next year, which was a rate negotiated to cover all contractor costs, fuel costs, and maintenance costs. The City would bill the County monthly to cover the costs incurred for each individual ride.

Councilor Stearns clarified this would cost the City nothing.

Mr. Wood responded the City would be billing the County at a rate that covered all of the costs associated with the driver, fuel and maintenance.

Council President Hensley asked if this was just for a year trial basis.

Mr. Wood responded the State Transportation Improvement Fund was every two years, but there was only one year left. If it worked out this year, they would apply for additional funds to continue the program. It would be brought back next year if they wanted to continue.

Ms. Muller added that this would work like the current Dial-A-Ride but would run only Monday to Friday. Participants would apply through the City of Canby to be accepted.

****Councilor Sasse moved to approve Resolution 1415, A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH CLACKAMAS COUNTY FOR DIAL-A-RIDE SERVICE OUTSIDE THE URBAN GROWTH BOUNDARY. Motion was seconded by Councilor Maldonado and passed 5-0.**

Resolution 1416 – Mr. Hardy said they were applying for a Transportation Growth Management (TGM) grant, which required a resolution in support of the application. They would start the Urban Growth Boundary initiation process next year and after that they would do conceptual planning which identified infrastructure, street systems, and how things were going to be paid. The final step was to reincorporate those areas into the Comprehensive Plan. The money from the grant would be used for conceptual planning and would be about \$249,000. The funding would start in FY 25/26 and run through FY 26/27. The City needed to provide a local match in labor. The application was due by July 31.

****Councilor Davis moved to approve Resolution 1416, A RESOLUTION GRANTING SUPPORT FOR AN OREGON DEPARTMENT OF TRANSPORTATION (ODOT) TRANSPORTATION GROWTH MANAGEMENT (TGM) GRANT APPLICATION FOR CONCEPT PLANNING RELATED TO THE URBAN GROWTH BOUNDARY EXPANSION. Motion was seconded by Councilor Maldonado and passed 5-0.**

OLD BUSINESS: City Attorney Recruitment – Eileen Stein, City Administrator, stated they were starting to draft the City Attorney RFP. A chart was presented showing the expenses for the contract attorney compared to having one in house. For FY 23/24, the City spent \$142,000 on legal services where the City would have spent \$251,000 on in-house legal services.

Councilor Davis asked if the RFP was for recruiting an outside agency.

City Administrator Stein concurred it was.

David Doughman, Interim City Attorney, shared information from a memo submitted in the packet regarding the City of Grants Pass vs Johnson ruling regarding camping on public property.

Council President Hensley asked if it precluded the City being able to tighten up the current camping ordinance.

Mr. Doughman responded not necessarily, but the specifics would matter.

Council President Hensley requested this item be a future work session.

MAYOR'S BUSINESS: None.

COUNCILOR COMMENTS & LIAISON REPORTS:

Council President Hensley gave a huge shout out to City staff and volunteers for the work done on the Independence Day celebration. Next week she would be attending along with the Traffic Safety Commission Chair and Officer Miller a traffic enforcement devices presentation in Happy Valley. The Traffic Safety Commission offered an appointment to Tina Schimpf to replace Bob

Cambra. She and Ms. Stein met with Brenda Bateman from DLCD to talk about the City's Urban Growth Boundary project and how the City and DLCD could work together.

Councilor Davis said Independence Day was exceptionally busy and thanked the sponsors for the fireworks. Canby PD did a great job getting traffic out after the fireworks as well as helping set up the basketball hoops for the Nothing But Net event. The Maple Street turfing and scoreboards project should wrap up in October. The Auburn Farms design was moving along. The Legacy Park fitness courts had been delayed but should finish by August. The Parks and Recreation Advisory Board wanted to present an idea to Council during a Work Session. The Council also needed to start discussions about what would happen with the Adult Center building once vacated. The Fire Department had been busy with fire calls and medical emergencies. They were in final stages of the employment contract with his replacement, Matt Dale, which should be approved at their next board meeting.

Councilor Stearns attended the Bike and Pedestrian Committee meeting where there was discussion about e-bikes and the possibility of a speed limit for them to ensure safety for all.

Councilor Sasse said the community board at the entry of the Library had been a huge success. The Library was having a Lego building competition on July 30, and signups were required. There would be a mural painted by a famous artist on the teen wall which was funded by the Library Foundation. They were still working on the strategic plan for goals and priorities and donations policies.

CITIZEN INPUT: None.

CITY ADMINISTRATOR'S BUSINESS: Ms. Stein had provided Council the first quarterly report for Council Goals. Bi-Monthly reports would state the Council Goals as well. They met with Clackamas County reps on the city-led homeless initiative, and an Intergovernmental Agreement would need to be adopted in October. Approximately \$336,000 was coming from the County, which portions would go to the Library for employment services and programs, to the Police Department, to enhance infrastructure for public camping areas, and to the Canby Center for programs. Due diligence in examining sites for a sports complex was still in process. Another budget resolution might have to be adopted because the Department of Revenue didn't like the separate resolutions to approve the budget. It would not put the City out of compliance with the Oregon Revised Statutes.

ACTION REVIEW:

1. Approved the consent agenda.
2. Adopted Ordinances 1625 and 1626.
3. Approved Ordinances 1627, 1628, and 1629 to a second reading on August 7, 2024.
4. Approved Resolutions 1415, 1416, and 1417.

Council President Hensley adjourned the meeting at 9:20 p.m.

Maya Benham, CMC
City Recorder

Brian Hodson
Mayor

Assisted with Preparation of Minutes - Susan Wood

DRAFT



CITY COUNCIL Staff Report

Meeting Date: 8/7/2024

To: Mayor and City Council

Thru: Eileen Stein, City Administrator

From: Maya Benham, Administrative Director/ City Recorder

Agenda Item: Traffic Safety Commission and Parks and Recreation Advisory Board Appointments

Summary

There are currently two vacancies on the Parks and Recreation Advisory Board and one vacancy in the Traffic Safety Committee. The vacancies have been advertised on the City's website.

Background

The City has [11 various Boards, Commissions and Committees](#): Bike and Pedestrian Committee, Budget Committee, Canby Utility Board, Heritage and Landmark Commission, Library Board, Parks and Recreation Advisory Board, Planning Commission, Public Transit Advisory Committee, Traffic Safety Commission, Urban Renewal Agency and the Urban Renewal Budget Committee. Each Board, Commission and Committee has members that are appointed by the City Council and the term lengths are established through the Canby City Charter or the City Code.

Discussion

Chair Eric Van Zandt, Council President Traci Hensley, and Staff Liaison Jerry Nelzen interviewed Tina Schimpf and Linda Tate on July 8, 2024. After interviews, it was recommended Tina Schimpf be appointed to the Traffic Safety Commission.

Chair Barry Johnson, Councilor Davis, and Staff Liaison Ryan Potter interviewed Cathy Smith, Bruce Parker, and James Rykken on July 26, 2024. After interviews, it was recommended Cathy Smith and James Rykken be appointed to the Parks and Recreation Advisory Board.

Attachments

None

Fiscal Impact

None

Recommendation

1. Appoint Tina Schimpf to the Traffic Safety Commission. Appoint Cathy Smith and James Rykken to the Parks and Recreation Advisory Board.
2. Take no action.

Proposed Motion

“I move to approve the appointment of Member Tina Schimpf to the Traffic Safety Commission with a term ending June 30, 2026, and approve the appointments of Member Cathy Smith with a term ending June 30, 2027, and Member James Rykken with a term ending June 30, 2025 to the Parks and Recreation Advisory Board.”

Memo

To: Mayor Brian Hodson & Members of City Council
From: Jorge Tro, Chief of Police
CC: Maya Benham, Administrative Director/ City Recorder
Date: August 7, 2024
Re: Liquor License Application
Archetyp, 181 N. Grant St., Suite 215, Canby, Oregon 97013

I have reviewed the attached Liquor License Application for Archetyp, located at 181 N. Grant St., Suite 215, Canby, Oregon 97013.

On July 16, 2024, I spoke to Matthew Bonds, Attorney representing the business. He explained to me that Archetyp accidentally failed to renew their Liquor License with OLCC and they need to go through the application process again. City Council did approve a Liquor License Application for Archetyp back in March of this year, but due to the License expiration, the renewal must again be approved by City Council.

Archetyp sells wine to stores and restaurants with some limited retail sales. They also import distilled spirits from Europe to distribute to restaurants and stores through OLCC. The location is mostly a storage facility and will not have on premise consumption. Mr. Bonds conveyed that the owner is trained in OLCC laws and regulations as it pertains to distributing wine and distilled spirits in Oregon and is aware of the consequences for failure to comply with the rules as set forth by Oregon State Law.

It is my recommendation that the Canby City Council approve this application to the Oregon Liquor Control Commission (OLCC).

LIQUOR LICENSE APPLICATION

Page 1 of 4

Check the appropriate license request option:

[New Outlet](#) | [Change of Ownership](#) | [Greater Privilege](#) | [Additional Privilege](#)

Select the license type you are applying for.

More information about all license types is available [online](#).

Full On-Premises

- Commercial
- Caterer
- Public Passenger Carrier
- Other Public Location
- For Profit Private Club
- Nonprofit Private Club

Winery

- Primary location
- Additional locations: 2nd 3rd 4th 5th

Brewery

- Primary location
- Additional locations: 2nd 3rd

Brewery-Public House

- Primary location
- Additional locations: 2nd 3rd

Grower Sales Privilege

- Primary location
- Additional locations: 2nd 3rd

Distillery

- Primary location
- Additional tasting locations: (Use the DISTT form [HERE](#))

Limited On-Premises

Off Premises

Warehouse

Wholesale Malt Beverage and Wine

LOCAL GOVERNMENT USE ONLY

LOCAL GOVERNMENT
After providing your recommendation, return this form to the applicant **WITH** the recommendation marked below

Name of City OR County (not both)

Please make sure the name of the Local Government is printed legibly or stamped below

Date application received:

Optional: Date Stamp Received Below

- Recommend this license be granted
- Recommend this license be denied
- No Recommendation/Neutral

Printed Name

Date

Signature

Archetyp

Trade Name

LIQUOR LICENSE APPLICATION

Page 2 of 4

APPLICANT INFORMATION	
Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.	
Name of entity or individual applicant #1: Archetyp, LLC	Name of entity or individual applicant #2:
Name of entity or individual applicant #3:	Name of entity or individual applicant #4:

BUSINESS INFORMATION		
Trade Name of the Business (name customers will see): Archetyp		
Premises street address (The physical location of the business and where the liquor license will be posted): 181 N. Grant Street, Suite LL-9		
City: Canby	Zip Code: 97013	County: Clackamas
Business phone number: 503-804-9087	Business email: aric@archetyp.com	
Business mailing address (where we will send any items by mail as described in OAR 845-004-0065111): 181 N. Grant Street, Suite 215		
City: Canby	State: OR	Zip Code: 97013
Does the business address currently have an OLCC liquor license? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does the business address currently have an OLCC marijuana license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION CONTACT INFORMATION – Provide the point of contact for this application. If this individual is <u>not</u> an applicant or licensee, the Authorized Representative Form must be completed and submitted with this application.	
Application Contact Name: [REDACTED]	
Phone number: [REDACTED]	Email: [REDACTED]

LIQUOR LICENSE APPLICATION

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TERMS

- “Real property” means the real estate (land) and generally whatever is erected or affixed to the land (for example, the building) at the business address.
- “Common area” is a privately owned area where two or more parties (property tenants) have permission to use the area in common. Examples include the walking areas between stores at a shopping center, lobbies, hallways, patios, parking lots, etc. An area’s designation as a “common area” is typically identified in the lease or rental agreement.

ATTESTATION – OWNERSHIP AND CONTROL OF THE BUSINESS AND PREMISES

- Each applicant listed in the “Application Information” section of this form has read and understands [OAR 845-005-0311](#) and attests that:
 1. At least one applicant listed in the “Application Information” section of this form has the legal right to occupy and control the real property proposed to be licensed as shown by a property deed, lease, rental agreement, or similar document.
 2. No person not listed as an applicant in the “Application Information” section of this form has an ownership interest in the business proposed to be licensed, unless the person qualifies to have that ownership interest waived under OAR 845-005-0311.
 3. The licensed premises at the premises street address proposed to be licensed either:
 - a. Does not include any common areas; or
 - b. Does include one or more common areas; however, only the applicant(s) have the exclusive right to engage in alcohol sales and service in the area to be included as part of the licensed premises.
 - In this circumstance, the applicant(s) acknowledges responsibility for ensuring compliance with liquor laws within and in the immediate vicinity of the licensed premises, including in portions of the premises that are situated in “common areas” and that this requirement applies at all times, even when the business is closed.
 4. The licensed premises at the premises street address either:
 - a. Has no area on property controlled by a public entity (like a city, county, or state); or
 - b. Has one or more areas on property controlled by a public entity (like a city, county, or state) and the public entity has given at least one of the applicant(s) permission to exercise the privileges of the license in the area.

LIQUOR LICENSE APPLICATION

Archetyp

Page 4 of 4

Applicant Signature(s): Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.

If an applicant listed in the applicant information box on page 2 is an entity (such as a corporation or limited liability company), at least one member or officer of the entity must sign the application.

• Each applicant listed in the “Application Information” section of this form has read and understands [OAR 845-006-0362](#) and attests that:

1. Upon licensure, each licensee is responsible for the conduct of others on the licensed premises, including in outdoor areas.
2. The licensed premises will be controlled to promote public safety and prevent problems and violations, with particular emphasis on preventing minors from obtaining or consuming alcoholic beverages, preventing over-service of alcoholic beverages, preventing open containers of alcoholic beverages from leaving the licensed premises unless allowed by OLCC rules, and preventing noisy, disorderly, and unlawful activity on the licensed premises.

I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application, are true and complete.

Aric Wood



05 / 17 / 2024

Applicant name

Signature

Date

Applicant name

Signature

Date

Applicant name

Signature

Date

Applicant name

Signature

Date

Applicant/Licensee Representative(s): If you would like to designate a person/entity to act on your behalf you must complete the [Authorized Representative Form](#). You may submit the form with the application or anytime thereafter. The form must be received by the OLCC before the representative can receive or submit information for the applicant.

Please note that applicants/licensees are responsible for all information provided, even if an authorized representative submits additional forms on behalf of the applicant.



OREGON LIQUOR CONTROL COMMISSION BUSINESS INFORMATION

Please Print or Type

Applicant Name: Archetyp, LLC Phone: 503-804-9087

Trade Name (dba): Archetyp

Business Location Address: 181 N. Grant Street, Suite LL9

City: Canby ZIP Code: 97013

DAYS AND HOURS OF OPERATION

Business Hours:	Outdoor Area Hours:	The outdoor area is used for:
Sunday <u>9:00 AM</u> to <u>5:00 PM</u>	Sunday _____ to _____	<input type="checkbox"/> Food service Hours: _____ to _____
Monday <u>9:00 AM</u> to <u>5:00 PM</u>	Monday _____ to _____	<input type="checkbox"/> Alcohol service Hours: _____ to _____
Tuesday <u>9:00 AM</u> to <u>5:00 PM</u>	Tuesday _____ to _____	<input type="checkbox"/> Enclosed, how _____
Wednesday <u>9:00 AM</u> to <u>5:00 PM</u>	Wednesday _____ to _____	The exterior area is adequately viewed and/or supervised by Service Permittees.
Thursday <u>9:00 AM</u> to <u>5:00 PM</u>	Thursday _____ to _____	_____ (Investigator's Initials)
Friday <u>9:00 AM</u> to <u>5:00 PM</u>	Friday _____ to _____	
Saturday <u>9:00 AM</u> to <u>5:00 PM</u>	Saturday _____ to _____	

Seasonal Variations: Yes No If yes, explain: _____

ENTERTAINMENT	Check all that apply:	DAYS & HOURS OF LIVE OR DJ MUSIC
<input type="checkbox"/> Live Music	<input type="checkbox"/> Karaoke	Sunday _____ to _____
<input type="checkbox"/> Recorded Music	<input type="checkbox"/> Coin-operated Games	Monday _____ to _____
<input type="checkbox"/> DJ Music	<input type="checkbox"/> Video Lottery Machines	Tuesday _____ to _____
<input type="checkbox"/> Dancing	<input type="checkbox"/> Social Gaming	Wednesday _____ to _____
<input type="checkbox"/> Nude Entertainers	<input type="checkbox"/> Pool Tables	Thursday _____ to _____
	<input type="checkbox"/> Other: _____	Friday _____ to _____
		Saturday _____ to _____

SEATING COUNT		OLCC USE ONLY
Restaurant: _____	Outdoor: _____	Investigator Verified Seating: ____ (Y) ____ (N)
Lounge: _____	Other (explain): _____	Investigator Initials: _____
Banquet: _____	Total Seating: <u>0</u>	Date: _____

I understand if my answers are not true and complete, the OLCC may deny my license application.
Applicant Signature: _____ Date: Mar 22, 2024



CITY COUNCIL Staff Report

Meeting Date: 8/7/2024

To: The Honorable Mayor Hodson & City Council
Thru: Eileen Stein, City Administrator
From: Don Hardy, Planning Director
Agenda: Consider Ordinance 1627, An Ordinance authorizing to approve the Housing Needs Analysis and incorporating the HNA into the Canby Comprehensive Plan (TA 23/03/CPA 24-01) (*Second Reading*)
Goal: Align Resources to Address Future Community Growth

Summary

The City proposes an amendment to the comprehensive plan incorporating the Housing Needs Analysis (HNA). The City seeks adoption of the new HNA addressing the 20-year housing needs of Canby as allowed by Oregon Planning Goal 10 and is consistent with the official June 30, 2020 population forecast and the sequential urban growth boundary adoption by the Department of Land Conservation and Development. The HNA identifies the 20-year land use needs with a forecast of approximately 73.1 acres of residential urban growth boundary expansion need and the housing mix to accommodate roughly 6,000 new residents over the next 20 years.

Background

The City proposes updates to the Comprehensive Plan, incorporating the June 18, 2024, City of Canby Housing Needs Analysis (HNA). The Department of Land Conservation and Development requires that the HNA be adopted as part of the Canby Comprehensive Plan.

The planning commission recommended approval of the Housing Needs Analysis at their June 10, 2024 hearing. They recommended that yearly monitoring of housing acreage consumption be completed to make sure that adequate residential acreage remains available for the 20-year residential population forecast. The HNA needs to be updated every 8-years.

Attachments

June 18, 2024 Housing Needs Analysis Final Report
July 17, 2024 City Council Staff Report, Canby Housing Needs Analysis and Comprehensive Plan Adoption Staff Report (TA 23-03/CPA 24-01)
City Council Executive Summary Staff Report
Draft City Council Ordinance
Confirmation of Post Acknowledgment Plan Amendment (PAPA) Online Submittal to DLCD
City Council Public Hearing Notice
Planning Commission Findings, Conclusion and Final Order

Fiscal Impact

None

Options

Adoption, Adoption with Modification or Continuance of Housing Needs Analysis

Proposed Motion

“I move to adopt Ordinance 1627, An Ordinance authorizing to approve the Housing Needs Analysis and incorporating the HNA into the Canby Comprehensive Plan.”

ORDINANCE NO. 1627

AN ORDINANCE ADOPTING THE HOUSING NEEDS ANALYSIS AS PART OF THE CITY OF CANBY COMPREHENSIVE PLAN (TA 23-03/ CPA 24-01)

WHEREAS, the City Council accepted the Housing Needs Analysis (HNA) on July 17, 2024 which needs to be formally adopted into the Canby Comprehensive Plan;

WHEREAS, there is a state requirement that the HNA be adopted as part of the City’s comprehensive plan;

WHEREAS, the planning commission recommended approval of the HNA on June 10, 2024; and

WHEREAS, a staff report with appropriate findings have been prepared showing consistency of the HNA comprehensive plan text amendment with the City Municipal Code and statewide planning goals.

THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

Section 1. The City of Canby City Council hereby adopts the HNA as a text amendment to the Canby Comprehensive Plan. A copy of the HNA is attached to this ordinance (City of Canby Housing Needs Analysis, Final Report, June 18, 2024) as Exhibit A and is incorporated by reference.

SUBMITTED to the Canby City Council and read the first time at a regular meeting therefore on Wednesday, July 17, 2024, ordered posted as required by the Canby City Charter; and scheduled for second reading on Wednesday, August 7, 2024, commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on second and final reading by the Canby City Council at a regular meeting thereof on the 7th day of August 2024, by the following vote:

YEAS _____

NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder

Exhibit A

City of Canby Housing Needs Analysis

Final Report

June 18, 2024



Acknowledgements

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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James Davis
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Introduction

The Canby Housing Needs Analysis (HNA) is intended to serve as a basis for the City of Canby to document new information regarding the city’s Buildable Land Inventory (BLI), population and housing trends, and development policies aimed at providing adequate land within the urban growth boundary (UGB) to accommodate the next 20 years of population growth.

Oregon Regulatory Requirements

The passage of the Oregon Land Use Planning Act of 1974 (ORS Chapter 197) established the Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). The Act required the Commission to develop and adopt a set of statewide planning goals. Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies.

At a minimum, local housing policies must meet the applicable requirements of Goal 10 and the statutes and administrative rules that implement it (ORS 197.295 to 197.314, ORS 197.475 to 197.490, and OAR 600-008).¹ Goal 10 requires incorporated cities to complete an inventory of buildable residential lands. Goal 10 also requires cities to encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. Goal 10 defines needed housing types as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an UGB at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes.” ORS 197.303 defines needed housing types:

- (a) Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy.
- (b) Government assisted housing.²
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490.
- (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.
- (e) Housing for farmworkers.

¹ ORS 197.296 only applies to cities with populations over 25,000.

² Government assisted housing can be any housing type listed in ORS 197.303 (a), (c), or (d).

Methodology

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. Forecast 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. Document the buildable land inventory within the Canby Urban Growth Boundary by Comprehensive Land Use Plan designation.
7. Prepare policy findings regarding the sufficiency of the Urban Growth Boundary with regard to land that is currently buildable and planned for housing.

Process

The HNA process was initiated at a kickoff management of City staff and the consultant in January 2022. Project Management Team members continued to meet on regular basis over the course of the project to track progress on key tasks and deadlines, identify unanticipated issues and develop alternative approaches as needed.

A Housing Advisory Committee (HAC) appointed by the City met four times over the course of the project. The HAC reviewed and provided comments on key materials and made recommendations related to housing implementation policies.

- At meeting #1 in March 2022, the HAC discussed the Community Engagement Plan and Housing Needs Projection.
- At meeting #2 in June 2022, the HAC viewed a presentation on the Residential Buildable Land Inventory and Residential Land Need Analysis.
- At meeting #3 in September 2022, the HAC reviewed Housing Policy Options.
- At meeting #4 in January 2023, the HAC reviewed the Draft HNA and land efficiency measures.

All HAC meetings were advertised and open to the public. Additional revisions were made between January 2023 and March 2024 based on comments and correspondence with DLCD. These changes were reviewed by the Canby Planning Commission and City Council.

Report Organization

This report provides the technical basis of findings that support proposed housing policy recommendations and subsequent actions that the city will take to update its Comprehensive Plan and Development Code. Each section of this report provides current data, assumptions and results that comprise all findings and conclusions:

I. Introduction.

II. Housing Need Projection: provides a demographic overview and summary of market trends influencing housing growth in Canby.

III. Buildable Land Inventory: identifies vacant, partially vacant and redevelopable residential land within the Canby UGB, and accounts for constraints to get to a final determination of capacity to meet 20-year needs.

IV. Land Sufficiency Analysis: this section compares expected land demand to vacant land supply to meet housing mix and densities described in the HNA.

V. Findings and Recommendations highlights key findings and housing policy recommendations.

Housing Need Projection

Methodology

The methodology for projecting housing needs within the Canby UGB includes consideration of demographic and socio-economic trends, housing market characteristics and long-range population growth projections. This report and its findings are primarily based on data available as of December 2023.

Regional (Clackamas County) and local (City or UGB) population, households, income and market characteristics are described in this memorandum using data provided by the U.S. Census Bureau (Census and American Community Survey), the U.S. Department of Housing and Urban Development (HUD), Oregon Department of Housing and Community Services (OHCS), Portland State University (PSU) and the City of Canby. Where trends or long-range projections are provided by an identified data source, this analysis includes extrapolations or interpolations of the data to arrive at a base year (2022 estimate) and forecast year (2043 projection).³ The result of this forecast translates population growth into households and households into housing need by dwelling type, tenancy (owner vs. renter) and affordability level.

Demographic and Socio-Economics

Population

The City of Canby population increased to 18,979 people in 2022 (July 1 estimate by PSU). Clackamas County, Oregon’s third largest in terms of population, had an estimated 429,149 year-round residents. Prior to 2010, Canby was growing over twice as fast as the county average. However, during the most recent decade (2010 to 2022) population growth in Canby slowed down as remaining buildable land became less abundant (Exhibit 1).

Exhibit 1: Population Trends (2000-2022)

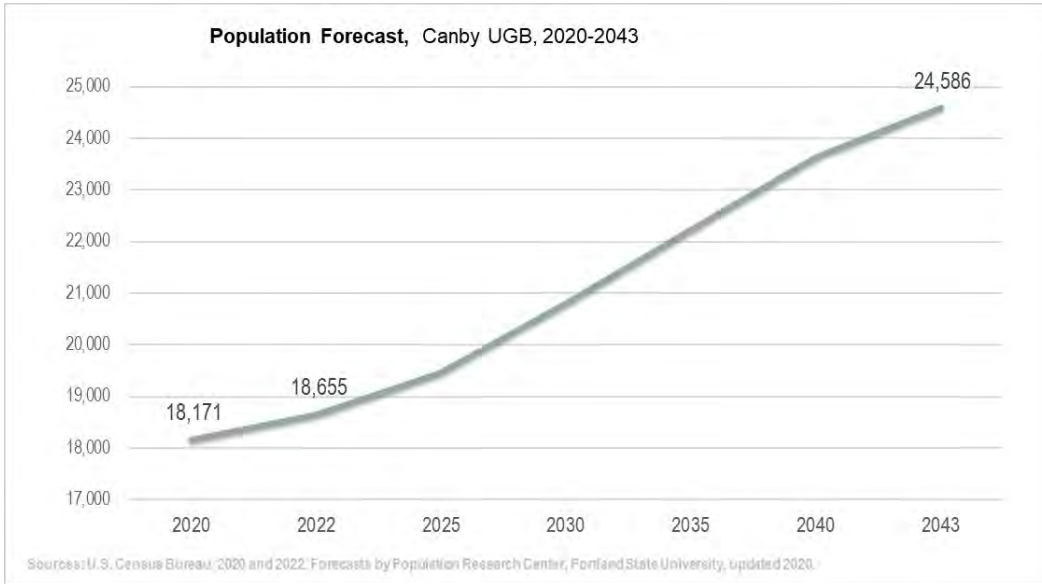
	2000	2010	2020	2022	Annual Growth Rate	
					2000-2010	2010-2022
Clackamas County	338,391	375,992	422,185	429,149	1.06%	1.11%
Canby UGB	13,323	17,097	18,171	18,655	2.53%	0.73%
City of Canby	12,790	15,829	17,210	18,979	2.15%	1.52%

Sources: Population Research Center, Portland State University.
U.S. Census Bureau, PL94-171 redistricting data files.

³ The time frame for this analysis assumes a 20-year forecast period between Dec. 31, 2022 and Jan. 1, 2043.

Long-range population forecasts prepared by PSU anticipate that 5,931 residents will be added to the Canby Urban Growth Boundary (UGB) over the next 20 years. This equates to a projected annual average growth rate (CAGR) of 1.3% for the UGB (see Exhibit 2).

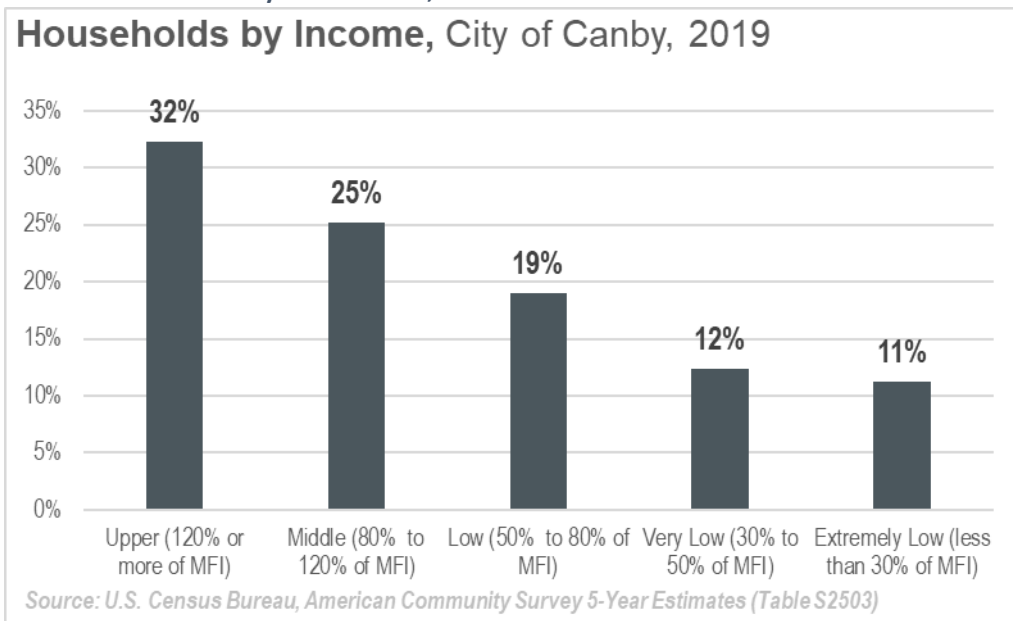
Exhibit 2: Canby UGB Population Forecast (2020-2043)



Socio-economic Characteristics

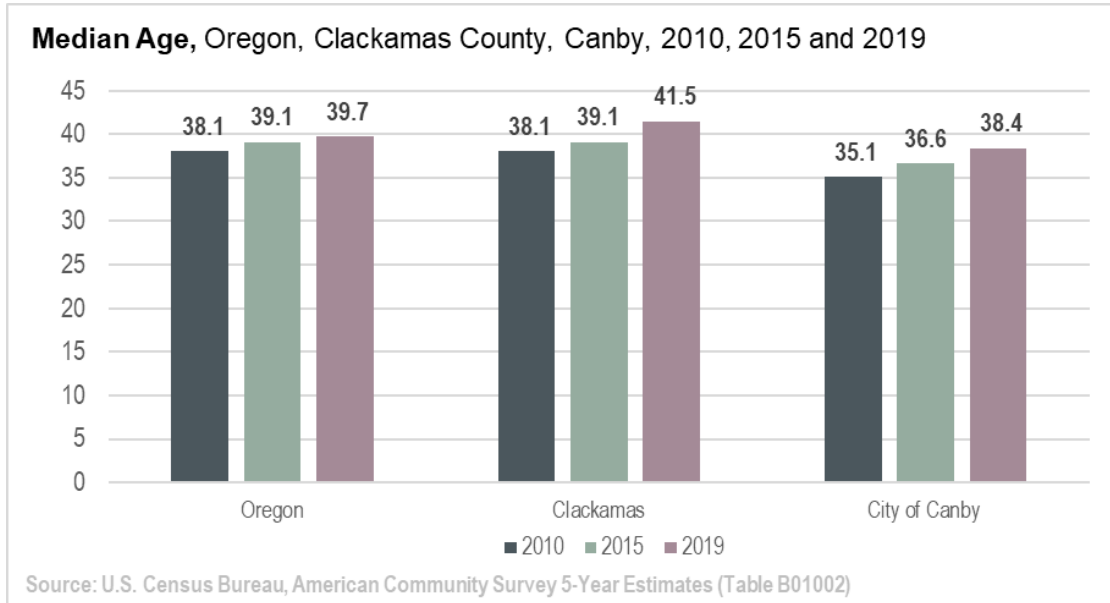
In 2019, the median family income (MFI) in Clackamas County was \$80,484. As shown below in Exhibit 3, nearly one third of the households in Canby earn over 120% of the MFI (\$96,581 or above).

Exhibit 3: Households by Income Level, 2015-2019



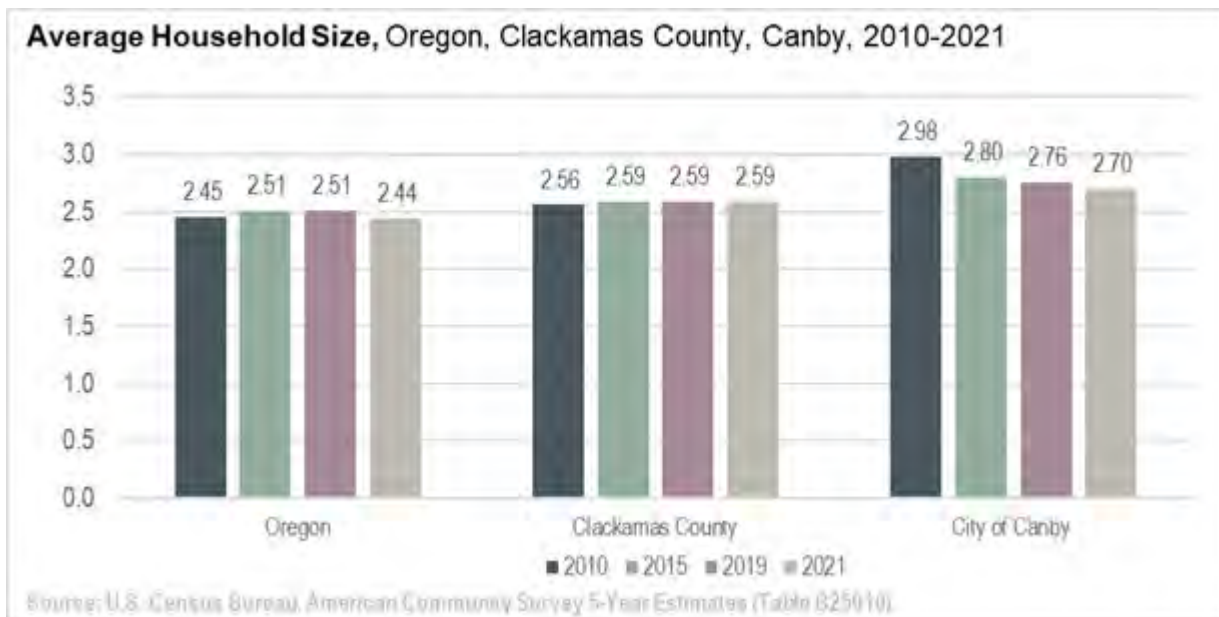
The median age in Canby (38.4) is below the Clackamas County average (41.5) and below the statewide average (39.7) as well (Exhibit 4).

Exhibit 4: Median Age, 2010-2019



Average household size in Canby has decreased slightly over the last two decades, from 2.98 in 2010 to 2.7 in 2021. This is well above the statewide average of 2.44 and above the countywide average of 2.59 (Exhibit 5).

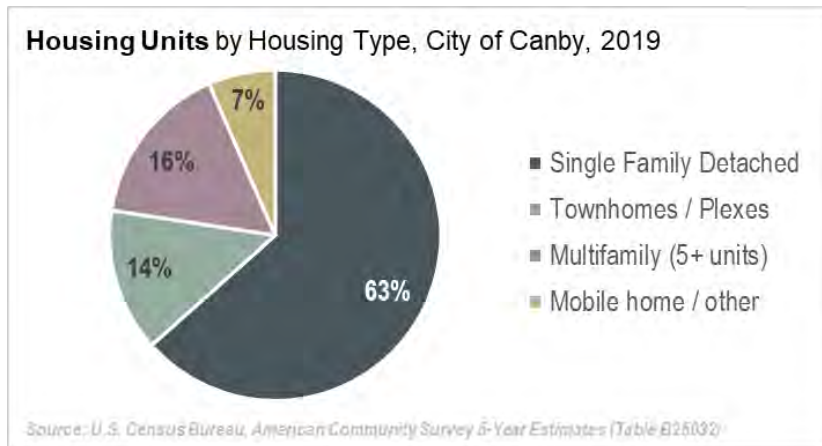
Exhibit 5: City of Canby Average Household Size 2010-2021



Housing Inventory and Tenancy

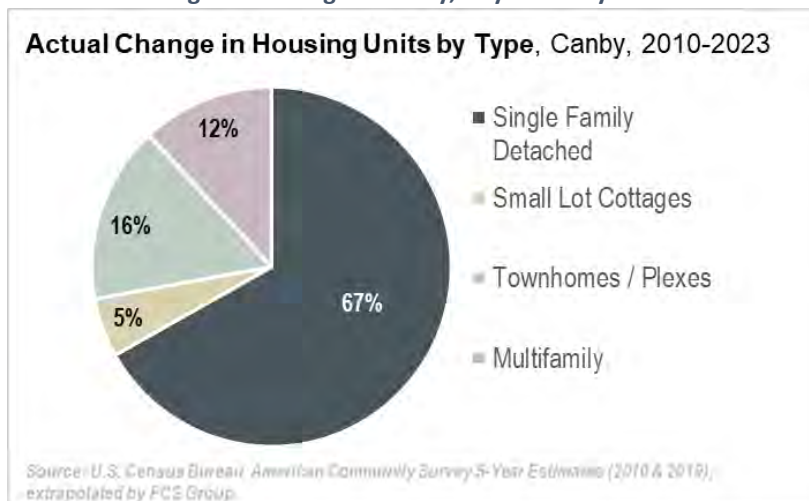
Canby's existing housing inventory and tenancy sheds light on housing conditions and market demand preferences. In 2019, there were 6,608 housing units in Canby of which 6,383 units were classified as occupied and only 225 units were vacant. Like most cities with under 50,000 residents, single-family detached housing is the most prevalent housing type representing 63% of the housing stock. The remaining inventory in Canby includes multi-family (16%), townhomes/plexes (14%), and mobile homes (7%), as shown in Exhibit 6A.

Exhibit 6A: Existing Housing Inventory, 2019, City of Canby



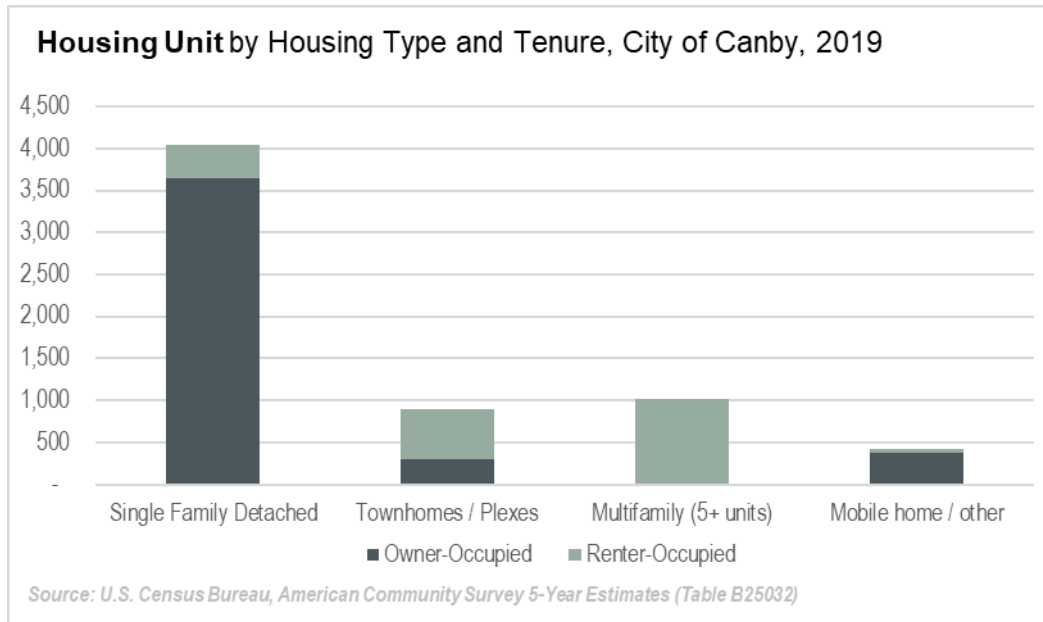
Between 2010 and 2023 the mix of new housing developed in Canby has trended a bit more towards single family detached homes. As indicated in Exhibit 6B, about two-thirds of new housing construction consisted in detached homes, and the remaining one-third was constructed as “middle housing” such as townhomes, duplexes, apartments and manufactured homes. While there has been an increase in the share of single family development, a current “snap shot” of developments in the construction pipeline reveal a trend towards small lot sizes (less than 8,300 net square feet per dwelling) over larger or lot sizes.

Exhibit 6B: Change in Housing Inventory, City of Canby



Owner-occupied housing units represent 68% of the occupied housing inventory while renter-occupied units account for the other 32% of the inventory (Exhibit 7). Ownership is most prevalent among single-family detached and manufactured housing types while renters are more likely to favor townhomes, plexes, and multifamily units.

Exhibit 7: Existing Housing Tenancy, 2019, City of Canby



Housing Market Characteristics

To help gauge housing attainability in Canby, local median family income (MFI) levels were evaluated using U.S. Housing and Urban Development (HUD) guidelines. By applying the assumptions shown in Exhibit 8 and 9, based on median family income (MFI) for Clackamas County (\$88,517), HUD guidelines indicate that upper-middle households (with 4 family members) earning 80% of the MFI should be able to afford monthly rents at \$2,656.

Exhibit 8: Canby Housing Affordability Analysis Assumptions

Assumptions		
Interest Rate (conventional)	7.0%	
Downpayment	5%	
Mortgage duration (Years)	30	
Income Affordability Target Level %	30%	of median income
Property Taxes	0.0125	% of sales price
Mortgage Insurance	0.0085	% of loan amt.
Home Insurance	0.0029	% of sales price

The rents shown in Exhibit 9 are considered “attainable” if no more than 30% of household income is allocated to housing.

Exhibit 9: Canby Affordable Housing Analysis: Renters

Clackamas County Median Family Income Level (2021)*	\$88,517	
HUD Qualifying Income Level: Renters	Lower-end	Upper-End
Upper (120% or more of MFI)	\$106,220 or more	
Middle (80% to 120% of MFI)	\$70,814	\$106,220
Low (50% to 80% of MFI)	\$44,259	\$70,814
Very Low (30% to 50% of MFI)	\$26,555	\$44,259
Extremely Low (less than 30% of MFI)	\$26,555 or less	
Attainable Monthly Housing Cost: Renters (@30% of income)	Lower-end	Upper-End
Upper (120% or more of MFI)	\$2,656 or more	
Middle (80% to 120% of MFI)	\$1,770	\$2,656
Low (50% to 80% of MFI)	\$1,106	\$1,770
Very Low (30% to 50% of MFI)	\$664	\$1,106
Extremely Low (less than 30% of MFI)	\$664 or less	

*Note, this analysis is generally consistent with 2.5-person household size.

** See assumptions provided in supporting table.

Source: analysis by FCS Group using Housing and Urban Development data.

Monthly housing costs are generally higher for homeowners than renters due to added costs associated with insurance and taxes. If 30% of income is allocated to mortgage interest and principal, using the assumptions stated on Exhibits 8 and 10, the expected housing cost for owners at 80% MFI level is \$2,245, which should be sufficient to afford a home priced at \$277,000 (Exhibit 10). Note, this analysis is based on a 5% downpayment. Hence the attainable home price would increase to \$317,000 with a 20% down payment since the homebuyer would bring more cash to closing than with a 5% down payment. The mortgage scenarios shown below assume no existing debt.

Exhibit 10: Canby Affordable Housing Analysis: Homeowners

Clackamas County Median Family Income Level (2021)*	\$88,517	
HUD Qualifying Income Level:	Lower-end	Upper-End
Upper (120% or more of MFI)	\$106,220 or more	
Middle (80% to 120% of MFI)	\$70,814	\$106,220
Low (50% to 80% of MFI)	\$44,259	\$70,814
Very Low (30% to 50% of MFI)	\$26,555	\$44,259
Extremely Low (less than 30% of MFI)	\$26,555 or less	
Supportable Housing Price: Mortgage Principal & Interest	Lower-end	Upper-End
Upper (120% or more of MFI)	\$415,000 or more	
Middle (80% to 120% of MFI)	\$277,000	\$415,000
Low (50% to 80% of MFI)	\$173,000	\$277,000
Very Low (30% to 50% of MFI)	\$104,000	\$173,000
Extremely Low (less than 30% of MFI)	\$104,000 or less	
Monthly Housing Costs for Owners: PIT & Insurance**	Lower-end	Upper-End
Upper (120% or more of MFI)	\$3,367 or more	
Middle (80% to 120% of MFI)	\$2,245	\$3,367
Low (50% to 80% of MFI)	\$1,403	\$2,245
Very Low (30% to 50% of MFI)	\$842	\$1,403
Extremely Low (less than 30% of MFI)	\$842 or less	

*Note, this analysis is generally consistent with 2.5-person household size.

** See assumptions provided in supporting table.

Source: analysis by FCS Group using Housing and Urban Development data.

Canby home values increased significantly between 2019 and 2022, before tapering down in 2023. As indicated in Exhibit 11, the median home value price index in Canby increased to \$562,000 (as of April 2023), with annual average price increase of 8.2% over the past five years. Other cities in the region have experienced even larger home price increases (Exhibit 11).

Exhibit 11: Zillow Home Value Price Index in Select Markets

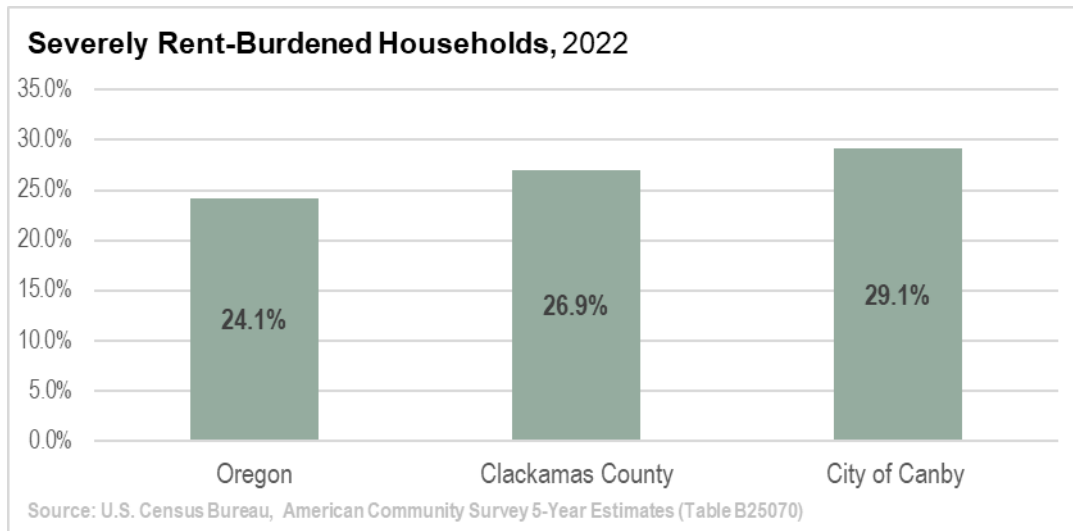
	2019	2020	2021	2022	2023	Annual Change %
Canby	\$432,000	\$463,000	\$560,000	\$581,915	\$561,936	8.2%
Aurora	\$362,000	\$393,000	\$479,000	\$717,490	\$656,116	19.6%
Wilsonville	\$470,000	\$503,000	\$606,000	\$635,102	\$634,357	9.4%
Oregon City	\$446,000	\$479,000	\$579,000	\$596,475	\$582,212	8.3%

Source: Zillow.com; Home Value Index for December of each year, April 24, 2023.

According to U.S. Housing and Urban Development (HUD), households are “cost burdened” if they pay over 30% of their income on housing. Households are “severely cost burdened” when they pay over 50% of their income on housing.

As shown in Exhibit 12, over 29% of the rental households in Canby were severely cost burdened in 2022, which is higher than Clackamas County (26.9%) and Oregon as a whole (24.1%).

Exhibit 12: Canby Severely Rent-Burdened Households



Input received from stakeholder interviews suggests that rental housing construction in Canby is not keeping up with demand. An evaluation of housing inventory gaps indicates that there is a current shortfall or gap in available rental housing at the upper- and lower-price points (Exhibit 13). This is understandable at the lowest price points where there is always more demand than supply. The fact that there is more housing demand than supply for higher-priced rentals (affordable to those making at least 80% of the MFI) reflects an aging housing inventory and demonstrates strong “pent up” demand for market rate apartments that rent for over \$875 per month.

With favorable housing investment policies, it is likely that there could be near-term market activity for addressing the current estimated 317-unit gap in market rate rental apartments (see Exhibit 13). In addition to this level of pent-up demand for market-rate rentals, it is estimated that at least 180 government subsidized or deed-restricted housing units are needed in Canby.

Exhibit 13 Rental Housing Gap Analysis, City of Canby**

Median Household Income Range	Affordable Monthly Rent *	Renter-Occupied Households	Rental Units at this Rent Level	Housing Unit (Gap) or Surplus	Pent Up Demand
\$75,000 or more:	\$1,875	424	317	(107)	(317) market rate gap
\$50,000 to \$74,999:	\$1,250-\$1,875	594	384	(210)	
\$35,000 to \$49,999:	\$875-\$1,250	298	785	487	
\$20,000 to \$34,999:	\$500-\$875	399	409	10	
Less than \$20,000:	Less than \$500	313	133	(180)	(180) subsidized housing gap
Zero or Negative Income	Requires subsidy	19	19	-	
Total		2,047	2,047	-	(497)

Source: U.S. Census Bureau, American Community Survey 2010-2019; FCS GROUP.

* Calculated as 30% of income range based on HUD guidelines

** It should be noted that the rental units shown as "Housing Unit Surplus" reflect housing that is priced at a level that is not consistent with current Canby household income levels for that market segment. These "surplus" rental units are being occupied by households in other income categories, which in turn drives up rental cost burdens for lower-income households.

Historically, during the 11-year time frame (2017 to Aug. 1, 2023), the City of Canby issued building permits for 25 subdivisions and 4 minor partitions. These developments resulted in 774 dwelling units being added over those seven years. As indicated in Exhibit 14, 110.7 net vacant and part vacant acres were utilized for these developments. For a detailed summary of historic subdivision activity by land use category, see Appendix A.

Exhibit 14

Approved Subdivisions and Minor Partitions by Land Area, City of Canby, 2017-2023

	Less than 1 acre	1 to 5 acres	5 to 10 acres	Over 10 acres	Total
Subdivisions					
No. of Approvals	7	12	2	4	25
Acres included	2.6	29.0	11.8	65.7	109.0
% Distribution	2%	27%	11%	60%	100%
Minor Partitions					
No. of Approvals	4				4
Acres included	1.7				1.7
% Distribution	100%				100%
Total Acres included	4.3	29.0	11.8	65.7	110.7
% Distribution	4%	26%	11%	59%	100%

Source: analysis of new residential construction permits issued between 2017 and 2023, City of Canby Planning Dept. Aug 2023.

Future residential construction in the “development pipeline” will address a portion of the immediate market gap for rentals noted above. As of November 2023, there are 412 dwellings in various stages of development, including 165 apartments/plexes, 48 townhomes and 199 single family homes (Exhibit 15).

Exhibit 15 Canby Development Construction Pipeline

Canby Housing Construction Pipeline - Unit Count and Acres

Housing Type	Comp. Plan Category	Primary Housing Types	Net Acres	# of Dwelling Units	Dwellings per Net Acre
Single Family Detached	LDR	SFD	49.0	199	4.1
Single Family Attached	MDR	Townhomes	6.2	48	7.7
Multifamily	HDR, DC	Apts.	0.6	5	8.9
Multifamily (Hope Village)	HDR, RC	Apts., & 5 Plexes	11.5	160	13.9
Total			67.3	412	6.1

Source: City of Canby, Nov. 2023.

Housing Needs

Summary of Future Housing Needs

There is a linkage between demographic characteristics and housing choice. Housing needs change over a person’s lifetime. Some factors that influence housing include:

- Homeownership rates increase as income rises.
- Single family detached homes are the preferred housing choice as income rises.
- Renters are much more likely to choose multifamily housing options (such as apartments or plexes) than single-family housing.
- Very low-income households (those earning less than 50% of the median family income) are most at-risk for becoming homeless if their economic situation worsens.

Based on the population projections described earlier and the most current household size estimates of 2.7 people per household, the total net new housing need within the Canby UGB over the next 20 years is approximately 2,286, housing units (including 24 units for people living in group quarters) as shown in Exhibit 16. This baseline housing need forecast assumes that the current share of group quarters population (includes people residing in congregate care facilities and housing shelters) and housing vacancy rates remain constant.

Exhibit 16: Canby Housing Needs Forecast

Canby UGB Baseline Housing Needs Forecast: Safe Harbor			
	2022	2043 forecast	Change
UGB Population	18,655	24,586	5,931
Less Group Quarters Pop. (0.6%)	111	146	35
Pop in Households	18,544	24,440	5,895
Avg. Household Size	2.70	2.70	
Households (year round)	6,872	9,057	2,185
Vacancy and Seasonal Adjustment	3.4%	3.4%	77
Growth-related Housing Demand (dwelling units)	7,115	9,376	2,262
Group Quarters Dwelling Units*			24
Total Housing Units			2,286

* Category includes group quarters housing demand @1.5 persons per dwelling unit.

Housing Demand by Dwelling Type and Tenancy

This baseline housing need forecast is generally consistent with the current stratification of households by income level and trend towards increasing need for more attainable middle housing types.

During the HNA process, three additional dwelling demand forecasts were considered by applying “safe harbor” methods that are consistent with Oregon land use planning rules. Those three methods utilize “safe harbor” provisions provided by the State to ascertain dwelling demand and land needs based on jurisdiction size (population level) and housing characteristics.

"Safe harbor" means an optional course of action that a local government may use to satisfy a requirement of Goal 14 (urbanization); and if the city needs to expand their urban growth boundary, a safe harbor analysis lends protections from appeals on certain elements. A safe harbor is not the only way or necessarily the preferred way to comply with the requirements of a housing needs analysis. It was employed for the city of Dallas as an alternative way of looking at residential land need scenarios for the 20-year forecast.

There are four (3) types of safe harbor methods that were considered for the determination of residential land needs for Canby which are consistent with OAR 660-024-0040(8), including:

- » Method 1 Safe Harbor Combined Housing Mix and Density
- » Method 2 Safe Harbor Incremental Mix A
- » Method 3 Safe Harbor Incremental Mix B
- » Method 4 Base Case Scenario (Locally Preferred Method)

Refer to Appendix B for supporting analysis of Methods 1-3 alternative forecast scenarios.

The baseline housing forecast (locally preferred Method 4) is also based on “safe harbor” assumptions for forecasting housing types to address current household income levels and market preferences. The housing demand forecast includes: 1,355 single-family detached homes; 369 townhomes/plexes; 385 multifamily units (apartments); and 154 manufactured housing accessory dwellings (Exhibit 17). There will also be demand for approximately 23 units of group quarters housing (such as congregate care, in-patient care, etc.).

Exhibit 17: Canby Baseline Housing Needs by Tenure & Housing Type

Housing Demand Mix	Owner Units	Renter Units	Total Dwelling Units	Projected Housing Need (Units)
Housing Tenure Distribution:	67.9%	32.1%	100.0%	
Single Family Detached			59.9%	1,355
Townhomes / Plexes			16.3%	369
Multi family (5+ units)			17.0%	385
Mfg. home/other			6.8%	154
Total percent			100.0%	
Housing Units	1,536	725		2,262
Group Quarters Dwelling Units*				24
Total Housing Units				2,286

Analysis based on preceding tables.

* Category includes group quarters housing demand @1.5 persons per dwelling unit.

Exhibit 18 identifies the types of housing products that are most consistent with the projected housing needs for Canby.

Exhibit 18: Projected Housing Demand by Income Level, Canby UGB

Canby UGB Baseline Housing Needs Forecast by Household Income Level

Household Income Level	Owner Units	Renter Units	Total Dwellings	% Mix	Representative Attainable Housing Products
Upper (120% or more of MFI)	615	-	615	27%	Standard Detached Homes
Upper Middle (80% to 120% of MFI)	691	44	735	32%	Small Lot Homes & Cottages
Lower Middle (50% to 80% of MFI)	230	181	412	18%	Townhomes, Plexes & Mfg. Homes
Low (less than 50% of MFI)	-	261	261	12%	Apts., ADUs, Gov't Assisted
Very Low (less than 30% of MFI)	-	239	239	11%	Apts., ADUs & Govt. Assisted Housing
Housing Units	1,536	725	2,262	100%	
Plus Group Quarters Units		24	24		Transitional housing & congregate care
Total Dwelling Units	1,536	749	2,286		
Demand Mix	67%	33%	100%		

Source: estimates based on prior tables and stated assumptions.

To accurately forecast the amount of land required to address 20-year housing needs, the overall housing need must be adjusted to account for near-term development that is in the construction pipeline. As shown in Exhibit 19, the remaining housing that is needed after pipeline construction projects are completed includes 1,874 total housing units.

This housing needs forecast will serve as the basis for forecasting residential land needs for the Canby Urban Growth Boundary.

Exhibit 19: Projected Housing Demand after Pipeline Construction Units are Built
Projected 20-year Housing Need After Pipeline BLI Reduction, Canby

Housing Type	20-Year Dwelling Unit Demand before pipeline adjustment	20-Year Dwelling Unit Demand in pipeline*	Remaining Demand after pipeline adjustment	% Dist.
Single Family Detached (Standard Lots)	615	60	555	30%
Single Family Small Lot & Cottages	735	139	596	32%
Townhomes / Plexes / Mfg. Homes	412	48	364	19%
Apartments/Other**	524	165	359	19%
Total	2,286	412	1,874	100%

Note: numbers may not add exactly due to rounding.

**Projects in pipeline have pending buildings permits & reflects Hope Village Master Plan, as of Nov. 2023.*

*** Category also includes group quarters housing demand .*

Buildable Land Inventory

In accordance with OAR 660-008-0005 (2) and OAR 660-009-0015 (3), an estimate of buildable land inventory (BLI) within Canby's Urban Growth Boundary (UGB) has been created to determine that amount of land available to meet housing and employment needs. The BLI analysis uses the most current Geographic Information Systems (GIS) data provided available for the Canby UGB.

BLI Methodology

The objective of the BLI is to determine the amount of developable land available for future residential housing and economic development within the UGB. The steps taken to perform this analysis are as follows:

1. Calculate gross acres by plan designation, including classifications for fully vacant and partially-vacant parcels. This step entails "clipping" all of the tax lots that are bisected by the current UGB to eliminate land outside current UGB from consideration for development at this time. City staff input was provided to provide a level of quality assurance to review output is consistent with OAR 660-008-0005(2) and OAR 660-009-0015 (3).
2. Calculate gross buildable acres by plan designation by subtracting land that is constrained from future development, such as such as existing public right-of-way, parks and open space, steep slopes, and floodplains. Canby's Comprehensive Plan call for an additional reduction for wetlands from the buildable land.
3. Calculate net buildable acres by plan designation, by subtracting future public facilities such as roads, schools and parks from gross buildable acres.
4. Determine total net buildable acres by plan designation by taking into account potential redevelopment locations and mixed-use development opportunity areas.

The detailed method used to create the land inventory is described below.

Residential Land Base

The residential land base reflects current Canby Comprehensive Plan land use designations. Properties that are within the residential land base include the following base zone classifications:

Residential Comprehensive Plan Land Use Classifications

- Low Density (LDR)
- Medium Density (MDR)
- High Density (HDR)
- Residential Commercial (RC)
- Downtown Commercial (DC)

Residential Zoning Categories

- Rural Residential Farm Forest 5-acre (RRFF5)
- Low Density (R1)
- Medium Density (R1.5)
- High Density (R2)
- Residential Commercial (CR)
- Downtown Commercial (C1)

These classifications have been kept consistent throughout the analysis.

Land Classifications

The next step in the BLI analysis includes classifying each tax lot (parcel) into one of the following categories. In some cases, tax lots had to be split to accompany different plan classifications. Split tax lots are treated as individual and might go into any of the categories described below.

Vacant land: Properties with no structures or have buildings with very little value. For purpose of the BLI, residential lands with improvement value less than \$10,000 are considered vacant. These lands were also subjected to review using satellite imagery via Google Earth; and if the land is in a committed use such as a parking lot, an assessment has been made to determine if it is to be classified as vacant, part vacant or developed.

Partially vacant land: Properties that are occupied by a use (e.g., a home or building structure with value over \$10,000) but have enough land to be subdivided without the need for rezoning. This determination is made using tax assessor records and satellite imagery. For Single Family lots, it is assumed that ¼ acre (10,890 sq. ft.) is retained by each existing home, and the remainder is included in the part vacant land inventory. For non-single family uses aerial imagery was used to determine the size of the unused portion.

Redevelopment Potential: Includes properties that are occupied by a current building that has a higher land value than building value. Redevelopment tax lots must have at least 20,000 sq.ft. of unconstrained land area and cannot be contained in the developed or partially vacant BLI categories.

Developed: Properties unlikely to yield additional residential development for one of two reasons: they possess existing structures at densities that are unlikely to redevelop over the planning period; or they include parcels with Comprehensive Land Use Plan designations that do not permit housing development.

Note: The Willamette Valley Country Club is categorized as developed. Portions of the property that are zoned for residential use include the club house and parking lot. The golf course is considered an Outdoor Recreation and Conservation Area by Metro.

Note: For this draft of the Canby HNA, the tax lots that have been issued construction permits have been identified as “Pipeline” projects and have been analyzed separately. The land area and housing units associated with these developments are subtracted from the remaining land

inventory and projected housing needs. Pipeline projects were identified by City staff as parcels where building or construction permits have been issued as of November 2023. The City received direction from DLCD staff that a parcel must have a building permit to be considered developed.

Other: Properties which are regarded as unlikely to be developed because they are restricted by existing uses such as: public parks, schools, ballfields, roads and public right-of-way (ROW); common areas held by Homeowners Associations, cemeteries, power substations, and constrained by more than 85% of its area.

These tax lot classifications were validated using satellite imagery, street view, building permit data, and assessor records. Preliminary results were refined based on City staff and public input received during the Housing Needs Analysis (HNA) planning process.

Development Constraints

The BLI methodology for identifying and removing development constraints is consistent with state guidance on buildable land inventories per OAR 660-008-0005(2) and OAR 660-009-0015 (3), as well as 660-038-0070 and 660-038-0130. The BLI is intended to include land that is “suitable, available, and necessary for residential and economic uses.” “Buildable Land” includes residential and economic designated land within the UGB, including vacant, part vacant and land that is likely to be redeveloped; and suitable, available, and necessary for residential uses.

Public-owned land is generally not considered to be available for new growth unless the underlying zoning permits housing. It should be noted that “available” in this context does not mean that the land is presently on the market. It is assumed in this analysis that such land is expected to come on the market within the 20-year timeframe of this study.

Land is identified as “suitable for new development” unless it is:

- Severely constrained by natural hazards as determined by the Statewide Planning Goal 7;
- Designated with natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
- Has slopes over 25 percent (average of 25-foot elevation for 100 feet of length);
- Within the 100-year flood plain; or
- Cannot be served with public facilities

Based on state guidelines and data provided by the City of Canby, the following constraints have been deducted from the residential lands inventory.

- Open water of at least one-half acre in size.
- Land within the 100-year floodplains. This includes lands in flood-hazard areas as identified by the Flood Prone classification of Canby’s Comprehensive Plan.
- Wetlands identified by the City and identified in the Comprehensive Plan as a barrier for future development.
- Land within Metro’s ORCA (Outdoor Recreation & Conservation Areas) data set.
- Land in public ownership with no development potential.
- Land with slopes greater than 25%.

Based on this analysis, the land that contains significant environmental constraints (slopes, floodplains, wetlands, etc.) have been identified as “constrained land.”

Partially-vacant land includes properties that are occupied by a use (e.g., a home or building structure with value over \$10,000) with enough land to be subdivided without the need for rezoning. DLCD staff provided guidance regarding “development conversion strike price” assumptions for part-vacant tax lots under 5 acres in size.

This BLI “strike price” analysis assumes that small part-vacant and small high-value tax lots are identified as “constrained” and are not likely to develop within the next 20 years. This analysis assumes that smaller high-value part-vacant land is constrained if at least one of the following factors are met:

- **Small part vacant tax lots with higher-than-average existing home value.** This includes part vacant tax lots with LDR plan designation with under 5 net buildable acres; and part vacant MDR and HDR tax lots with under 2 acres. Average home values for Canby are calculated based on analysis of all developed tax lots within the Canby UGB per 2023 Clackamas County Assessor records (2023 average assessed home value = \$469,235);
- **Very Small part-vacant lots.** This includes part vacant tax lots less than 0.42 acres in size. This lot size is based on a minimum parcel size that is less than 2.5 X the current allowable minimum lot size. For LDR designations this includes tax lots that are under 0.42 acres (7,250 square feet minimum lot size for single family homes @ 6 units per acre) X 2.5 = 18,150 square feet or 0.42 acres). Note, for HDR and MDR part vacant tax lots, the BLI removes all tax lots under 0.42 acres and tax lots under 2 acres with existing homes valued above \$469,235.

The Canby BLI “strike price” constraints analysis identified 162 tax lots with a total of 159.1 acres of part-vacant land that’s constrained by the lot size and high current home value. The average lot size for these tax lots is 0.98 acres. As shown in Exhibit 20, most of this area (116.7 acres) is designated as LDR land.

Exhibit 20: Part Vacant BLI Constrained by High Existing Home Value and Small Parcel Size

Part Vacant BLI	<1 acre		1 to 5 acres		Total	
	Acres	Lots	Acres	Lots	Acres	Lots
HDR - High Density Residential	(3.2)	(18)	(7.5)	(5)	(10.7)	(23)
MDR - Medium Density Residential	(4.4)	(20)	(24.9)	(17)	(29.2)	(37)
LDR - Low Density Residential	(15.1)	(36)	(101.6)	(63)	(116.7)	(99)
RC - Residential Commercial	-	-	(2.4)	(1)	(2.4)	(1)
DC - Downtown Commercial	(0.1)	(2)	-	-	(0.1)	(2)
Constrained Part Vacant BLI Adjustment	(22.8)	(76)	(136.3)	(86)	(159.1)	(162)

Source: 3J Consulting and FCS GROUP.

Redevelopment Opportunities

Properties with redevelopment potential include existing developed tax lots with an assessed land value that is greater than the current improvement (building) value based on 2023 County Assessor records. This BLI also assumes that lots identified for “Redevelopment” has at least 20,000 sq.ft. of buildable land area to be considered for redevelopment over the next 20 years. After removing environmental constraints, this BLI analysis has identified 7 tax lots with a total of 3.4 acres that have redevelopment potential (Exhibit 21).

Buildable Land Inventory Results

A summary of the Canby UGB residential land base by plan designation is provided in Exhibit 21. The findings indicate there is a total of 1,745.5 acres land designed for residential (also includes mixed use designations that allow housing). The current residential land area includes 1,461 developed acres and approximately 282.2 acres of buildable residential land area (this includes developments in the current construction pipeline). The residential BLI includes only 2.3 acres of vacant unconstrained land, 114.9 acres of constrained vacant land, 163.9 acres of part-vacant land, and 3.4 acres of redevelopment land area.

Exhibit 21: Residential Land Base by Zone Designation, Canby UGB (includes developments in construction pipeline)

Comprehensive Plan Category	Developed Land*	Partially Constrained Vacant	Buildable Vacant	Buildable		Total Buildable	Total
				Part Vacant	Redevelopment		
HDR - High Density Residential	225.8	10.4	(0.0)	3.3	0.5	14.2	240.0
MDR - Medium Density Residential	238.2	10.5	(0.0)	32.1	0.5	43.1	281.3
LDR - Low Density Residential	946.5	90.9	2.3	127.5	2.0	220.4	1,169.1
RC - Residential Commercial	15.8	2.0	-	1.0	0.5	3.5	19.3
DC - Downtown Commercial	34.8	1.0	(0.0)	-	-	1.0	35.7
Total	1,461.0	114.9	2.3	163.9	3.4	282.2	1,745.5

Source: Canby Buildable Land Inventory; 3J Consulting, May 2024.

*Developed acreage excluding acreage that falls into vacant, part-vacant and redevelopment categories.

Results summarized in Exhibit 22 indicate that after accounting for the various development constraints identified previously, the remaining residential BLI is comprised of a mix of small, medium and larger tax lots.

Exhibit 22: BLI by Lot Size, Canby UGB (includes developments in construction pipeline)

Residential BLI in Canby UGB (before Pipeline Sites are Removed from BLI)

Total BLI	<2 acre lots	2 to 5 acre lots	5 to 10 acre lots	>=10 acre lots	Total
HDR - High Density Residential	6.3	2.1	5.9	-	14.2
MDR - Medium Density Residential	8.3	14.6	20.3	-	43.1
LDR - Low Density Residential	38.3	24.2	71.8	86.0	220.4
RC - Residential Commercial	3.5	-	-	-	3.5
DC - Downtown Commercial	1.0	-	-	-	1.0
Total Acres	57.4	40.8	98.0	86.0	282.2
% Distribution	20%	14%	35%	30%	100%

Source: City of Canby Planning Dept.; Canby Buildable Land Inventory; 3J Consulting, May 2024.
Excludes tax lots contained in the construction pipeline.

Development in the Construction Pipeline

Adjustments to the remaining BLI have been made to account for vacant land that has been issued a construction permit as of November 2023. According to the City there are 65.2 acres of vacant and part-vacant residential in with building construction permits (Exhibit 23).

Exhibit 23: Buildable Land Inventory in Development Pipeline by Lot Size, Canby UGB

BLI in Development Pipeline (sites under construction as of Nov. 2023)	<2 acre lots	2 to 5 acre lots	5 to 10 acre lots	>=10 acre lots	Total
HDR - High Density Residential	1.9	2.1	5.9	-	9.8
MDR - Medium Density Residential	5.9	-	-	-	5.9
LDR - Low Density Residential	9.9	3.0	-	34.7	47.6
RC - Residential Commercial	1.9	-	-	-	1.9
DC - Downtown Commercial	-	-	-	-	-
Total Acres	19.6	5.1	5.9	34.7	65.2
% Distribution	7%	2%	2%	13%	23%

Source: City of Canby Planning Dept.; Canby Buildable Land Inventory; 3J Consulting, November 2023.

Remaining Unconstrained Buildable Residential Land

Exhibit 24 shows the remaining amount of buildable residential land after removing tax lots that are in the development construction pipeline. The Canby UGB has a total gross buildable land inventory of 220.8 acres, including 173.7 acres of Low Density land (LDR), 37.2 acres of Medium Density land (MDR), and 9.8 acres of Higher Density land (includes land designated as HDR, RC and DC). Additional detail regarding Canby’s remaining unconstrained residential BLI for vacant, part-vacant and redevelopable land categories is provided in Appendix C.

Exhibit 24: Remaining Buildable Residential Land, Canby UGB (after removing pipeline developments)

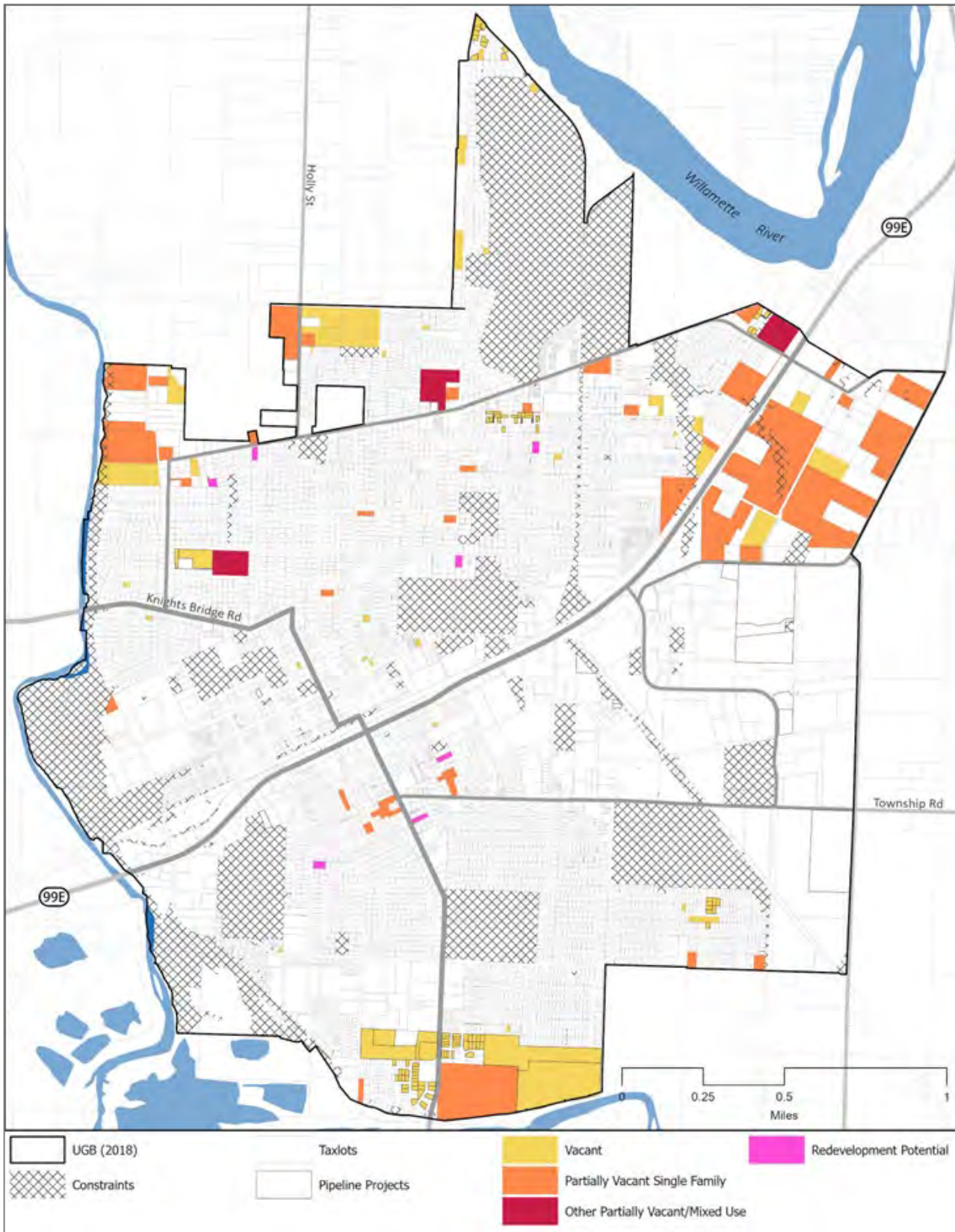
Residential BLI in Canby UGB (after Development in Pipeline Sites are Removed from BLI)

Adjusted BLI After Pipeline is Removed	<2 acre lots	2 to 5 acre lots	5 to 10 acre lots	>=10 acre lots	Total
HDR - High Density Residential	5.4	(0.0)	-	-	5.4
MDR - Medium Density Residential	2.4	14.6	20.3	-	37.2
LDR - Low Density Residential	28.4	21.2	71.8	52.3	173.7
RC - Residential Commercial	3.4	-	-	-	3.4
DC - Downtown Commercial	1.0	-	-	-	1.0
Total Acres	40.6	35.8	92.1	52.3	220.8
% Distribution	18%	16%	42%	24%	100%

Source: City of Canby Planning Dept.; Canby Buildable Land Inventory; 3J Consulting, May 2024.

Exhibit 25 illustrates the residential buildable land inventory (BLI) within Canby’s Urban Growth Boundary (UGB) to determine the amount of land available to meet housing needs.

Exhibit 25. Canby Buildable Land Inventory – by Current Plan Designation



Residential Land Need Analysis

This section summarizes the housing-related land needs forecast for long-range planning purposes. The housing land needs forecast represents a 20-year forecast from 2022 through year 2043. These technical findings are consistent with State of Oregon requirements for determining housing needs per Oregon land use planning Goals 10 and 14, OAR Chapter 660, Division 8, and applicable provision of ORS 197.296 to 197.314 and 197.475 to 197.490.

Housing Need Forecast

As shown earlier in Exhibit 17, the forecasted housing mix for Canby includes 2,286 dwellings that will require vacant or part vacant or redevelopable land. This results in net new housing development on buildable land as follows:

- Single Family Detached: Includes 615 standard lot units and 735 small lot “cottage” homes
- Townhomes, Plexes and Manufactured housing: 412 dwelling units
- Multifamily: 524 dwelling units (includes apartments and condominiums with 5+ units per structure) plus 23 group quarters units).

As shown previously in Exhibit 17, the forecasted housing need of 2,286 dwelling units will be partially addressed by 412 units currently in the development pipeline. Once pipeline developments are completed, the remaining housing demand over the next 20 years is expected to consist of 1,874 dwellings.

Methodology for Forecasting Residential Land Need

The methodology for projecting housing land needs within the Canby UGB builds upon the residential housing needs forecast for 1,874 dwellings that are not within the current construction pipeline.

The analysis of UGB land requirements to accommodate the planned housing need included the following steps.

Step 1 takes into account the forecasted number of dwelling units by housing type, including single family detached, townhomes and plexes, multifamily, and manufactured homes as well as group quarters population (derived from Exhibit 17).

Step 2 considers the amount of new dwellings in the construction pipeline and subtracts them from the total housing demand identified in Step 1 (derived from Exhibit 17).

Step 3 considers the amount of net buildable land required to accommodate the future housing demand after subtracting the dwellings being constructed in the development pipeline; and applies the expected development density for each general housing type (see Exhibit 26). It should be noted that the City recently amended its development code to allow “middle housing” such as townhomes

and plexes to be constructed in any R-1 or R-1.5 land use zone. As such, the projected density levels are based on the historic level of approved residential developments in Canby plus a “safe harbor” planning assumption that increases prior density levels for each housing type by 3% through infill and redevelopment of existing developed tax lots.

Step 4 includes an allowance for future roadways and utility easements. The factors used to convert net to gross buildable acres for each housing type are based on City of Canby planning staff analysis of approved subdivision activity that occurred from 2017 to 2023. The factors used in this HNA represent the difference between gross land area and net land based generally upon recorded final plats for buildings and structures, less any land area conveyed to the City for public parks. The resulting average between gross and net land area for future housing equates to a factor of 1.231 (excluding land for public parks). This factor varies for each housing type and accounts for the expected amount of land needed for future roadways, public right of way, and utility easements. Please refer to Appendix A-2 for details.

Step 5 includes a comparison (reconciliation) between the land need determined in Step 4 and the remaining residential buildable land inventory after pipeline construction projects are subtracted, as presented in Section 3 of the HNA.

Exhibit 26 identifies the housing types and expected density levels that are consistent with the projected housing need. The results indicate a need for 238.8 net buildable acres and 293.9 gross buildable acres (includes future roadway and utility easements but excludes public parks).

Exhibit 26: Projected Housing Land Need and Density Levels, Canby UGB (excludes public parks)

Dwelling Unit Type	Proj. 20-Year Housing Need (after pipeline units are deducted)	Most Typical Plan Designation ¹	Most Applicable Local Zones ¹	Allowable Density (DU per Net Ac)	Historic Density (DU per Net Ac) ³	Expected Avg. Density (DU per Net Ac) ⁴	Site Requirements (net buildable acres)	Factor for New Street ROW & Utilities ⁵	Gross Buildable Land Need (acres)	Proj. Avg. Net Lot Size per DU
Single Family Detached (Standard Lot)	555	LDR	R-1	3 to 6.6	5.30	5.46	101.7	1.255	127.6	7,984
Single Family (Small Lot)	596	LDR	R-1	3 to 6.6	7.42	7.64	77.9	1.318	102.7	5,699
Townhomes / Plexes ¹	364	MDR	R-1.5	7 to 8.5+	8.60	8.86	41.0	1.105	45.3	4,915
Multi-family/Other ²	359	HDR/All	R-2, DC	14 to 28+	19.28	19.86	18.1	1.008	18.2	2,194
Total	1,874						238.8	1.231	293.9	

Source: derived from prior tables and analysis of approved subdivisions in Canby between 2017 and 2023.

¹ Manufactured housing is allowed in all residential zones.

² Category also includes group quarters housing demand @1.5 persons per dwelling unit.

³ Actual densities based on analysis of new residential building permits, per City of Canby analysis Aug. 2023. Excludes public parks.

⁴ Assumes 3% increase in historic density after adoption of Housing Production Strategy and HB 2001 housing measures.

⁵ Reflects site area required for future roads and utility easements; excludes public parks based on city permitting records.

The Canby HNA analysis also evaluated a land needs scenario (Scenario 4A) that reflected a “safe harbor” public facilities factor of 1.25 for all housing types. Those findings are reflected in Appendix A-4 and resulted in higher overall land needs to reflect additional land associated with public parks, which have been excluded from land needs findings shown in Exhibits 26-27. During the HNA process, the City determined that supplemental analysis is needed to ascertain specific amount of additional land needed for parks.

UGB Sufficiency Analysis

The Canby HNA assumes that all identified unconstrained vacant, part vacant and redevelopable land inside the Canby UGB that is planned for residential or mixed-use development is fully developed for that intended purpose over the next 20 years.

Based on the BLI findings there are 220.8 acres of buildable land supply that has been designated for residential or mixed-use development within the UGB after accounting (subtracting acres) for developments in the construction pipeline. The residential land needed to accommodate 1,874 net new dwellings equates to 293.9 acres (includes roadway right-of-way and utility easements but excludes public parks). As shown in Exhibit 27, the Canby UGB is currently deficient in all residential land use categories.

The amount of additional UGB land that's needed is expressed in gross buildable acres as follows:

- Lower Density = 22.6 acres for standard single-family lots and 33.9 acres for small lots and cottages;
- Medium Density = 8.1 acres needed for townhomes and plexes (2 to 4 units per structure); and
- Higher Density = 8.4 acres needed for apartments and other structures with 5 or more dwelling units per building.

Exhibit 27: Reconciliation of Residential Land Needs, Canby UGB

Dwelling Unit Type	Most Typical Plan Designation ¹	Buildable Land Requirement ³	Current Buildable Land Inventory ³	Buildable Land Deficit (excluding public parks)	UGB Land Sufficiency (excludes public parks)
Single-Family Standard Lot	LDR	127.62	173.74	(22.62)	<i>inadequate land supply</i>
Single-Family Small Lot & Cottages		102.67		(33.93)	<i>inadequate land supply</i>
Townhomes/Plexes (2-4 units)	MDR	45.34	37.25	(8.10)	<i>inadequate land supply</i>
Multi-family/Other ²	HDR /varies	18.24	9.82	(8.42)	<i>inadequate land supply</i>
Total (gross buildable acres)		293.87	220.80	(73.07)	<i>inadequate land supply</i>

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

¹ Manufactured housing is allowed in all residential land use classifications.

² Category also includes group quarters housing demand.

³ Derived from previous Exhibits.

These BLI findings indicate that the City will need to consider various policy strategies to address these deficiencies and ensure that it can accommodate planned 20-year housing needs for low, medium, and higher-density housing designations.

Findings and Recommendations

Key Findings

Canby's population growth over the next 20 years will result in new households that will require additional housing. Key findings of the housing needs analysis include:

- Over 29% of renter households in Canby are severely rent burdened with more than 50% of their income going towards monthly housing costs. This share is much higher than the Oregon statewide average of 24.1% based on 2022 American Community Survey five-year data.
- Canby's population is forecast to grow at 1.3% per year over the next two decades, adding approximately 5,931 new residents.
- Population growth will require the addition of 2,286 new dwelling units over the next 20 years.
- The forecasted housing mix that addresses 20-year demand is expected to consist of: 615 standard lot detached homes, 735 small lot "cottage" homes; 412 townhomes/plexes/manufactured homes; and 524 apartments or condominiums with 5+ units per structure.
- The forecasted housing need for 2,286 dwelling units will be partially addressed by 412 units that are currently in the development construction pipeline (construction permits have been issued). Once pipeline developments are completed, the remaining housing demand over the next 20 years is expected to consist of 1,874 dwellings.
- The residential land needed to accommodate 1,874 net new dwellings equates to 293.9 gross buildable unconstrained acres (includes land for housing, roadway right-of-way and utility easements but excludes public parks).
- The results of the residential land sufficiency analysis indicate that the current Canby UGB does not have enough buildable land inventory to address its 20-year housing needs. Based on current Comprehensive Land Use Plan designations for future residential and mixed use development, the overall UGB is deficient by 73.1 gross buildable acres.
- The amount of additional UGB land that's needed is expressed in gross buildable acres as follows:
 - Lower Density = 22.6 acres for standard single-family lots and 33.9 acres for small lots and cottages;
 - Medium Density = 8.1 acres needed for townhomes and plexes (2 to 4 units per structure); and
 - Higher Density = 8.4 acres needed for apartments and other structures with 5 or more dwelling units per building.

Housing Strategy Recommendations

Prior to pursuing a UGB expansion to accommodate future housing needs, the City of Canby must demonstrate that the need cannot reasonably be accommodated on land already inside the UGB. The City is required to evaluate opportunities to provide efficient development of residential land within the existing UGB, also known as “land efficiency measures.”

The City of Canby has implemented several land efficiency measures in recent years, including:

- Chapter 16.82 of the Zoning Code has a provision that allows deviations of development standards for "Special Housing Projects for the Elderly or Handicapped."
- Housing in a specifically defined Downtown Core area of the C-1 Zone doesn't have to provide any parking if the development is mixed use.
- The R-2 (High Density) Residential Zone has been amended to require a minimum density of 14 du/ac, preventing lower density development.
- Revised the development code to allow duplexes on lots zoned for single-family detached development.

The City is finalizing a Housing Production Strategy (HPS) concurrent with this Housing Needs Analysis. The purpose of a Housing Production Strategy is to identify specific tools, actions, and policies that the City plans to take to address the housing need identified in the HNA. The City has identified and analyzed 10 strategies in the draft HPS. The City will consider a subset of those strategies, those that can be adopted in the next 1-3 years, as potential land efficiency measures.

Develop criteria and a process for identifying land to up-zone (or rezone) to meet the deficit of land for multifamily housing development. The criteria may include considerations of location, transportation access, access to and capacity of infrastructure, site size, development constraints, and other relevant criteria. This policy is recommended because of a developable high-density residential shortfall identified in the Canby Housing Needs Analysis.

Allow cottages to be developed in clusters with shared central amenities (such as open spaces) to allow for the development of small single-family detached housing clustered on a lot in the R-1, R-1.5, and R-2 zones. This housing type can provide a range of needed housing. Examples of cottage cluster housing across the state of Oregon include subsidized housing for homeless veterans to market rate developments focused on serving seniors. This policy is recommended because of a need for smaller scale, more affordable housing units.

Identify opportunities to streamline the process and standards for designing and approving planned developments. This policy will help to address the need for single-family detached housing in Canby. This policy is recommended so the city can explore ways to reduce the time and monetary costs of producing needed housing in Canby.

Provide incentives to encourage developers to build planned developments with a variety of housing types, including incentives to support the development of income-restricted housing. Examples include use of system development charge (SDC) credits for private financing and the

use of tax increment financing (through new urban renewal district) for funding system roads and infrastructure. This policy will address the need for high-quality, range of housing types in Canby.

Create SDC fee schedule that is scaled based on dwelling unit size. Consider per square foot fees rather than fees per dwelling. This policy will reduce the up-front cost of developing smaller housing units while charging more to larger units, creating a more equitable regime of development fees.

APPENDIX A-1

Analysis of Subdivision Activity

Canby Historic Density Analysis														
Canby Analysis of Approved Subdivisions, as of Aug 31, 2023														
Year 2017 to 2023 (plus pipeline developments)														
5.23.2024 update														
Category	Year	Development Name	Dwelling Units	Total Gross Buildable Acres	Public Parks Acres	Road, Utilities & Open Space Acres	Net Acres	DU / Total Gross Buildable Ac	DU / Gross Ac (excl parks)	DU / Net Ac (excl. parks)	Avg. Lot Size (gross)	Avg. Lot Size (gross excl. parks)	Avg. Lot Size (net)	Housing Type
Approved/Constructed	2018	Beck Pond	69	13.78	0.86	2.54	10.38	5.0	5.3	6.65	8,699	8,157	6,553	Standard Detached
Approved/Constructed	2018	Cougar Run	23	5		1.17	3.83	4.6	4.6	6.01	9,470	9,470	7,254	Standard Detached
Approved/Constructed	2018	Ivy Ridge Estates***	90	24.68	3.39	7.00	14.29	3.6	4.2	6.30	11,945	10,303	6,916	Standard Detached
Approved/Constructed	2019	DuPont/Territorial Place Estates	9	1.96		0.32	1.64	4.6	4.6	5.49	9,486	9,486	7,938	Standard Detached
Approved/Constructed	2019	Hamilton Acres	41	9.14		2.45	6.69	4.5	4.5	6.13	9,711	9,711	7,108	Standard Detached
Approved/Constructed	2019	Tofte Farms 6	16	4.06		1.06	3	3.9	3.9	5.33	11,053	11,053	8,168	Standard Detached
Approved/Constructed	2020	Dodd's Farm	82	19.32		5.37	13.95	4.2	4.2	5.88	10,263	10,263	7,411	Standard Detached
Approved/Constructed	2020	Postlewait Estates	9	1.95		0.13	1.82	4.6	4.6	4.95	9,438	9,438	8,809	Standard Detached
Approved/Constructed	2021	Northwood Estates 4	15	4.45		1.05	3.4	3.4	3.4	4.41	12,923	12,923	9,874	Standard Detached
Approved/Constructed	2021	Hemmerling aka Territorial Gardens	15	3.17		0.67	2.5	4.7	4.7	6.00	9,206	9,206	7,260	Standard Detached
Approved/Constructed	2022	Mark's Place (R-1 portion only)***	150	52	3.09	20.78	28.13	2.9	3.1	5.33	15,101	14,203	8,169	Standard Detached
Approved/Constructed	2020	Redwood Landing 2	29	5.09		1.35	3.74	5.7	5.7	7.75	7,646	7,646	5,618	Small Lot/Cottage
Approved/Constructed	2021	Redwood Addition 2 (R-1.5 portion only)	12	2.46		1.00	1.46	4.9	4.9	8.22	8,930	8,930	5,300	Small Lot/Cottage
Approved/Constructed	2021	Beckwood Place	42	6.68		1.56	5.12	6.3	6.3	8.20	6,928	6,928	5,310	Small Lot/Cottage
Approved/Constructed	2022	Mark's Place (R-1.5 portion only)***	17	2.9		0.07	2.83	5.9	5.9	6.01	7,431	7,431	7,251	Small Lot/Cottage
Approved/Constructed	2017	Trail Crossing Apartments	58	2.58		0.06	2.52	22.5	22.5	23.02	1,938	1,938	1,893	Multi-family (apts)
Approved/Constructed	2018	Tievoli Apartments	8	0.56		0.00	0.56	14.3	14.3	14.29	3,049	3,049	3,049	Multi-family (apts)
Approved/Constructed	2018	Pine Place	6	0.42		0.00	0.42	14.3	14.3	14.29	3,049	3,049	3,049	Attached SF
Approved/Constructed	2019	Bergman Square	4	0.18		0.00	0.18	22.2	22.2	22.22	1,960	1,960	1,960	Attached SF
Approved/Constructed	2020	Schneider Square	4	0.15		0.00	0.15	26.7	26.7	26.67	1,634	1,634	1,634	Attached SF
Approved/Constructed	2021	Redwood Addition 2 (R-2 portion only)***	32	2.13		0.28	1.85	15.0	15.0	17.30	2,899	2,899	2,518	Attached SF
Approved/Constructed	2021	State Street Apartments	12	0.44		0.00	0.44	27.3	27.3	27.27	1,597	1,597	1,597	Multi-family (apts)
Approved/Constructed	2022	Monen/Wild Hare Rentals	8	0.52		0.00	0.52	15.4	15.4	15.38	2,831	2,831	2,831	Multi-family (apts)
Approved/Constructed	2023	Manzanita Apartments (R-2 portion only)	23	1.01		0.00	1.01	22.8	22.8	22.77	1,913	1,913	1,913	Multi-family (apts)
Minor Partition	2019	MLP 19-02	2	0.49		0.00	0.49	4.1	4.1	4.08	10,672	10,672	10,672	Standard Detached
Minor Partition	2019	MLP 19-01	2	0.15		0.00	0.15	13.3	13.3	13.33	3,267	3,267	3,267	Attached SF
Minor Partition	2018	MLP 18-02	2	0.39		0.00	0.39	5.1	5.1	5.13	8,494	8,494	8,494	Standard Detached
Minor Partition	2018	MLP 18-01 (A)	1	0.18		0.00	0.18	5.4	5.4	5.44	8,001	8,001	8,001	Standard Detached
Minor Partition	2018	MLP 18-01 (B)	8	0.56		0.00	0.56	14.4	14.4	14.38	3,029	3,029	3,029	Multi-family (apts)
Pipeline	2024-25	Subdivisions	199	61.2		12.25	49.00	3.2	3.2	4.06	13,407	13,407	10,725	Standard Detached
Pipeline	2024-25	Townhomes	48	7.8		1.56	6.23	6.2	6.2	7.70	7,071	7,071	5,657	Attached SF
Pipeline	2024-25	Hope Village	36	7.0		0.74	6.26	5.1	5.1	5.75	8,470	8,470	7,580	Attached SF
Pipeline	2024-25	Hope Village	124	4.5		0.22	4.28	27.6	27.6	28.95	1,581	1,581	1,505	Multi-family (apts)

Source: analysis of new residential construction permits issued between 2017 and 2023.
 *Area of residential lots only.
 **Gross land area includes open space, private and public roadways.
 *** Development site includes extraordinary environmental features and open space.
 Source: City of Canby, May 22, 2024.

APPENDIX A-2

Analysis of Roads, Public Parks, Utilities within Approved Subdivisions

Canby Historic Density Analysis
 Canby Analysis of Approved Subdivisions, as of Aug 31, 2023
 Year 2017 to 2023 (includes construction pipeline developments)

Category	Year	Development Name	Zone	Dwelling Units	Total Gross Buildable Acres	Gross Buildable Acres (excluding parks)	Net Acres	Housing Type	Public Facilities Added If any	Public Parks Acres	Park Land % of Gross Acres	ROW/Utility % of Gross Acres	Total Public Facilities % of Gross
Approved/Constructed	2018	Beck Pond	R-1	69	13.78	12.92	10.38	Standard Detached	Emerald Necklace Dedication - 37,431 sf & ROW	0.86	6.2%	18.4%	24.7%
Approved/Constructed	2018	Cougar Run	R-1	23	5.00	5.00	3.83	Standard Detached	ROW		0%	23.4%	23.4%
Approved/Constructed	2018	Ivy Ridge Estates***	R-1	90	24.68	21.29	14.29	Standard Detached	Ped paths, public park & trail, city pump station, and ROW Tract A - ped path - 1,439 sf Tract B - Public Park - 16,017 sf Tract C - Emerald Necklace segment - 24,032 sf Tract E - Public Park - 35,190 sf Tract F - Emerald Necklace Trail - 72,540 sf	3.39	13.7%	28.4%	42.1%
Approved/Constructed	2019	DuPont/Territorial Place Estates	R-1	9	1.96	1.96	1.64	Standard Detached	ROW			16.3%	16.3%
Approved/Constructed	2019	Hamilton Acres	R-1	41	9.14	9.14	6.69	Standard Detached	streets & small ped path from cul de sac ped path is 1,966 sf tract			26.8%	26.8%
Approved/Constructed	2019	Tofte Farms 6	R-1	16	4.06	4.06	3	Standard Detached	ROW			26.1%	26.1%
Approved/Constructed	2020	Dodd's Farm	R-1	82	19.32	19.32	13.95	Standard Detached	Tracts for ped paths, ROW dedications, misc. tract Tract A (ped) - 1,476 sf Tract B - defunct Tract C (Ped) - 1,638 sf Tract D (ped) - 1,857 sf Tract E (misc.) - 2,999 sf			27.8%	27.8%
Approved/Constructed	2020	Postlewait Estates	R-1	9	1.95	1.95	1.82	Standard Detached	ROW			6.7%	6.7%
Approved/Constructed	2021	Northwood Estates	R-1	15	4.45	4.45	3.4	Standard Detached	ROW			23.6%	23.6%
Approved/Constructed	2021	Hemmerling aka Territorial Gardens	R-1	15	3.17	3.17	2.5	Standard Detached	ROW			21.1%	21.1%
Approved/Constructed	2022	Mark's Place (R-1 portion only)***	R-1	150	52.00	48.91	27.07	Standard Detached	Neighborhood park (46,081 sf) is privately owned & operated but will be accessible to the public. Emerald necklace trail dedication, misc. open space tracts and private roads, and public ROW dedications [Note, phase w/ trail section doesn't have recorded plat yet, anticipate ~ 3.09 acres tract]	3.09	5.94%	42.0%	47.9%
Approved/Constructed	2020	Redwood Landing 2	R-1.5	29	5.09	5.09	3.74	Small Lot/Cottage	ROW			26.5%	26.5%
Approved/Constructed	2021	Redwood Addition 2 (R-1.5 portion only)	R-1.5	12	2.46	2.46	1.46	Small Lot/Cottage	ROW Tract D - 1,196 sf			40.7%	40.7%
Approved/Constructed	2021	Beckwood Place	R-1.5	42	6.68	6.68	5.12	Small Lot/Cottage	ROW			23.4%	23.4%
Approved/Constructed	2022	Mark's Place (R-1.5 portion only)***	R-1.5	17	2.90	2.90	2.26	Small Lot/Cottage	see R-1 description			22.1%	22.1%
Approved/Constructed	2017	Trail Crossing Apartments	R-2	58	2.58	2.58	2.52	Multi-family (apts)	10-foot wide ROW dedication			2.3%	2.3%
Approved/Constructed	2018	Tievoli Apartments	R-2	8	0.56	0.56	0.56	Multi-family (apts)	none			0.0%	0.0%
Approved/Constructed	2018	Pine Place	R-2	6	0.42	0.42	0.42	Attached SF	frontage ROW dedicated			0.0%	0.0%
Approved/Constructed	2019	Bergman Square	R-2	4	0.18	0.18	0.18	Attached SF	none			0.0%	0.0%
Approved/Constructed	2020	Schneider Square	R-2	4	0.15	0.15	0.15	Attached SF	none			0.0%	0.0%
Approved/Constructed	2021	Redwood Addition 2 (R-2 portion)	R-2	32	2.13	2.13	1.78	Attached SF	ROW			16.4%	16.4%
Approved/Constructed	2021	State Street Apartments	R-2	12	0.44	0.44	0.44	Multi-family (apts)	none			0.0%	0.0%
Approved/Constructed	2022	Monen/Wild Hare Rentals	R-2	8	0.52	0.52	0.52	Multi-family (apts)	none			0.0%	0.0%
Approved/Constructed	2023	Apartments (R-2 portion only)	R-2	23	1.01	1.01	1.01	Multi-family (apts)	none			0.0%	0.0%
Minor Partition	2019	MLP 19-02	R-1	2	0.49	0.49	0.49	Standard Detached	none			0.0%	0.0%
Minor Partition	2019	MLP 19-01	R-2	2	0.15	0.15	0.15	Attached SF	716 sf tract at intersection dedicated			0.0%	0.0%
Minor Partition	2018	MLP 18-02	R-1	2	0.39	0.39	0.39	Standard Detached	none			0.0%	0.0%
Minor Partition	2018	MLP 18-01 (A)	R-2	1	0.18	0.18	0.18	Standard Detached	none			0.0%	0.0%
Minor Partition	2018	MLP 18-01 (B)	R-2	8	0.56	0.56	0.56	Multi-family (apts)	none			0.0%	0.0%
Pipeline	2024-25	Subdivisions	R-1	199	61.25	61.25	49.00	Standard Detached	ROW			20.0%	20.0%
Pipeline	2024-25	Townhomes	R-1.5	48	7.79	7.79	6.23	Attached SF	ROW			20.0%	20.0%
Pipeline	2024-25	Hope Village	R-2	165	15.09	15.09	12.07	Multi-family (apts)	18th ave frontage ROW dedicated			20.0%	20.0%

Source: analysis of new residential construction permits issued between 2017 and 2023, City of Canby Planning Dept. May 22, 2024.

*Area of residential lots only.

**Gross land area includes open space, private and public roadways.

*** Development site includes extraordinary environmental features and open space.

Appendix A-2 (continued)

Steps used to determine gross-to-net land ratio for public facilities (excluding parks)

1. **Step 1.** The factors that are used to convert net to gross buildable acres for each housing type are based on City of Canby planning staff analysis of approved subdivision activity listed in Appendix A-1 and A-2. The approved plans for each subdivision were evaluated to ascertain the gross land area and net land area. Except for the Mark's Place R-1 subdivision, the estimates of net and gross land area are based on final plats that have been officially recorded.
2. **Step 2.** City staff identified that amount to gross land area that was dedicated to public right of way (for streets and paths) and utilities, and public parks.
3. **Step 3.** Results were sorted by housing type (single family detached, small lot/cottages, townhomes/plexes (2-4 units per structure) and multifamily (5 or more units per structure). Density calculations were made to account for the difference between gross and net land area after deducting any land within the subdivision that was dedicated to public parks. This resulted in an overall average land area factor of 1.231 to account for the share of a new subdivision land that's needed for future roadways, public right of way and utility easements/open space (excludes land for public parks). This adjustment factor for public facilities varies for each housing type as noted in the table below.
4. **Step 4.** Applies these factors to the net density assumptions to determine the gross buildable land area that's required for each housing type.

Example: 50 dwelling unit (DU) small lot subdivision.

Net Land Area Requirement (excluding parks): 50 DUs / 7.42 DUs per net acre = **6.7 acres**

Total Gross Buildable Land Requirement (excluding parks) = 1.318 x 6.7 = **8.8 acres**

Resulting Land Requirement for street right-of-way and utilities: 8.8 – 6.7 = **2.1 acres** (excludes

Calculation of Gross Land Area Dedicated to Public Facilities (excluding parks)

Housing Type	Subdivisions in Survey	Dwellings per Gross Acre (excl. parks)	Dwellings per Net Acre (excl. parks)	Ratio of Gross to Net Acres (excluding parks)
Single Family Detached (Standard Lot)	15	4.22	5.30	1.255
Single Family (Small Lot)	4	5.63	7.42	1.318
Townhomes / Plexes / Apts. (Mix of Housing)	7	10.76	11.88	1.105
Multifamily / Apts.	7	19.13	19.28	1.008

Source: analysis of new residential construction permits issued between 2017 and 2023.

APPENDIX A-3

Analysis of Minor Partitions

City of Canby, Minor Partitions Resulting in New Housing Units: 2018-2023

	MLP 19-02	MLP 19-01	MLP 18-02	MLP 18-01	Total
Zone	R-1	R-2	R-1	R-2	
Parent Lot Size (acres)	0.49	0.12	0.39	0.74	1.74
Partition Area (acres)	0.47	0.10	0.39	0.74	1.71
Resulting Number of New Lots	2	2	2	2	8
Resulting Number of Developed Lots	2	2	2	2	8
Resulting Standard Lots	2		1	1	4
Resulting Small Lots		2	1		3
Resulting Apartments				8	8
Avg. Standard Lot Size (Net SF)	10,254		9,968		10,111
Avg. Small Lot Size (Net SF)			7,102	8,001	7,552
Avg. Apartment Lot Size (Net SF)		2,248			2,248

Source: City of Canby, Planning Department, Nov. 27, 2023.

APPENDIX A-4

Scenario 4A: Analysis of UGB Land Needs with Safe Harbor Factor for Public Facilities (including parks)

Dwelling Unit Type	Proj. 20-Year Housing Need (after pipeline units are deducted)	Most Typical Plan Designation ¹	Most Applicable Local Zones ¹	Allowable Density (DU per Net Ac)	Historic Density (DU per Net Ac) ³	Expected Avg. Density (DU per Net Ac) ⁴	Site Requirements (net buildable acres)	Factor for New Street ROW & Utilities ⁵	Gross Buildable Land Need (acres)
Single Family Detached (Standard Lot)	555	LDR	R-1	3 to 6.6	5.30	5.46	101.7	1.250	127.1
Single Family (Small Lot)	596	LDR	R-1	3 to 6.6	7.42	7.64	77.9	1.250	97.4
Townhomes / Plexes ¹	364	MDR	R-1.5	7 to 8.5+	8.60	8.86	41.0	1.250	51.3
Multi-family/Other ²	359	HDR/All	R-2, DC	14 to 28+	19.28	19.86	18.1	1.250	22.6
Total	1,874						238.8	1.250	298.5

Source: derived from prior tables and analysis of approved subdivisions in Canby between 2017 and 2023.

¹ Manufactured housing is allowed in all residential zones.

² Category also includes group quarters housing demand @1.5 persons per dwelling unit.

³ Analysis based on safe harbor public facilities factor of 1.25 for all housing types.

⁴ Assumes 3% increase in historic density after adoption of Housing Production Strategy and HB 2001 housing measures.

⁵ Reflects site area required for future roads and utility easements; excludes public parks based on city permitting records.

Scenario 4A: Resulting Overall UGB Land Needed for Housing

Projected 20-year Land Sufficiency for Housing, Canby UGB: Scenario 4A

Dwelling Unit Type	Most Typical Plan Designation ¹	Buildable Land Requirement ³	Current Buildable Land Inventory ³	Buildable Land Deficit (including public parks)	UGB Land Sufficiency (excludes public parks)
Single-Family Standard Lot	LDR	127.12	173.74	(20.32)	<i>inadequate land supply</i>
Single-Family Small Lot & Cottages		97.40		(30.48)	<i>inadequate land supply</i>
Townhomes/Plexes (2-4 units)	MDR	51.31	37.25	(14.06)	<i>inadequate land supply</i>
Multi-family/Other ²	HDR /varies	22.63	9.82	(12.81)	<i>inadequate land supply</i>
Total (gross buildable acres)		298.47	220.80	(77.67)	<i>inadequate land supply</i>

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

¹ Manufactured housing is allowed in all residential land use classifications.

² Category also includes group quarters housing demand.

³ Derived from previous Exhibits.

APPENDIX B-1

Supplemental Safe Harbor Housing and BLI Analysis Scenarios 1-3

Table 1: Housing Mix/Density Safe Harbors

A. Coordinated 20- Year Population Forecast	B. Housing Density Safe Harbor Numbers are in Dwelling Units (DU) per net buildable acre	C. Housing Mix Safe Harbor (Percentage of DU that Must be <i>Allowed</i> by zoning)		
		Low Density Residential	Medium Density Residential	High Density Residential
		Less than 2,500	<ul style="list-style-type: none"> Required Overall Minimum: 3 Assume for UGB Analysis: 4 Zone to Allow: 6 	70%
2,501 – 10,000	<ul style="list-style-type: none"> Required Overall Minimum: 4 Assume for UGB Analysis: 6 Zone to Allow: 8 	60%	20%	20%
10,001 – 25,000	<ul style="list-style-type: none"> Required Overall Minimum: 5 Assume for UGB Analysis: 7 Zone to Allow: 9 	55%	25%	20%
More than 25,000 but not subject to ORS 197.296	<ul style="list-style-type: none"> Required Overall Minimum: 6 Assume for UGB Analysis: 8 Zone to Allow: 10 	50%	25%	25%

- **Low Density Residential:** A residential zone that *allows* detached single family and manufactured homes and other needed housing types on individual lots in the density range of 2-6 units per net buildable acre (DU/NBA). The specified mix percentage is a maximum; a local government may allow a lower percentage.
- **Medium Density Residential:** A residential zone that *allows* attached single family housing, manufactured dwelling parks and other needed housing types in the density range of 6-12 units per net buildable acre. The specified mix percentage is a minimum; a local government may allow a higher percentage.
- **High Density Residential:** A residential zone that *allows* multiple family housing and other needed housing types in the density range of 12-40 units per net buildable acre. The specified mix percentage is a minimum; a local government may allow a higher percentage.
- **More than 25,000 but not subject to ORS 197.296:** The current population estimate for the city is less than 25,000 but the 20-year population forecast for the UGB is 25,000 or more. This safe harbor is not available for a jurisdiction subject to ORS 197.296 at the time of a UGB amendment.

APPENDIX B-2

Method 1

Safe Harbor Combined Housing Mix and Density Method 1, Determination of Residential Land Need, Canby UGB

	Factor	Finding	Units	Source Notes
1	20-Yr Population Growth Forecast:	24,586	population	Table A
2	Is Growth Forecast 10,001 to 25,000?	Yes		
3	20-Yr Population Change	5,931		Table A
4	Group quarters ¹	0.59%	35 dwelling units	Table B
5	Population in Households	5,895	population	calculation
6	Average Household Size	2.70		Table B
7	Number of Households	2,185	households	calculation
8	Vacancy Factor	3.40%	74 dwelling units	Table C
9	Dwelling Units Added	2,295	dwelling units	
10	Dwelling Mix Safe Harbor	Percent	Dwellings	
	Low Density Residential ²	55%	1,262 dwelling units	see OAR 660-024-0040(f)
	Medium Density Residential ³	25%	574 dwelling units	see OAR 660-024-0040(f)
	High Density Residential	20%	459 dwelling units	see OAR 660-024-0040(f)
	Total	100%	2,295 dwelling units	calculation
11	Dwelling Unit Density Requirements	DU/Net Acre ³	UGB Land Need Net Acres	
	Required overall minimum	5		see OAR 660-024-0040(f)
	Assume for UGB analysis	7	328 net acres	see OAR 660-024-0040(f)
	Zone to Allow	9		see OAR 660-024-0040(f)

¹ reflects people residing in shared living areas (congregate care), adjusted to exclude institutionalized population.

² Includes mobile homes and manufactured dwellings.

³ This applies to all residential zones within City.

APPENDIX B-3

Method 2: After Pipeline Development Reduction in Housing Need
Safe Harbor Incremental Mix Method 2, Determination of Residential Land Need, Canby UGB

					Source Notes
1 Existing Percentage of Density of Developed Land	Existing Dwellings	Existing Mix	Developed Acres	Current DUs Per Acre	
Low Density Residential ¹	4,136	62.6%			Table C
Medium Density Residential	1,408	21.3%			Table C
High Density Residential	1,064	16.1%			Table C
Total	6,608	100.0%	1,497	4.4	Table D1
2 Increase Overall Density as follows:	Increase Mix			New Overall Density	
	by:				
Average Increase	25%			5.5	see OAR 660-024-0040(h)
3 Planned Percentage of Housing Mix	Percent	Dwellings (After Pipeline Deduction)			
Low Density Residential ¹	55%	555 dwellings			see OAR 660-024-0040(f)
Medium Density Residential	25%	959 dwellings			see OAR 660-024-0040(f)
High Density Residential	20%	359 dwellings			see OAR 660-024-0040(f)
Total	100%	1,874 dwellings			calculation calculation
4 Zone to allow new housing mix			UGB		
	New Dwellings	Zone to Allow 2	Assumption for Analysis	Max UGB Land Need (Net Acres)	
Low Density Residential ¹	555	6.0			Table A
Medium Density Residential	959	16.0			Table A
High Density Residential	359	30.0			Table A
Total/Average	1,874	9 +	7 +	268	see OAR 660-024-0040(h)

¹ Includes mobile homes and manufactured dwellings.

² This applies to all residential zones within City.

APPENDIX B-4

Method 3: After Pipeline Development Reduction in Housing Need
Safe Harbor Incremental Mix Method 3, Determination of Residential Land Need, Canby UGB

					Source Notes
1 Existing Percentage of Density of Developed Land	Existing Dwellings	Existing Mix	Developed Acres	Current DUs Per Acre	
Low Density Residential ¹	4,136	63%			Table C
Medium Density Residential	1,408	21%			Table C
High Density Residential	1,064	16%			Table C
Total	6,607	100%	1,497	4.4	Table D1
2 Increase Percentage of Density as follows:	Increase Mix	New Mix			
	by:				
Low Density Residential ¹		48%			see OAR 660-024-0040(i)
Medium Density Residential	10%	31%			see OAR 660-024-0040(i)
High Density Residential	5%	21%			see OAR 660-024-0040(i)
Total		100%			calculation
3 Zone to allow new housing mix	Net New Dwellings Expected	Zone to Allow 2	UGB Assumption for Analysis	Max UGB Land Need (Net Acres)	
Low Density Residential ¹	555	6.0	5.0	111.0	see OAR 660-024-0040(i)
Medium Density Residential	959	16.0	9.0	106.6	see OAR 660-024-0040(i)
High Density Residential	359	30.0	19.0	18.9	see OAR 660-024-0040(i)
Total/Average	1,874	9.0 +	7.0 +	236	see OAR 660-024-0040(i)

¹ Includes mobile homes and manufactured dwellings.

² This applies to all residential zones within City.

APPENDIX C

Canby BLI Analysis: Remaining Gross Buildable Acres After Removing Pipeline Development

Residential BLI in Canby UGB (before Pipeline Sites are Removed from BLI)

Total BLI	<2 acre lots	2 to 5 acre lots	5 to 10 acre lots	>=10 acre lots	Total
HDR - High Density Residential	6.3	2.1	5.9	-	14.2
MDR - Medium Density Residential	8.3	14.6	20.3	-	43.1
LDR - Low Density Residential	38.3	24.2	71.8	86.0	220.4
RC - Residential Commercial	3.5	-	-	-	3.5
DC - Downtown Commercial	1.0	-	-	-	1.0
Total Acres	57.4	40.8	98.0	86.0	282.2
% Distribution	20%	14%	35%	30%	100%

Source: City of Canby Planning Dept.; Canby Buildable Land Inventory; 3J Consulting, May 2024.

Excludes tax lots contained in the construction pipeline.

Residential BLI in Canby UGB (includes just Pipeline developments)

BLI in Development Pipeline (sites under construction as of Nov. 2023)	<2 acre lots	2 to 5 acre lots	5 to 10 acre lots	>=10 acre lots	Total
HDR - High Density Residential	1.9	2.1	5.9	-	9.8
MDR - Medium Density Residential	5.9	-	-	-	5.9
LDR - Low Density Residential	9.9	3.0	-	34.7	47.6
RC - Residential Commercial	1.9	-	-	-	1.9
DC - Downtown Commercial	-	-	-	-	-
Total Acres	19.6	5.1	5.9	34.7	65.2
% Distribution	7%	2%	2%	12%	23%

Source: City of Canby Planning Dept.; Canby Buildable Land Inventory; 3J Consulting, November 2023.

Residential BLI in Canby UGB (after Pipeline Sites are Removed from BLI)

Adjusted BLI After Pipeline is Removed	<2 acre lots	2 to 5 acre lots	5 to 10 acre lots	>=10 acre lots	Total
HDR - High Density Residential	5.4	(0.0)	-	-	5.4
MDR - Medium Density Residential	2.4	14.6	20.3	-	37.2
LDR - Low Density Residential	28.4	21.2	71.8	52.3	173.7
RC - Residential Commercial	3.4	-	-	-	3.4
DC - Downtown Commercial	1.0	-	-	-	1.0
Total Acres	40.6	35.8	92.1	52.3	220.8
% Distribution	18%	16%	42%	24%	100%

Source: City of Canby Planning Dept.; Canby Buildable Land Inventory; 3J Consulting, May 2024.

Source: 3J Consulting and FCS GROUP, May 2024.

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City of Canby

Planning & Development Services

222 NE 2nd Ave / PO Box 930 / Canby, OR 97013

Phone: 503.266.7001

www.canbyoregon.gov

July 17, 2024 City Council Staff Report

Canby Housing Needs Analysis and Comprehensive Plan Adoption Staff Report (TA 23-03/CPA 24-01)

Request:

The City proposes updates to the Comprehensive Plan, incorporating the June 18, 2024, City of Canby Housing Needs Analysis (HNA). The Department of Land Conservation and Development requires that the HNA be adopted as part of the Canby Comprehensive Plan. Below are the findings to incorporate the HNA into the current Canby Comprehensive Plan.

SUMMARY CONCLUSIONS

This report includes findings regarding each applicable current Canby Comprehensive Plan and Zoning Code criterion. The proposal is consistent with the Comprehensive Plan and Zoning Code criteria for a Zoning Code Text Amendment.

PROPOSAL

The City proposes an amendment to the comprehensive plan incorporating the HNA. The City seeks adoption of the new HNA addressing the 20-year housing needs of Canby as allowed by Oregon Planning Goal 10 and is consistent with the official June 30, 2020 population forecast and the sequential urban growth boundary adoption by the Department of Land Conservation and Development. The HNA identifies the 20-year land use needs with a forecast of approximately 73.1 acres of residential urban growth boundary expansion need and the housing mix to accommodate roughly 6,000 new residents over the next 20 years.

COMPLIANCE WITH CITY OF CANBY MUNICIPAL CODE

The Canby Municipal Code defines the requirements for Comprehensive Plan amendment as follows:

Canby Title 16.88.180 Comprehensive Plan Amendments

- A. Authorization to Initiate Amendments. An amendment to the Comprehensive Plan may be initiated by the City Council, by the Planning Commission, or by the application of a property owner or his authorized agent. The Planning Commission shall, within forty days after closing the hearing, recommend to the City Council approval, disapproval, or modification of the proposed amendment.
- B. Application. Application procedures shall be as described in Chapter 16.89.
- C. Legislative Plan Amendment Standards and Criteria. In judging whether or not a legislative plan amendment shall be approved, the Planning Commission and City Council shall consider:
 1. The remainder of the Comprehensive Plan of the city, and the plans and policies of the county, state, and local districts, in order to preserve functions and local aspects of land conservation and development;

2. A public need for the change;
 3. Whether the proposed change will serve the public need better than any other change which might be expected to be made;
 4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;
 5. Statewide planning goals.
- D. Quasi-judicial Plan Amendment Standards and Criteria. In judging whether a quasi-judicial plan amendment shall be approved, the Planning Commission and City Council shall consider:
1. The remainder of the Comprehensive Plan of the city, as well as the plans and policies of the county, state, or any local school or service districts which may be affected by the amendments;
 2. Whether all required public facilities and services exist or will be provided concurrent with the anticipated development of the area.
 3. For proposed Comprehensive Plan amendments, which must consider the long-term adequacy of the transportation system for TPR 660-10-060 compliance, ODOT must be consulted to determine whether a highway project is “reasonably likely to be funded” based on funding projections at that time. (Ord. 740 section 10.8.80, 1984; Ord. 981 section 16, 1997; Ord. 1080, 2001; Ord. 1340, 2011; Ord. 1514, 2019)

16.88.190 Conformance with Transportation System Plan and Transportation Planning Rule

- A. A proposed Comprehensive Plan amendment, zone change or land use regulation change, whether initiated by the city or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with the Transportation Planning Rule (OAR 660-012-0060). A plan or land use regulation amendment significantly affects a transportation facility if it:
1. Changes the functional classification of an existing or planned transportation facility;
 2. Changes standards implementing a functional classification system;
 3. As measured at the end of the planning period identified in the adopted plan:
 - a. Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
 - b. Would reduce the performance of the facility below the minimum acceptable performance standard identified in the Transportation System Plan;
 - c. Would worsen the performance of a facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the Transportation System Plan.
- B. Amendments to the Comprehensive Plan and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and performance standards (e.g., level of service, volume to capacity ratio, etc.) of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:
1. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.

2. Amending the TSP or Comprehensive Plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of Section – 0060 of the TPR. Such amendments shall include a funding plan or other mechanism so that the facility, improvement or service will be provided by the end of the planning period.
 3. Altering land use designations, densities, or design requirements to reduce demand for vehicle travel and meet travel needs through other modes of transportation.
 4. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
 5. Providing other measures as a condition of development, including transportation system management measures, demand management or minor transportation improvements.
- C. A Traffic Impact Study may be required by the City in accordance with Section 16.08.150. (Ord. 1043, section 3, 2000; Ord. 1237, 2007; Ord. 1340, 2011)

Finding: *The adoption of the Housing Needs Analysis and corresponding Comprehensive Plan text revision is a necessary factual basis for the City to craft Housing Policy for the City. The proposed text amendments do not affect the traffic generation and circulation patterns, level of park and recreation facilities, demand for public facilities and services, protection and use of natural resources or compliance with special purpose plans or programs; however, they do provide more opportunities for the City to meet the demand for housing.*

The proposed text amendments represent a logical implementation of the Comprehensive Plan. The adoption of Housing Needs Analysis provides the City with a factual basis on which to rely when creating housing goals and policies consistent with state requirements. Goals and policies will be further developed as part of the on-going Comprehensive Plan update process. The current Comprehensive Plan Housing Element Goal, “To provide for the housing needs of the citizens of Canby” is consistent with those needs identified in the Housing Needs Analysis. The Housing Needs Analysis is also consistent with the Canby Comprehensive Plan and Transportation System Plan policies and meets community needs and has been vetted through an in-depth public process that included a buildable lands assessment and was vetted with the Oregon State Department of Land Conservation and Development.

The proposed text amendment does not include changes to the Transportation System Plan or significantly affect a transportation facility. The proposed text amendment is in compliance with the Transportation Planning Rule. This standard is met.

(2) The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.

Finding: *Oregon’s 19 Statewide Planning Goals are addressed below. Though several of the goals are not applicable to the proposed Comprehensive Plan text amendments, those that are applicable are responded to in detail.*

Goal 1 Citizen Involvement

The proposed HNA and Comprehensive Plan text amendment do not specifically address citizen involvement.

This land use application is subject to a City of Canby Type IV land use review, which includes a significant citizen involvement component. This process has been established by the City and is determined to be consistent with this goal. The mandatory public notice of the action and decision, and the hearings on this case before the Planning Commission and City Council are all avenues of citizen participation. Additionally, the HNA has been vetted through an in-depth public process that included an advisory committee, buildable lands assessment, several open houses and planning commission and city council work sessions and was vetted with the Oregon State Department of Land Conservation and Development.

Goal 2 Land Use Planning

This statewide goal requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out Comprehensive Plan.

The process identified above was utilized in the drafting of this proposed HNA and Comprehensive Plan Text Amendment. Alternatives in the buildable lands methodology were considered and publicly vetted and have been considered throughout the drafting of the HNA. The proposed changes are consistent with and adequate to carry out the Comprehensive Plan.

Goal 3 Agricultural Lands

This goal does not apply because the City does not include areas designated for agricultural use.

Goal 4 Forest Lands

This goal does not apply because the City does not include areas designated for forest use.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources

There are no proposed changes to text or policy regarding Goal 5 open spaces, scenic and historic areas and natural resources. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 6 Air, Water and Land Resources Quality

There are no proposed changes to text regarding air, water, or land resources. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 7 Areas Subject to Natural Hazards

There are no proposed changes to text regarding areas subject to natural hazards. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 8 Recreational Needs

There are no proposed changes to text regarding recreational needs. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 9 Economic Development

The HNA will be consistent with the adopted Economic Opportunities Analysis that provides the City a factual basis on which to make economic policy decisions.

Goal 10 Housing

The HNA is consistent with state requirements for identifying 20-year forecasted residential needs and housing mix and has been vetted with Department of Land Conservation and Development staff. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 11 Public Facilities and Services

There are no proposed changes to text regarding public facilities and services. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 12 Transportation

The Transportation Planning Rule (TPR), OAR 600-012.0060, requires that, where an amendment to a Comprehensive Plan or zoning regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures that assure that allowed land uses are consistent with the function, capacity, and performance standards of the facility. The proposed HNA does not, in and of itself, propose any changes to an existing or planned transportation facility. However, the amount of housing land needed projected in the HNA has the potential to affect transportation facilities throughout the city. The residential land need identified in the HNA will be used to inform the city's UGB expansion process, in which transportation facility analysis is addressed. In addition, any annexations into the city limits of residential lands identified in the HNA will require TPR analysis. Any impact to the transportation network will be addressed prior to expansion of the city and as such, the proposed zoning code text amendment does not affect the transportation system of the City.

Goal 13 Energy Conservation

There are no identifiable energy consequences of this land use action. The proposed text amendments will not result in any appreciable difference in waste production or recycling compared with development under the existing zoning.

Goal 14 Urbanization

The adoption of this HNA and Comp Plan Text Amendments prepares the City for the expansion of the Urban Growth Boundary, an on-going effort by the City to provide for the housing needs of the City for the next 20 years. Approval of these updates will support the City's on-going compliance with Goal 14.

Goal 15 Willamette River Greenway

The Willamette Greenway does include the southern shoreline of the Willamette River on the north side of the City. However, the greenway does not extend into the Urban Growth Boundary and, therefore, encroachment of potential urban uses should not be a problem. Furthermore, most, if not all, of the greenway is in the floodplain; therefore, development will be restricted to comply with Federal Flood Insurance requirements.

Goal 16 Estuarine Resources

Goal 17 Coastal Shorelands

Goal 18 Beaches and Dunes

Goal 19 Ocean Resources

The City does not have any estuarine resources, and is not on the Oregon Coast, so goals 16 through 19 do not apply.

Conditions

The hearing body (City Council) shall issue a final written order containing findings and conclusions recommending that the City Council approve, approve with conditions or deny the application for the Comprehensive Plan amendment.

Finding: *Staff does not find it necessary to subject this decision to any conditions of approval.*

CONCLUSION

Based on the above information, including community outreach, Planning Commission and City Council input and the future needs of Canby over the next 20-years, staff recommends that the City Council approve of the Housing Needs Analysis.



CITY COUNCIL EXECUTIVE STAFF REPORT SUMMARY

TO: Mayor Hodson and Council Members
FROM: Don Hardy, Planning Director
THROUGH: Canby Planning Department
DATE: July 17, 2024

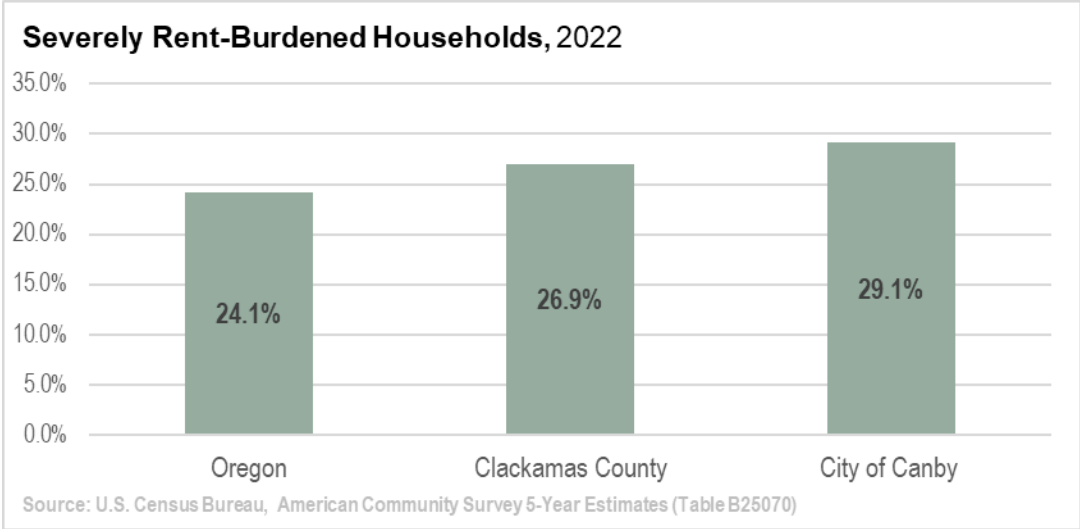
HOUSING NEEDS ANALYSIS SUMMARY

The draft Housing Needs Analysis (HNA) identifies a significant challenge with providing affordable housing for both fee-owned housing and rental housing currently and over the next 20-years. This staff report addresses housing need affordability. A separate staff report (2024 Canby Housing Needs Analysis and Comprehensive Plan Adoption) has also been developed addressing compliance with the Canby Comprehensive Plan text amendment process and consistency of the proposed HNA with statewide planning goals. The HNA identifies the overall housing acreage needs over the next 20 years.

To understand the housing affordability and housing acreage needs a series of tables are provided below:

The draft HNA identifies those Canby residents who are severely rent burdened:

Canby Severely Rent-Burdened Households



Canby’s rent burdened households are disbursed throughout the entire City, as shown in the following map reflecting the latest estimates for 2022.

The draft HNA identified median home prices in Canby:

	2019	2020	2021	2022	2023	Annual Change %
Canby	\$432,000	\$463,000	\$560,000	\$581,915	\$561,936	8.2%
Aurora	\$362,000	\$393,000	\$479,000	\$717,490	\$656,116	19.6%
Wilsonville	\$470,000	\$503,000	\$606,000	\$635,102	\$634,357	9.4%
Oregon City	\$446,000	\$479,000	\$579,000	\$596,475	\$582,212	8.3%

Source: Zillow.com; Home Value Index for December of each year, April 24, 2023.

The draft HNA identifies housing affordability by income in Canby:

Income by Profession Examples:

- **Lawyer**
\$128,000 Max rent: \$3,200
Max mortgage: \$500,000+
- **Engineer**
\$85,000 Max rent: \$2,000
Max mortgage: \$332,000+
- **Teacher (middle school)**
\$67,000 Max rent: \$1,600
Max mortgage: \$262,000+
- **Medical Assistant**
\$41,700 Max rent: \$1,000)
Max mortgage: \$164,000
- **Retail Salesperson**
\$33,350 Max rent: \$800)

Median family income in Clackamas County increased to **\$88,517** in 2021 up from \$80,484 in 2019.

The draft HNA identifies housing demand by residential type in Canby:

Canby Baseline Housing Needs by Tenure & Housing Type

Housing Demand Mix	Owner Units	Renter Units	Total Dwelling Units	Projected Housing Need (Units)
Housing Tenure Distribution:	67.9%	32.1%	100.0%	
Single Family Detached			59.9%	1,355
Townhomes / Plexes			16.3%	369
Multi family (5+ units)			17.0%	385
Mfg. home/other			6.8%	154
Total percent			100.0%	
Housing Units	1,536	725		2,262
Group Quarters Dwelling Units*				24
Total Housing Units				2,286

Analysis based on preceding tables.

* Category includes group quarters housing demand @1.5 persons per dwelling unit.

Projected 20-year Housing Need After Pipeline BLI Reduction, Canby

Housing Type	20-Year Dwelling Unit Demand before pipeline adjustment	20-Year Dwelling Unit Demand in pipeline*	Remaining Demand after pipeline adjustment	% Dist.
Single Family Detached (Standard Lots)	615	60	555	30%
Single Family Small Lot & Cottages	735	139	596	32%
Townhomes / Plexes / Mfg. Homes	412	48	364	19%
Apartments/Other**	524	165	359	19%
Total	2,286	412	1,874	100%

Note: numbers may not add exactly due to rounding.

*Projects in pipeline have pending buildings permits & reflects Hope Village Master Plan, as of Nov. 2023.

** Category also includes group quarters housing demand .

The draft HNA identifies the residential land needs by acreage:

Dwelling Unit Type	Most Typical Plan Designation ¹	Buildable Land Requirement ³	Current Buildable Land Inventory ³	Buildable Land Deficit (excluding public parks)	UGB Land Sufficiency (excludes public parks)
Single-Family Standard Lot	LDR	127.6	173.7	(22.6)	<i>inadequate land supply</i>
Single-Family Small Lot & Cottages		102.7		(33.9)	<i>inadequate land supply</i>
Townhomes/Plexes (2-4 units)	MDR	45.3	37.2	(8.1)	<i>inadequate land supply</i>
Multi-family/Other ²	HDR /varies	18.2	9.8	(8.4)	<i>inadequate land supply</i>
Total (gross buildable acres)		293.9	220.8	(73.1)	<i>inadequate land supply</i>

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

¹ Manufactured housing is allowed in all residential land use classifications.

² Category also includes group quarters housing demand.

³ Derived from previous Exhibits.

Approximately 73.1 acres of residential urban growth boundary expansion over the next 20-years is required based on the above table.

COMMUNITY OUTREACH

A significant effort has been made to involve the Canby community in the housing needs analysis development which included:

Housing advisory group meetings:

- March 29, 2022
- June 28, 2022
- September 27, 2022
- February 22, 2023

Other community, Planning Commission and City Council discussions and newspaper articles about the housing production strategy include:

- July 14, 2022, Open House: Housing Needs Analysis and Economic Opportunities Analysis
- July 18, 2022, Community Survey: Housing Needs Analysis and Economic Opportunities Analysis
- October 19, 2022, Joint City Council and Planning Commission Work Session: Housing Need and Economic Opportunity Assessment
- November 2, 2022, City Council Work Session: Housing Need and Economic Opportunity Assessment
- November 28, 2022, Planning Commission Work Session: Housing Needs Analysis, Housing Production Strategy, and Economic Opportunity Analysis Update
- January 18, 2023, City Council Work Session Housing Needs Analysis Update
- January 23, 2023, Planning Commission Work Session Housing Needs Analysis Update
- January 24, 2023, Open House: Economic Opportunity Analysis and Housing Production Strategy
- January 31, 2023, Community Survey: Housing Production Strategy and Economic Opportunities Analysis
- March 1, 2023, Joint City Council and Planning Commission Work Session: Housing and Economic Studies
- February 12, 2024, Planning Commission Work Session: Canby Housing Needs Assessment Update and Review of Current Residential Standards Planning
- March 25, 2024, Planning Commission Work Session: Canby Housing Needs Assessment and Housing Production Strategy Update
- April 17, 2024, City Council Work Session: Housing Needs Analysis
- April 22, 2024, Planning Commission Work Session: Canby Housing Needs Analysis

Canby Herald Newspaper Articles:

- December 6, 2022, Canby Explores Housing Needs As Population Grows
- January 27, 2023, Canby Public Asked To Weigh In On Housing (included community survey link)

RECOMMENDATION

The HNA was submitted to the DLCDC 35 days in advance of the first evidentiary hearing as required by state law.

Based on the above information, including community outreach, Planning Commission and City Council input and the future needs of Canby over the next 20 years, staff recommends that the City Council approve of the Housing Needs Analysis.

Recommended motion *“I move that the City Council approve the Housing Needs Analysis.”*

ATTACHMENTS

- *City of Canby, Housing Needs Analysis, June 18, 2024*

Confirmation of PAPA Online submittal to DLCD

DLCD Plan Amendments

To: Laney Fouse Lawrence

Sent: 5/2/2024 5:31 AM

Canby

Your notice of a revised proposal for a change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: TA 23-03

DLCD File #: [005-23](#)

Original Proposal Received: 11/16/2023

Date of Revision: 5/2/2024

First Evidentiary Hearing: 6/10/2024

Final Hearing Date: 7/17/2024

Submitted by: fousel

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov.



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

PUBLIC HEARING NOTICE
TA 23-03 HOUSING NEEDS ANALYSIS
ADOPTED AS PART OF CANBY COMPREHENSIVE PLAN

This Public Hearing Notice is to inform you of the opportunity to comment on the Housing Needs Analysis to be adopted as part of the Canby Comprehensive Plan at the Planning Commission Public Hearing scheduled for Monday, June 10, 2024, at 6 pm, in the City Council Chambers, 222 NE 2nd Ave, Canby, OR 97013. The Commission will make a recommendation to City Council regarding this item. The City Council will hold a Public Hearing on Wednesday, July 17, 2024, at 7 pm in the Council Chambers to deliberate the recommendation of the Planning Commission.

PUBLIC COMMENTS:

Public Comments are encouraged and can also be submitted in writing. The public also has the opportunity to testify in person or via Zoom to participate during the Public Hearings. See Zoom Meeting Instructions below.

WHERE TO SEND WRITTEN TESTIMONY:

Email Is The Best Way To Submit Written Comments – please email your comments to: PublicComments@canbyoregon.gov. Comments for the Planning Commission hearing are accepted prior to as well as during the public hearing, Comments may also be mailed to City of Canby, Attn: Planning, PO Box 930, Canby, OR 97013 or dropped off at the Planning Department, 222 NE 2nd Ave, upstairs.

ZOOM MEETING INSTRUCTIONS:

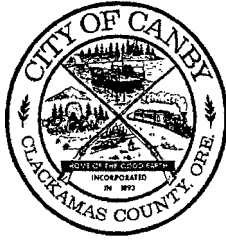
To participate in meetings via Zoom, you will need to request the Zoom invite by calling 503-266-7001 or emailing PublicComments@canbyoregon.gov. If this is your first-time using Zoom, please plan on requesting the invite at least a few days before the meeting so you can practice getting on the Zoom site either by cell phone, tablet or computer. To use Zoom, you will need to sign up for their free service.

OTHER WAYS TO WATCH THE HEARING:

The public can watch the live broadcast of all Public Hearings on the City's *YouTube* Channel, by clicking on the link at the top of the meeting agenda which can be found on the City Council or Planning Commission webpage.

Please call our office at 503-266-7001 if you need help locating this information. The City Council and Planning Commission Meetings are broadcast live and can be viewed on CTV5, if you have access. For questions regarding programming, please contact: Willamette Falls Studio (503) 650-0275 or via email at media@wfmstudios.org.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for accommodations for person with disabilities should be made at least 48 hours before the meeting at 503-266-7001.



BEFORE THE PLANNING COMMISSION
OF THE
CITY OF CANBY

AN APPLICATION TO UPDATE THE CANBY)
COMPREHENSIVE PLAN AND DEVELOPMENT)
CODE) FINDINGS, CONCLUSION & FINAL ORDER
TA 23-03
HOUSING NEEDS ANALYSIS

The City of Canby is proposing updates to the Comprehensive Plan and Development Code to address the housing needs identified in the Housing Needs Analysis.

CRITERIA AND STANDARDS

In judging whether or not this legislative land use amendment of the Canby Comprehensive Plan, the Planning Commission must consider the following criteria from Chapter 16.88 of *the Land Development and Planning Ordinance*:

1. The *Comprehensive Plan* of the City, and the plans and policies of the county, state, and local districts, in order to preserve functions and local aspects of land conservation and development;
2. A public need for the change;
3. Whether the proposed change will serve the public need better than any other change which might be expected to be made;
4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;
5. Statewide planning goals.

FINDINGS AND REASONS

The Planning Commission held a public hearing June 10, 2024, and advanced a recommendation of approval to the City Council for Text Amendment TA 23-03 for the Housing Needs Analysis by a vote of 5 to 1. In their recommendation of approval, the Planning Commission endorsed the findings in the June 10, 2024 staff reports and the May 31, 2024, City of Canby Housing Needs Analysis. The 35-day Department of Land Conservation and Development (DLCD 005-23) notice occurred in advance of the June 10, 2024 hearing as required for adoption of the Housing Needs Analysis. The Planning Commission recommended approval and noted that yearly monitoring of available housing inventory be completed to determine when the city should complete another Housing Needs Analysis.


CONCLUSION

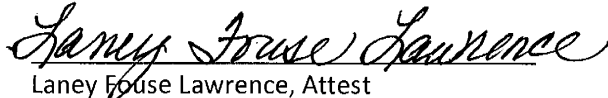
The Planning Commission concludes that the proposed amendment complies with the *Comprehensive Plan* of the City, and the plans and policies of the county, state, and local districts, and will preserve functions and local aspects of land conservation and development.

I CERTIFY THAT THIS ORDER approving TA 23-03 City of Canby Housing Needs Analysis, was presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 24th day of June 2024.


 Matt Ellison
 Planning Commission Chair


 Don Hardy
 Planning Director


 Laney Fouse Lawrence, Attest
 Recording Secretary

ORAL DECISION: June 10, 2024

Name	Aye	No	Abstain	Absent
Matt Ellison, Chair	✓			
Dan Ewert, Vice-Chair				✓
Michael Hutchinson	✓			
Jennifer Driskill	✓			
Judi Jarosh	✓			
Hannah Ellison		✓		
Craig Lewelling	✓			

WRITTEN DECISION: June 24, 2024

Name	Aye	No	Abstain	Absent
Matt Ellison, Chair	✓			
Dan Ewert, Vice-Chair			X	
Michael Hutchinson	✓			
Jennifer Driskill	✓			
Judi Jarosh	✓			
Hannah Ellison				X
Craig Lewelling				X



CITY COUNCIL Staff Report

Meeting Date: 8/7/2024

To: The Honorable Mayor Hodson & City Council
Thru: Eileen Stein, City Administrator
From: Kevin Aguilar, HR Director
Agenda: Consider Ordinance No. 1628, An Ordinance Authorizing the City Administrator to enter into an Employment Agreement between the City of Canby and Captain Doug Kitzmiller. (*Second Reading*)
Goal: Promote Financial Stability

Summary

Should the City enter into an Employment Agreement with Captain Kitzmiller for the next two years immediately following his official retirement with PERS?

Background

Captain Kitzmiller has been employed with the Canby Police Department since 1998. He has held various roles including Patrol Sergeant from 2011 until 2021 and has since been in his current position as Captain. He is eligible to retire with PERS and continue his employment.

Effective January 1, 2020, the [Work After Retirement section of Senate Bill 1049](#) lifts most existing restrictions on retirees working after retirement. This allows eligible retirees to work unlimited hours for a PERS-participating employer, while continuing to receive their retirement benefits (without accruing any new benefits), in calendar years 2020 through 2034. The employee is responsible for ensuring eligibility and compliance with any PERS requirements or changes.

Attachments

Ordinance No. 1628

Exhibit A—Employment Agreement for Captain Doug Kitzmiller.

Fiscal Impact

During this agreement, the City won't have to pay the employee portion of the PERS IAP (currently set at 6%), so the City will save approximately \$8,800 per year. The City will also save the costs associated with having to recruit, select, and hire a new Captain.

Options

1. Adopt Ordinance No. 1628 authorizing the employment agreement

2. Reject Ordinance No. 1628

Proposed Motion

“I move to adopt Ordinance 1628, An Ordinance Authorizing the City Administrator to enter into an Employment Agreement between the City of Canby and Captain Doug Kitzmiller.”

ORDINANCE NO. 1628

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN EMPLOYMENT CONTRACT BETWEEN THE CITY OF CANBY AND DOUG KITZMILLER

WHEREAS, the City of Canby currently employs Doug Kitzmiller as Captain at the Canby Police Department;

WHEREAS, Doug Kitzmiller has been and continues to be in good standing with the City of Canby for 26 years;

WHEREAS, Doug Kitzmiller wants to officially retire in the Oregon PERS system as of September 30, 2024; and

WHEREAS, the City of Canby would like Doug Kitzmiller to work back as Captain until October 01, 2026 in accordance with PERS workback rules.

NOW, THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

Section 1. The City Administrator is hereby authorized on behalf of the City to enter into an Employment Contract Agreement with Doug Kitzmiller to continue as Captain for the City. A copy of the Agreement is attached hereto as Exhibit "A."

Section 2. The effective date of this Ordinance shall be September 6, 2024.

SUBMITTED to the Canby City Council and read the first time at a regular meeting therefore on Wednesday, July 17, 2024, ordered posted as required by the Canby City Charter; and scheduled for second reading on Wednesday, August 7, 2024, commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on second and final reading by the Canby City Council at a regular meeting thereof on the 7th day of August 2024, by the following vote:

YEAS _____

NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder

**Employment Agreement
for
Police Captain**

THIS AGREEMENT is made and entered into October 1, 2024, by and between the City of Canby, an Oregon municipal corporation, hereinafter referred to as "City," and Doug Kitzmiller, hereinafter referred to as "Employee," both of whom understand and agree as follows:

RECITALS

WHEREAS, both parties desire to enter into an agreement setting out mutual obligations and to allow Employee to continue to serve as a Police Captain after Employee retires.

Now, therefore, in consideration of the mutual covenants herein contained, the parties agree as follows:

- 1. Term and Termination.** The term of this Agreement begins on October 1, 2024 and ends on October 1, 2026 unless terminated sooner under the terms of this Agreement. The agreement may be renewed or extended by mutual agreement.
- 2. Duties.** City hereby agrees to employ Employee as Police Captain of the City of Canby to perform on a continuing basis the functions and duties which are generally described in the Police Captain job description attached as Exhibit A, and to perform other legally permissible and proper duties and functions as the Police Chief shall assign.
- 3. Hours of Work.** Employee shall devote his full work time to the duties and responsibilities of his position, and any additional work time reasonably required to discharge the duties and functions as assigned. Employee may not be engaged in other employment during the term of this Agreement without the specific written authorization of the Police Chief which consent is in the Police Chief's sole discretion.
- 4. At-Will Employment.** Both Parties acknowledge and agree that Employee is considered to be an at-will employee per Personnel Policy 10.1 - Employment Relationship.
- 5. Resignation.** Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of Employee to resign at any time from this position with City subject to the provisions of the Agreement. In the event Employee voluntarily resigns this position before the expiration of the Agreement Employee shall give City a minimum of thirty (30) days written notice, unless the Parties agree otherwise.
- 6. Compensation.** City agrees to pay Employee their current salary \$146,712 (Non-Represented Salary Schedule: Range 8, Step 8) annually for services rendered. Employee shall be eligible for any cost-of-living increase given to all full-time non-represented City employees and effective the same date. Employee will continue to receive 5% for DPSST Executive

Certification pay, 2% for 20-year longevity pay and 2% in deferred compensation contribution match. Such salary shall be payable in installments at the same time as the full-time non-represented employees of City are paid. If either Party terminates this Agreement, Employee shall be compensated only for services rendered before the termination date.

7. PERS Payment/Retirement Liability. City will not object to Employee's retirement through the State Public Employees Retirement System (PERS) as of September 30, 2024. During the term of this Agreement, the City will pay any PERS benefits as required by law. In the event the City is not required to pay PERS benefits under state law, City may (but is not required) in its sole and absolute discretion pay PERS benefits. Employee is responsible for any liability associated with PERS either through notifications required to PERS, amounts paid out by PERS, limitation on hours worked, and any other liability associated with Employee's retirement and any applicable PERS requirements. Further, Employee is responsible for any liability or work restrictions related to Employee's federal social security benefits.

8. Use of Automobile. Employee shall receive the exclusive and unrestricted use of the automobile he is using as of the date this Agreement is executed for professional, training, and educational related activities. The City shall pay all maintenance, repair, liability, property damage, and comprehensive insurance coverage associated with the automobile.

9. Vacation Leave. The total vacation accrual balance as of September 30, 2024, up to 500 hours of vacation shall be cashed out and reported to PERS. As of October 1, 2024, the City will add 40 hours of vacation leave that shall be carried forward and will not be cashed out until this Agreement is terminated. During the term of this Agreement, Employee shall continue to accrue 240 hours of vacation leave annually. At the termination or expiration of this Agreement, there will be a payment of accrued vacation leave.

10. Sick Leave. All accrued sick leave beyond 500 hours as of September 30, 2024, shall be reported to PERS and will not carryover and will not be paid out. Per the Non-Represented Benefits, 500 sick leave hours will be paid out at retirement and deposited in the Employee's HRA-VEBA account. Employee may elect to have less than 500 hours paid out and any remaining balance of sick leave shall be carried forward. Employee will continue to accrue 96 hours of sick leave annually during the term of this Agreement. At the termination or expiration of this Agreement, there will be no payment of accrued sick leave.

11. Other Benefits. The Employee will continue to receive all fringe benefits offered to all full-time non-represented employees. City will provide Employee with health, dental, vision, life, accidental death and dismemberment, and long-term disability insurance coverage as offered to all full-time non-represented employees of the City through the month this Agreement is terminated or expires. Employee may elect to have any balance of administrative leave and/or personal holiday cashed out at retirement or carry forward any accruals.

12. Performance Evaluation. The Police Chief shall evaluate Employee's performance at least once annually.

13. Personnel Policies. Unless otherwise agreed to herein, Employee is subject to the rules and regulations that apply to all City employees as set forth in the City's Personnel Policies, Canby Police Department's Policies and Procedures, and as otherwise adopted by the City.

14. Professional Development.

Subject to available funds and City approval, City agrees to pay the travel and subsistence expenses of Employee for official travel, meetings and occasions reasonably adequate to continue the professional development of Employee, and to reasonably pursue necessary official functions for the City.

Subject to available funds and City approval, City agrees to pay travel and subsistence expenses for travel to and attendance at Conferences, short courses, institutes and seminars that are necessary for professional development.

15. Other Terms and Conditions

- A. City may from time to time fix other terms and conditions relating to Employee's performance hereunder, provided such terms and conditions are not inconsistent or in conflict with the provisions of this Agreement.
- B. Employee shall perform his duties in accordance with all the laws, ordinances, rules, and regulations applicable to his position.
- C. The entire Agreement between the parties with respect to the subject matter hereunder is contained in this Agreement. Except as herein expressly provided to the contrary, the provisions of this Agreement are for the benefit of the parties solely and not for the benefit of any other person, persons or legal entities.
- D. Employee acknowledges that he has not been induced to enter into this Agreement by any representation or statements, oral or written, not expressly contained herein or expressly incorporated by reference. City makes no representations, warranties or guarantees, expressed or implied, other than expressed representations, warranties and guarantees contained in this Agreement.

16. Notice. Any written notice hereunder shall become effective as of the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addresses as stated in this Agreement, or at such other address as may hereafter be specified by notice in writing. In lieu of mailing, written notice shall become effective as of the date it is personally delivered to the addressee. Any notice required to be given under the terms and conditions of this Agreement shall be given as follows:

City of Canby: Eileen Stein, City Administrator
222 NE 2nd Avenue
Canby, OR 97013

Employee: Doug Kitzmiller

17. Severability. If any part, term, or provision of this agreement is held by the courts to be illegal or in conflict with the laws of the State of Oregon, the validity of the remaining portions of the Agreement shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision.

For the City:

For the Employee:

Eileen Stein, City Administrator

Doug Kitzmiller, Police Captain

Date: _____

Date: _____



CITY COUNCIL Staff Report

Meeting Date: 8/7/2024

To: The Honorable Mayor Hodson & City Council
Thru: Eileen Stein, City Administrator
From: Don Hardy, Planning Director
Agenda: Consider Ordinance No 1629: An Ordinance Adopting the Comprehensive Plan, Transportation System Plan and Urban Growth Boundary Expansion Scope of Work for FY 24/25. (*Second Reading*)
Goal: Align Resources to Address Future Community Growth
Plan a Transportation System that Eases the Impacts of growth

Summary

The comprehensive plan, transportation system plan and urban growth boundary expansion work is continuing in FY 24/25 with the 3J Consulting services to include the comprehensive plan and transportation system plan adoption for the current city limits and current urban growth boundary. The urban growth boundary expansion application will also be prepared, and adoption of new system development fees are anticipated. The FY 24/25 scope budget is \$228,938. The FY 24/25 Planning Department budgeting has accounted for this work.

Background

The initial comprehensive plan work started in 2022 with the city issuance of a Request for Proposal (RFP) for the update to the Canby Comprehensive Plan and Transportation System Plan on September 19, 2022. The city selected and awarded the work to 3J Consulting on October 5, 2022. The comprehensive plan and the transportation system plan fiscal year contracts to 3J Consulting, include FY 22/23 totaling \$177,576 and FY 23/24 totaling \$523,068 and continued work based on the RFP tasks are needed in FY24/25. Work completed to date includes, community visioning and community summits and listening sessions, technical advisory committee and transportation advisory committee work, on-line surveys, community conversations, transportation system plan chapter development, draft comprehensive plan chapters and policies, urban growth boundary expansion work, housing efficiency code draft updates, and economic opportunity analysis and housing needs analysis adoption.

Attachments

Ordinance 1629
Exhibit A, FY 24/25 FY 24/25 Comprehensive Plan Scope of Work.

Fiscal Impact

The total FY 24/25 budget is \$228,938.

Options

Approve or Deny the budget request.

Proposed Motion

“I move to adopt Ordinance 1629, An Ordinance Adopting the Comprehensive Plan, Transportation System Plan and Urban Growth Boundary Expansion Scope of Work for FY 24/25.”

ORDINANCE NO. 1629

AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN, TRANSPORTATION SYSTEM PLAN AND URBAN GROWTH BOUNDARY SCOPE OF WORK AND BUDGET FOR FY 24/25.

WHEREAS, City issued a Request for Proposal (RFP) for update to the Canby Comprehensive Plan, Transportation System Plan and Urban Growth Boundary expansion on September 19, 2022, and selected and awarded the work to 3J Consulting to complete the work on October 5, 2022;

WHEREAS, contracts for the comprehensive plan, transportation system plan and urban growth boundary expansion have been issued to 3J consultants for FY 22/23 totaling \$177,576 and for FY 23/24 totaling \$523,068, and continued work based on the RFP tasks is needed in FY 24/25;

WHEREAS, the FY 24/25 continued comprehensive plan, transportation system plan and urban growth boundary expansion work totals \$228,938; and

WHEREAS, the FY 24/25 budget accounted for this budget related to the comprehensive plan, transportation system plan and urban growth boundary expansion.

NOW THEREFORE, THE CITY OF CANBY, OREGON, ORDAINS AS FOLLOWS:

Section 1. In addition to the amounts identified in the recitals above, the City of Canby City Council hereby authorizes approval for the FY 24/25 totaling \$228,938 for comprehensive plan, transportation system plan and urban growth boundary expansion work as described in Exhibit A.

SUBMITTED to the Canby City Council and read the first time at a regular meeting therefore on Wednesday, July 17, 2024, ordered posted as required by the Canby City Charter; and scheduled for second reading on Wednesday, August 7, 2024, commencing at the hour of 7:00 PM in the Council Chambers located at 222 NE 2nd Avenue, 1st Floor Canby, Oregon.

Maya Benham, CMC
City Recorder

PASSED on second and final reading by the Canby City Council at a regular meeting thereof on the 7th day of August 2024, by the following vote:

YEAS _____

NAYS _____

Brian Hodson
Mayor

ATTEST:

Maya Benham, CMC
City Recorder



Comprehensive Plan and Transportation System Plan Update

Fiscal Year 2024-25 Scope of Work

July 2024 – June 2025

Exhibit A

Combined Tasks

Task 1 – Project Management

1.1 Project Administration

Consultant will maintain project files to include documentation related to the Project, including but not limited to computations, assumptions, meeting minutes, working drawings, correspondence and memoranda. Consultant should prepare and maintain a Project management team (PMT) website (using web-based tools) that includes communication, PMT roster, draft and revised schedules, online discussion topics, and deliverables.

1.2 Project Schedule

Consultant will maintain the project schedule showing the duration of work tasks and subtasks needed to complete the Project. Consultant will prepare a simple graphic milestone-oriented schedule for the project. Consultant will coordinate the schedule with the consultant team.

1.5 Regular Project Management Team (PMT) Meetings and Project Assessment

Consultant will organize, participate, co-lead (with the City) and summarize online project management team meetings. These calls will be conducted approximately every two weeks for the duration of the planning process and will integrate both the Comprehensive and TSP efforts. Consultant will provide a summary of key decisions and action items after each meeting.

1.6 Additional Communication and Coordination

In addition to the tasks described above the Consultant project manager will regularly communicate and coordinate with City staff and other team members regarding the status of and plans for current and upcoming project deliverables and activities. This will be done via email, telephone and online meeting communication.

Timeline: July 2024 – June 2025

Task 1. Deliverables
Maintain Basecamp project management site
Update graphic project schedule
PM meetings and summaries
Email correspondence and phone calls
Monthly invoices and detailed progress reports



Task 2 – Community Engagement

2.3 Project Webpage

Consultant will work with City staff to regularly update the website to include access to draft work products, announcements about upcoming engagement events, results of previous engagement events and other project information as it is available. Consultant will develop a plan for transitioning web assets back to City at the conclusion of the project.

2.6 Project Advisory Committee (PAC) meetings

The Consultant will prepare for, facilitate, and summarize up to two (2) meetings of the PAC. Meetings may be two (2) hours to cover Comprehensive Plan and TSP content. PAC meetings will be conducted in-person or via a hybrid in-person/online meeting platform. Topics for the PAC meetings include:

- Meeting #7 (September 2024). Review draft Comprehensive Plan.
- Additional meeting as needed.

2.12 Planning Commission and City Council Updates

Consultant will support City staff for one briefing to the City Planning Commission and one briefing to City Councilors. Consultant will support City staff for one work session with the City Planning Commission and two work sessions with City Councilors.

Timeline: July 2024 – December 2024

Task 2. Deliverables
Maintain project website/online engagement platform
PAC meetings #7 materials and summaries
Presentation for briefings #6 and #7

Comprehensive Plan Update

CP Task 4 – Urban Growth Boundary (UGB) Evaluation and Amendment

4.2 Evaluation of Efficiency Measures

Development Scenario Support: DOWL conducted research and provided the City with development scenarios to illustrate what current code allows in the R-1 and R1.5 base zones and under the PUD scenario. The final deliverable was a table comparing each scenario. This task included virtual meetings and coordination via email as well as one round of client edits for the table.

Preliminary Development Compliance Review: DOWL reviewed a cottage concept design relative to Canby’s draft cottage code as presented to the Planning Commission on November 27, 2023. DOWL provided comments via email regarding the concept plan’s consistency with the draft code.

Additional Cottage Cluster Research: To further assess best practices in cottage cluster development and at the request of the client, DOWL contacted three local agencies in Washington and Oregon, as well as DLCD, to obtain cottage development project examples.



4/16/2024

Case Study Compliance Review: Using examples of cottage clusters constructed in the three jurisdictions, DOWL will conduct a code compliance review to identify any changes that may be warranted to the draft Canby Code to better enable these case study projects. This will assist staff in identifying what, if any, changes should be made to optimize desired outcomes. The final deliverable for this effort will be a 4-5 page memorandum summarizing the differences in each development example. This task includes two (2) virtual meetings and one round of client review of the memorandum.

Additional Code Diagrams: As needed to support greater awareness of the implications of the preliminary code standards, DOWL will create up to three additional development diagrams illustrating the orientation and design of cottage clusters and open space areas

CP Task 5 – Short-Term Action Planning

5.1 Recommended Updates to System Development Charge (SDC) Methodologies

The current FY 2023-24 budget for the Comprehensive Plan update focuses on formulating a locally preferred funding plan for addressing transportation and city-owned infrastructure required to maintain current levels of service as Canby grows over time. That budget for the initial phase of funding work will focus on creating a long-range capital improvement program and funding strategy for transportation (included with TSP update) as well as City-owned park facilities and utilities for wastewater and stormwater, with emphasis on new funding techniques being considered for UGB expansion areas.

The supplemental work program identified below for FY 24-25 is intended to build upon the results of the locally preferred funding plan and carry the SDC through refinement and adoption by June 2025. The SDC adoption focuses on transportation, parks, wastewater and stormwater facilities. The consultant team will work with City staff and their engineers and public officials to prioritize capital facility improvements, determine boundaries for SDC rates, and implement a new methodology for scaling SDCs by home size.

Task 5.1.1 | Confirm Key Assumptions

Within 2 weeks of notice to proceed, the FCS project team will set up a meeting with City staff to discuss and confirm key assumptions using City input and current master plans for the multi-service SDC study, including such items as:

- Identify capital cost assumptions for long range projects identified in recent capital plans, master plans (e.g., transportation, stormwater, wastewater, parks) and system plans.
- Confirm inventory and current level of service for existing City facilities, such as parks & trails, stormwater facilities, streets, and wastewater treatment and conveyance systems.
- Update debt service schedules for the above-mentioned public facilities (if any).
- Confirm wastewater fixed asset inventory and treatment capacity assumptions.
- Compile historical accounting of SDC expenditures by year.
- Compile customer data and growth forecasts.
- Review the existing SDC ordinance and procedures.
- Prepare capital cost index assumptions.

We will convene a meeting with City staff in person to initiate the study and clarify objectives, approaches, and schedule.



4/16/2024

Once the initial data set has been obtained, we will review the data and make requests for any additional items or explanations, as necessary.

Task 5.1.2 | Policy Review

Identify with City staff any key policy questions surrounding the SDC structures, bases, and/or calculations. Analyze policy choices and recommend a course of action on each policy question (up to four), possibly to include the following:

- Approaches to level of service for preparing the stormwater, parks, wastewater and transportation SDCs. Water rates and SDCs will be handled by Canby Utility as such rates and charges are calculated and collected separately by Canby Utility.
- Applicability of a reimbursement fee and improvement fee.
- Basis of the charge for each service including scaling the SDCs by dwelling unit size.

The consultant will provide issue papers around each of these fees to clearly communicate current City practices, alternative methods, and recommended methods for consideration, discussion, and input.

Task 5.1.3 | Technical Analysis

The SDC analyses will be based primarily on information in the most recent plans and staff and consultant knowledge.

Under Oregon statutes cities may create three types of SDCs: reimbursement fee, improvement fee and compliance fee. The reimbursement fee is to be based on existing facilities that have “excess capacity” to serve future development. The improvement fee is based on future planned facilities that are required to maintain current levels of service. The compliance fee takes into account the cost of complying with SDC regulations and periodically updating SDCs and maintaining accounting and administrative practices.

The SDC analyses will include both a reimbursement fee (as applicable) and an improvement fee. The following task elements are included:

- 3a Develop Reimbursement Fee. Identify the recoverable costs of existing system facilities and calculate the “reimbursement fee” portion of each SDC.
- 3b Develop Improvement Fee. Calculate the “improvement fee” portion of each SDC, working with City staff, the list of needed capital improvements for each service, the recommended allocation approach, and other related financial, planning, and engineering information.
- 3c Document the current maximum defensible SDCs the City can charge, and discuss implementation options for phasing in the new SDCs over time.

Task 5.1.4 | Study Documentation and Presentation

In addition to the analytical elements, the SDC study will require professional communication of findings and results. This will include interim reviews with City staff and management, report preparation, and 2 presentations to the Public Infrastructure Committee or City Council and 1 hearing presentation with the City Council. The following task elements are anticipated:



4/16/2024

- 4a Review Meetings. Prepare materials for and participate in up to four (4) interim review meetings (video conferences) with City staff (and/or others such as identified stakeholders). Participate in ad hoc conference calls and video conferences as necessary to meet City needs.
- 4b Prepare SDC Study Methodology Report. Prepare and submit an electronic (.pdf) copy of the Public Review draft report, summarizing all study assumptions, methodologies, analytical results and recommendations. The report will also include a technical appendix supporting the findings. Incorporate City comments on the draft, as appropriate, and submit an electronic version (.pdf) of the final report for City production and distribution.
- 4c Prepare and provide a notice of public hearing for interested parties as required in ORS 223.304.
- 4d Local Presentations. Prepare materials and present SDC findings at up to two (2) meetings with the Public Infrastructure Committee/Planning Commission or City Council via video conference and one hearing with City Council.
- 4e Based upon the feedback received from subtasks 4a-4d, prepare a final SDC Methodology Report and implementation strategy.

Timeline: July 2024 – June 2025

CP Task 6 – Updated Comprehensive Plan Document

6.1 Preliminary Draft Comprehensive Plan and Action Plan

Consultant will prepare a Preliminary draft of the Comprehensive Plan in Microsoft Word, including updated text, maps and policies. The Action Plan prepared in Task 5 will be a companion document to the Comprehensive Plan.

Consultant will prepare a document template to be used for each Comprehensive Plan chapter. It will indicate the proposed page layout, fonts, colors, and other recommended graphic styles. Consultant will revise this template, as needed, prior to creating the draft Comprehensive Plan in Task 6.2.

6.2 Draft Comprehensive Plan Review and Revision

The team will review the draft Comprehensive Plan with the PAC, other community members for review and comment. The Consultant will present the draft Comprehensive Plan, HNA, and UGB expansion at work sessions of the Planning Commission and City Council. Further review will occur during the adoption process in Task 7. Consultant will draft a set of updated policies for inclusion in the Comprehensive Plan based on this review.

Task CP6. Deliverables

Preliminary draft Comprehensive Plan

Comprehensive Plan format template

Draft Comprehensive Plan



CP Task 7 – Adoption Process

The Comprehensive Plan, UGB Expansion and Housing Needs Analysis will be packaged to move through the adoption process concurrently. Additional meetings with the Clackamas County Board of Commissioners are expected to be needed to adopt the proposed UGB amendments.

7.1 Presentation Materials

Consultant will prepare a PowerPoint presentation for use in presenting the proposed draft Comprehensive Plan to the Planning Commission in a work session or public hearing.

7.2 Canby Planning Commission and City Council and Clackamas County Board of Commissioners Work Sessions and Hearings

Consultant will participate in up to two (2) work sessions and two (2) public hearings with the Canby Planning Commission and City Council and one hearing with the Clackamas County Board of Commissioners to adopt the updated Comprehensive Plan and proposed amendment to the Canby UGB. City staff will make all logistical arrangements for these hearings, including providing public notice and submitting required notice to state agencies. Consultant will prepare a final Comprehensive Plan document.

Task CP7. Deliverables

Adoption presentation

Revised adoption presentation

Planning Commission and City Council work sessions

Planning Commission and City Council hearings

Board of County Commissioners hearing

Transportation System Plan Update

TSP Task 2 — Transportation Existing Conditions and Future Needs Analysis

2.3 TM #8: Future Traffic Forecasting

Update distribution of land use in the current UGB and inputs into the travel demand model.

TSP Task 3 – Transportation Projects and Programs

3.2 TM #11: Transportation Projects and Programs

Prepare a scenario that assumes I-205 tolling. Run travel demand model and update intersection operations at the 31 study intersections with diversion traffic. Identify additional projects.

3.3 Area Special Area J Rezone

Consultant will prepare the horizon year (2043) travel forecasts using the Canby travel forecast tool for Special Area J located in the NE part of the City. Future forecasts will be consistent with the recommended Comprehensive Plan zone changes for the area. Consultant should coordinate with City staff to complete the land use (population and employment) information for horizon year.



4/16/2024

The Consultant will develop future horizon year baseline motor vehicle volumes for study intersections and post-process them using National Cooperative Highway Research Program Report 255 guidelines. The forecasting methods and results will be documented in draft and revised TM #11 under Task 3.2.

TSP Task 6 – Adoption Process

The Transportation System Plan and System Development Charge updates will be packaged to move through the adoption process concurrently.

6.1 Planning Commission and City Council Public Hearing

Consultant will prepare for and attend two (2) Planning Commission and two (2) City Council hearing and will provide a presentation overview of the Adoption Draft TSP and SDC updates.

6.2 Final TSP

Consultant will incorporate edits from Planning Commission and City Council hearings into the Final TSP.

Task TSP6. Deliverables
Planning Commission Public Hearing
City Council Public Hearing
Final TSP

Total FY 24/25 budget is shown in the table below.

Canby Comprehensive Plan and TSP FY 24-25 Budget	3J Subtotal	DKS	FCS Subtotal	DOWL Subtotal	TOTAL
Tasks					
1. Project Management	\$27,468	\$23,330	\$5,690	\$0	\$56,488
CP4. UGB Evaluation and Amendment	\$3,704	\$0	\$0	\$10,035	\$13,739
CP5. Short-Term Action Planning	\$11,796	\$16,920	\$55,250	\$0	\$83,966
CP6. Updated Comprehensive Plan Document	\$11,954	\$0	\$0	\$0	\$11,954
CP7. Adoption Process	\$6,223	\$0	\$0	\$0	\$6,223
TSP2. Transportation Existing Conditions and Future Needs	\$448	\$14,230	\$0	\$0	\$14,678
TSP3 – Transportation Projects and Programs	\$448	\$7,290	\$0	\$0	\$7,738
TSP3A – Area Special Area J Rezone	\$1,864	\$17,840	\$0	\$0	\$19,704
TSP6. Adoption Process	\$388	\$14,060	\$0	\$0	\$14,448
Total Fees	\$64,293	\$93,670	\$60,940	\$10,035	\$228,938



CITY COUNCIL Staff Report

Meeting Date: 8/7/2024

To: The Honorable Mayor Hodson & City Council
Thru: Eileen Stein, City Administrator
From: Jamie Stickel, Economic Development Director
Agenda Item: Consider Resolution No. 1418: A Resolution adopting the City of Canby Representation in the Updates to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan
Goal: Align Resources to Address Future Community Growth
Objective: N/A

Summary

The Canby addendum of the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP) needs to be adopted. The NHMP identifies natural hazards – such as earthquakes and fires – and mitigation efforts through a coordinated planning process. The adoption is required for the City of Canby to access mitigation projects and funding under the Federal Emergency Management Agency’s (FEMA) pre- and post-disaster mitigation grant programs.

Background

The City of Canby has worked over the last year to update the Canby addendum to the Clackamas County Multi-Jurisdictional NHMP. The last NHMP plan was adopted in 2018. This work was performed in cooperation with the University of Oregon’s Institute for Policy Research and Engagement - Oregon Partnership for Disaster Resilience and the Oregon Department of Emergency Management (OEM) utilizing funds obtained from the FEMA Hazard Mitigation Grant Program.

The City of Canby will maintain its eligibility to apply for federal funding towards natural hazard mitigation projects with the re-adoption of the NHMP. The local planning process includes a wide range of representatives from city, special districts, and county government, emergency management personnel, and outreach to members of the public. The outreach included a formal public comment period beginning March 6th, 2024 and was distributed by news releases, an update to the City’s website, and direct e-mails to local agencies, non-profits organizations, and City of Canby departments directly affected by the NHMP.

On May 29th, 2024, the Oregon Department of Emergency Management and FEMA reviewed the Clackamas County NHMP and pre-approved the plan contingent upon the official adoption of participating governments and entities.

Discussion

The City Council will consider the adoption of the Canby addendum Clackamas County Multi-Jurisdictional NHMP. A natural hazards 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.

Attachments

- Resolution No. 1418
- 2024 Canby Addendum Natural Hazard Mitigation Plan (Draft)

Fiscal Impact

None.

Options

1. Approve Resolution No. 1418 adopting the City of Canby representation in the updates to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan.
2. Do not approve Resolution No. 1418 adopting the City of Canby representation in the updates to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan.

Recommendation

Staff recommends the City Council adopt Resolution No. 1418, adopting the City of Canby representation in the updates to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan.

Proposed Motion

“I move to adopt Resolution No. 1418, a Resolution adopting the City of Canby representation in the updates to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan.”

RESOLUTION NO. 1418

A RESOLUTION ADOPTING THE CITY OF CANBY REPRESENTATION IN THE UPDATES TO THE CLACKAMAS COUNTY MULTI-JURISDICTIONAL NATURAL HAZARDS MITIGATION PLAN

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

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

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;

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

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 Hazards Mitigation Plan*;

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

WHEREAS, the Oregon Department of Emergency Management and Federal Emergency Management Agency, Region X officials have reviewed the *Clackamas County, Multi-Jurisdictional Natural Hazards Mitigation Plan* and pre-approved it (dated, May 29, 2024) contingent upon this official adoption of the participating governments and entities;

WHEREAS, the NHMP is comprised of three volumes: Volume I-Basic Plan, Volume II – Jurisdiction Addenda, and Volume III – Appendices, collectively referred to herein as the NHMP;

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

WHEREAS, the City of Canby adopts the NHMP and directs 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, the City of Canby will submit this Adoption Resolution to the Oregon Department 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*.

This Resolution will take effect on August 7, 2024.

ADOPTED this 7th day of August 2024, by the Canby City Council.

Brian Hodson, Mayor

ATTEST:

Maya Benham, CMC
City Recorder

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



Photo Credit: City of Canby

Effective: April XX, 2024-April XX, 2029

Prepared for
The City of Canby



Updated:
Date, 2024, (Resolution # 24-xx)
September 18, 2019, (Resolution # 1327)
2013
2009

This Natural Hazard Mitigation Plan was prepared by:



UNIVERSITY OF
OREGON

School of Planning, Public
Policy and Management

Institute for Policy
Research and Engagement

Planning grant funding provided by:

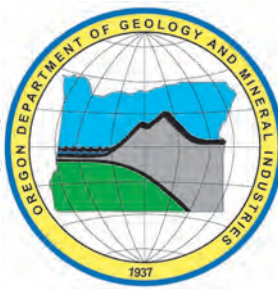


FEMA

Federal Emergency Management Agency (FEMA)

Project Award Number: DR-4562-39-P-OR

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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 [DATE TBD, 2024]. FEMA Region X approved the Clackamas County NHMP on [DATE TBD, 2024] and the City’s addendum on [DATE TBD, 2024]. 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 [DATE TBD-1, 2024].

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.

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.

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 Economic Development Director and Communications Specialist 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 the 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 Jamie Stickel, Economic Development Director & Communications Specialist
- Jerry Nelzen, Public Works Director
- Jorge Tro, Canby Police Chief
- Eileen Stein, City Administrator

The HMAC served as the local review body for the NHMP update.

NHMP Implementation and Maintenance

The City Council will be responsible for adopting the Molalla 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 Molalla 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 convener will serve as the conveners 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;
- Evaluating effectiveness of the NHMP at achieving its purpose and goals (use Table 26, Volume I, Section 4, as one tool to help measure effectiveness); and
- Documenting successes and lessons learned during the year.

The HMAC will be responsible for the following activities described in detail in Volume I, Section 4:

The jurisdiction will utilize the same implementation and maintenance process identified in Volume I, Section 4.

The jurisdiction will provide continued public participation during the plan maintenance process through periodic presentations to elected officials, public meetings, postings on social media, and/or through interactive content on the jurisdiction's website (for more information see Volume I, Section 4).

The jurisdiction will utilize the same action item prioritization process as the County (for more information see Volume I, Section 4 and Volume III, Appendix E).

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 applied. Implementation opportunities are further defined in action items when applicable.

Capability Assessment

The Capability Assessment identifies and describes the ability of the City of Canby to implement the mitigation strategy and associated action items. Capabilities can be evaluated through an examination of broad categories, including: existing authorities, policies, programs, funding, and resources.

Existing Authorities

Hazard mitigation can be executed at a local scale through three (3) methods: integrating hazard mitigation actions into other local planning documents (i.e., plan integration), adopting building codes that account for best practices in structural hardening, and codifying land use regulations and zoning designations that prescribe mitigation into development requirements. The extent to which a municipality or multi-jurisdictional effort leverages these approaches is an indicator of that community's capabilities.

Comprehensive Plan

Oregon's Statewide Planning Goal 7 requires comprehensive planning within every jurisdiction that is designed to reduce risks to people and property from natural hazards. Canby addresses Statewide Planning Goal 7 Natural Hazards as part of their Comprehensive Plan Element, Natural Hazards. This plan was originally adopted in 1984. Chapter 4, Environmental Concerns, includes findings related to natural hazards. This chapter establishes the H overlay zone, which restricts development in areas of identified flood hazards. Other hazards discussed are steep slopes (along riverbanks), expansive soils, high water tables, and shallow topsoil.

The City of Canby is pursuing updating this Comprehensive Plan in 2023-2024, following the adoption of new Housing Needs and Economic Opportunity analyses in 2023.

Planned updates to the jurisdiction's Goal 7 element or its broader comprehensive plan will reflect the data and findings within this NHMP and integrate analyses of future climate and natural hazard impacts into the community's long-range plans.

Land Use Regulations

Existing land use policies that define zoning and address hazardous conditions provide another source of mitigation capability.

Canby Development Code

[Chapter 16.40 Hazard Overlay Zone \(H\)](#) assures that the development will not result in an unacceptable level of risk because of hazardous conditions. It is intended to be applied only to those specific properties which have been identified as having steep slopes or potential for flooding. It utilizes the flood insurance study, including the flood insurance rate map, dated June 17, 2008.

[Chapter 15.12 Flood Hazard Protection Ordinance](#) complies with federal and state regulations related to flood hazard protection. It was last updated in 2008 and is based upon the Oregon Model Flood Hazard Prevention code of that time and includes provisions addressing substantial improvement/substantial damage.

The Planning Division is responsible for processing all land use applications within the City of Canby which includes subdivisions, partitions, and site and design review. We also provide development services, zoning reviews, and provide the public with information on all property-related issues within the City limits. City approval is required before Clackamas County can issue a building permit.

They work closely with the County and neighboring jurisdictions to ensure plans are aligned.

Structural Building Codes

The Oregon Legislature recently adopted updated building codes for both residential (2023 adoption) and commercial structures (2022) since the last update of this Plan. These building codes are based on the 2021 version of the International Building Code, International Fire Code, and International Existing Building Code.

[Clackamas County](#) currently issues all building, plumbing, and electrical permits for the City of Canby. The Clackamas County Building Department administers and enforces the 2022 Oregon Structural Specialty Code and the 2022 Oregon Fire Code. As a result, both new residential and commercial structures will be required to build according to the latest seismic and wind hardening standards in addition to requiring fire resistant building materials for those structures constructed in proximity or within the WUI.

Public Works

The City of Canby Public Works Department is responsible for streets, including street lighting, storm drains, parks, building maintenance, Zion Memorial Cemetery, and the Wastewater Treatment Plant. Water and electric are administered by Canby Utility.

Much of their work is associated with the reduction of hazards to the community and the implementation of resilience measures.

2019 Canby Public Works Standards

The [Canby Public Works Standards](#) provide guidance for the development of public infrastructure (streets, sanitary sewer, and storm drainage).

City Administration

The City Council of Canby has the responsibility of developing and adopting the annual city budget. Integrating hazard mitigation goals and projects into the annual budget is key to implementing the plan. The City Council tries to broadly address resilience planning needs while it determines city and departmental priorities and looks for multiple-impact projects wherever possible. They also work with staff to apply for federal and state grant funding to pursue larger projects that are outside of general fund capacity.

Policies and Programs

This Plan directs Canby and Clackamas County to explore integration into other planning documents and processes. Canby has made progress in integrating the NHMP into its portfolio of planning processes and programs over the last five years.

Housing Needs Analysis, 2023

The [Housing Needs Analysis](#) deducted the following lands from the residential land inventory:

- Open water of at least one-half acre in size.
- Land within the 100-year floodplains. This includes lands in flood-hazard areas as identified by the Flood Prone classification of Canby's Comprehensive Plan
- Wetlands identified by the City and identified in the Comprehensive Plan as a barrier for future development
- Land within Metro's ORCA (Outdoor Recreation & Conservation Areas) data set
- Land in public ownership with no development potential
- Land with slopes greater than 25%

The Housing Need Analysis found that population growth in Canby will require the addition of 2,286 new dwelling units between 2023 and 2043. After removing constrained lands from the vacant land inventory, the current Canby UGB is not sufficient to accommodate these future housing needs.

Urban Growth Boundary Expansion

The City has identified a need for a potential Urban Growth Boundary (UGB) expansion in the next five years, to add approximately 100 acres for housing and 440 acres for employment to the City's planning area. The Preliminary UGB expansion study area includes 1,600 acres of land surrounding the current UGB. Known hazards will be reviewed as part of this study to help determine the most resilient areas for expansion/development.

Stormwater Master Plan Update, 2023

This Stormwater Master Plan updates Canby's guiding principles for stormwater system design, the 2014 Capital Improvement Plan, and all project costs, and provides guidance for compliance with the Water Pollution Control Facility Permit issued to the City of Canby. The existing conveyance systems throughout the City are comprised of gravity storm drainage pipes, open drainage ways or ditches, trench drains, and UICs.

The City of Canby does not currently have stormwater water quality treatment requirements and the City is not a "regulated" small Municipal Storm Sewer System (MS4) subject to the EPA Phase II Stormwater Rule. The primary basis for adopting a Capital Improvement Plan for the City of Canby is to improve stormwater collection and disposal deficiencies in the system.¹ This plan identifies stormwater areas of concern, including localized/urban flooding, and recommends projects to address these issues (through 2043), including some long-range projects in anticipation of future classification as an EPA regulated MS4.

Parks and Recreation Master Plan, 2022

This update to the 2002 Parks Master Plan addresses a growing need for recreational resources within the community. It includes acquisition and development goals that include protection and restoration of sensitive riparian resources and wetlands along the Molalla River (“Molalla River Greenway” concept).

Community Wildfire Protection Plan (2024)

The Clackamas County Community Wildfire Protection Plan (CWPP) will be incorporated into this Plan as a functioning annex. The NHMP will also be integrated into the City’s Capital Improvement Plan, to be adopted by early 2024.

Personnel

The following Canby personnel have assignments related to natural hazard mitigation planning and implementation:

Emergency Management: Jorge Tro, Police Chief

Public Information Officer: Jamie Stickel, Economic Development Director | Communications Specialist

Floodplain Manager: Planning Director

Grant writing (for Public Works or emergency management): Jamie Stickel, Economic Development Director | Communications Specialist

Capital improvement planning: Jerry Nelzen, Public Works Director

Capital improvement execution: Jerry Nelzen, Public Works Director

Canby does not have any employees solely designated to Emergency Management or Mitigation. These personnel integrate hazards and resilience planning into their greater work programs to the best of their abilities. However, there is limited capacity to expand upon their capabilities or workloads.

Capital Projects

Canby has implemented recommendations from the last NHMP into its capital improvement projects over the last 5 years, including:

The following mitigation-related or resilience projects have been completed since 2018:

Ongoing projects that enhance the City’s resilience include:

- Emergency Operations Plan Update (expected 2024)

Proposed projects that relate to hazard mitigation and resilience within the next five years include:

- Wastewater Treatment Plant site improvements
- New wastewater treatment pump station
- Storm water system upsizing/capacity projects

Federal or State Funded Mitigation Successes

The community has several examples of mitigation success including the following projects funded through FEMA [Hazard Mitigation Assistance](#) and the Oregon Infrastructure Finance Authority's [Seismic Rehabilitation Grant Program](#)¹.

FEMA Funded Mitigation Successes

- 2014: PDMC-PJ-10-OR-2011-001, Canby Water Reservoir Seismic Retrofit
- 2007: DR-1510-0005-R, Highway 99E Undergrounding Project, Canby Utility Board
- 2004: PDMC-PJ-10-OR-2003-003, City of Canby/Canby Telephone Central Offices Seismic Upgrade

Seismic Rehabilitation Grant Program Mitigation Successes

- none identified.

Capital Resources

Canby maintains several capital resources that have important roles to play in the implementation of the natural hazard mitigation plan.

Critical facilities with power generators for use during emergency blackouts: Canby Public Works, Canby Police Department, and Canby Fire Station (main station and northside station). NOTE: Planned upgrades to emergency power to the Canby Civic Center and the Canby Adult Center. Schools: Trost Elementary School, Baker Prairie Middle School, and Canby Highschool

Warming/Cooling Shelters: Canby Public Library, Zoar Lutheran Church, the Canby Center, Canby Adult Center, Denny's Restaurant – open hours and days vary by location.

Food pantries: The Canby Center serves as the food pantry in Canby. NOTE: The Canby Center is expanding and the plans are consolidate the food pantry to a single location at the Canby Center, so I have removed St. Patrick's Church

Fueling storage: Public Works has plans to upgrade the City of Canby's fueling storage in 2024 to include 12,000 gallons of diesel, 12,000 gas.

Findings

Several important findings from this capability assessment informed the design of the Plan's mitigation strategy and aided in prioritizing action items.

Staffing Limitations and Capacity

Canby staff are assigned hazard mitigation responsibilities as a (small) part of their larger job responsibilities. Restricted capacity reduces the breadth of the programming the community can undertake in any year. The city relies upon its relationships with the County and other cities within its region to expand its operations.

Reliance upon outside funding streams and local match requirements

Canby operates on a limited budget with many conflicting priorities. This leaves few opportunities for using local financial resources to implement hazard mitigation work. They lean heavily upon state and

¹ 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.

federal grant funds as the primary means for securing mitigation funding. Hazard mitigation grants such as HMGP and BRIC require 10-25% local funding match, as well as extra staff capacity and expertise to navigate the application process and manage the funding.

Leveraging Partnerships with Public and Nonprofit Entities

Regional planning displayed in Community Wildfire Protection Planning process demonstrates the City's ability to effectively share information and identify priority needs.

Mitigation Plan Mission

The 2024 HMAc reviewed the previous NHMP Mission and Goals in comparison to the State NHMP Goals and determined that they would make necessary updates to include references to community lifelines and to advance equity and inclusion in hazard mitigation.

The NHMP mission states the purpose and defines the primary functions of 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 mission of the NHMP is to:

Enhance county resiliency and capacity to address natural hazards by promoting sound public policy and effective mitigation strategies designed to equitably reduce risk and impacts on community members, community lifelines, historic and cultural resources property, and ecological systems.

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 residents and public and private partners can take while working to reduce the 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.

Meetings with the HMAc, previous hazard event reports, and the previous NHMPs served as methods to obtain input and identify priorities in developing goals for reducing risk and preventing loss from natural hazards.

All the 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.

Goal 1: Protect Life and Property

- Develop and implement mitigation and climate adaptation projects and policies that aid in protecting lives by making homes, businesses, community lifelines, and other property more resilient to natural hazards and impacts from climate change.
- Establish mitigation projects and policies that minimize losses and repetitive damages from recurring disasters while promoting insurance coverage for severe hazards.
- Improve hazard identification and risk assessment information to inform and provide recommendations for enhanced resilience in new development decisions and promote preventative measures for existing development in areas vulnerable to natural hazards.

Goal 2: Enhance Natural Systems

- Incorporate natural hazard mitigation planning and activities into watershed planning, natural resource management, natural systems enhancement, and land use planning to protect life, property, and ecological system.

Goal 3: Augment Emergency Services

- Strengthen emergency operations by enhancing communication, collaboration, and coordination of natural hazard mitigation activities and policies across agencies at all levels and regions of government, sovereign tribal nations, and the private sector.

Goal 4: Encourage Partnerships for Implementation

- Improve communication, coordination, and participation among and with public agencies, community members, community lifelines, and private sector organizations to prioritize and implement hazard mitigation activities and policies.
- Enhance efforts toward identifying and optimizing opportunities across state agencies, surrounding communities, and private entities for resource sharing, mutual aid, and funding sources/support.

Goal 5: Promote Public Awareness

- Build community resilience and awareness and reduce the effects of natural hazards and climate change through community-wide engagement, collaboration, resource-sharing, learning, leadership-building, and identifying mitigation project-related funding opportunities.

Goal 6: Advance Equity and Inclusion

- Mitigate the inequitable impacts of natural hazards by prioritizing the directing of resources and efforts to build resilience and engagement in the most vulnerable communities least able to prepare, respond, and recover.
- Strengthen efforts aimed at increasing engagement, outreach, and collaboration with community and cultural organizations and agencies that are dedicated to providing services and support to vulnerable and underserved communities.

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 2023 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).

Action Items

Table CA-1 documents the title of each action along with, the lead organization, partners, timeline, cost, and potential funding resources. 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 with orange 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 changes to actions since the previous NHMP.

Table CA-1 Action Items

Action Item #	Statement	Impacted Hazard										Implementation and Maintenance			
		Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm	Lead/Partners	Timeline	Potential Funding Source	Estimated Cost	
1	Update and revise the Canby Emergency Operations Plan.	X	X	X	X	X	X	X	X	X	X	City of Canby/Canby Fire District, Canby Utility	Short	Local Resources. DLCDC TA	Low
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.		X	X	X	X		X	X	X	Hazard Mitigation Advisory Committee (HMAC)/ Public Works, Planning, Building	Short	Local Resources	Low	
3	Develop, enhance, and implement education programs designed to reduce the losses from natural hazards.	X	X	X	X	X	X	X	X	X	HMAC/ Canby Fire District, Canby Utility, Administration	Medium	Local Resources. DLCDC TA, FEMA HMA	Low	
4	Integrate the goals and action items from the Canby Natural Hazards Mitigation Plan into existing regulatory documents and programs, where appropriate.	X	X	X	X	X	X	X	X	X	HMAC/ Planning, Public Works	Medium	Local Resources. DLCDC TA, FEMA HMA-C&CB	Low to High	
5	Identify, plan, and establish an alternate potable water source on the Willamette River.	X			X	X					Canby Utility/ HMAC	Short	Local, State, Federal Grants FEMA HMA-C&CB	High	

Action Item #	Statement	Impacted Hazard									Implementation and Maintenance			
		Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm	Lead/Partners	Timeline	Potential Funding Source	Estimated Cost
6	Conduct seismic evaluations and upgrades on identified critical and essential facilities (e.g., Public Works Center, Canby Adult Center) and infrastructure for implementing appropriate structural and non-structural mitigation strategies.		X								HMAC/ Administration, Planning, Public Works, Police, Canby Fire District, Canby Utility	Long	Local, State and Federal Grants and BRIC	High
7	Evaluate and upgrade surface water management infrastructure when expanding the UGB and identify appropriate mitigation strategies.	X			X			X			Public Works/ Planning, Administration	Medium	Local, State, Federal Grants FEMA HMA-C&CB	High
8	Ensure continued compliance in the National Flood Insurance Program (NFIP) through enforcement of local floodplain management ordinances.				X						Planning/ Public Works	Ongoing	Local Resources. DLCDC TA, FEMA HMA (FMA)	Low
9	Reduce the vulnerability of property owners in landslide-prone areas.					X					Planning/ Public Works	Long	Local Resources, FEMA HMA	Medium
10	Coordinate wildfire mitigation action items through the Clackamas County Community Wildfire Protection Plan.							X			Canby Fire District/ Public Works, Planning	Ongoing	Local Resources, FEMA HMA, CWDG, ODF, OSFM	Low to High

Source: Canby NHMP HMAC, updated 2023

Cost: Low (less than \$50,000), Medium (\$50,000-\$100,000), High (more than \$100,000)

Timing: Ongoing (continuous), Short (1-2 years), Medium (3-5 years), Long (5 or more years)

Priority Actions: Identified with orange highlight

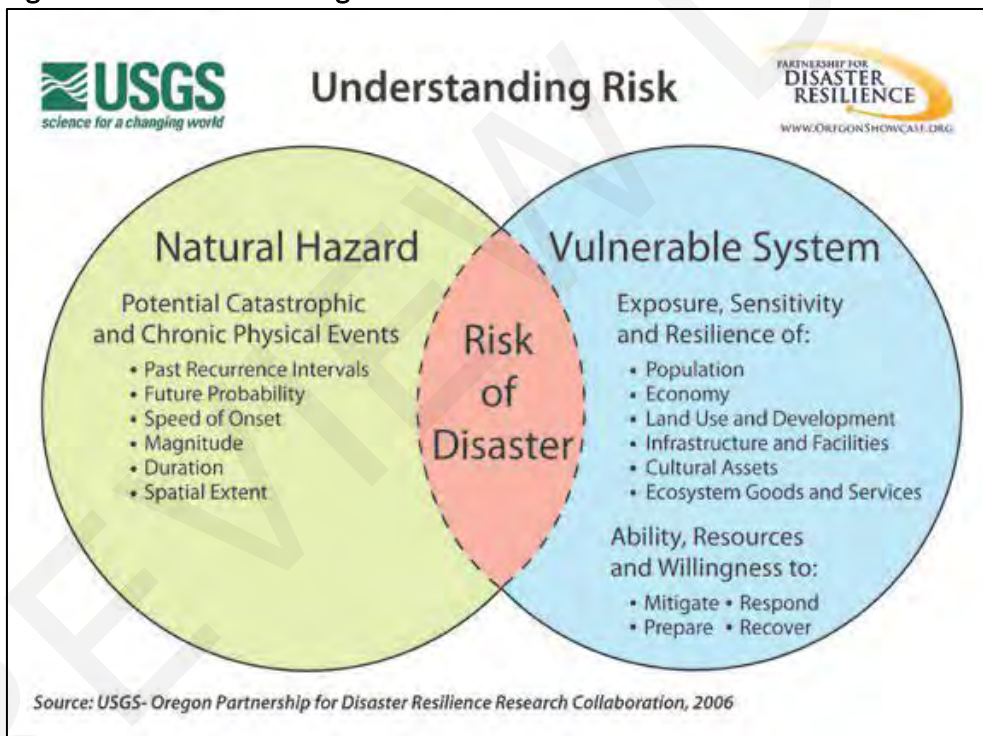
Risk Assessment

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 Molalla, which are discussed throughout this addendum. Table CA-2 shows the HVA matrix for Molalla

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 a sense of hazard priorities but does not predict the occurrence of a hazard. Two catastrophic hazards (Cascadia Subduction Zone earthquake and Crustal earthquake) and two chronic hazards (winter storm and flood) rank as the top hazard threats to the City (Top Tier). Landslide, wildfire, extreme heat, and drought comprise the next highest ranked hazards (Middle Tier), while windstorm and volcanic event comprise the lowest ranked hazards (Bottom Tier).

Table CA-2 Hazard Analysis Matrix

Hazard	History	Vulnerability	Maximum Threat	Probability	Total Threat Score	Hazard Rank	Hazard Tiers
Earthquake - Cascadia	4	45	100	49	198	1	Top Tier
Earthquake - Crustal	6	50	100	21	177	2	
Winter Storm	18	30	70	49	167	3	
Flood	16	20	70	56	162	4	
Landslide	14	35	30	63	142	5	Middle Tier
Wildfire	12	25	70	21	128	6	
Extreme Heat Event	16	15	40	56	127	7	
Drought	10	15	50	42	117	8	Bottom Tier
Windstorm	14	15	30	42	101	9	
Volcanic Event	2	15	50	7	74	10	

Source: Canby HMAc, 2023.

Community Characteristics

Table CA-3 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.

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.² Snowfall is rare but can occur annually.

The City of Canby is located on a relatively flat terrain and, with few exceptions, has only gentle changes in the topography of less than 30 feet 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.

² “[Monthly Average for Canby, OR](#)” The Weather Channel Interactive, Inc. Retrieved April 11, 2019.

Population, Housing, and Income

Between 2016 and 2022 the City grew by 2,559 people (16%; as of 2022 the population was 18,979). Between 2022 and 2045 the population is forecast to grow by 22% to 23,104.

Most of the population is White/Caucasian (76%) and about 18% of the population is Hispanic or Latino. The poverty rate is 9% (8% of children under 18, 7% for people 65 and older), 9% do not have health insurance, and 51% of renters pay more than 30% of their household income on rent (35% for owners). About 29% of the population has a bachelor's degree or higher (10% do not have a high school degree). Approximately 14% of the population lives with a disability (34% of population 65 and older), and 22% are either below 15 (24%) or over 65 (19%) years of age. About 11% of the population are 65 or older and living alone and 9% are single parents.

The City includes a diversity of land uses but is zoned primarily residential. About 72% of housing units are single-family, 23% are multifamily, and 5% are mobile homes. Less than one-fifth of homes (16%) were built before 1970 and 52% were built after 1990. Newer homes are more likely to be built to current seismic, flood, wildfire, and other hazard standards. Two-thirds (66%) of housing units are owner occupied, 32% are renter occupied, and 2% are vacant.

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.

Motor vehicles represent the dominant mode of travel through and within Molalla. Ten percent (10%) of renters and 2% of owners do not have a vehicle. Most workers drive alone to work (73%); 6% carpool, 2% use public transit, 4% either walk or use a bicycle, and 10% work at home.

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.

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). About 49% of the resident population 16 and over is in the labor force (8,873 people) and are employed in a variety of occupations including management, business, and financial (19%), professional and related (16%), office and administrative (12%), construction, extraction, and maintenance (11%), and sales related (10%) occupations.

Most workers residing in the city (84%, 7,049 people) travel outside of the city for work primarily to Portland and surrounding areas.³ A significant population of people travel to the city for work, (82% of the workforce, 6,277 people) primarily from Portland and surrounding areas.⁴

REVIEW DRAFT

³ U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (2002-2021). Longitudinal-Employer Household Dynamics Program, accessed on December 19, 2023 at <https://onthemap.ces.census.gov>.

⁴ Ibid.

Table CA-3 Community Characteristics

Population Characteristics		Population	Household Characteristics	
		Growth		
2016 Population Estimate	16,420		Housing Units	
2022 Population Estimate	18,979	16%	Single-Family (includes duplexes)	4,882 72%
2045 Population Forecast*	23,104	22%	Multi-Family	1,567 23%
Race			Mobile Homes (includes RV, Van, etc.)	374 5%
American Indian and Alaska Native		< 1%	Household Type	
Asian		1%	Family Household	4,814 72%
Black/ African American		1%	Married couple (w/ children)	1,696 25%
Native Hawaiian and Other Pacific Islander		0%	Single (w/ children)	623 9%
White		76%	Living Alone 65+	737 11%
Some Other Race		0%	Year Structure Built	
Two or More Races		4%	Pre-1970	1,109 16%
Hispanic or Latino/a (of any race)		18%	1970-1989	2,188 32%
Limited or No English Spoken		1,430 8%	1990-2009	2,867 42%
Vulnerable Age Groups			2010 or later	659 10%
Less than 5 Years	745	4%	Housing Tenure and Vacancy	
Less than 15 Years	3,211	18%	Owner-occupied	4,478 66%
65 Years and Older	3,010	17%	Renter-occupied	2,183 32%
85 Years and Older	371	2%	Seasonal	0 0%
Age Dependency Ratio		0.52	Vacant	162 2%
Disability Status (Percent age cohort)			Vehicles Available (Occupied Units)	
Total Disabled Population	2,485	14%	No Vehicle (owner occupied)	73 2%
Children (Under 18)	136	3%	Two+ vehicles (owner occupied)	3,680 82%
Working Age (18 to 64)	1,346	12%	No Vehicle (renter occupied)	219 10%
Seniors (65 and older)	1,003	34%	Two+ vehicles (renter occupied)	976 45%
Income Characteristics			Employment Characteristics	
Households by Income Category			Labor Force (Population 16+)	
Less than \$15,000	485	7%	In labor Force (% Total Population)	8,873 49%
\$15,000-\$29,999	673	10%	Unemployed (% Labor Force)	259 3%
\$30,000-\$44,999	522	8%	Occupation (Top 5) (Employed 16+)	
\$45,000-\$59,999	818	12%	Management, Business, & Financial	1,637 19%
\$60,000-\$74,999	488	7%	Professional & Related	1,446 16%
\$75,000-\$99,999	1,295	19%	Office & Administrative	1,023 12%
\$100,000-\$199,999	1,831	28%	Construction, Extraction, & Maint.	941 11%
\$200,000 or more	549	8%	Sales & Related	917 10%
Median Household Income		\$83,948	Health Insurance	
Gini Index of Income Inequality		0.40	No Health Insurance	1,597 9%
Poverty Rates (Percent age cohort)			Public Health Insurance	6,472 36%
Total Population	1,647	9%	Private Health Insurance	12,364 69%
Children (Under 18)	348	8%	Transportation to Work (Workers 16+)	
Working Age (18 to 64)	1,088	10%	Drove Alone	6,388 73%
Seniors (65 and older)	211	7%	Carpooled	565 6%
Housing Cost Burden (Cost > 30% of household income)			Public Transit	158 2%
Owners with a Mortgage	1,101	35%	Motorcycle	0 0%
Owners without a Mortgage	263	20%	Bicycle/Walk	313 4%
Renters	1,105	51%	Work at Home	853 10%

Source: U.S. Census Bureau, 2016-2021 American Community Survey; Portland State University, Population Research Center, "Annual Population Estimates", 2016 & 2022; Portland State University, Population Research Center, "Population Forecast Tables", (2023, [Preliminary](#)).

Note: ACS 5-year estimates represent average characteristics from 2012-2016 or 2017-2021. Sampling error may result in low reliability of data. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user. Refer to the original source documentation to better understand the data sources, results, methodologies, and limitations of each dataset presented.

Community Lifelines

This section outlines the resources, facilities, and infrastructure that, if damaged, could significantly impact the public safety, economic conditions, and environmental integrity of the city. Community Lifelines are the most fundamental services in the community that, when stabilized, enable all other aspects of society to function. Mitigating these facilities will increase the community’s resilience.

The community lifelines identified below were identified by the City of Molalla. This integrated network of assets, services, and capabilities are used day-to-day to support the recurring needs of the community and enable all other aspects of society to function. Decisive intervention (e.g., rapid re-establishment or employment of contingency response solutions) is required to maintain/reestablish these facilities and services following a hazard incident.

Critical Facilities

Facilities that 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-4 includes critical facilities identified in the DOGAMI Risk Report (2024) and assumed impact from individual hazards.

Table CA-4 Critical Facilities in Canby

Critical Facilities by Community	Flood 1% Annual Chance	CSZ 9.0 Earthquake Moderate to Complete Damage	Canby-Molalla Fault Mw-6.8 Moderate to Complete Damage	Landslide High and Very High Susceptibility	Wildfire High or Moderate Risk
	Exposed	>50% Prob.	>50% Prob.	Exposed	Exposed
Ackerman Middle School	-	X	X	-	-
Baker Prairie Middle School	-	X	X	-	-
Canby Fire District 62	-	-	X	-	-
Canby Fire District Northside Station	-	X	X	-	-
Canby High School	-	X	X	-	-
Canby Police Department	-	-	-	X	-
Canby Public Works	-	X	X	-	-
Canby Sewage Treatment	-	X	X	-	-
Cecile Trost Elementary School	-	-	X	-	-
Howard Eccles Elementary School	-	X	X	-	-
Legacy Medical Group - Canby	-	X	X	-	-
Philander Lee Elementary School	-	X	X	-	-
Willamette Falls Health Center	-	-	X	-	-
William Knight Elementary School	-	-	X	-	-

Source: DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-14.

Highlighted cells are tentative to be confirmed by DOGAMI in their final Risk Report.

Additional Critical Facilities not included in the DOGAMI Risk Report

Critical Infrastructure

Infrastructure that provides necessary services for emergency response include:

- 4 Power Substations
- Canby Area Transit (CAT)
- Canby Utility Business Offices
- City Hall Complex/Library
- Public Works Building (EOC #3)
- Telephone Central Station
- Wastewater Treatment Facilities
- Canby Police Department (EOC #2)
- Fire Station #362 (EOC #1)
- Fire Station #365 (south of Canby)

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: community gathering places, churches, and other public facilities such as school fields.

- Ackerman Elementary School
- Baker Prairie School
- Canby High School
- Canby Adult Center
- Canby Christian Church
- Clackamas County Event Center
- Four Square Church
- Medical Clinics
- Old Canby Library Building
- St. Patricks Church
- United Methodist Church
- Student Transportation

Environmental Facilities

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

- Canby City Parks
- Canby Utility Bottom Lands
- Emerald Park
- Molalla River State Park
- Willow Creek

Vulnerable Populations

Vulnerable populations, including seniors, disabled citizens, women, and children, as well 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:

- Adult Foster Homes
- Canby Adult Center
- Countryside Living (assisted living)
- Hope Village (senior living and rehab)
- Providence Health Center
- Rackleff House (assisted living)
- Riverside RV Park
- Village on the Lochs

Hazardous Materials

Facilities that, if damaged, could cause serious secondary impacts may also be considered "critical." Hazardous materials sites are particularly vulnerable to earthquake, landslide, volcanic event, wildfire, and winter storm hazards. A hazardous material facility is one example of this type of critical facility. Those sites that store, manufacture, or use potentially hazardous materials include:

- American Steel
- BBC Steel
- Johnson Controls Inc.
- JV Northwest
- Pacific Pride Fuel Storage Tanks
- Railroad

- SR Smith
- Wastewater Treatment Facility
- Water Treatment Facility
- Wilco

Economic Assets/Population Centers

Economic assets include businesses that employ large numbers of people and provide an economic resource to the city of Canby. 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.

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 makes the community 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.

An example of the types of properties that should be considered before, during, and after an event include the following properties identified on the National Register of Historic Places within Canby:

- William Knight House, 525 SW 4th Avenue
- Kraft-Brades-Culbertson Farmstead, 2525 N Baker Drive
- Macksburg Lutheran Church, 10190 S Macksburg Road
- Herman Anthony Farm, 10205 S New Era Road

Other important historic resources:

- Canby Chapel
- Canby Depot Museum
- Canby Ferry
- Cemeteries
- Clackamas County Event Center

Hazard Characteristics

Drought

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

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. 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 Summer 2023 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 Table CA-4.

Mitigation Activities

Canby Utility has a Water Supply Shortage Contingency Plan that details voluntary and non- voluntary actions to be taken in the event 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.

Future Projections

According to the Oregon Climate Change Research Institute “Future Climate Projections, Clackamas County,”⁵ drought, as represented by low summer soil moisture, low spring snowpack, low summer runoff, and low summer precipitation, is projected to become more frequent in Clackamas County by the 2050s.

Increasingly frequent droughts will have economic and social impacts upon those who depend upon predictable growing periods (ranches, farms, vineyards, gardeners) as well as upon the price and availability of fresh vegetables. It may also stress local jurisdiction’s ability to provide water for irrigation or commercial and household use.

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**. *These ratings did not change since the previous version of this NHMP.*

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.

Cascadia Subduction Zone

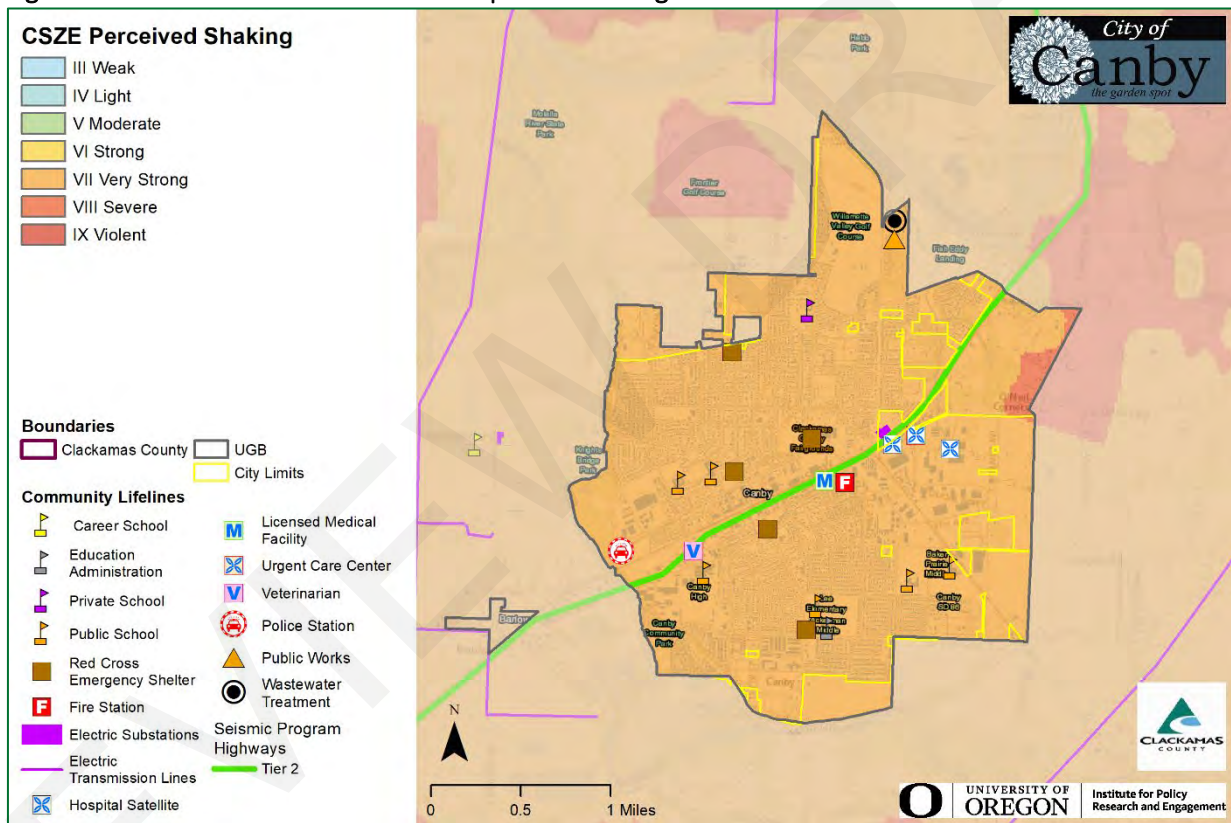
The Cascadia Subduction Zone is a 680-mile-long zone of active tectonic convergence where oceanic crust of the Juan de Fuca Plate is subducting beneath the North American continent at a rate of 4 cm

⁵ Oregon Climate Change Research Institute, *Future Climate Projections, Clackamas County, Oregon*. February 2023.

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.⁶

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.

Figure CA-2 Cascadia Subduction Zone Expected Shaking



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) to access Oregon HazVu

⁶ The Cascadia Region Earthquake Workgroup, 2005. Cascadia Subduction Zone Earthquakes: A magnitude 9.0 earthquake scenario. <http://www.crew.org/PDFs/CREWSubductionZoneSmall.pdf>

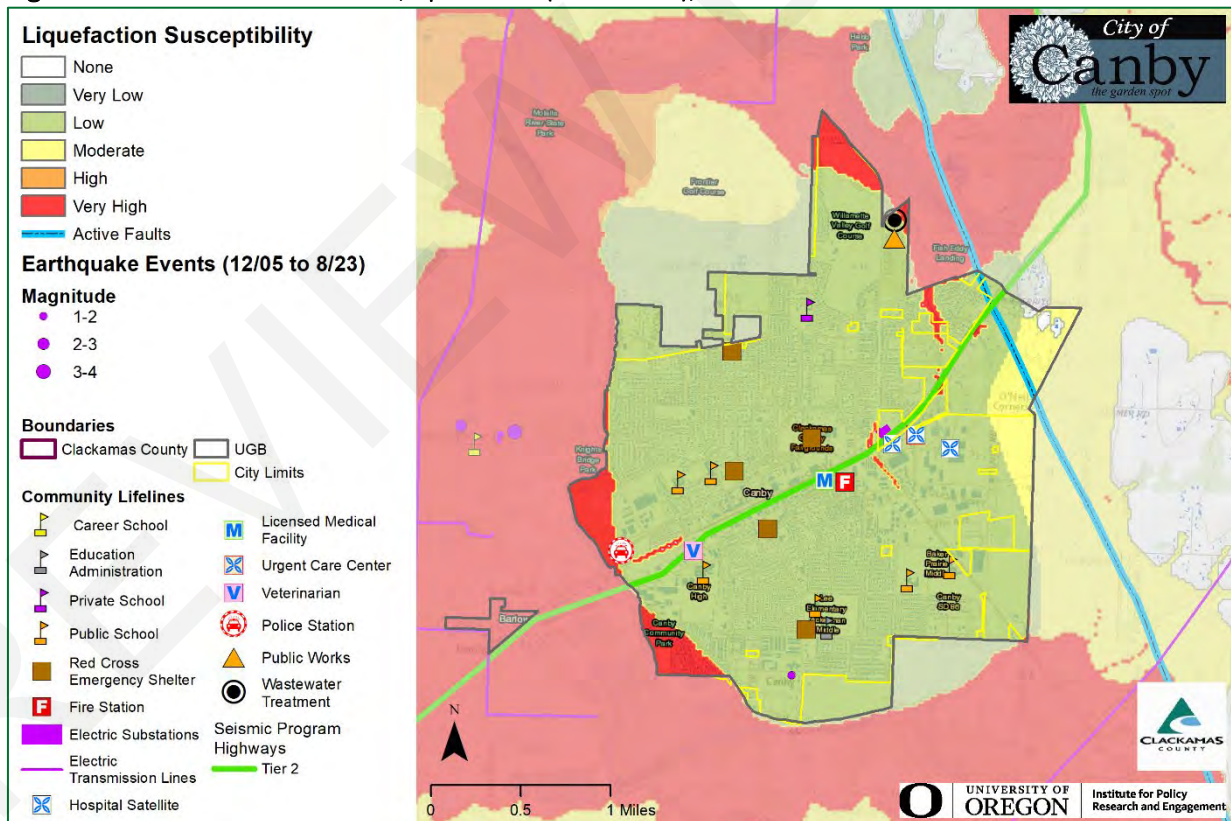
Earthquake (Crustal)

The HMAC determined that the City’s probability for a crustal earthquake is **low** and that their vulnerability to crustal earthquake is **high**. *These ratings did not change since the previous version of this NHMP.*

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 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.

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



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) 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.

Vulnerability Assessment

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 Table CA-4.

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 48% 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-5; 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-5 Rapid Visual Survey Scores

Facility	Site ID*	Level of Collapse Potential			
		Low (<1%)	Moderate (>1%)	High (>10%)	Very High (100%)
Schools					
Ackerman Center (350 SE 13 th Ave)	Clac_sch54	X			
Eccles Elementary (562 NW 5 th 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 th Ave)	Clac_sch66	X			
Fire Facilities					
Canby Fire District Main Station 62 (221 S Pine St)	Clac_fir39	X			
See Mitigation Successes					
Canby Fire District Station 65 (26815 S Hwy 170) (Outside City)	Clac_fir48	X			
Law Enforcement Facilities					
Canby Policy Department (1175 NW 3 rd Ave)	-	Built at current site in 2012			

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](#)

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.

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 damaged 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 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. Additionally, capacity or redundancy within the electric distribution network may be beneficial in select areas that are likely to have greater impacts.

Table CA-6 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-6 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.⁷ 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.⁸ (See Risk Report content for additional information.)

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. 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.

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 MO-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](#)).

Natural Hazard Risk Report for Clackamas County

The **Risk Report** (DOGAMI, O-24-XX)⁹ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the earthquake hazard. According to the Risk Reports the following population and property within the study area may be impacted by the profiled events:

Cascadia Subduction Zone event (M9.0 Deterministic): 477 buildings, and (8 critical facilities), are expected to be damaged for a total potential loss of \$186 million (a loss ratio of 7%). About 516 residents may potentially be displaced.

Crustal event (Canby-Molalla fault M6.8 Deterministic): 2,210 building are expected to be damaged (12 critical facilities), for a total potential loss of \$811 million (a loss ratio of 31%). About 3,017 residents may be displaced (17% of population).

Future Projections

Future development (residential, commercial, or industrial) within Clackamas County will be at risk to earthquake impacts, although this risk can be mitigated by the adoption and enforcement of high development and building standards. Reducing risks to vulnerable populations should be considered during the redevelopment of existing properties.

⁷ DOGAMI, *Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon* (2018, O-18-02), Tables 12-8 and 12-9.

⁸ Ibid, Tables 12-8 and 12-9.

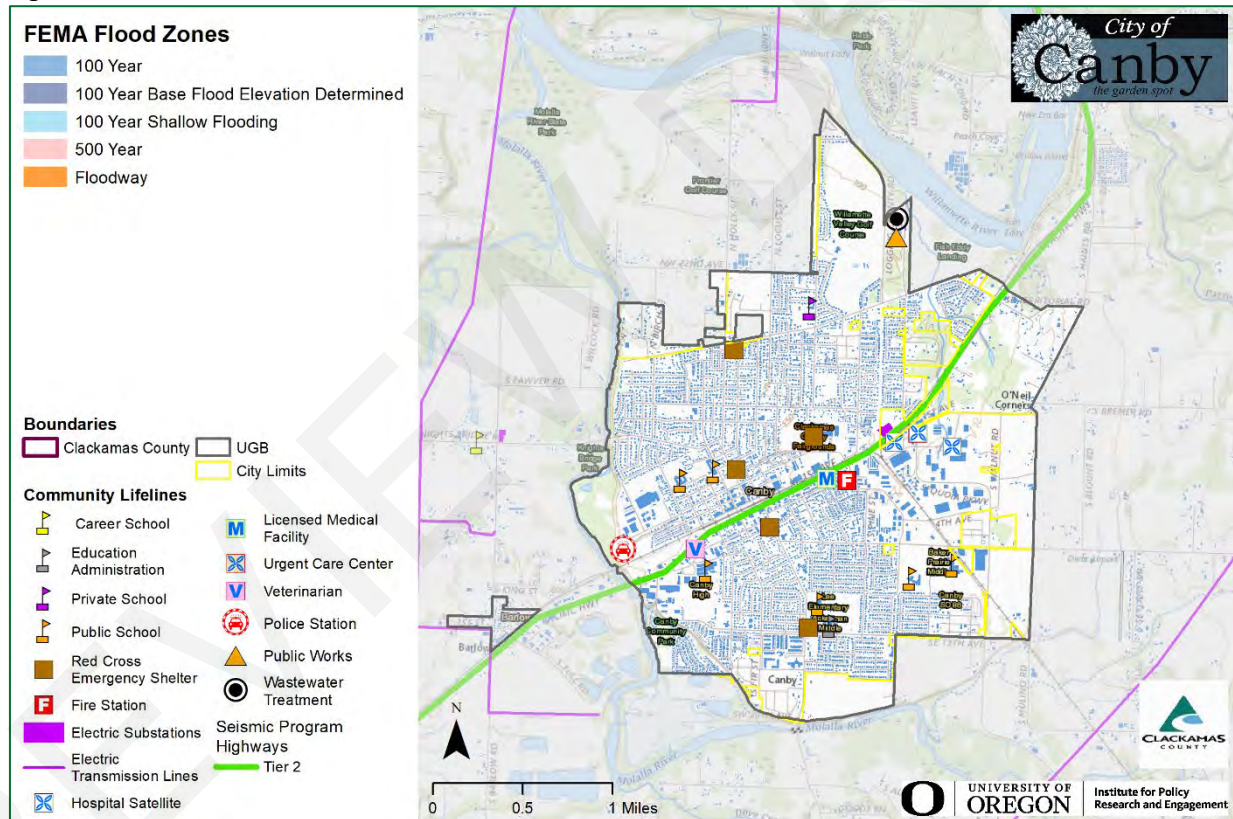
⁹ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, [September 2023 Draft](#)), Table A-13.

Flood

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

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 Molalla 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.

Figure CA-4 FEMA Flood Zones



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) to access Oregon HazVu

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, 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).

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.

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

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 Table CA-4.

Natural Hazard Risk Report for Clackamas County

The **Risk Report (DOGAMI, O-24-XX)**¹⁰ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the flood hazard. The Risk Report did not identify population or property within the study area that may be impacted by the profiled flood hazard.

¹⁰ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon (O-24-XX, September 2023 Draft)*, Table A-13.

Future Projections

According to the Oregon Climate Change Research Institute “Future Climate Projections, Clackamas County,”¹¹ winter flood risk at mid- to low elevations in Clackamas County, where temperatures are near freezing during winter and precipitation is a mix of rain and snow, is projected to increase as winter temperatures increase. The temperature increase will lead to an increase in the percentage of precipitation falling as rain rather than snow. The projected increases in total precipitation, and in rain relative to snow, likely will increase flood magnitudes in the region. Vulnerable populations adjacent to floodways (including the unhoused, manufactured home communities, and campground occupants) will be more at risk as the winter flood risk increases.

National Flood Insurance Program (NFIP)

FEMA’s [Flood Insurance Study](#) (FIS), and Flood Insurance Rate Maps (FIRMs) are effective as of June 17, 2008. The City complies with the NFIP through enforcement of their flood damage prevention ordinance and their floodplain management program. The last Community Assistance Visit (CAV) for the city was November 19, 1993. Canby does not participate in the Community Rating System (CRS). Canby has no Repetitive Loss or Severe Repetitive Loss Properties.

Landslide

The HMAC determined that the City’s probability for landslide is **high** and that their vulnerability to landslide is **moderate**. *The probability and vulnerability ratings increased since the previous version of this NHMP.*

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 6th Street up to the northern city limits. Highway 99E, north of Canby, is especially vulnerable to landslides with multiple incidents of rockslides shutting down lanes in 2007, 2010, and 2015. As an 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.¹² 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

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

¹¹ Oregon Climate Change Research Institute, *Future Climate Projections, Clackamas County, Oregon*. February 2023.

¹² DOGAMI. [Open-File Report, O-16-02, Landslide Susceptibility Overview Map of Oregon](#) (2016)

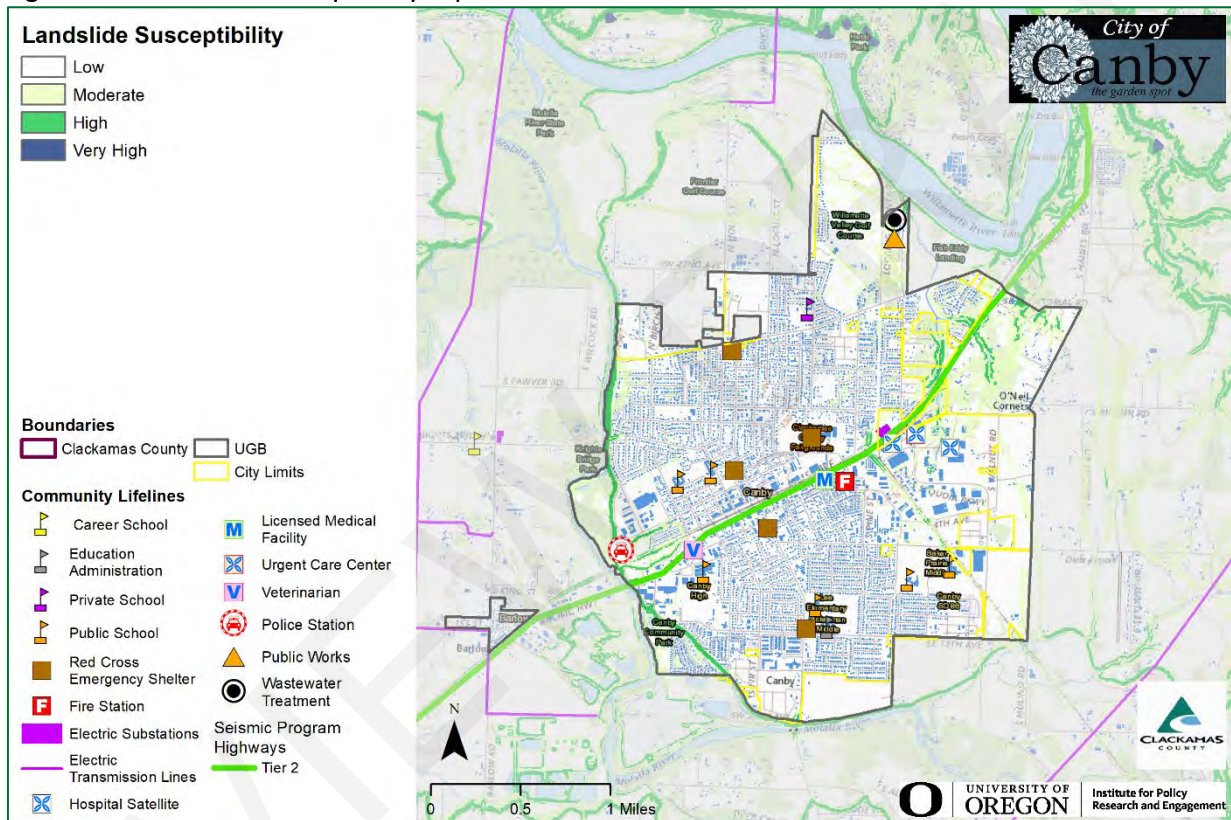
assets to natural hazards was determined by manually comparing community assets with each hazard and identifying where assets and hazards intersected.

Natural Hazard Risk Reports for Clackamas County

The Risk Report (DOGAMI, O-24-XX)¹³ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the landslide hazard.

According to the Risk Report 11 buildings are exposed to the *high and very high landslide susceptibility* hazard (1 critical facilities) for a total exposure of \$19.5 million (a building exposure ratio of 0.7%). About 20 residents may be displaced by landslides (a population exposure ratio of 18.1%).

Figure CA-5 Landslide Susceptibility Exposure



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) 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 Table CA-4.

¹³ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-13.

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.

Future Projections

Landslides are often triggered by rainfall when the soil becomes saturated. As a surrogate measure of landslide risk, the Oregon Climate Change Research Institute report presents a threshold based on recent precipitation (cumulative precipitation over the previous 3 days) and antecedent precipitation (cumulative precipitation on the 15 days prior to the previous 3 days). By the 2050s under the higher emissions scenario, the average number of days per year in Clackamas County on which the landslide risk threshold is exceeded is not projected to change substantially. However, landslide risk depends on multiple factors, and this metric, which is based on precipitation, does not reflect all aspects of the hazard. Additional triggers, such as earthquakes, wildfires, or development, can increase risks of landslides. Future development along slopes or adjacent to riverbanks will be a greater risk of impact from 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 **high** and that their vulnerability is **low**. *The probability rating increased and the vulnerability rating decreased since the previous NHMP.*

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.

Future Projections

According to the Oregon Climate Change Research Institute “Future Climate Projections, Clackamas County,”¹⁴ the number, duration, and intensity of extreme heat events will increase as temperatures continue to warm. In Clackamas County, the number of extremely hot days (days on which the temperature is 90°F or higher) and the temperature on the hottest day of the year are projected to increase by the 2020s and 2050s under both the lower (RCP 4.5) and higher (RCP 8.5) emissions scenarios. The number of days per year with temperatures 90°F or higher is projected to increase by an average of 12 (range 3–21) by the 2050s, relative to the 1971–2000 historical baselines, under the higher emissions scenario. The temperature on the hottest day of the year is projected to increase by an average of about 7°F (range 2–11°F) by the 2050s. Higher temperatures and longer/more extreme heat events will have negative impacts upon vulnerable populations such as those over 65+, children, those living in older or temporary housing, and field workers.

Windstorm

The HMAC determined that the City’s probability for windstorm is **moderate** and that their vulnerability to windstorm is **low**. *The probability and vulnerability ratings decreased since the previous version of this NHMP.*

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.

Future Projections

Limited research suggests little if any change in the frequency and intensity of windstorms in the Northwest as a result of climate change. Those impacted by windstorms at present, including older residential or commercial developments with above-ground utilities, poor insulation or older

¹⁴ Oregon Climate Change Research Institute, *Future Climate Projections, Clackamas County, Oregon*. February 2023.

construction, heavy tree canopies, or poor storm drainage, will continue to be impacted by windstorms in the future.

Winter Storm (Snow/Ice)

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

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.

Future Projections

According to the Oregon Climate Change Research Institute "Future Climate Projections, Clackamas County,"¹⁵ cold extremes will become less frequent and intense as the climate warms. In Clackamas County, the number of cold days (maximum temperature 32°F or lower) per year is projected to decrease by an average of 6 (range -3– -8) by the 2050s, relative to the 1971–2000 historical baselines, under the higher emissions scenario. The temperature on the coldest night of the year is projected to increase by an average of 6°F (range 0– 11°F) by the 2050s.

The intensity of extreme precipitation is expected to increase as the atmosphere warms and holds more water vapor. In Clackamas County, the number of days per year with at least 0.75 inches of precipitation is not projected to change substantially. However, by the 2050s, the amount of precipitation on the wettest day and wettest consecutive five days per year is projected to increase by an average of 15% (range 0–31%) and 10% (range -1–26%), respectively, relative to the 1971–2000 historical baselines, under the higher emissions scenario.

Vulnerable populations will be more likely to experience the negative impacts of winter storms in the future, particularly the unhoused and the elderly.

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.

The areas of the City that are often most at risk to severe winter 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 winter storms affect the entire city.

¹⁵ Oregon Climate Change Research Institute, *Future Climate Projections, Clackamas County, Oregon*. February 2023.

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.

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 severe weather hazards. For a list of facilities and infrastructure vulnerable to these hazards see the Community Assets section and Table CA-4.

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.

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**. *These ratings did not change since the previous version of this NHMP.*

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 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.

Natural Hazard Risk Reports for Clackamas County

The **Risk Report** [DOGAMI, O-24-XX](#)) provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the volcanic event (lahar) hazard. The Risk Report did not identify population or property within the study area that may be impacted by the profiled volcanic event (lahar) hazard.

Future Projections

Although the science of volcano predictions is improving, it remains challenging to predict a potential volcanic event. Ash fall, which will be the greatest impact, will impact the entire County. Impacts will be

felt hardest by property managers (ranches, farmers, etc.) and by those relying upon clean surface water (for drinking water production and irrigation).

Wildfire

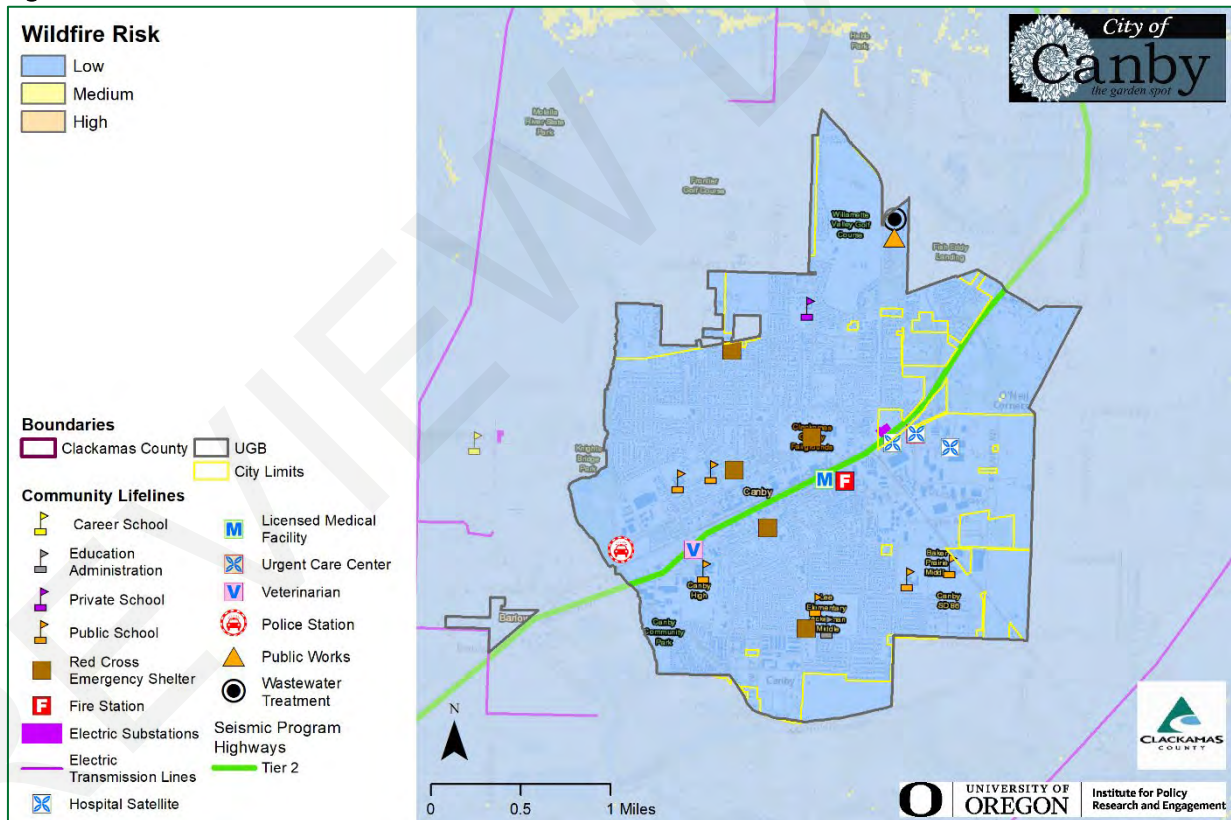
The HMAC determined that the City’s probability for wildfire is **low**, and that their vulnerability to wildfire is **moderate**. *These ratings did not change since the previous version of this NHMP.*

The [Clackamas County Community Wildfire Protection Plan](#) (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. Information specific to Canby is found in the following chapter: Chapter 9.2: 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.

Figure CA-6 shows overall wildfire risk in Canby. Weather, and urbanization conditions are primarily at cause for the hazard level. Canby has not experienced a catastrophic wildfire within City limits.

Figure CA-6 Wildfire Risk



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon statewide wildfire risk map created by Oregon State University (unpublished).

Note: To view additional wildfire risk information click this [link](#) to access Oregon Explorer’s CWPP Planning Tool

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 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.¹⁶

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.

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. 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 wooded 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 zone.

Natural Hazard Risk Reports for Clackamas County

The **Risk Report (DOGAMI, O-24-XX)**¹⁷ provide hazard analysis summary tables that identify populations and property countywide that are vulnerable to the landslide hazard.

According to the Risk Report 9 buildings are exposed to the *high and (or) moderate (medium) risk wildfire* hazard (no critical facilities) for a total exposure of \$2.9 million replacement value (a building

¹⁶ Clackamas County Community Wildfire Protection Plan, *Canby Rural Fire Protection District #62* (2018), Table 10.13-1.

¹⁷ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-13.

replacement value exposure ratio of 0.1%). About 8 residents may be displaced by wildfires (a population exposure ratio of 0.04%).

Future Projections

According to the Oregon Climate Change Research Institute “Future Climate Projections, Clackamas County,”¹⁸ wildfire frequency, intensity, and area burned are projected to continue increasing in the Northwest. Wildfire risk, expressed as the average number of days per year on which fire danger is very high, is projected to increase in Clackamas County by 14 (range -6– 34) by the 2050s, relative to the historical baseline (1971–2000), under the higher emissions scenario. Similarly, the average number of days per year on which vapor pressure deficit is extreme is projected to increase by 29 (range 10–44) by the 2050s. Communities at risk to wildfire include those within the urban wildfire interface or along river or creek corridors, where fire can travel quickly. Communities will need to address growing wildfire risks if populations are not restricted from expanding further into higher risk areas.

¹⁸ Oregon Climate Change Research Institute, *Future Climate Projections, Clackamas County, Oregon*. February 2023.

Attachment A: Action Item Changes

Table CA-7 is an accounting of the status (complete or not complete) and major changes to actions since the previous NHMP. All actions were renumbered in this update to be consistent with other jurisdictions that are participating in the multi-jurisdictional NHMP. All actions marked not complete are ongoing, are still relevant, and are included in the updated action plan (Table CA-1).

Previous NHMP Actions that are Complete:

Severe Weather #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.”* Complete. This is part of normal operations.

Previous NHMP Actions that are Not Complete and No Longer Relevant:

None identified.

Table CA-7 Status of All Hazard Mitigation Actions in the Previous Plan

2018 Action Item	2024 Action Item	Status	Still Relevant? (Yes/No)
Multi-Hazard #1	#1	Not Complete	Yes
Multi-Hazard #2	#2	Not Complete	Yes
Multi-Hazard #3	#3	Not Complete	Yes
Multi-Hazard #4	#4	Not Complete	Yes
Multi-Hazard #5	#5	Not Complete	Yes
Earthquake #1	#6	Not Complete, revised	Yes
Flood #1	#7	Not Complete, revised	Yes
Flood #2	#8	Not Complete	Yes
Landslide #1	#9	Not Complete	Yes
Severe Weather #1	-	Complete	No
Wildfire #1	#10	Not Complete	Yes

Attachment B: Public Involvement Summary

Members of the steering committee 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 below) was provided from January XX through January XX on the City's website. The plan was also posted and announced on the County's website. There were X comments provided that have been reviewed and integrated into the NHMP as applicable. Additional opportunities for stakeholders and the public to be involved in the planning process are addressed in Volume III, Appendix B.

A diverse array of agencies and organizations were provided an opportunity to provide input to inform the plan's content through a variety of mechanisms including the opportunity for comment on the draft plan. The agencies and organizations represent local and regional agencies involved in hazard mitigation activities, those that have the authority to regulate development, neighboring communities, representatives of businesses, academia, and other private organizations, and representatives of nonprofit organizations, including community-based organizations, that work directly with and/or provide support to underserved communities and socially vulnerable populations. For more information on the engagement strategy see Volume III, Appendix B.

Website Posting

To be added following posting

HMAC

The Hazard Mitigation Advisory Committee (HMAC) members possessed familiarity with the community and how it is affected by natural hazard events. The HMAC guided the update process through several steps including goal confirmation and prioritization, action item review and development, and information sharing, to update the NHMP and to make the NHMP as comprehensive as possible. The steering committee met formally on the following dates:

Meetings #1 and #2: March 20 and May 24, 2023 (via remote conference)

During these meetings, the HMAC:

- Reviewed the previous NHMP, and were provided updates on hazard mitigation planning, the NHMP update process, and project timeline.
- Updated recent history of hazard events in the city.
- Reviewed and confirmed the County NHMP's mission and goals.
- Reviewed and provided feedback on the draft risk assessment update including community vulnerabilities and hazard information.
- Reviewed and updated their existing mitigation strategy (actions).
- Reviewed and updated their implementation and maintenance program.
- Discussed the NHMP public outreach strategy.

Meeting #3: December 14, 2023 (via remote conference)

During this meeting, the HMAC:

- Confirmed and provided feedback on the final draft risk assessment update including community vulnerabilities and hazard information provided by DOGAMI (Risk Report).
- Reviewed and confirmed the city's capabilities assessment.
- Reviewed, confirmed, and prioritized the city's mitigation strategies.



CITY COUNCIL Staff Report

Meeting Date: 8/7/2024

To: The Honorable Mayor Hodson & City Council
Thru: Eileen Stein, City Administrator
From: Scott Schlag, Finance Director
Agenda: Consider Resolution No. 1419: A Resolution Adopting the Budget, Making Appropriations, and Imposing and Categorizing Taxes for the 2025 Fiscal Year.
Goal: Promote Financial Stability
Objective: N/A

Summary

The attached resolution is required to be adopted to fulfill the Oregon Department of Revenue's budget presentation request.

Background

The City Council has given its approval for the adoption of Resolutions 1411 and 1411a. These two separate budget adoption resolutions were prepared because Councilor Sasse abstained from the funds in which he had a conflict of interest due to a related party working directly in those funds. In accordance with Oregon budget law, the City submitted its LB-1 form to the Oregon Department of Revenue before July 1, 2024.

Discussion

Subsequently following the filing of the LB-1 report, staff at the Oregon Department of Revenue requested that the Council amend and adopt the original budget resolutions during a public meeting, effectively tying them together. The presented resolution has obtained the Oregon Department of Revenue's consent and fulfills their request.

Attachments

Resolution No. 1419

Options

1. Approve the resolution.
2. Do not approve the resolution.

Proposed Motions

"I move to adopt Resolution No. 1419, A Resolution of the City of Canby Amending the Adopting the Annual Budget, Making Appropriations, and Imposing and Categorizing Taxes for the Fiscal Year 2025."

RESOLUTION NO. 1419

A RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES FOR THE 2025 FISCAL YEAR, REPEALING RESOLUTION NOS. 1411 & 1411a

WHEREAS, a public hearing for the 2025 City Budget as approved by the Budget Committee was duly and regularly advertised and held on June 19, 2024;

WHEREAS, the City Council of Canby proposes to levy the taxes provided for in the adopted budget at the permanent rate of 3.4886 per \$1,000 and a local option levy of 0.49 per \$1,000 of assessed property value and that these taxes be levied upon all taxable property within the district as of July 1, 2024; and

WHEREAS, the following allocation and categorization subject to the limits of section.11b, Article XI of the Oregon Constitution make up the above aggregate levy; now therefore:

RESOLUTION IMPOSING AND CATEGORIZING THE TAX

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed and categorized for the tax year 2024-2025 upon the assessed value of all taxable property within the district:

General Government Limitation

- (1) At the rate of \$3.4886 per \$1,000 of assessed value for permanent rate tax;
- (2) At the rate of \$0.4900 per \$1,000 of assessed value for local option tax;

Excluded from Limitation

- (3) In the amount of \$0 for debt service for general obligation bonds;

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED that the City Council of the City of Canby hereby adopts the budget for fiscal year 2025 in the total of \$94,882,430. This budget is now on file at City Hall, 222 NE 2nd Ave., Canby, Oregon.

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2024, and for the purposes shown below are hereby appropriated:

Total APPROPRIATIONS , Planning, Building, Street, & Sewer Combined Funds	\$ 22,397,271
Total APPROPRIATIONS , All Remaining General, Library, Transit, Swim, Transient Room Tax, SDC, Cemetery Perpetual Care, Forfeiture, Facilities, Fleet, Tech Services Funds	\$ 40,899,149
Unappropriated and Reserve Amounts, All Funds	\$ 31,586,010
TOTAL ADOPTED BUDGET	<u>\$ 94,882,430</u>

General Fund	
Administration	\$ 1,101,674
HR/Risk Mgmt	1,044,022
Court	624,416
Finance	961,921
Planning	1,059,686
Building	162,060
Police	9,090,643
Parks	5,929,691
Cemetery	320,750
Economic Dev.	865,641
Not Allocated	
Personnel Services	90,000
Materials & Services	1,048,955
Special Payments	20,000
Transfers Out	335,000
Contingency	150,000
TOTAL	\$ 22,804,459

Library Fund	
Library	\$ 1,439,258
Debt Service	15,000
Special Payments	15,000
Transfers Out	733,246
Contingency	71,963
TOTAL	\$ 2,274,467

Transit Fund	
Transit	\$ 3,988,302
Transfers Out	311,309
Contingency	161,315
TOTAL	\$ 4,460,926

Swim Levy Fund	
Swim	\$ 1,048,500
Transfers Out	183,049
Contingency	48,425
TOTAL	\$ 1,279,974

Transient Room Tax Fund	
Tourism Promotion	\$ 9,950
Tourism Enhancement	5,000
TOTAL	\$ 14,950

Streets Fund	
Streets	\$ 10,615,968
Transfers Out	230,316
Contingency	85,106
TOTAL	\$ 10,931,390

SDC Fund	
Transfers Out	\$ 8,300,000

Cemetery Perpetual Care Fund	
Transfers Out	\$ 500,000

Forfeiture Fund	
Forfeiture	\$ 10,000

Facilities Fund	
Facilities	\$ 656,450
Contingency	32,823
TOTAL	\$ 689,273

Fleet Fund	
Fleet	\$ 909,603
Contingency	45,480
TOTAL	\$ 955,083

Tech Services Fund	
Tech Services	\$ 796,814
Contingency	34,950
TOTAL	\$ 831,764

Sewer Fund	
WWTP	\$ 2,871,846
Collections	4,766,975
Stormwater	1,625,537
Not Allocated	
Personnel Services	44,500
Materials & Services	353,000
Transfers Out	416,159
Contingency	166,118
TOTAL	\$ 10,244,135

ADOPTED this 7th day of August, 2024, by the Canby City Council.

Brian Hodson, Mayor

ATTEST:

Maya Benham, CMC
City Recorder