

### **Agenda**

Thursday, November 6, 2025 6:45 PM - 8:30 PM

#### **Meeting Location**

Canby City Hall, 222 NE 2nd Avenue, Canby, OR 97013

#### **Zoom Option:**

https://clackamascounty.zoom.us/j/89501137753?pwd=lxBhFxL7yJyjlqDWXeJGzeeYAe0jp9.1

#### **AGENDA**

6:45 p.m.	Pledge of Allegiance	
	Welcome & Introductions	Page 02
	<ul> <li>Housekeeping</li> <li>Approval of September 4, 2025 C4 Minutes</li> <li>Approval of October 2, 2025 C4 Minutes</li> </ul>	Page 06
6:50 p.m.	Housing Production Tools  Presenting: Don Hardy, City of Canby	Page 10
7:15 p.m.	Transit Circulator Successes	Page 22
7:45 p.m.	Lessons in Employment Land Development  Presenting: Jamie Stickel, City of Canby	Page 28
8:15 p.m.	<ul> <li>Updates/Other Business</li> <li>JPACT/MPAC Updates</li> <li>Library Task Force Updates</li> <li>Non-City Member Reappointments – Due by Feb, 2026</li> <li>2026 C4 Meeting Calendar</li> <li>2026 Retreat Dates</li> </ul>	Page 37
8:30 p.m.	Adjourn	

#### **2025 General Information**



Current Voting Membership		C4 Exec	C4 Metro	C4 Rural	JPACT	MPAC	R1ACT
Clackamas County	Commissioner Paul Savas						
Clackamas County	Commissioner Diana Helm						
Canby	Mayor Brian Hodson						
CPOs	Kenny Sernach						
Estacada	Mayor Sean Drinkwine						
Fire Districts	Matthew Silva (Estacada Fire District)	•					
Gladstone	Mayor Michael Milch						
Hamlets	Mark Hillyard (Hamlet of Beavercreek)						
Happy Valley	Councilor Josh Callahan						
Johnson City	son City Vacant						
Lake Oswego	ake Oswego Mayor Joe Buck						
Milwaukie	kie Councilor Will Anderson						
Molalla	Mayor Scott Keyser	or Scott Keyser					
Oregon City	Commissioner Adam Marl						
Portland	Vacant						
Rivergrove	Councilor Doug McLean						
Sandy	Councilor Rich Sheldon						
Sanitary Districts	Sanitary Districts Paul Gornick (Oak Lodge Water Services)						
Tualatin	<b>Councilor Valerie Pratt</b>						
Water Districts	Sherry French (Clackamas Water District)						
West Linn	Mayor Rory Bialostosky						
Wilsonville Mayor Shawn O'Neil				_			

### Current Ex-Officio Membership

MPAC Citizen Rep	Ed Gronke
Metro Council	Councilor Christine Lewis
Port of Portland	Emerald Bogue
Rural Transit	Todd Wood (Canby Area Transit)
Urban Transit	Dwight Brashear (SMART)

#### Frequently Referenced Acronyms and Short-forms:

#### Related to the Clackamas County Coordinating Committee (C4)

#### **C4 Metro Subcommittee**

#### **C4 I-205 Diversion Subcommittee**

CTAC: Clackamas Transportation Advisory Committee (C4 Transportation TAC)

#### **Related to Metro and Metro Committees**

JPACT: Joint Policy Advisory Committee on Transportation (Metro)

**MPAC:** Metro Policy Advisory Committee (Metro)

TPAC: Transportation Policy Advisory Committee (JPACT TAC)

MTAC: Metro Technical Advisory Committee (MPAC TAC)

#### Related to the Oregon Department of Transportation (ODOT) and Tolling

OTC Oregon Transportation Commission (ODOT policy decision body)

Region 1: ODOT's geographic designation for the metro area + Hood River

**R1ACT:** ODOT Region 1 Advisory Committee on Transportation

**UMO:** ODOT's Urban Mobility Office

RTAC: ODOT's Regional Tolling Advisory Committee

STRAC: ODOT's State Tolling Rules Advisory Committee

**EMAC:** ODOT's Equity Mobility Advisory Committee (for tolling)

#### **General Transportation Acronyms**

**STIP:** State Transportation Improvement Plan (ODOT)

RTP: Regional Transportation Plan (Metro)

**TSP:** Transportation System Plan (Local – county and cities)

**HCT:** High Capacity Transit

**UPWP:** Urban Planning Work Program

#### **General Housing and Land Use Acronyms**

H3S: Clackamas County's Health, Housing, and Human Services Department

**HACC:** Housing Authority of Clackamas County

**SHS:** Supportive Housing Services (Regionally approved funds for housing services)

**OHCS:** Oregon Housing and Community Services

LCDC: Land Conservation and Development Commission

DLCD: Department of Land Conservation and Development

**UGB:** Urban Growth Boundary

**UGMA:** Urban Growth Management Agreement

### Clackamas County *Performance Clackamas* Strategic Plan 2025-2030

#### Safe, Secure and Livable Communities

- <u>Affordable Housing:</u> By 2030, 900 affordable housing units will be developed, including an emphasis on the senior population and underserved parts of the County.
- *Jail*: By 2028, based upon best practices, the County will complete preliminary design concepts and estimates for a new Clackamas County Jail.

#### **Vibrant Economy**

- <u>Available Land for Business Development:</u> By 2028, in conjunction with our communities and partners, the County will work to increase available land to retain, expand and recruit new businesses.
- <u>Development Process:</u> By 2028, the County will conduct a review of all development regulatory processes to minimize burdens, providing an effective and timely permitting process for the community.
- <u>Childcare:</u> By 2027, in conjunction with our communities and community partners, the County will develop strategies to retain, expand and recruit new childcare opportunities.

#### **Strong Infrastructure**

- <u>Sunrise Corridor:</u> By 2030, funding for the next phase of the Sunrise Gateway Corridor/Hwy 212 project will be committed from federal, state, regional and local funding sources.
- *Transit:* By 2027, the County will provide a plan for what efficient, accessible and affordable transit looks like in Clackamas County.

#### **Healthy People**

• <u>Recovery Oriented System of Care (ROSC):</u> By 2027, the County will continue to address homelessness, mental health and substance use disorders through the completion and operations of the Clackamas County Recovery Campus.

#### **Public Trust in Good Government**

- <u>Best Practice Governance</u>: By 2026, convene a review committee to evaluate best practice county governance models.
- <u>Communications and Engagement:</u> By 2026, through the development of a strategic communications and engagement plan, the Clackamas County community will experience greater transparency and accountability from their County government.



### Clackamas County Coordinating Committee (C4)

#### 2025-2026 Focus Areas

At the <u>2025 C4 retreat</u>, several topics were identified to inform C4's annual work program. Pursuant to this exercise, C4 members and alternates evaluated topical themes according to the level of urgency and scope (C4's ability to influence):

- 1. **Transportation** [Combined urgency/impact score: 21] *E.g., Roads, funding tools, investment priorities*
- Housing Production & Homeless Services [Combined urgency/impact score:
   21]
  - E.g., Supportive Housing Services, rural solutions, supporting older adults
- 3. **Infrastructure** [Combined urgency/impact score: 17] *E.g., Strategies to finance, extend useful life*
- 4. **Transit** [Combined urgency/impact score: 12] *E.g., Influencing plans/programs, partnership opportunities, solutions toolbox*
- 5. **Economic Development** [Combined urgency/impact score: 12] *E.g., Industrial land supply, workforce, prosperity, convention center*
- 6. **Advocacy** [Combined urgency/impact score: 8] *E.g., Legislative summit, consistent messaging, pursuit of grant awards*
- 7. **Measures 5 & 50** [Combined urgency/impact score: 7] *E.g., Local revenue options; possible fixes*

C4 members affirmed findings on September 4, 2025, articulating a desire for C4 to operate as a thought partner in the development of solutions and an advocacy partner to achieve solutions. Feedback from C4 will be utilized by the C4 Executive Committee to inform ongoing committee planning and operations. To contact the Executive Committee, email C4@clackamas.us.



#### **Draft Minutes**

Thursday, September 04, 2025
Development Services Building (Zoom Hybrid)

Main Floor Auditorium, Room 115 150 Beavercreek Road, Oregon City, OR 97045

#### Attendance:

(\*) Denotes virtual attendee

Members: Canby: Brian Hodson; Traci Hensley\* (Alt.); Clackamas County: Paul Savas; Diana Helm;

CPOs: Kenny Sernach, Pamela Burback (Alt.); Gladstone: Michael Milch; Mindy Garlington\* (Alt.); Hamlets: Mark Hillyard; Happy Valley: Josh Callahan\*; Metro: Christine Lewis\*; Milwaukie: Will Anderson; Lisa Batey (Alt.); Molalla: Eric Vermillion\* (Alt.); Oregon City: Adam Marl; Sanitary District: Paul Gornick; Transit (Urban): Dwight Brashear\*; Tualatin: Valerie Pratt; Water District: Sherry French; West Linn: Rory

Bialostosky\*

Staff: Trent Wilson (PGA); Jamie Lorenzini (PGA)

<u>Guests:</u> Jamie Stasny (DTD); Laura Terway (Happy Valley); Trevor Sleeman\* (ODOT); Dayna

Webb (Oregon City); Jeff Gudman\*

The C4 Meeting was recorded and the audio is available on the County's website at <a href="https://www.clackamas.us/meetings/c4/c4meetings">https://www.clackamas.us/meetings/c4/c4meetings</a>. Minutes document action items approved at the meeting, as well as member discussion.

Agenda Item	<u>Action</u>		
Housekeeping	June 5 minutes approved. Diana Helm introduced to C4.		
Performance Clackamas:	Comm. Helm and Savas outlined the 2025-2030 strategic plan. In discussion,		
2025-2030 Strategic Plan	members raised interest in transit, including the Oregon City Transit Center		
	location, transit-supportive land use patterns, Metro 2040 Vision refresh,		
	distribution of STIF funding, and the strategic benefits of participating in		
	cap-and-trade conversations.		
	Members also raised interest in the future jail location, affordable housing		
	within the context of the transportation system, economic development		
	(workforce needs, city UGB expansions, economic land in rural areas),		
	governance (e.g., districting, ranked choice voting), and childcare.		
C4 Work Program	C4 received the results of a recent member survey about possible work		
	program priorities. Members affirmed the outcomes. In discussion, interest		
	was raised in C4 operating as a thought partner to develop solutions and an		
	advocacy arm to achieve solutions. There is also interest in improving		
	relationships with legislators.		
Legislative Updates	Trent Wilson provided updates on federal transportation reauthorization,		
	the special session at the state legislature, and a possible information		

	hearing on the Sunrise Corridor.		
Updates/Other Business	JPACT – No meeting in August. Some members are going to DC to advocate for federal reauthorization of transportation dollars.		
	MPAC – No meeting in August.		
	Library Task Force – Contact Mayor Milch and Comm. Savas with any questions.		
	Rotational Meetings – C4 members expressed interest in rotational meetings. There is also interest in receiving a tour of the new county courthouse and the Sunrise Corridor.		

Adjourned at 8:29 pm



#### **Draft Minutes**

# Thursday, October 2, 2025 Virtual Meeting Via Zoom

Attendance:

Members: Canby: Brian Hodson; Clackamas County: Paul Savas; Diana Helm; CPOs: Kenny Sernach,

Gladstone: Michael Milch; Hamlets: Mark Hillyard; Happy Valley: Josh Callahan; Lake Oswego: Joe Buck; Metro: Christine Lewis; MPAC Rep: Ed Gronke; Sanitary District: Paul Gornick; Transit (Urban): Dwight Brashear; John Serra (Alt.); Water District: Sherry

French

Staff: Trent Wilson (PGA); Jaimie Lorenzini (PGA)

**Guests:** Jay Wilson (Disaster Management); Mike Bezner (DTD); Jeff Owen (DTD); Philip Mason-

Joyner (H3S); Bill Conway (H3S); Kevin McGrane (Happy Valley); Trevor Sleeman (ODOT);

Jeff Gudman

The C4 Meeting was recorded and the audio is available on the County's website at <a href="https://www.clackamas.us/meetings/c4/c4meetings">https://www.clackamas.us/meetings/c4/c4meetings</a>. Minutes document action items approved at the meeting, as well as member discussion.

Agenda Item	Action				
Regional Emergency	Members received a presentation about the possible prioritization of				
Transportation Routes	regional emergency transportation routes (RETRs). The prioritizati				
Phase II	framework looks at a variety of factors, with nuances around the role of				
	bridges. RETRs facilitate emergency response activities, and evacuation				
	planning is outside of the project scope.				
<b>Evacuation Planning</b>	Members learned about lessons from the 2020 wildfires (e.g., staggering				
	evacuation zones). Disaster Management has been working on a project to				
	create evacuation zones and route mapping.				
AMR Contract Updates	Members received information about the new AMR contract. The				
	agreement is performance-based. Whereas ambulance rates are increasing,				
	the contract continues the Compassion Care Program (financial assistance)				
	for people experiencing hardship and a Nurse Navigation service, which				
	helps people determine the appropriate level of care.				
	Members discussed the role and limitations of first responders, like fire				
	districts, practices in ambulance staging, and how insurance impacts rates.				
Legislative Updates	Members received updates on the state special session, state revenue				
	deficits, and the federal government shutdown.				
Updates/Other Business	JPACT – Recently in DC for advocacy trip, legislative updates, and the				
	Climate Action Plan.				
	MPAC – Working on the Future Vision project, cooling corridors, and the				

Regional Housing Coordination Strategy. There was also a fascinating presentation on the health impacts of the built environment.

Library Task Force – Next meeting is 10/6. Feedback was sought from cities, and differences of opinion remain. It is unclear who has been contacted.

OHAN Rulemaking – LCDC will soon consider rules addressing housing capacity and urbanization. Comments are accepted through 11/7.

Members highlighted progress toward I-205 Bus-on-Shoulder service. The route will be operational later this year to early next year.

The November C4 meeting will be hosted in Canby.

Adjourned at 8:29 pm



**Housing Production Strategy Tools** 



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### **Adopted Housing Needs Analysis (HNA) Summary**

- Addresses housing needs over next 20-years
  - Anticipate roughly 6,000 additional residents
- 2,286 Housing Units Needed over 20-years
  - Single-family standard lots (30%)
  - Single-family small lot and cottages (32%)
  - Townhomes and plexs (19%)
  - Apartment/multifamily (19%)



# Housing Production Strategy Criteria for DLCD Approval

- Based on the identified housing needs per the adopted HNA
- Based on project advisory committee recommendations
- Based on development community stakeholder input



# Canby Housing Needs: Consistent with Nov. 2023 HNA

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- Overall housing need = 2,286 new dwellings ("safe harbor forecast")
- Demand includes 500+/units of low & mod-income housing (i.e., ADUs and/or deed restricted)
- Future housing mix mostly single family and trending towards smaller dwelling units & rentals

Housing Type	20-Year Dwelling Unit Demand before pipeline adjustment	20-Year Dwelling Unit Demand in pipeline*	Demand after	% Dist.
Single Family Detached (Standard Lot)	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	1,873	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.



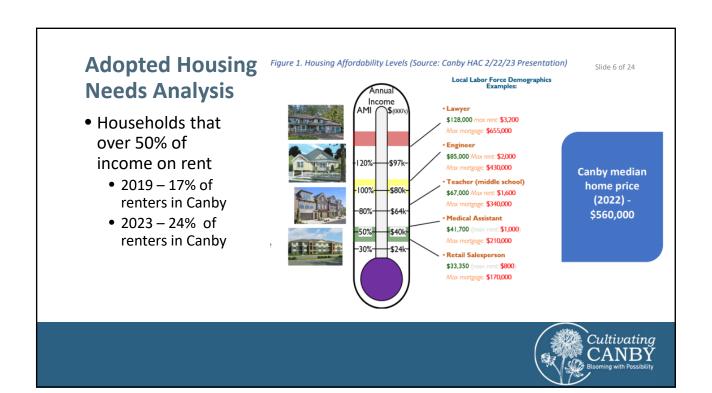
<sup>\*\*</sup> Category also includes group quarters housing demand .

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## **Adopted HNA Summary (continued)**

- The Housing Needs Analysis (HNA) revealed:
  - There is a deficit in the amount of housing and challenges with the affordability of housing in Canby
  - Housing is not very affordable to many; focus is on providing housing variety
  - In 2023, over 24.7% of households in Canby spend over 50% of their income on rent.
  - Median home price in Canby is \$560,000 in 2022





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### **Comprehensive Plan Visioning - Housing**

#### **Housing for All**

 Canby's safe and livable neighborhoods have a range of housing options that support all ages and income levels, with access to services and amenities. Residents across multiple generations can move in, move up, and age in place, ensuring families live and thrive in Canby.



### **Housing Production Strategy Overview**

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- State-mandated document to address housing needs identified in the HNA
- State requires Canby to adopt the HPS by end of 2025, Canby adoption October 1, 2025.
- Framework to promote the development of needed housing
- Identify tools, actions and policies to promote affordability
- Strategy implementation over the next 4 years, and can be changed in consultation with DLCD



### **HPS Strategies**

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Category of Strategy	Number of Strategies Proposed
Development Code Updates	10
Education Programs	1
Partnerships	1
Fee-related and Financial Strategies	3
Total Strategies	15

# Strategies Strategies

- Framework level
- Most strategies, except 1, will be implemented by a formal ordinance process over the next 4 to 5 years with Planning Commission and City Council review and adoption.



# **HPS Strategies**

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HPS Strategy	Affordability Rate	Adoption Year
A. Develop Process for Identifying Land to Up-zone	50% - 120% MFI	2029
B. Allow Cottage Clusters in Residential Zones Complete in Fall 2024	80% - 120% MFI	2025
C. Identify Opportunities to Streamline Planned Unit Development (PUDs)	80% - 120% MFI	2029
D. Incentives to Encourage Diverse Housing (via PUDs)	50% - 120% MFI	2029
E. Modify SDC Fee Schedules with Scale Based Charges Update underway	50% - 120%+ MFI	2026
F. Land Use Permitting Education for Property Owners and Developers to help understand the permitting process and create an ADU guidebook	Minor impact across all housing types.	2029
G. Reduce Minimum Lot Size Part 1 completed in 2024	80% - 120%+ MFI	2029
H. Increase Building Heights (in R-2 zone and mixed-use zones)	50% - 120% MFI	2029

# **HPS Strategies (continued)**

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HPS Strategy	Affordability Rate	Adoption Year
This Strategy	Anordability Rate	Adoption real
I. Update Residential Zones Update the code pursuant to State statues that requires mobile homes to be permitted uses in the R-1 and R-1.5 zone.	30% - 80% MFI	2026
<b>J. Update Design Standards</b> to consider alternative setbacks and design standards in construction	50% - 120% MFI	2029
K. Inventory and Encourage Preservation of Naturally Occurring Affordable Housing Focused on mobile home park preservation	30% - 80% MFI	2029
L. Partner with Clackamas County and Seek Public/Private Partnerships	0% - 80% MFI	2029
M. Deferred SDC Payments	0% - 120% MFI	2028
N. SDC Waiver for Affordable Housing	0% - 80% MFI	2029
O. Construction Excise Tax (CET) Fee Waiver for Affordable Housing	0% - 120% MFI	2029

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### **Recently Added Strategies**

All 3 strategies are proposed were added to the HPS:

- 1. SDC Payment Plan Bancroft Bonding Act
- 2. Full or Partial SDC Waiver for regulated affordable housing
- 3. Waive Construction Excise Tax (CET) for regulated affordable housing
- All 3 are financially-backed strategies that can reach the 0% 50% MFI range for regulated affordable housing. 50% MFI for is a household income of 62,050 for a family of 4.



# Strategy M. SDC Payment Plan – Bancroft Bonding Act

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- The Bancroft Bonding Act allows local governments to finance public improvements, such as SDCs, through bonding for up to 10 years
- It allows developments subject to SDCs to use a 10-year payment plan (with interest) to pay the required SDCs
- Targeted housing: middle and multi-family housing types (i.e., condominiums and apartments) with applicants identifying price points for entry-level homes or lesser rents
- Amend CMC Chapter 4 to include a policy that grants City Administrator the decision-making authority, approved by council on October 15, 2025



# Strategy N. Full or Partial SDC Waiver for Affordable Housing

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- Waive a portion of or all the City SDCs for qualified affordable housing projects. Qualified projects are based on % MFI served, long-term basis, and management structure,
- The City currently allows SDC waivers for "very low-income persons or families per HUD criteria" if the Council approves.
- Staff recommend creating criteria for developments to encourage certainty for affordable housing developers.
- Targeted housing types: Housing for 0% 80% MFI
- Conditions:
  - Long-term basis for affordability and management structure required
  - Approval by City Council subject to review of financial impact to city's operational budget



# Strategy O. Waive CET fees for Affordable Housing

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- Construction Excise Taxes (CETs) are a flexible funding source derived from new development
- The City currently charges \$1 per square foot of floor area for new residential development
- Similar to SDCs waiver, waive CET fees for qualified affordable housing projects
- Targeted housing types: Housing for 0% 80% MFI
- Conditions:
  - Long-term basis for affordability and management structure required
  - Approval by City Council subject to review of financial impact to city's operational budget



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# Canby Code Update to Occur

- DLCD Grant Notice Received in October
- Code Audit 2025/2026
- Code Update 2026/2027
- Will address HPS strategies as well as other needed changes

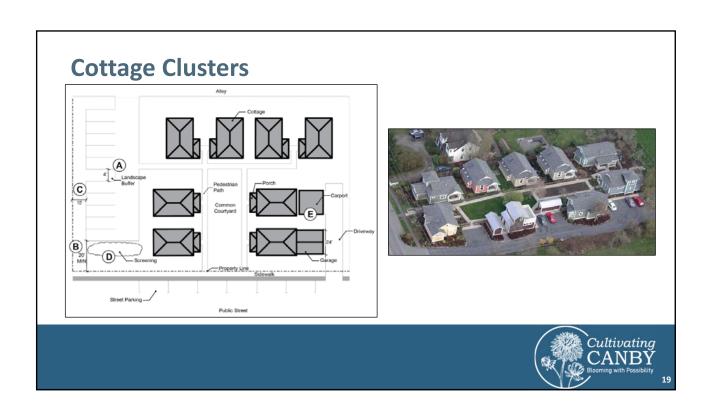


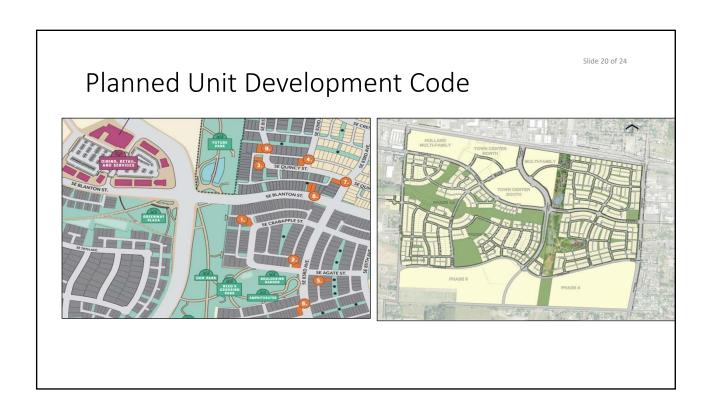
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# **Housing Type Examples**

- Cottage Cluster
- Planned Unit Development
- Mixed Use Residential
- Traditional Housing







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# Commercial Mixed Use



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# Middle Housing and Single-Family Housing









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#### **Lessons Learned**

- Sequential UGB Process adoption extremely helpful, locking in population so process did not have to be repeated/not subject to new housing allocation until next HPS update 8 years from now
- Not easy to address entry level and affordable housing needs given city financial constraints
- HPS process is helpful in addressing comprehensive plan update housing policies
- State process is evolving and benchmarks are not easy to find for what is approvable
- In DLCD 120-day review process for HPS approval and hopefully optimistic on approval



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### **Next Steps**

- October 1, 2025 HPS adopted and provided to DLCD with 45-day public comment period
- 2. DLCD Decision is issued after no more than 120-days after submittal
- 3. Ongoing implementation of strategies in the HPS







# **Canby Area Transit Staffing**

- CAT has two (2) Full-time and one (1) Part-time City employees:
  - Todd Wood, Transit Director
  - Heidi Muller, Transit Operations Manager
  - Melody Thompson, Part-Time Administrator
- CAT contracts out staffing for Office, Dispatch and Drivers.
  - Current Contractor is TransDev (formerly First Transit)
  - Contract awarded in 2021 for three (3) years with an optional three (3) year extension.
  - Contract Staff:
    - One (1) General Manager
    - One (1) Road Supervisor
    - Three (3) Dispatchers
    - Fourteen (14) Drivers (including Casual/Extra)
    - One (1) Part-time Bus Washer

# **Our Buildings**

Canby Area Transit Office: 195 S. Hazel Dell Way, Suite C 1,700 Sq Ft of space Renting since 2013

Canby Area Transit Center: 100 N. Ivy Street (Cutsforth Marketplace) Connections to: SMART (Wilsonville) SCTD (Molalla)





### **Canby Area Transit History**

Date:	Description:
January 1st, 2002	Canby withdraws from the TriMet district
September 3 <sup>rd</sup> , 2002	CAT Service Starts
August 25th, 2008	Began 99 Service to Woodburn
June 27 <sup>th</sup> , 2011	Service reduction that eliminated local fixed-routes (Blue, Green and Purple Lines) and implemented local Dial-A-Ride for General Public
April 2 <sup>nd</sup> , 2018	Route 99 name changed to Route 99X and service frequency and span increased (17 bus stops removed)
September 7th, 2019	Saturday Service re-implemented
July 1st, 2021	New contractor starts First Transit (now known as TransDev)
October 4th, 2021	Canby Loop Started
September 11 <sup>th</sup> , 2023	99X Schedule Improvements and Shopper Shuttle ended
September 16 <sup>th</sup> , 2023	Canby Loop Saturday Service Started
July 1st, 2024	Began IGA with Clackamas County for Dial-A-Ride Services

# **CAT Funding Sources**

5310: Federal E&D Grant 5311: Federal Rural Grant

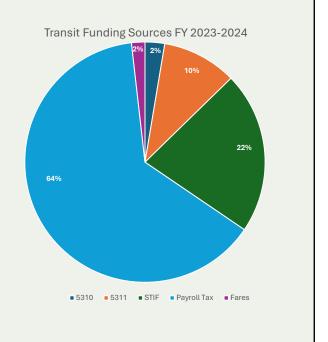
STIF: Statewide Transportation

Improvement Funds

Payroll Tax: Local 6%/\$1,000

Fares: \$1.00 per boarding

\*\*All State and Federal funds are Biennial\*\*





## **Canby Area Transit Services:**

#### Route 99X:

- Service from Canby to Oregon City Transit Center
- Service from Canby to Woodburn BiMart
- Runs Monday through Saturday
- Fare is \$1.00 Monday through Friday
- Saturday Service is Free

#### Canby Loop:

- · Local Circulator Service in Canby
- Runs Monday through Saturday
- Loop service is Free

#### **Dial-A-Ride:**

- Paratransit Dial-A-Ride Service
- General Public Dial-A-Ride Service (space available)
- Runs Monday through Saturday
- Fare is \$1.00 Monday through Friday
- Saturday service is Free
- Clackamas County Dial-A-Ride Service
  - IGA agreement
  - Monday-Friday Only

## **Canby Loop**

- Launch: Began in September 2021 during the COVID-19 pandemic.
- Weekend Service: Added in October 2023.
- Coverage: Serves nearly all shopping centers, neighborhoods, and Canby parks.
- Total of 32 stops on the Loop
- Funding: The Loop is almost entirely funded by the Statewide Transportation Improvement Fund (STIF).

# Canby Loop Service

- Monday through Friday Service Hours: 6:00am to 7:41pm
- Saturday Service Hours:8:00am to 9:41pm

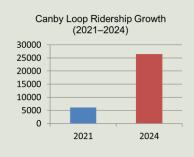


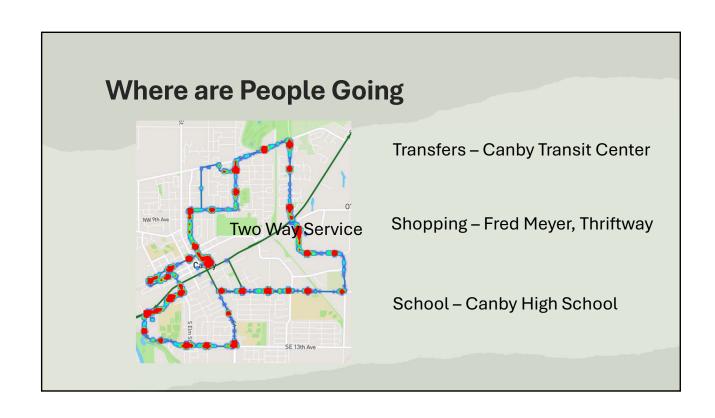


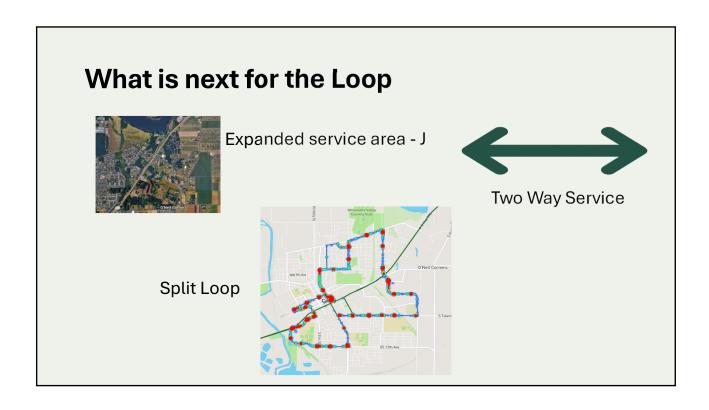
# Canby Loop Ridership

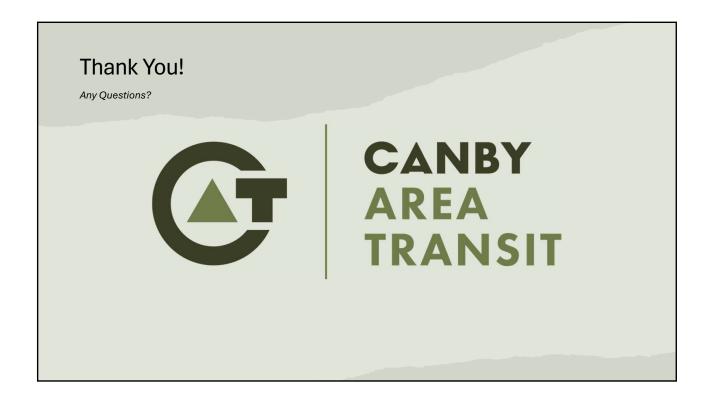
- 2021 (First Year): 6,143 riders
- 2024 (Last Year): 26,495 riders
- Ridership grew by more 330% since the first











# Lessons in Employment Land Development

Jamie Stickel, City of Canby Economic Development Director

November 6, 2025 | Clackamas County Coordinating Committee



# A Look Back



# Planning for the Canby Pioneer Industrial Park

- City of Canby original Comprehensive Plan
  - Process began in 1973, "Interim General Plan" adopted in 1976.
  - 1978: Council appointed a 9 member Citizens Advisory Committee which met with staff and consultants over 18-month period.
  - 1980: draft Comprehensive Plan completed, advisory committee disbanded.
  - 1981: Comprehensive Plan was adopted.
  - 1984: Comprehensive Plan adopted, still used today.
- Clackamas County prepared an Industrial Attraction Plan for the land that is now the Canby Pioneer Industrial Park to create a vision for the area. (1987)





# Industrial Area Master Plan (1998)

- City of Canby was proactive in master planning the Canby Pioneer Industrial Park:
  - Planned for maximum flexibility.
  - Provided a variety of site sizes, extensive utilities, and relatively flexible industrial zoning standards.
  - Used Clackamas County industry cluster efforts to focus on recruitment.
- Created an Urban Renewal District to finance infrastructure in 1999



# Development Strategy for Canby Industrial Lands (2006)

- Assess CPIP's competitiveness and develop strategies to successfully market to buyers and tenants
- Research including interviews with economic development professionals, industrial brokers familiar with region and Canby, and small business owners.
- Developed a strategy for Canby to improve market position:
  - Develop community consensus
  - Plan & Provide Infrastructure
  - Coordinate with others to market Canby
  - Improve marketing materials
  - Hire designated permitting staff



# Canby Pioneer Industrial Park 2008 vs Today







# Site Readiness

- Business Oregon
  - Regionally Significant Industrial Sites (RSIS)
  - Certified "Shoval-Ready"
- Urban Renewal Investments in Infrastructure
- Marketing
  - Canby Business Revitalization & Development
  - City of Canby efforts





# Urban Renewal-funded Infrastructure

- Canby's Urban Renewal District has provided funding for infrastructure within the Canby Pioneer Industrial Park
  - Incrementally built roads and installed utilities needed to make industrial sites development ready





# Urban Renewal-funded Infrastructure

• Sequoia Parkway (2013): 3-lane arterial with bridge over Oregon Pacific Railroad line, paving the street extension, new sidewalks, and utilities; connects from HWY 99e to SE 13<sup>th</sup> Avenue.







# Urban Renewal-funded Infrastructure

- Hazel Dell Way:
  - Local road with all utilities in place.
  - Light at Hazel Dell & Sequoia.
- 4<sup>th</sup> Avenue: east-west connection from Redwood Street to Sequoia Parkway provides an alternate access route to HWY 99e at Pine Street.
- Walnut Street:
  - Funded as a local improvement district and coordinated by the URA.
  - Purchase of Greene Property.





# Partners in Site Selection

- Business Oregon
- Clackamas County
- Oregon Economic Development Association
- Greater Portland INC.
- Site Selectors
- Developers
- Real Estate Brokers
- Local/Regional Businesses





# Looking into the Future



# Industrial Projects Underway

- Sequoia Logistics
  - 780,000 square foot
  - Speculative development
  - Trammell Crow Company (also developed Columbia Distributing)
- OLCC
  - Groundbreaking April 16<sup>th</sup>, 2025
  - 347,645 sf building | 335,424 warehouse and 12,221 office
  - Relocation of their distribution operations in Milwaukie





# Walnut Street Extension to HWY 99e

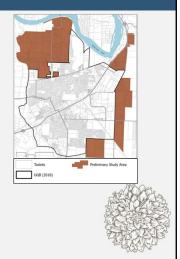
- Transportation project critical to circulation and mobility in Canby
- Connect the Canby Pioneer Industrial Park to HWY 99e
  - Alleviate congestion
  - Direct truck circulation away from neighborhoods and problematic intersections outside the City
  - Project highlights:
    - Extension includes bike lanes, sidewalks, and travel lanes to accommodate large trucks
    - New traffic signal planned at HWY 99e
    - Improves safety by relocating private driveways to new intersection





# **Urban Growth Boundary Expansion**

- Long-range planning efforts are currently underway to determine where and how Canby will grow in the future.
- Comprehensive Plan and Transportation Systems Plan Updates are underway.
- Urban Growth Boundary Expansion in the nearfuture which will address Canby's need for more employment (and housing) lands.



# Lessons Learned



# **Key Takeaways**

- "If you build it, they will come."
  - Eventually! Development takes time!
- "It's not what you know, but who you know."
  - Assemble the A Team.
- "Luck is what happens when preparation meets opportunity."
  - Years of planning has made Canby what it is today.



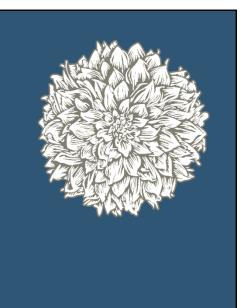


### **Jamie Stickel**

Economic Development Director & Communications Specialist

### **City of Canby**

StickelJ@CanbyOregon.gov | 503.266.0701





#### Memo

Date: November 6, 2025 To: C4 City Members

From: C4 Staff

**RE: 2026 Membership Renewal** 

On even numbered years, the Clackamas County Coordinating Committee (C4) requests non-city members resubmit the names of their elected C4 representatives and alternates. C4 staff requests that appointments be made by February 2026. Provided below are details to assist in the reappointment process.

#### **Bylaw Support:**

The special districts/authorities representatives are designated by agreement among districts/authorities represented. The Hamlet and Village representatives are designated by agreement among the County's Hamlets and Villages represented. The process for designating the representatives is established by agreement among each of the groups of Districts/Authorities and Hamlets/Villages.

The CPO representative and alternate is determined in a process that is guided by the County and includes the opportunity for input of each of the County's recognized CPOs and the County's Committee for Citizen Involvement (CCI).

#### How to submit appointments to C4 staff:

Please email appointments or questions to C4@clackamas.us.

#### **Information Needed:**

- 1 Member and 1 Alternate named for C4
  - o Please provide name, email and phone number for each representative.
  - o C4 meets the 1st Thursday of each month at 6:45 p.m.
- 1 Member and 1 Alternate named for the C4 Metro Subcommittee
  - This appointment only applies to seats within the Metro Urban Growth Boundary. Entities may, but are not required to, appoint the same representatives to C4 Metro Subcommittee as serve on C4.
  - o Please provide name, email and phone number for each representative.
  - o C4 Metro Subcommittee meets the 3<sup>rd</sup> Wednesday morning of each month (with a few rare exceptions) at 7:30 a.m. These meetings are *always* virtual.



#### **Expectations of serving, commonly asked questions:**

- General information about meetings can be found at the C4 webpage: https://www.clackamas.us/c4
- C4's mission is to provide a table for "policy coordination" within Clackamas County, generally, but the C4 bylaws do specifically name transportation, land use, and housing as leading topics.
- C4 participates in an annual summer retreat (date TBD). While this is designed for C4 business, all organization leaders and staff are welcome to attend.
- C4 Metro Subcommittee typically focuses on the work of the Metro committees MPAC and JPACT.
- It is very helpful for those city members who want to serve on MPAC or JPACT to also participate at C4 Metro to hear the voices of their respective city colleagues, and other members of C4.
- Regional appointments, funding buckets, and other state and regional decisions happen frequently at C4. It's a quick way for cities to tap into the communication and goings on of the region and state.



#### Memo

Date: November 6, 2025

**To:** C4 Members & Interested Parties

From: C4 Staff

RE: 2026 Meeting Dates for C4, C4 Metro Subcommittee, and C4 Executive Committee

Please mark your calendars for the following 2026 C4 meeting dates. These dates occur at regular intervals as described below but are subject to change.

Meeting materials are posted to the C4 Webpage a week in advance: https://www.clackamas.us/c4

#### Meeting Details:

\*All meetings will occur on Zoom unless otherwise noted.

C4: Meets the 1<sup>st</sup> Thursday of every month, beginning at 6:45 pm.

*C4 Metro Subcommittee:* Meets the day before JPACT (3<sup>rd</sup> Thursdays) every month, which is *typically* the 3<sup>rd</sup> Wednesday, at 7:30am

C4 Executive Committee: Meets the 2<sup>nd</sup> Monday of every month at 5:30pm

#### DRAFT 2026 Calendar

DRAIT I 2020	- Citterium			
Month	C4	C4 Exec	C4 Metro	Retreat
January	8 <sup>th</sup> – Virtual	12 <sup>th</sup> – Virtual	14 <sup>th</sup> – Virtual	
	Off-Sequence Meeting		<b>Off-Sequence Meeting</b>	
February	5 <sup>th</sup> – Virtual	9 <sup>th</sup> – Virtual	18 <sup>th</sup> – Virtual	
March	5 <sup>th</sup> – In Person @ TBD	9 <sup>th</sup> – Virtual	18 <sup>th</sup> – Virtual	
	Dinner Provided			
April	2 <sup>nd</sup> – Virtual	13 <sup>th</sup> – Virtual	15 <sup>th</sup> – Virtual	
May	7 <sup>th</sup> – In Person @ TBD	11 <sup>th</sup> – Virtual	20 <sup>th</sup> – Virtual	
June	4 <sup>th</sup> – Virtual	8 <sup>th</sup> – Virtual	17 <sup>th</sup> – Virtual	TBD @ Welches
July	2 <sup>nd</sup> – Virtual	13 <sup>th</sup> – Virtual	15 <sup>th</sup> – Virtual	
August	6 <sup>th</sup> – Virtual	10 <sup>th</sup> – Virtual	19 <sup>th</sup> – Virtual	
September	3 <sup>rd</sup> – In Person @ TBD	14 <sup>th</sup> – Virtual	16 <sup>th</sup> – Virtual	
October	1 <sup>st</sup> – Virtual	12 <sup>th</sup> – Virtual	14 <sup>th</sup> – Virtual	
			<b>Off-Sequence Meeting</b>	
November	5 <sup>th</sup> – In Person @ TBD	9 <sup>th</sup> – Virtual	18 <sup>th</sup> – Virtual	
December	3 <sup>rd</sup> – Annual Social Event	14 <sup>th</sup> – Virtual	16 <sup>th</sup> – Virtual	