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Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **C4@clackamas.us | 971-469-1468.**



Clackamas County
www.clackamas.us

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=IxBhFxl7yJyjlqDWXeJGzeYAE0jp9.1>

AGENDA

6:45 p.m. Pledge of Allegiance

Welcome & Introductions **Page 02**
Comm. Paul Savas & Mayor Brian Hodson, Co-Chairs

Housekeeping **Page 06**
 • Approval of September 4, 2025 C4 Minutes
 • Approval of October 2, 2025 C4 Minutes

6:50 p.m. Housing Production Tools **Page 10**
Presenting: Don Hardy, City of Canby

7:15 p.m. Transit Circulator Successes **Page 22**
Presenting: Todd Wood, City of Canby

7:45 p.m. Lessons in Employment Land Development **Page 28**
Presenting: Jamie Stickel, City of Canby

8:15 p.m. Updates/Other Business **Page 37**
 • [JPACT/MPAC](#) Updates
 • [Library Task Force Updates](#)
 • Non-City Member Reappointments – Due by Feb, 2026
 • 2026 C4 Meeting Calendar
 • 2026 Retreat Dates

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 Beaver Creek)			●			
Happy Valley	Councilor Josh Callahan		●				
Johnson City	Vacant						
Lake Oswego	Mayor Joe Buck		●		●	●	
Milwaukie	Councilor Will Anderson		●			●	
Molalla	Mayor Scott Keyser			●			
Oregon City	Commissioner Adam Marl		●			●	
Portland	Vacant						
Rivergrove	Councilor Doug McLean		●				
Sandy	Councilor Rich Sheldon			●			
Sanitary Districts	Paul Gornick (Oak Lodge Water Services)	●					
Tualatin	Councilor Valerie Pratt		●				●
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

- Affordable Housing: 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

- Available Land for Business Development: By 2028, in conjunction with our communities and partners, the County will work to increase available land to retain, expand and recruit new businesses.
- Development Process: 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.
- Childcare: 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

- Sunrise Corridor: 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

- Recovery Oriented System of Care (ROSC): 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

- Best Practice Governance: By 2026, convene a review committee to evaluate best practice county governance models.
- Communications and Engagement: 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 [2025 C4 retreat](#), 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
2. **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.

Thursday, September 04, 2025
Development Services Building (Zoom Hybrid)
 Main Floor Auditorium, Room 115
 150 Beaver Creek 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 Burbach (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)

Guests: 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 <https://www.clackamas.us/meetings/c4/c4meetings>. Minutes document action items approved at the meeting, as well as member discussion.

Agenda Item	Action
Housekeeping	June 5 minutes approved. Diana Helm introduced to C4.
Performance Clackamas: 2025-2030 Strategic Plan	Comm. Helm and Savas outlined the 2025-2030 strategic plan. In discussion, 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	<p>JPACT – No meeting in August. Some members are going to DC to advocate for federal reauthorization of transportation dollars.</p> <p>MPAC – No meeting in August.</p> <p>Library Task Force – Contact Mayor Milch and Comm. Savas with any questions.</p> <p>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.</p>

Adjourned at 8:29 pm

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 <https://www.clackamas.us/meetings/c4/c4meetings>. Minutes document action items approved at the meeting, as well as member discussion.

Agenda Item	Action
Regional Emergency Transportation Routes Phase II	Members received a presentation about the possible prioritization of regional emergency transportation routes (RETRs). The prioritization 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.
Evacuation Planning	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

	<p>Regional Housing Coordination Strategy. There was also a fascinating presentation on the health impacts of the built environment.</p> <p>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.</p> <p>OHAN Rulemaking – LCDC will soon consider rules addressing housing capacity and urbanization. Comments are accepted through 11/7.</p> <p>Members highlighted progress toward I-205 Bus-on-Shoulder service. The route will be operational later this year to early next year.</p> <p>The November C4 meeting will be hosted in Canby.</p>
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Adjourned at 8:29 pm

C4 11/6/2025 Meeting

Housing Production Strategy Tools



Slide 2 of 24

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 Slide 3 of 24

- 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 Slide 4 of 24

- 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*	20-Year Dwelling Unit Demand after pipeline adjustment	% 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.*

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



Adopted HNA Summary (continued)

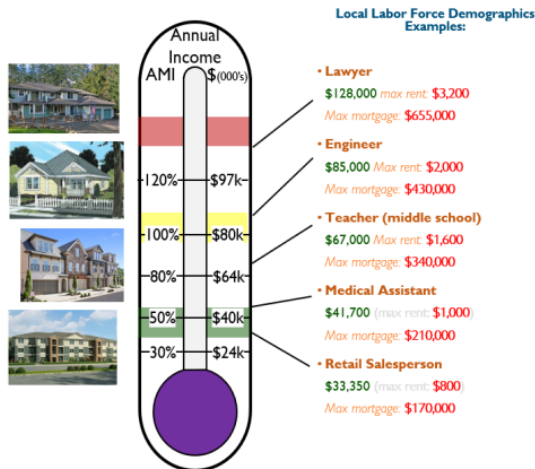
- The Housing Needs Analysis (HNA) revealed:
 - There is a deficit in the amount of housing and challenges with the affordability of housing in Canby
 - Housing is not very affordable to many; focus is on providing housing variety
 - In 2023, over 24.7% of households in Canby spend over 50% of their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



Adopted Housing Needs Analysis

Figure 1. Housing Affordability Levels (Source: Canby HAC 2/22/23 Presentation)

- Households that over 50% of income on rent
 - 2019 – 17% of renters in Canby
 - 2023 – 24% of renters in Canby



Canby median home price (2022) - \$560,000



Slide 7 of 24

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.



Slide 8 of 24

Housing Production Strategy Overview

- 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

Slide 9 of 24

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

Slide 10 of 24

- 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

Slide 11 of 24

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)

Slide 12 of 24

HPS Strategy	Affordability Rate	Adoption Year
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
J. Update Design Standards 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

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

- 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

Slide 15 of 24

- 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

Slide 16 of 24

- 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



Slide 17 of 24

Canby Code Update to Occur

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



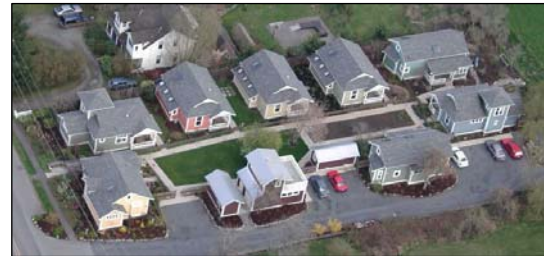
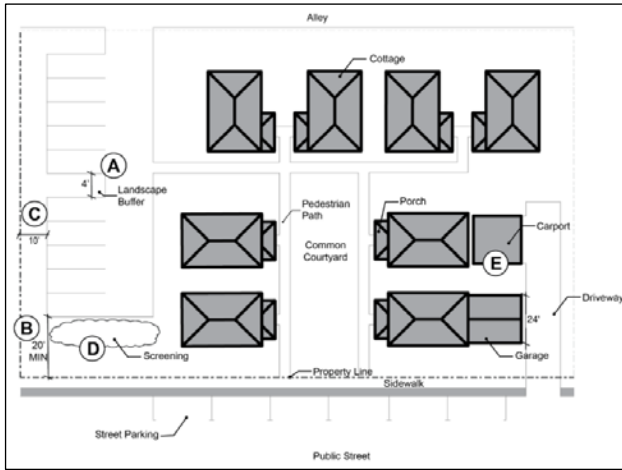
Slide 18 of 24

Housing Type Examples

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



Cottage Clusters



Planned Unit Development Code



Slide 21 of 24

Commercial Mixed Use



Slide 22 of 24

Middle Housing and Single-Family Housing



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



Next Steps

1. 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**

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

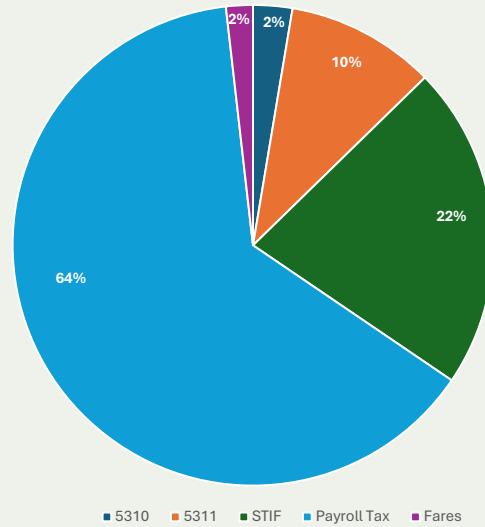
Date:	Description:
January 1 st , 2002	Canby withdraws from the TriMet district
September 3 rd , 2002	CAT Service Starts
August 25 th , 2008	Began 99 Service to Woodburn
June 27 th , 2011	Service reduction that eliminated local fixed-routes (Blue, Green and Purple Lines) and implemented local Dial-A-Ride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

Transit Funding Sources FY 2023-2024



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:

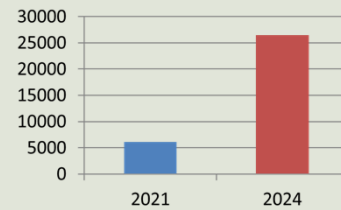
- Paratransit Dial-A-Ride Service
- General Public Dial-A-Ride Service (space available)
- Runs Monday through Saturday
- Fare is \$1.00 Monday through Friday
- Saturday service is Free
- Clackamas County Dial-A-Ride Service
 - IGA agreement
 - Monday-Friday Only

Canby Loop Ridership

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



Canby Loop Ridership Growth (2021–2024)



Where are People Going



Transfers – Canby Transit Center

Shopping – Fred Meyer, Thriftway

School – Canby High School

What is next for the Loop

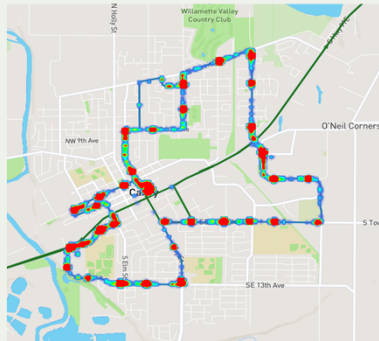


Expanded service area - J



Two Way Service

Split Loop



Thank You!

Any Questions?



**CANBY
AREA
TRANSIT**

Lessons in Employment Land Development

Jamie Stickel, City of Canby Economic Development Director

November 6, 2025 | Clackamas County Coordinating Committee

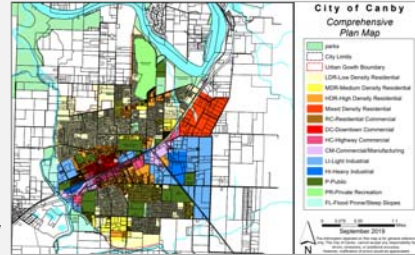


A Look Back



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.



Site Readiness

- Business Oregon
 - Regionally Significant Industrial Sites (RSIS)
 - Certified “Shovel-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 13th Avenue.



Urban Renewal-funded Infrastructure

- **Hazel Dell Way:**
 - Local road with all utilities in place.
 - Light at Hazel Dell & Sequoia.
- **4th 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 16th, 2025
 - 347,645 sf building | 335,424 warehouse and 12,221 office
 - Relocation of their distribution operations in Milwaukie



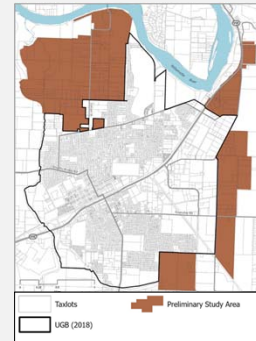
Walnut Street Extension to HWY 99e

- 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 near-future which will address Canby's need for more employment (and housing) lands.

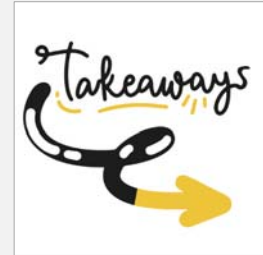


Lessons Learned



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

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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 re-appointment 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
 - Please provide name, email and phone number for each representative.
 - 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.
 - Please provide name, email and phone number for each representative.
 - C4 Metro Subcommittee meets the 3rd 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 1st Thursday of every month, beginning at 6:45 pm.

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

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

DRAFT 2026 Calendar

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