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Written comments submitted by:

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Regarding: City File No: 21-01; Appeal of Planning Commission Denial of Memory Care Facility; 1300 S Ivy St. (DR 20-03 & CUP 20-02); Hearing June 2, 2021, 7:30pm

My concern about this memory care facility is:

1. The number of vehicles going in and out of the property, i.e., staff, visitors and vendors.
2. Adding more traffic to an already busy intersection.
3. The lack of adequate parking on the memory care site.

I attended a Zoom meeting last fall put on by AKS Engineering & Forestry (no City/County staff were present) and told them that until the Covid virus is under control and traffic on Ivy and 13th returns to normal they will not be able to do an accurate traffic study. When students return to school full-time and workers return to their workplaces, this intersection and surrounding streets will once again become very congested. The school buses servicing Canby and North Marion Schools travel 13th all day long. Parents drop off and pick children up at Ackerman and Lee Schools. These schools are hubs for youth sports and jamborees along with events like the record flea market often creating a shortage of parking causing participants to park in surrounding neighborhoods.

Two other high traffic businesses are located at this intersection, the swim center and senior center.

I am asking the planners and City Council to please allow for adequate on-site parking when approving new construction. Please don't let our neighborhoods become parking lots for businesses that didn't allocate enough space on their own property to provide for their needs. Carefully consider the existing congestion at this intersection before adding to it.

Thank you

Terry Waddell

City of Canby
Comments Regarding the appeal for the proposed Memory Care Facility
on 13th and Ivy: DR20-03 & CUP20-02.

THE MAJORITY OF RESIDENTS OF DINSMORE II CONCURE WITH THE
ORIGINAL FINDINGS BY THE PLANNING COMMISSION.

1. Parking- 60 parking places are totally inadequate. The number of staff, visitors, and some residents in the duplexes will negatively affect the neighborhood streets. Several times we have requested information on an approximate number of staff that would need parking and never have gotten the calls returned. We do not want our neighborhood to become a parking lot!
2. Bed count- 104 beds in the facility, plus the duplexes along the fence, puts this into a high density qualification! It does not fit in the R-1 zoning.
3. 4 major exits (Larch street, the Senior Center, the pool, and the school) north of Ivy on 13th already make that intersection very difficult to get out during morning and afternoon hours. When Dinsmore II was built Larch Street was a contention point because the intersection was already classified as overtaxed. This has not decreased, other than the fact that the school, pool, and senior center are TEMPORARILY closed. Any traffic studies during this pandemic are totally invalid. Three of the major contributors that feed into the north end of 13th were removed from the flow, as were school buses traveling to other locations. Commercial traffic was almost non-existent during the early stages of the pandemic when the traffic study was done. The usual "rush hours" were nonexistent.

Many residents called me when they got their written comments back because of a misprint of the email address. They were further frustrated when they next tried to deliver their comments by hand, and couldn't get into the building. Thus my comments represent more than just myself. My request to extend the period for comments was denied.

Dennis Richey
Past Chair, Dinsmore II HOA
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