

City of Canby

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

Phone: 503.266.7001
www.canbyoregon.gov

Development Services

DR 21-10 / CUP 21-02 Attachment D: Public Comments

CITY OF CANBY – COMMENT FORM

If you are unable to attend the Public Hearing, you may submit written comments on this form or in a letter. Please send comments to the City of Canby Planning Department by

E-mail: PublicComments@canbyoregon.gov

Mail: Planning Department, PO Box 930, Canby, OR 97013

Written comments to be included in Planning Commission packet are due by Wednesday, December 29, 2021.

Written comments can be submitted up to the time of the Public Hearing and oral comments may also be delivered via Zoom during the Public Hearing.

Application: DR 21-10 OLD MAC

COMMENTS:

While my neighbors feel there is no point commenting because "they are gonna do what they are gonna do", I would like to take the chance of giving you my thoughts. I have only two concerns:

While I'm confident the noise level from this development will not exceed Oregon Department of Environmental Quality standards, I am concerned about two sources of noise that are especially annoying when inflicted on a residential community early in the morning. Especially noticeable in an otherwise quiet neighborhood without tons of ambient background noise like in Portland. These two sources are:

1. That beeping noise trucks and equipment make when backing up, and
2. Any outdoor public address system used to call employees to the office (or wherever).

I am looking forward to what I hope and expect will be some nice landscaping, sidewalks, trees, etc.

Thank you for the work you do on behalf of our city.

NAME: Keith Johnson

EMAIL: kjtehr@gmail.com

ADDRESS: 2255 SE 11th Place

PHONE # (optional): 503-704-8735

DATE: Dec. 9, 2021

PLEASE EMAIL COMMENTS TO
PublicComments@canbyoregon.gov

Thank you!

Laney Fouse

From: Ryan Potter
Sent: Friday, August 20, 2021 9:23 AM
To: PublicComments
Subject: FW: Old Mac: Steel Bar and Tubing Facility at Sequoia Parkway & SE 13th AVE

Follow Up Flag: Follow up
Flag Status: Flagged

See below

From: Melissa Bisset
Sent: Friday, August 20, 2021 8:59 AM
To: Don Hardy <HardyD@canbyoregon.gov>; Ryan Potter <PotterR@canbyoregon.gov>; Jerry Nelzen <nelzenj@canbyoregon.gov>; Jamie Stickel <StickelJ@canbyoregon.gov>
Subject: FW: Old Mac: Steel Bar and Tubing Facility at Sequoia Parkway & SE 13th AVE

Please see email below.

Melissa

From: Fred Joyner [REDACTED]
Sent: Wednesday, July 14, 2021 6:38 AM
To: Melissa Bisset <bissetm@canbyoregon.gov>
Subject: Old Mac: Steel Bar and Tubing Facility at Sequoia Parkway & SE 13th AVE

To the Board,

Recently, there was a community meeting regarding the proposed development.

Homeowners, in the residential area West of the development, have voiced their concerns regarding the design and layout of the proposed facility.

To be specific:

Lighting: At night, even shielded lights on 30' tall buildings still cast light towards the houses that back up along S. Sequoia pkwy

Fencing or Sound Barrier: As we were told hours of work are from 5:30 AM to 10:30 PM. It is enough to say that chain link fencing with vinyl slats offer no sound barrier.

Rail Siding: Running parallel to S. Sequoia: this means that rail cars will be clearly visible, over the proposed fencing, and in plain sight to those houses

Noise and Sound: Clearly, a lay down yard, cranes, rail cars, fork lifts and trucks will generate an unreasonable amount of noise, that will not be suppressed by a chain link fence with vinyl slats.

Truck Traffic: In general, how has the City, State, and County prepared surface streets around the City to handle all the truck traffic. What is being done to offer an alternative route into, or out of Canby. Clearly last falls train derailment taught us that this city is like an island with one way in and out.

Half Street Improvement along the West Side of S. Sequoia: Since developments are responsible for the street improvement along their projects, to include landscaping and street trees. Who is responsible for the half street improvement on the West Side of the Street. In other words, there is an entire row of houses that back up to S. Sequoia. There are no street trees, maintained landscaping, sound barrier plantings and so on to help soften the sound and sight of the new proposal. So the question is: How has the City Planned to handle this, and what are the designs for that. In other words: Is Old Mac responsible for this as well, or is this on the City.

As this project is one of the few in the light industrial area that is directly adjacent to single family homes, we would appreciate the opportunity to voice our concerns regarding the issues.

Please notify me as to what will be further required so that I can notify the neighborhood as to how to proceed in making preparations to attend the city council meeting and talk regarding these issues.

Sincerely,
Fred Joyner

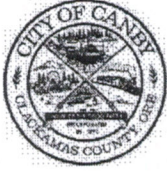


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Application: DR 21-10 OLD MAC

— Timber Park —

COMMENTS:

There is a subdivision of 92 homes across the street. That means say - 4 people (approx) per house x 92 = 368 people will be affected, by noise and outdoor lights. Quality of life, everyday. So the noise needs to be dealt with so it does not bother 368 people. Noise - truck noise on gravel, beeping noises from backing up, slamming of equipment etc.. Lights beyond 10pm that light up the subdivision need to be addressed too.

NAME:

Lon Grady

EMAIL:

Lorigpi@qol.com

ADDRESS:

2263 SE 11th Ave, Canby.

PHONE # (optional):

DATE:

12/20/2021

PLEASE EMAIL COMMENTS TO
PublicComments@canbyoregon.gov

Thank you!

John and Barbara Fontana
1095 S. Willow Street
Canby, Oregon 97013

Public Comments for
DR 21-10 OLD MAC/VLMK, CU21-02

We know, based on zoning, and previous developments, City of Canby will likely approve this project. With that in mind, we have expressed our concerns below, hoping the planning commission can direct the developers to adapt their plan for a win/win, or compromises that retain quality of life for the neighborhood, while allowing them to move forward. In the comments and questions below, we have referenced the City of Canby Comprehensive Plan.

As a precursor, we wanted to note that several of our neighbors have commented on the industrial areas in Wilsonville, and how beautification has been a consistent element in their designs. Of particular note is the area east of I-5, where neighborhoods abut industrial areas. The businesses are beautifully landscaped, and pleasing to walk through or drive thru. They do not distract from the residential areas, but compliment and add to the overall beauty of the city.

1. Page 52 of the Comprehensive Plan (CP) Finding No.1 speaks to the techniques to minimize conflicts between adjacent land use issues. It specifically mentions the use of berms and landscaping. Will the city require a berm? What is being planted in the green area, how high will it be, and what additional noise abatement measures are planned? **Note:** The cyclone fencing with slats has not proved to be effective in noise, or in beauty. An example is the cyclone fence at American Steel on Sequoia which has been substantially damaged and is bowing out toward the sidewalk.

* Finding No. 2 also states that appropriate design, the utilization of land can be maximized without adverse impacts on neighborhood appearance or overall quality of life in Canby.

* CP Policy No. 7-R also speaks to improving the overall scenic and aesthetic qualities of the city.

2. Based on CP Policy No. 3-R referring to standards for air, water and land pollution, what are the potential impacts of this project? Additionally what is the impact of additional cement on global warming? What measures will be required to mitigate dust and compromised air quality during construction? What measures will be taken to minimize the impact of dirt accumulation on houses along Sequoia, pest control/displacement of birds mice, voles, moles during excavation?
3. CP Policy No. 4-R addresses noise pollution implementation measures generated from new proposals. Regarding landscaping for noise abatement, is there a sound dampening wall included in the development? If not, could that be added in

addition to a berm? What are the specific sound abatement measures? What is the impact of construction in terms of noise? What will be the hours of operation during and after construction?

4. How many truck and train trips are planned per day, week, etc. What measures are planned for the increased traffic? There is currently an increased amount of traffic on Sequoia at high speeds and a significant amount of traffic on S. 13th Street. What measures will be taken to discourage use of 13th street from Sequoia to Berg Parkway? Is it possible to consider speed humps on Sequoia?
5. The proposed site plan includes a rail spur along Sequoia. Will it be visible from the street, or will it be below a berm or wall that helps to mitigate noise? What is the frequency of the train travel? Is it possible to consider locating the spur along side the existing Southern Pacific Railroad?
6. What are the plans to block/minimize lights shining into the Timber Park neighborhood?

Our main concerns in short, are noise, aesthetics, traffic, and pollution. In short, is this proposal the best use of this land as it pertains to Canby residents?