

DR 21-11 Attachment E: Public Comment

From: Jean Rover

Sent: Tuesday, November 30, 2021 6:24 AM

To: PublicComments <PublicComments@canbyoregon.gov>

Subject: Lucky Foods Site Review

Importance: High

November 30, 2021

I am the owner of tax lot 2500, a residence, (which we have owned since 1941) located directly across the street, south of the proposed construction site.

I have no objection to Lucky Foods building their industrial food processing plant on the site indicated. Lucky Foods is a clean industry producing healthy foods of which I am a consumer. The plant is also a nice fit with Caruso Produce to the east.

My concern is for the safety and well-being of the people who live at 388 S. Walnut Street both during construction and afterward.

I have attached the preliminary site plan which was distributed during the neighborhood meeting some months ago for your reference as the illustration in your notice is not current and does not illustrate the impact of 4th Avenue or traffic flow on my property.

The site plan shows a 25-foot driveway directly across from the residence driveway. I'm wondering if this is a safe situation. Perhaps Lucky Foods would consider using its existing shared driveway on the north side of its proposed facility with access off Sequoia Parkway until further development occurs in the area?

Until further development happens, 4th Avenue, when completed for this project, will essentially be a half-street. Can this width safely accommodate two-way traffic? And once the half-street is completed, will truck traffic from Mulino Road and/ or the two businesses located east of the site also be using it? Will the street construction take out my tree, flag pole, the outside lighting and disrupt power to the house? Then what?

In the final analysis, 4th avenue is a city street, so I assume the City of Canby would not create a situation that is unsafe, and that they will assume liability for any damage or injury to property, people, children, pets etc. living/visiting/ working in the area.

As always, thank you for the opportunity to provide input.

Would you also please acknowledge receipt of this email, so that I know you received it.

Sincerely,

Jean Rover, property owner, Tax Lot 2500, Canby, Oregon

195 Idylwood Dr. SE

Salem, Oregon 97302

Good morning Ms. Rover,

Thank you for your thoughtful comments. They will be thoroughly addressed in the Staff Report we will issue in December.

For now I'd like to let you know that the portion of right of way protected by the 2009 Development Agreement you've signed with the City will not be altered; your tree, flagpole and existing lighting will remain as they are. We have worked with the applicant to create an interim solution for access for both Lucky Foods and the tenants on your property. I've attached the proposed cross section of the street, which meets local low volume dimensional standards and can be developed without encroachment. The barrier to through access on 4th Avenue will be improved, it will be used only by your property and Lucky

Foods until the complete right of way is developed. The rest of the right-of-way can only be developed by you or your successors in ownership, as detailed in the 2009 Development Agreement.

I hope this answers one of your questions unique to this development.
Kind Regards,

Brianna Addotta, AICP | Associate Planner

City of Canby | Development Services Department

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Pronouns: she/her