

Erik Forsell

From: Brian Hutchins <bhutchins@msn.com>
Sent: Tuesday, January 11, 2022 9:37 AM
To: PublicComments; Erik Forsell
Subject: Fw: FW: Request for Comments and Conditions - Mark's Place Subdivision (City File 21-03)

Follow Up Flag: Follow up
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Eric,

My Names Brian Hutchins, I received this package because I work for Veolia water, contracted by Canby Utility to operate the drinking water plant, and I am also the Direct Responsible in Charge (DRC) of the water distribution system. You should receive my professional comment through the utility:

The plans do not include any in ground utility plans, and thus can not be reviewed for compliance with OAR 333-061-0050 (9) , or OAR 340 division 52 Appendix A

For a personal comment, since I live in Dinsmore Estates 3 to the North and have been in attendance on the public meetings:

1. S Larkspur St. be S Locust St. which it aligns with in the Dinsmore estates subdivision to the North?
2. During public comment sessions, the developer states that traffic would be encouraged to enter through 18th, yet road alignment makes 16th the shortest path to every property from town. I would encourage Juniper and Lupine not connect to S 16th, but instead Larkspur(Lupine?) connect to S 16th, and no stop sign on 18th at Larkspur, to encourage the use of 18th. This "T" road alignment is consistent with the streets through Dinsmore Estates and Tofte Farms to the north. Otherwise 16th becomes a major access for the entire Marks Place subdivision, a "runway" that was stated as trying to avoid in their subdivision as stated on planning package on page 1.
3. It is my understanding that R1.5 was denied for the Dinsmore Estates phase 3. There is no R1.5 in this area of town. The walking access from Alley B to 16th would encourage parking on S 16th, which is already a bottleneck.
4. The brick wall around Dinsmore Estates and Tofte Farms, including the currently in construction Tofte Farms phase 3, should be required along Ivy St/Hwy 170 for aesthetic consistency.

From: Erik Forsell <Forselle@canbyoregon.gov>
Sent: Monday, January 10, 2022 3:43 PM
To: Brianna Addotta <AddottaB@canbyoregon.gov>; Ryan Potter <PotterR@canbyoregon.gov>; 'Brent.Tomlinson@wavebroadband.com' <Brent.Tomlinson@wavebroadband.com>; 'Clackamas County Engineering' <developmentengineering@clackamas.us>; 'Darrell Hammond' <d5h@nwnatural.com>; Daryll Hughes <HughesD@canbyoregon.gov>; 'DirectLink' <engineering@directlink.coop>; Don Hardy <HardyD@canbyoregon.gov>; Jamie Stickel <StickelJ@canbyoregon.gov>; 'jberning@canbyutility.com'

<jberning@canbyutility.com>; Jerry Nelzen <nelzenj@canbyoregon.gov>; 'Jim Walker, Canby Fire' <jwalker@canbyfire.org>; Laurence Calcagno <CalcagnoL@canbyoregon.gov>; Lisa Case <LCase@canbyutility.org>; 'Matt English' <menglish@canbyfire.org>; Ronda Rozzell <RozzellR@canbyoregon.gov>; 'Schurter, Andrew' <Andrew.Schurter@nwnatural.com>; Scott Archer <ArcherS@canbyoregon.gov>; Spencer Polack <PolackS@canbyoregon.gov>; 'Travis Edge' <tedge@wavebroadband.com>; Laney Fouse <FouseL@canbyoregon.gov>; 'customerservice@canbydisposal.com' <customerservice@canbydisposal.com>; 'Curt McLeod' <cjm@curran-mcleod.com>; 'ODOT_R1_DevRev@odot.state.or.us' <ODOT_R1_DevRev@odot.state.or.us>; '97208amsportlandor@usps.gov' <97208amsportlandor@usps.gov>
Cc: PublicComments <PublicComments@canbyoregon.gov>
Subject: Request for Comments and Conditions - Mark's Place Subdivision (City File 21-03)

Good Afternoon,

I am the assigned city planner for a proposed **157 unit subdivision project**. I have included a [DROPBOX LINK](#) to the application package for your review. Please provide you or your agency's comments and/or conditions of approval. You may send these comments directly to this email or to the Public Comment email address CC'd here.

Vicinity Map



Link to Application Files →

<https://www.dropbox.com/sh/5y7472t1h9uo4fc/AACK7ZVHPb0tsifWcLYce4NOa?dl=0>

This project will go before the Planning Commission on Monday, **February 14, 2022**. In order to include your agency's comments and/or conditions of approval specific to the project, we will need your comments back by **January 31, 2022**, although the sooner the better, especially if you have concerns. It is important that your conditions of approval are clearly stated and identify who is responsible for ensuring that they are met. Please be specific about any requirements, dedications, exactions or other conditions you or your agency will require of the

developer. The more clear these are in the beginning of the project, the easier they are to manage when the applicant starts construction.

Thank you in advance for your consideration of this request. If you have any questions regarding this letter or the project, please contact me ASAP. I appreciate your timely review.

Erik Forsell, AICP | Associate Planner
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