



CITY OF CANBY – COMMENT FORM

Please send comments to the City of Canby Planning Department:

- By mail:** Planning Department, PO Box 930, Canby, OR 97013
- In-person:** Planning Department at 222 NE 2nd Avenue, upstairs
- E-mail:** PublicComments@canbyoregon.gov

If you would like City staff to consider your comments on this application, you must submit comments in writing no later than **Monday, February 6, 2023**. City staff anticipates making a decision on the application on **Wednesday, February 15, 2023**.

APPLICATION: Non-Conforming Structure, Manzanita Apartment Conversion, City File No. NCS 22-01

COMMENTS: _____

Manzanita Apartment Conversion, 1477 Manzanita St., File No. #NCS22-01

1 message

Alice Merrill [REDACTED]

Fri, Feb 3, 2023 at 1:05 PM

My name is Alice Merrill and I own my home at [REDACTED] As a neighbor since the early 1970s (I used to live @ 1300 N. Lupine.), I've seen more apartments being built in the area. It has become a high density area. I realize the subject property is zoned high density, but adding more apartments only makes our neighborhood less desirable and values depreciate.

As taxpayers, we feel the neighbors should have input concerning restrictions, management and owners intent of development of property. I know you have given us the right to put in writing our concerns, etc. but an in-person session w/the Canby planners, Jason Ward & neighbors is needed before the staff decision is made.

We feel this meeting is urgent. Please set up a time for all of us to meet. Thanks for your time.

Alice Merrill

NAME: _____

EMAIL: _____

ADDRESS: _____

PHONE # (optional): _____

DATE: _____

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PublicComments@canbyoregon.gov

Thank You!

Comments from Allison Osborn

We are writing with comments and concerns regarding the proposal for what is described as a conversion of an existing structure into a 23-unit apartment complex located at 1477 N Manzanita St. We own an adjacent property at 1498 N Manzanita St. Since we believe the impacts to our neighborhood will be substantial, we have outlined concerns below.

- With respect to the proposal and the information presented that there are adequate parking spaces to accommodate the tenants, plus additional spaces for guests and extra resident vehicles, we still have concerns about the overall congestion in the area. We understand that a new traffic study will be completed since the one outlined in the notice was reflective of data used from 1978. Although at the most basic level the daycare comparison does indicate that a 23-unit complex would 'generate less traffic' in the neighborhood, the issue is that there is currently no traffic coming or going from the property. During the last occupancy of the building there were less than the estimated 23 vehicles considered in the traffic study comparison. The impact of this project will affect the current conditions of the neighborhood, regardless of what the math and results of the traffic study say. The generalization that there will no definable impact to traffic in our neighborhood is not considerate of the vested homeowners that will be impacted, particularly those like us with a home at the literal access point into the proposed apartment property.
- We were surprised to see that there was no outline for the implementation of sidewalks, and feel that this is a component that should certainly be included in the proposal before approval. The only current sidewalks in the area are those that border the north and east side of the church property, but only along the property lines. The proposal should include plans for sidewalks on the north side of NE 15th Ave. Without sidewalks, pedestrians will be at risk from vehicles coming north of southbound on Manzanita and turning into the complex off of NE 15th. This road is frequently accessed by dog walkers and pedestrians, families and children. The current vacancy of the property tolerates pedestrians using the roadway on the north side of NE 15th Ave, but this project will create consistent vehicle traffic on 15th Ave, which is now a rarely used dead end road. If approved, there is a clear need for additional sidewalks and traffic safety measures.
- A marked crosswalk running north and south on NE 15th Ave at the Manzanita intersection should also be included, as the intersection of Manzanita/15th Ave is currently a school bus stop for no less than seven elementary age children. Due to the recent change in elementary school start times, there are portions of the school year where it is almost completely dark at school bus pickup time, about 7:30 am. This is a time of day in which working adults typically leave for work on the school days – added vehicles at this time of the day pose safety hazards for children trying to access the bus stop, needing to cross Manzanita, 15th Ave, and 14th Ave. Not having adequate crosswalks will be a bigger safety risk for the children with increased vehicles from tenants of this proposed complex.

There should be pedestrian crossing signs and crosswalks with lights placed around the property, with at least one running east/west across Manzanita St. Ideally, these would be included with the installation of sidewalks along Manzanita St. to the north of the church property, from NE 16th to NE 14th Ave and the north side of NE 14th Ave between the current south alley exit of the church east to N Manzanita St.

If the proposal is approved, the inclusion of sidewalks and other safety measures should be added to alleviate the issues that will occur from adding so many new residents into this small

area. Increasing connectivity and accessibility to other portions of the neighborhood would improve the area after development instead of negatively impacting our usability.

- The lack of sidewalks in the area is already problematic. Our concern is that this will be even more so with the additional residents. With vehicles from other apartment complexes along NE 16th/Manzanita utilizing public roadways as parking spaces, it causes pedestrians and vehicles to navigate the around those parked on the shoulder of the roadway. Increased traffic and increased parked vehicles would intensify this, especially for pedestrians who are having to walk into the lane of travel around the parked cars. Complexes along the NE 16th/Manzanita intersection have what has been deemed as 'adequate parking', but residents and their guests continue to park vehicles on the street as far down as 15th Ave, often for days at a time. It is our concern that this issue will continue or be exacerbated with the proposed increased population. We would feel safer and more comfortable with sidewalks instead of walking in the middle of the roadway with our 5 and 7-year-old children if we have to deal with 23 extra vehicles driving on the roadways. We use the area that will be affected by this development, Manzanita/15th (our front yard) and nearby streets and areas of our neighborhood recreationally for family walks or walking to Maple St. Park.
- The alley from the south side of the church property to NE 14th Ave should be blocked off completely, preventing use by vehicles. When the building was occupied this was often used as a shortcut out of the property, and became notorious for vehicles trying to quickly get around others entering and exiting at the primary access routes off 15th Ave or Manzanita St. This has caused speeding and heavier than typical traffic on NE 14th Ave during pickup times when the church was being used as a school. Additionally, the alley as an open area for vehicle traffic is a safety hazard for residents, vehicles, and pedestrians along NE 14th Ave due to poor visibility. A consideration is to keep this as strictly a pedestrian walkway, with barriers to prevent traffic. This should be supported by a continuation of the existing sidewalk in front of 472 NE 14th Ave, to continue on 14th Ave east to Manzanita St.
- Speed bumps similar to those seen on SE 13th Ave near Ackerman Middle School should be considered, to deter speeders along Manzanita. There are current residents of Manzanita street who have reached out to Canby Police with requests for focused traffic details and/or speed trailer placements to ease the problem. Although Manzanita does not feed directly into Territorial Rd, it is often used as a shortcut in lieu of busier roads with direct access between 10th Ave and Territorial. Consideration should be given about how to lessen the impact of the at least 23 additional vehicles along this entire stretch of Manzanita St. I have spoken to many neighbors who voiced the speeding and increased number of vehicles potentially doing so as a major concern of this project. Could stop signs be placed at the NE 13th Ave intersection to prevent vehicles from using this as an interrupted shortcut between 10th Ave and Territorial?
- There is currently only 1 street light near the property, directly on the corner of NE 15th/Manzanita. If there is going to be a potential increase of at least 23 people into this area, the adjacent property owners should be presented a proposal that includes measures to keep our properties safe. Well-lit streets deter crime. Introducing an apartment complex and the influx of people provides the opportunity for more crimes to occur based simply on the increase of population in an area that has not seen comparable activity in the history of the property – 24/7 occupancy of a structure that has never been intended for use as any type of residence. We would like to see at least 2 additional street lights or plan for improved property lighting

that does not disturb neighboring properties included into the proposal before any approval is granted.

- We would like to confirm whether or not all homeowners that were due to be sent notifications of the property, based on proximity to the project, were sent complete information. We personally provided Ms. Sharon Adams, a resident at 1460 N Manzanita St., a summary of the project from our own copy. The document she was mailed was not complete and her information did not match that of what we received – she was only mailed one page instead of two. If there are other neighbors who received incomplete information, they were not properly advised of the project as required. We would also like to inquire if there were accommodations for our Spanish-speaking neighbors who were identified as living within 100 feet of the property, to ensure all residents wholly understand the scope of the project.
- We purchased our home in 2020, as first-time homebuyers. During the buying process we were aware that this property had been recently used as a church and a school, and we, naively, had a belief that after the Covid-19 pandemic, the vacant property would go back to being used for something similar. In speaking to other neighbors who have lived at their homes for 20, 30, and even 40-plus years, the property in question was always occupied by something that supported the community: schools, daycares, religious institutions.

We understood that there was potential that it could be developed into additional housing, but did not foresee that an apartment complex would be developed. We did not expect a project that had the potential to increase traffic by 23 vehicles and at least as many people passing through these typically quiet streets in front of our front yard where our young children play (Likely multiple times daily, regardless of what the traffic study requirements say). Our decision to purchase the property would have been impacted greatly. We would not have paid what we purchased for, because this project will affect the desirability of the property if we intend to sell. While the property value itself may not decrease automatically, the resell value will be impacted by prospective buyers who will not want to live in such close proximity to a 23-unit apartment complex. The project does affect our life and our future, and that of others in the neighborhood.

With respect to the ultimate goal of the property owner, we wonder if they have considered what the impacts a project of this type would be to their own lives and neighborhood, whether it be across the street from their own driveway or down the road in an area already known for speeding. We understand that the property owner has rights and the zoning of the property allows for development of this type of “non-conforming structure”, but it should be considered that this development does not align with the intended and documented history of types of occupancies. Studio apartments are intended for single residents or couples occupying one primary space. One-bedroom apartments are not usually indicative of families committed to the maintaining the community feel of an established neighborhood.

This property is in the middle of a true neighborhood of family homes, and approving a change of the structure to stray from the intended use of the property will have real impacts to our homes - with or without our requested amendments to the proposal. Considerations should be made regarding our quality of life and the livability that we have become accustomed to, no matter what the zoning rules allow for.

I have been told that a denial of the proposal is not likely, but our neighborhood has come together to make sure our concerns about this potential change are heard and we continue to be optimistic. I hope that if the decision is made to approve the developers’ proposal, that our proposed conditions will be taken seriously.

Sent: Monday, January 30, 2023 12:31 PM
To: Don Hardy <HardyD@canbyoregon.gov>
Subject: Building proposal 14th and Manzanita

I as an resident feel that you need to revisit this proposal. The traffic is already to high and people speeding down the street. When were the apartments at the end of Manzanita put in??? Already we have enough traffic from this. Also the condos at the end of the street. This idea is not a good solution for this neighborhood. I am against it. It will increase crime also around the area.
Thanks

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

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APPLICATION: Non-Conforming Structure, Manzanita Apartment Conversion, City File No. NCS 22-01

COMMENTS: A few concerns my family has about this complex include traffic influx. the children who catch the bus on the corner of 15th + Manzanita for school and the lack of sidewalks available. With the increase of traffic the safety of all children comes to mind. I feel that there should be a potential for crosswalks and sidewalks put into keep them safer when crossing.

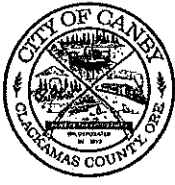
We also feel that the request for comments should have gone to anyone living on or directly off of North Manzanita st as they all will feel the influx and changes from this new complex. This is such a small community and to not allow those who will be effected does not seem normal or even fair.

Thank you for all of your considerations.

NAME: Dezeree + Robert + Jones
EMAIL: [REDACTED]
ADDRESS: [REDACTED]
PHONE # (optional): [REDACTED]
DATE: 2-5-2023

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PublicComments@canbyoregon.gov

Thank You!



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COMMENTS: I would like to start off by saying that I strongly feel that I and the other neighbors would disagree on having Apartments next to us just because of the fact it would create more traffic. It would be an issue for our children that are playing outside especially knowing we already have four other Apartments up the street from us that's already enough traffic that we have! The neighborhood could agree that we are fine how it is at the moment.

Please keep in mind that after all, we would be the ones dealing with all the traffic our kids not feel safe outside.

So yes I disagree on these Apartments my other reasons are location of residential properties affect their market price as well due to lack of peaceful environment as Apartment get really busy.

NAME: Hipolito Diaz
 EMAIL: _____
 ADDRESS: _____
 PHONE # (optional): _____
 DATE: 2/3/23

PLEASE EMAIL COMMENTS TO
PublicComments@canbyoregon.gov

Thank You!

ATTACHMENT G

TO: CITY OF CANBY PLANNING DEPARTMENT
PO Box 930
222 NE 2nd Ave
Canby, OR 97013

FR: Jeffrey Bennett

[REDACTED]

[REDACTED]
Canby, OR 97013

[REDACTED]
EMAIL: jcb@canby.com

RE: Application: Non-Conforming Structure, Manzanita Apartment Conversion,
City File No. **NCS 22-01** Comments

DATE: February 3, 2023

Hi,

My name is Jeffrey Bennett, long time resident in the City of Canby. I've lived here at [REDACTED] [REDACTED] Ave since 1994. I currently own both [REDACTED] [REDACTED] properties which boarder the west side of 1477 N Manzanita St. My properties set directly behind the church in question, the back of the church structure is approximately 10 feet off my back yard.

My background – Career firefighter of 34yrs recently retired and it was not with the Canby Fire District. I am very familiar and have experience with the Oregon Fire Code, National Fire Protection Association (NFPA 1) as well as older Uniform Fire Codes & Building Code in general. In addition, over the past 20 yrs I invest in income producing residential properties both single family and multi-family. I have vast experience as a property manager and being a landlord.

I have many questions, concerns, comments and opinions with this application that I would politely request you take into consideration.

With extremely limited information at hand about this project I will have to speculate and make assumptions off what I can see.

1) If this project where to even be considered? I do not want the trash storage area anywhere near my properties. I don't want the smell, the rodent problem that will accompany it or the dumpster fires impinging on my fence made of combustibile materials. It's not a matter of if, but when a fire occurs. In the fire service I responded on hundreds of dumpster fires, many in places with similarities to this.

2) I would call into question the 1978 traffic study of a daycare and its impact in comparison to the increased traffic a 23 unit apartment complex would create in this neighborhood 24/7. The 29 yrs I've lived here the church had minimal traffic, with exception to the last few years in which it was used as a small private school open maybe 4-5 days /per week and out for the summer.

Once again if this project were to go through I would suggest closing the entrance off 14th Ave.

Currently as it sets vacant there is traffic that speeds through the alley way behind the church from NE 15th Ave through onto NE 14th Ave. This will certainly increase.

ATTACHMENT G

- 3) This project doesn't appear to be of a high value nature. In contrast I see this as a tight budget privately owned, slip through the cracks type of housing operation. This is not the right location.
- 4) This is an old structure built in 1969 as a church. It was never intended nor built to squeeze in 23 full time living units. Where I come from the Fire Marshals Office would not even entertain approving such an endeavor without concessions many of which would be highly scrutinized.
- 5) Will each unit access and egress directly to the outside? or Will this be a common hallway or referred to as center hallway multi-family residential?
- 6) Will this building be protected? Meaning will it be equipped with a proper interior automatic fire sprinkler system, automatic fire doors, emergency lighting, monitored fire alarm systems, attic fire partitions, proper emergency egresses?
I understand a large portion of the building has a second story level to it as well, increasing the already hazardous conditions in the event of fire.
- 7) What I have just listed should be minimum code requirements for this type of housing. In the event of fire, these types of structures pose a high threat to the life and safety of occupants. In addition they are considered high risk for fire crews attempting to make rescue or abate the threat. In my past profession the report of fire in one of these types of buildings would generate a full 1st alarm assignment and if a report of smoke or fire was detected the response would go to an immediate 2nd alarm. The Fire District which protects the City of Canby, although very good at what they do would still require a mutual aid response from its neighboring and surrounding departments which could take up to 30 minutes to arrive.
- 8) I understand the need for housing and affordable options within the cities growth plan. I'm just asking for you do it the correct way. The time to upgrade and make improved safety modifications that meet modern day standards is during the rebuild phase.
- 9) Some may ask do I have a beef with the property owner? I do not know the owner, I'm sure he's a nice person just trying to make a living like the rest of us. Others may ask am I trying to undermine this operation so I can swoop in on this investment? I have zero interest on an investment in this property.
- 10) I would just hate for an unsuspecting resident/tenant under the allure of affordability not understanding the dangers posed living in this type of structure.
- 11) My opinion, the property has a large foot print sitting within the R-2 zoning map and I'm sure working with the city one could find better options for the use of this property.
- 12) I am requesting to be included to review all documents and staff reports pertinent to this property as well as any future developments that may arise via EMAIL listed above. In addition I will apprise my attorney of this notice and my correspondence and any actions that adversely affect my property.

Emma Porricolo

From: [REDACTED]
Sent: Saturday, January 28, 2023 1:41 PM
To: PublicComments
Subject: New Apartment Development

To whom it may concern:

We just received your letter informing us of the "Project" no address as to where this property is located. However, we figured it out. It was the school property that was sold.

First of all, we, the homeowners, do not need another low income apartment house near our properties. This area is already "high density" and well travelled on all our streets, 99, Ivy, Holly, Elm, Pine, Grant, just to name a few, especially Territorial. You don't live here so you wouldn't know.

We pay very high property taxes and if we have to live with another apartment house just across from our properties, then we expect lower taxes.

WE Residents fear more crime in the neighborhood, more traffic, more noise. How about making sure this property is "conforming" to the highest standards, not the "Conditional Use Permit of 1978".

Again, as a property owner I am against this apartment building and will make sure many of the neighbors comment as well. If you want Canby to be a better place, provide for a Park, a place for children and residents to enjoy, relax, play? Or perhaps, a Nursing facility for the Elderly? We need a more environmental approach to this property not just a profit making property by some landlord who may turn it into a slum property. We have a few properties now by some who have let their properties go and this is becoming a downgrade for all the surrounding properties. This means our taxes should be lowered again to make up for the downgrades in the surrounding properties.

Unless the City of Canby can manage these properties and make sure they are kept up, people will start leaving and your revenue base will decline rapidly.

Wake up City of Canby, and make this City beautiful not uglified by more poor choices.

No more apartments in our neighborhood.

Disgusted with City of Canby,

Joe & Gerri Ballas
[REDACTED]
[REDACTED]
[REDACTED]

Emma Porricolo

From: [REDACTED]
Sent: Sunday, January 29, 2023 1:59 PM
To: PublicComments
Subject: Concerning application for non structure, Manzanita Conversion, City File No. NCS 22-01

Concerning the property which has been a church and a school in recent years and plans to be converted to a low, low grade apartment that will not fit into the residential standard for low density builds.

1. The property should be REQUIRED to meet current low density residential standards applicable to the neighborhood.
2. The building should be required to meet all CURRENT BUILDING STANDARDS that would be required for new construction.
3. Traffic studies should be required to determine how much impact the current neighborhood would experience. This has to be done better than the traffic studies done for the E Territorial and Locust studies done for the 80 home development, which turned out to be completely in accurate.
4. The alley connecting the property to NE 14th should be closed permanently.
5. Local property taxes should be lowered to reflect the lower value that current single family homes will experience. The property taxes should be lowered by \$2500 to \$3500 per year.
6. Canby should be required to conduct a study to determine the enviromental impact on local residents.
7. The city should be required to widen all streets to meet the standards for 2 lane roads so we don't end with any more streets like Locust running south from 10th.
8. It would be preferable to tear this building down and build a senior citizen facility with local bus service, which is an obligation Canby has made no effort do.

Joseph Ballas
[REDACTED]

FYI

[REDACTED]
Sent: Sunday, February 5, 2023 9:19 AM
To: Don Hardy <HardyD@canbyoregon.gov>
Subject: Manzanita Conversion/Church to apartments

Dear Planning Department:

My husband and I live at [REDACTED] We purchased our home in July 2021. The proposed project at 14th and N. Manzanita turning church property into 32 apartment units (market value) not low income housing, is cause for reflection and concern.

We urge the city planning committee to insist the property owner install sidewalks and streetlights to improve safety. We also hope that a new traffic study has been completed as the last one was in 1978. Our street and subdivision were developed in the late 1960s (our home was built in 1966) and many of the Manzanita residents have been in their homes for 50 plus years. The traffic on our street is fast and furious during school days and work commutes. Between N. 14th and Territorial the street is crowded with parked cars and walkers and bikes must navigate around them.

I am also concerned that only a very few residents were made aware of this proposal.

Please enter our comments in your agenda.

Sincerely,

Katherine and Bryce Leppek

[REDACTED]

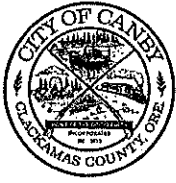
[REDACTED]

[REDACTED]

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COMMENTS: To whom this may concern,
As residents of Manzanita, I would like to address my
concerns. The "apartments" will be facing my property
and I am concerned about the traffic + the kind of people
that this building will be bringing into this neighborhood.
This area is already a high transit street since
more houses have been made in the area.
Most people drive by at a speed of 35 when it's a
25 zone area! There is many kids in the area playing
or waiting for their bus in the morning/afternoon.
I would much rather have the building made into a
daycare, preschool or just be replaced by houses.

Thank you for taking the time to read this + review
it!

your Manzanita neighbors

NAME: Pedro and Martha Camacho
 EMAIL: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE # (optional): [REDACTED]
 DATE: 2/6/23

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COMMENTS: Putting more apartments in our local area certainly is not our first choice as we have so many already. It doesn't help the value of our homes. Having said that, we know it's going to happen. A few things I would like to mention is the traffic on Manzanita St. There is already so much traffic. Our suggestion would be to put speed bumps on that street. That would help slow cars down.

Another thing is the alleyway. We understand that will be blocked off. Thank you for that. Something like at the end of Manzanita & Territorial would be nice.

Mr Ward has the right to build what he wants, but I hope he keeps in mind the neighbors wishes and make them really nice looking and have them in great management.

NAME: Phyllis & Roger Allen
 EMAIL: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE # (optional): [REDACTED]
 DATE: 2-3-2023

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Emma Porricolo

From: [REDACTED]
Sent: Monday, February 6, 2023 6:50 PM
To: PublicComments
Subject: NCS 22-01

Our neighborhood is already overrun by unkept apartments. But most importantly, the traffic on our residential road has been a safety concern for some time and our kids need a safe area to play, walk, and ride the school bus. The congestion and traffic will only add to the lack of safety. There are other parts of town zoned for, and more suitable for multi family rental housing, while our small neighborhood area is just too populated. For safety's sake, and the welfare of our children, reject this application. Even though it seems they've already gotten the thumbs up with all the construction they've been doing. Disgraceful. Perhaps consider a boys and girls club or a place where kids can have a positive place to interact, play games, and develop skills as opposed to another investment that does not consider the safety of it's neighbors.

Emma Porricolo

From: [REDACTED]
Sent: Monday, February 6, 2023 11:32 AM
To: PublicComments
Subject: Comments on Manzanita Apartment Conversion: City File NCS 22-01

We have lived at [REDACTED] for 28 years so we are very familiar with the various uses of the church property and associated traffic over the years. Our house is located across the street from where the current access from the property to 14th AVE comes out and we have a view of the access from our living room. After reviewing the plans and specs for the project we have three areas of concern.

Our primary concern is what will happen to the current access from the property to 14th AVE. The access intersects 14th AVE mid-block and can cause safety issues since traffic on 14th AVE is not expecting pedestrians, skateboards and bikes to enter the road at that point. From the plans it does look like vehicular access will not be permitted since the access is shown as a landscaped area, but there was no landscape plan included in the materials that planning sent us so it is unclear if bike/pedestrian access will be provided. Our feeling is that closing off the access would be the best solution. In addition to the safety concerns on 14th AVE, allowing the current access to continue will allow people, who do not live in the apartments, access to enter the property from 14th AVE as a shortcut to properties on 15th AVE and beyond. That is currently an existing use with 10 to 20 people using the access to cut through the church property on most days. Again, our preference would be to have the current access to 14th AVE closed off.

Our second concern is the possibility that apartment residents and guests will end up parking along residential streets in the surrounding neighborhood. Although the plan calls for 38 spaces, which is greater than the 23 units required, when you consider how many families have multiple vehicles and the visitors who will need parking there is a high degree of probability that parking on surrounding streets will increase. This can be observed in other areas of Canby where multi-unit developments have occurred in neighborhood settings. On-street parking along Manzanita is already near capacity due to multiple vehicles from the single family homes in the neighborhood. Our feeling is that the development should include as many parking spaces as possible, even more than the 38 planned spaces.

Our final concern is how the development will change the lighting on the property. The plan proposes LED lighting on the building and in the parking areas. Currently lighting in the neighborhood surrounding the property is minimal, with just a few street lights and the porch lights on single family residences. Our hope is that screening can be provided so that lighting for the new development will have minimal impact on the nightscape in the surrounding neighborhood.

Richard and Susan Walkoski

Emma Porricolo

From: [REDACTED]
Sent: Thursday, February 2, 2023 11:03 AM
To: Don Hardy; Ryan Potter; Brianna Addotta; Laney Fouse Lawrence; Emma Porricolo; Emma Porricolo
Subject: Attention Planning Staff - Our desire for continued great planning
Importance: High

Dear Members of the Canby Planning Staff,

First let me thank you for the job you have done in the past keeping Canby the special place it is to many of us. I have lived here since 1981 having grown up in Newberg. In contrast, Newberg has embraced growth apparently with few if any restrictions, and it shows. It is no longer the same town.

The reason I am writing this is not to say, "Not in my neighborhood", but to embrace change that is well thought out. The abandoned church on the corner of NE 15th Ave and Manzanita was recently purchased and it is to be made into small apartment spaces. I trust you have driven by and visited this site (if not surely you should). It is hard to imagine that this space would be conducive to 20 plus apartments.

In the past you have required builders to modify their plans to lessen impact on Canby. I do not live within 100' of this location, but adding the potential of more traffic and a haphazard remodel, of a dilapidated structure a block from my house, concerns me.

Please consider requiring the builder to modify his plans, to include parking for 2 cars for each unit, and having fewer studio apartments. It is starting to feel as if Manzanita from 15th Ave North is turning into the low income housing block. Take a drive through our neighborhood on Manzanita North and you will see there are plenty of housing units already.

Thank you for your willingness to serve. Please do what you can to mitigate the impact on our neighborhood!

Scott Wiesehan
[REDACTED]
[REDACTED]
[REDACTED]

Emma Porricolo

From: vickie@carby.com - vickie@carby.com
Sent: Tuesday, January 31, 2023 1:04 PM
To: PublicComments
Subject: Manzanita Apartment Conversion

I'm responding to the notice that was sent out about the apartment conversion on 15th and Manzanita.

My biggest concern is the parking, There is no way that the parking space will accommodate the amount of vehicles 23 apartments will provide. Each apartment will have at least 2 vehicles and more with visitors. Manzanita is already a parking lot and will be more so with this addition, and will make 15th a parking lot also. Cars parked on the streets make vision difficult while driving, especially at night.

As far as additional traffic is concerned, how can you compare traffic from 1978 to 2023? Families are more active now than 1978. Between school, athletics, dance, social activities and more. There will be a lot more traffic.

Too bad this wasn't communicated to the neighbors before the renovation started

Concerned Neighbor
Vickie Haines

From: (Kath [REDACTED])
Sent: Saturday, January 28, 2023 4:44 PM
To: Don Hardy <HardyD@canbyoregon.gov>
Subject: proposed low income housing on N. Manzanita

Hello,

I am hoping you will forward this email to the correct department or person that is taking input on the proposed low income housing project on N. Manzanita in Canby.

My husband and I moved to our home on N. Manzanita in August 2021. We love Canby.

I was made aware of the proposed demolition of the old church building and also that the proposal is using a traffic study from 1978 when the building was a day care center.

We would ask that the city do a new traffic study to see if this complex fits with the single family home residential area we live in today. Part of our love of this area is the quiet street and long time resident community.

I would be happy to speak in person if there is an upcoming meeting. I am aware of the need for new housing that is affordable.

Sincerely,
Katherine and Bryce Leppek



Please consider the environment before printing this email.

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City of Canby

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

Phone: 503.266.7001
www.canbyoregon.gov

Development Services

CITY OF CANBY – COMMENT FORM

Please send comments to the City of Canby Planning Department:

- By mail:** Planning Department, PO Box 930, Canby, OR 97013
- In-person:** Planning Department at 222 NE 2nd Avenue, upstairs
- E-mail:** PublicComments@canbyoregon.gov

If you would like City staff to consider your comments on this application, you must submit comments in writing no later than **Monday, February 6, 2023**. City staff anticipates making a decision on the application on **Wednesday, February 15, 2023**.

APPLICATION: Non-Conforming Structure, Manzanita Apartment Conversion, City File No. NCS 22-01

COMMENTS: A few concerns my family has about this complex include traffic influx. the children who catch the bus on the corner of 15th + Manzanita for school and the lack of sidewalks available. With the increase of traffic the safety of all children comes to mind. I feel that there should be a potential for crosswalks and sidewalks put into keep them safer when crossing.

We also feel that the request for comments should have gone to anyone living on or directly off of North Manzanita st as they all will feel the influx and changes from this new complex. This is such a small community and to not allow those who will be effected does not seem normal or even fair.

Thank you for all of your considerations.

NAME: Dezere + Robert + Jones
 EMAIL: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE # (optional): [REDACTED]
 DATE: 2-5-2023

PLEASE EMAIL COMMENTS TO
PublicComments@canbyoregon.gov

Thank You!