

## Ryan Potter

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**From:** Jim Walker <jwalker@canbyfire.org>  
**Sent:** Thursday, July 27, 2023 12:39 PM  
**To:** Curt McLeod; Ryan Potter; 'Development Engineering'; 'Darrell Hammond'; 'DirectLink'; Don Hardy; Jamie Stickel; Jason Berning; Jerry Nelzen; Lisa Berent; Matt English; Ronda Rozzell; 'Schurter, Andrew'; Spencer Polack; Canby Disposal; Josh Muravez; Hutchins, Brian; Brianna Addotta; Laney Fouse Lawrence; Emily Sasse; Astound; Emma Porricolo; Gary Callahan (NW Natural); Daryll Hughes; Eileen Stein  
**Subject:** RE: [External] Request for Agency/Utility Provider Comments - MOD 23-05 Caruso Produce Freezer Addition - due 8/01

Canby Fire has no concerns as long as a minimum of 26' between curb and freezer is maintained.  
Jim Walker

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**From:** Curt McLeod <cjm@curran-mcleod.com>  
**Sent:** Friday, July 21, 2023 4:21 PM  
**To:** Ryan Potter <PotterR@canbyoregon.gov>; 'Development Engineering' <developmentengineering@clackamas.us>; 'Darrell Hammond' <d5h@nwnatural.com>; 'DirectLink' <engineering@directlink.coop>; Don Hardy <HardyD@canbyoregon.gov>; Jamie Stickel <StickelJ@canbyoregon.gov>; Jason Berning <JBerning@canbyutility.org>; Jerry Nelzen <nelzenj@canbyoregon.gov>; Jim Walker <jwalker@canbyfire.org>; Lisa Berent <lberent@canbyutility.org>; Matt English <menglish@canbyfire.org>; Ronda Rozzell <RozzellR@canbyoregon.gov>; 'Schurter, Andrew' <Andrew.Schurter@nwnatural.com>; Spencer Polack <PolackS@canbyoregon.gov>; Canby Disposal <customerservice@canbydisposal.com>; Josh Muravez <jmuravez@canbyutility.org>; Hutchins, Brian <brian.hutchins@veolia.com>; Brianna Addotta <AddottaB@canbyoregon.gov>; Laney Fouse Lawrence <FouseL@canbyoregon.gov>; Emily Sasse <SasseE@canbyoregon.gov>; Astound <oregonconstruction@astound.com>; Emma Porricolo <PorricoloE@canbyoregon.gov>; Gary Callahan (NW Natural <gary.callahan@nwnatural.com>; Daryll Hughes <HughesD@canbyoregon.gov>; Eileen Stein <steine@canbyoregon.gov>  
**Subject:** RE: [External] Request for Agency/Utility Provider Comments - MOD 23-05 Caruso Produce Freezer Addition - due 8/01

Hi Ryan,

I see no impacts to the public right-of-way or public improvements, so I have no concerns on this addition.

.....  
Curt McLeod P.E.  
CURRAN-McLEOD, INC.  
6655 S.W. Hampton Street, Suite 210  
Portland, Oregon 97223  
T: (503) 684-3478  
F: (503) 624-8247  
C: (503) 475-0431  
email: [cjm@curran-mcleod.com](mailto:cjm@curran-mcleod.com)  
Upload files: <https://www.hightail.com/u/Curran-McLeod>

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**From:** Ryan Potter <[PotterR@canbyoregon.gov](mailto:PotterR@canbyoregon.gov)>  
**Sent:** Friday, July 21, 2023 4:12 PM

To: 'Development Engineering' <[developmentengineering@clackamas.us](mailto:developmentengineering@clackamas.us)>; 'Darrell Hammond' <[d5h@nwnatural.com](mailto:d5h@nwnatural.com)>; 'DirectLink' <[engineering@directlink.coop](mailto:engineering@directlink.coop)>; Don Hardy <[HardyD@canbyoregon.gov](mailto:HardyD@canbyoregon.gov)>; Jamie Stickle <[StickleJ@canbyoregon.gov](mailto:StickleJ@canbyoregon.gov)>; Jason Berning <[JBerning@canbyutility.org](mailto:JBerning@canbyutility.org)>; Jerry Nelzen <[nelzenj@canbyoregon.gov](mailto:nelzenj@canbyoregon.gov)>; Jim Walker <[jwalker@canbyfire.org](mailto:jwalker@canbyfire.org)>; Lisa Berent <[lberent@canbyutility.org](mailto:lberent@canbyutility.org)>; 'Matt English' <[menglish@canbyfire.org](mailto:menglish@canbyfire.org)>; Ronda Rozzell <[RozzellR@canbyoregon.gov](mailto:RozzellR@canbyoregon.gov)>; 'Schurter, Andrew' <[Andrew.Schurter@nwnatural.com](mailto:Andrew.Schurter@nwnatural.com)>; Spencer Polack <[PolackS@canbyoregon.gov](mailto:PolackS@canbyoregon.gov)>; Canby Disposal <[customerservice@canbydisposal.com](mailto:customerservice@canbydisposal.com)>; Josh Muravez <[jmuravez@canbyutility.org](mailto:jmuravez@canbyutility.org)>; Hutchins, Brian <[brian.hutchins@veolia.com](mailto:brian.hutchins@veolia.com)>; Brianna Addotta <[AddottaB@canbyoregon.gov](mailto:AddottaB@canbyoregon.gov)>; Laney Fouse Lawrence <[FouseL@canbyoregon.gov](mailto:FouseL@canbyoregon.gov)>; Emily Sasse <[SasseE@canbyoregon.gov](mailto:SasseE@canbyoregon.gov)>; Astound <[oregonconstruction@astound.com](mailto:oregonconstruction@astound.com)>; Emma Porricolo <[PorricoloE@canbyoregon.gov](mailto:PorricoloE@canbyoregon.gov)>; Gary Callahan (NW Natural <[gary.callahan@nwnatural.com](mailto:gary.callahan@nwnatural.com)>; Daryll Hughes <[HughesD@canbyoregon.gov](mailto:HughesD@canbyoregon.gov)>; Eileen Stein <[steine@canbyoregon.gov](mailto:steine@canbyoregon.gov)>; Curt McLeod <[cjm@curran-mcleod.com](mailto:cjm@curran-mcleod.com)>  
Cc: Ryan Potter <[PotterR@canbyoregon.gov](mailto:PotterR@canbyoregon.gov)>

**Subject:** Request for Agency/Utility Provider Comments - MOD 23-05 Caruso Produce Freezer Addition - due 8/01

Good Afternoon,

I am the assigned planner for a proposed addition to the existing Caruso Produce warehouse and distribution facility at 2100 SE 4<sup>th</sup> Avenue in the Canby Pioneer Industrial Park. This project (MOD 23-05) is being reviewed under a Type II Intermediate Modification. You are receiving this email because your review, comments, and conditions of approval are requested.

Project Description:

The applicant is proposing the addition of an approximately 6,706-square-foot exterior freezer and a fenced mechanical area. This new freezer will provide additional storage capacity for the company's existing produce distribution operations. The freezer will be accessed by the addition of a new overhead door to the existing warehouse. Forklift traffic will enter and exit through this new door to provide direct access to the new freezer space. Daily operations will not be modified with the addition of the proposed freezer. The existing 70 employees, divided among the three shifts will remain with no new additions. Employee numbers will not change; this new space will only expand the storage capacity to be accessed by a single forklift at a given time. No new trips are to be added with the addition of the new cooler space. Existing truck and employee traffic will remain the same. The existing parking area is sufficient and requires no modifications.

Application materials are attached. **Please take a close look to assess the proposed project and provide any comments or conditions necessary.**

In order to include your comments and/or conditions of approval, I will need your responses by **Tuesday, August 1, 2023**. It is important that your conditions of approval: 1) are clearly stated, 2) identify who is responsible for ensuring that they are met, and 3) identify when they must be initiated and/or completed.

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

Thanks -  
Ryan

**Ryan Potter, AICP | Planning Manager**

City of Canby | Development Services  
222 NE 2<sup>nd</sup> Ave. | PO Box 930  
Canby, OR 97013  
Phone: (503) 266-0712  
Email: [potterr@canbyoregon.gov](mailto:potterr@canbyoregon.gov); Website: [www.canbyoregon.gov](http://www.canbyoregon.gov)  
Send applications to: [PlanningApps@canbyoregon.gov](mailto:PlanningApps@canbyoregon.gov)

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## Ryan Potter

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**From:** Matt Allison <matt.allison@cbsoregon.com>  
**Sent:** Saturday, July 22, 2023 8:46 AM  
**To:** Ryan Potter; 'Development Engineering'; 'Darrell Hammond'; Engineering; Don Hardy; Jamie Stickel; Jason Berning; Jerry Nelzen; Jim Walker; Lisa Berent; 'Matt English'; Ronda Rozzell; 'Schurter, Andrew'; Spencer Polack; Canby Disposal; Josh Muravez; Hutchins, Brian; Brianna Addotta; Laney Fouse Lawrence; Emily Sasse; Astound; Emma Porricolo; Gary Callahan (NW Natural); Daryll Hughes; Eileen Stein; Curt McLeod  
**Subject:** Re: Request for Agency/Utility Provider Comments - MOD 23-05 Caruso Produce Freezer Addition - due 8/01

Ryan,

I do not see any impacts on DirectLink's facilities with these plans, so I also have no concerns about this addition.

Thank you,

**Matt Allison**

*OSP Engineering Supervisor-DirectLink/BCT*

**c:** 503.592.2226

**p:** 503.266.8203



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**From:** Ryan Potter <PotterR@canbyoregon.gov>  
**Sent:** Friday, July 21, 2023 4:12 PM  
**To:** 'Development Engineering' <developmentengineering@clackamas.us>; 'Darrell Hammond' <d5h@nwnatural.com>; Engineering <engineering@directlink.coop>; Don Hardy <HardyD@canbyoregon.gov>; Jamie Stickel <StickelJ@canbyoregon.gov>; Jason Berning <JBerning@canbyutility.org>; Jerry Nelzen <nelzenj@canbyoregon.gov>; Jim Walker <jwalker@canbyfire.org>; Lisa Berent <lberent@canbyutility.org>; 'Matt English' <menglish@canbyfire.org>; Ronda Rozzell <RozzellR@canbyoregon.gov>; 'Schurter, Andrew' <Andrew.Schurter@nwnatural.com>; Spencer Polack <PolackS@canbyoregon.gov>; Canby Disposal <customerservice@canbydisposal.com>; Josh Muravez <jmuravez@canbyutility.org>; Hutchins, Brian <brian.hutchins@veolia.com>; Brianna Addotta <AddottaB@canbyoregon.gov>; Laney Fouse Lawrence <FouseL@canbyoregon.gov>; Emily Sasse <SasseE@canbyoregon.gov>; Astound <oregonconstruction@astound.com>; Emma Porricolo <PorricoloE@canbyoregon.gov>; Gary Callahan (NW Natural <gary.callahan@nwnatural.com>; Daryll Hughes <HughesD@canbyoregon.gov>; Eileen Stein <steine@canbyoregon.gov>; Curt McLeod <cjm@curran-mcleod.com>  
**Cc:** Ryan Potter <PotterR@canbyoregon.gov>  
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Thanks -  
Ryan

**Ryan Potter, AICP | Planning Manager**

City of Canby | Development Services

222 NE 2<sup>nd</sup> Ave. | PO Box 930

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Phone: (503) 266-0712

Email: [potterr@canbyoregon.gov](mailto:potterr@canbyoregon.gov); Website: [www.canbyoregon.gov](http://www.canbyoregon.gov)

Send applications to: [PlanningApps@canbyoregon.gov](mailto:PlanningApps@canbyoregon.gov)

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## Ryan Potter

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**From:** Joshua Muravez <jmuravez@canbyutility.org>  
**Sent:** Tuesday, August 29, 2023 1:37 PM  
**To:** Ryan Potter  
**Cc:** jenniferk@vlmk.com  
**Subject:** Caruso Produce

Good afternoon, Ryan. I spoke with Jennifer earlier about the loading at Caruso and the load sheet that I had requested from you. I have got all the information that I need from the electrician that will be working out there. As far as I know, there isn't any more information that Canby Utility needs for the electric service.