

Laney Fouse Lawrence

To: Troy Blackwell
Subject: RE: Mod-26-01 1105 S Elm St

From: Troy Blackwell <blackwell32@ymail.com>
Sent: Monday, March 9, 2026 4:37 PM
To: Laney Fouse Lawrence <FouseL@canbyoregon.gov>
Subject: Re: Mod-26-01 1105 S Elm St

Hi Laney,

Addressing the concerns of the neighbor, during the busy part of the drop off and pick up times, 6:30 am to 7:45 am and 5:15-6:00 pm there are parents who park on the street, but they never impede traffic traveling on Elm Street. Elm Street is wide enough that there is plenty of room for ongoing traffic to bypass parked cars. During these busy times it may take an extra few seconds to turn left into the parking lot because children are present so parents use extra caution pulling in.

Second, it is never acceptable to turn around in anyone's driveway. I have never witnessed this but I too would not want ongoing traffic to pull into my driveway, so I will immediately make an announcement to our parent community that using our neighboring driveways is not acceptable. In the announcement I can also remind parents to avoid blocking any mailboxes.

The school buses are only present for pick up and drop off during school days. From 7:00 am to 7:45 am we have a max of 4 buses that will pick up kids. These bus stops are community stops that pick up kids from our building as well as kids from the neighborhood. There is sometimes 1 special needs bus that will come just for us and a special needs child we care. These stops take no longer than 1 minute each and usually take 15-30 seconds total. In the afternoon, on public school days, up to 4 buses will come between 2:50 and 3:40 pm (1:50 and 2:40 pm on Wednesdays because of the 1 hour early release Canby schools have). Again, 3 of these are community bus stops that drop off kids to our building and kids in the neighborhood. 1 special needs bus will drop off a special needs child we care for some days. These buses would be coming at the same time regardless of the modification.

Canby Learning Tree been open for nearly 20 years. We have had zero accidents or injuries in or around our parking lot. Our parents and staff are extra vigilant coming in and out of the area because everyone knows children are present.

"Also the facility/landscaping has never been cared for until the last few weeks"

I spend thousands of dollars each year for maintenance and upkeep of the property. The CUP Modification will have no structural changes, site alterations, expanded footprint, additional parking, or increased utility services proposed. We will continue to ensure a positive and caring environment for the students and parents who we serve in the community.

I would also like to highlight that the State of Oregon Department of Early Learning and Care has already authorized Canby Learning Tree to serve up to 155 childcare, and we are currently operating in accordance with our state issued childcare license. Following approval of the CUP modification, we will not increase enrollment; the local community will experience no change whatsoever in day to day traffic patterns.

Please let me know if you need anything else. I would be happy to address any other concerns you may have.

Thank you,
Troy