

5-6-2021

To Whom it May Concern,

This letter is a follow up letter to the one we previously sent on April 2, 2001 regarding the revised 5-Lot subdivision on Canyon Creek S.

I want to thank the Development Review board and Planning Department on their efforts to improve this development. I think the revised 5-lot plan is significant improvement over the 8-lot version. My comments are intended to help improve the development even more. There are three areas where I think this plan still falls short of expectations, and can be revised in a way that benefits everyone.

Tree Removal

The revised lot layout plan did not include a revised tree protection and removal plan. It is assumed this will be completed soon, but there was not adequate time before the upcoming hearing. The additional trees that should be protected include the four trees along the western side of Lot 5, which are technically on city property, and the nine trees along the south side of Lots 1 and 2. It seems that a 20 foot minimum setback is needed to adequately protect the trees in both of these locations.

If the lot lines for lots 2 through 5 were all shifted east 10 feet, this would allow for the proposed 10-foot setback along Lot 5 to be increased to 20 feet, while keeping the same maximum building footprint. Lots 2 through 4 would remain the same size, and Lot 1 would get a little smaller. This would protect the four additional trees along the side of Lot 5.

If the open space, Tract A, was located along the south side of the development, and Lot 1 moved to the north side, then the existing trees along the south property line could be protected as part of the proposed open space. This would allow up to 9 additional trees to be protected.

Lot 1 Side Setback

The new revised lot layout still only provides a 10-foot setback along the south property line of Lot 1. This may be adequate in some situations; however, the 10-foot distance is not adequate here. The existing homes on the south side of the property line currently have a row of large trees which would be replaced by a 2 or 3 story house.

If the open space and Lot 1 swapped places, as described above, this highly undesirable situation can be avoided. The open space would likely be more than 20 feet wide and would allow for all the trees in this area to remain.

Unnecessary Private Drive

The proposed subdivision plan includes a private driveway off the end of the street to provide access to Lot 1. This 16-foot street occupies a significant area which could be used for one of the private lots, or the open space. It will also be the responsibility of the future

HOA to maintain this street. This driveway also adds to the total impervious area that must be treated for stormwater runoff.

If the open space Tract A and Lot 1 were to swap places, there would be no need for the private drive to provide access to Lot 1. Access would be provided directly off the end of the street, similar to the previous plan for Lot 1 of 8. Access to the open space could be provided through a 15-foot easement along the western edge of Lot 1. This easement could be a pervious path surface and also double as the stormwater easement, allowing access for City maintenance. The stormwater pipes could be routed south from the main street through the side of Lot 1, then along the north edge of the open space. This would also avoid Lot 1 having the utility run along the back of the property. It appears the pipes and manholes could be installed with plenty of room to protect the roots of the trees along the south side of the revised open space.

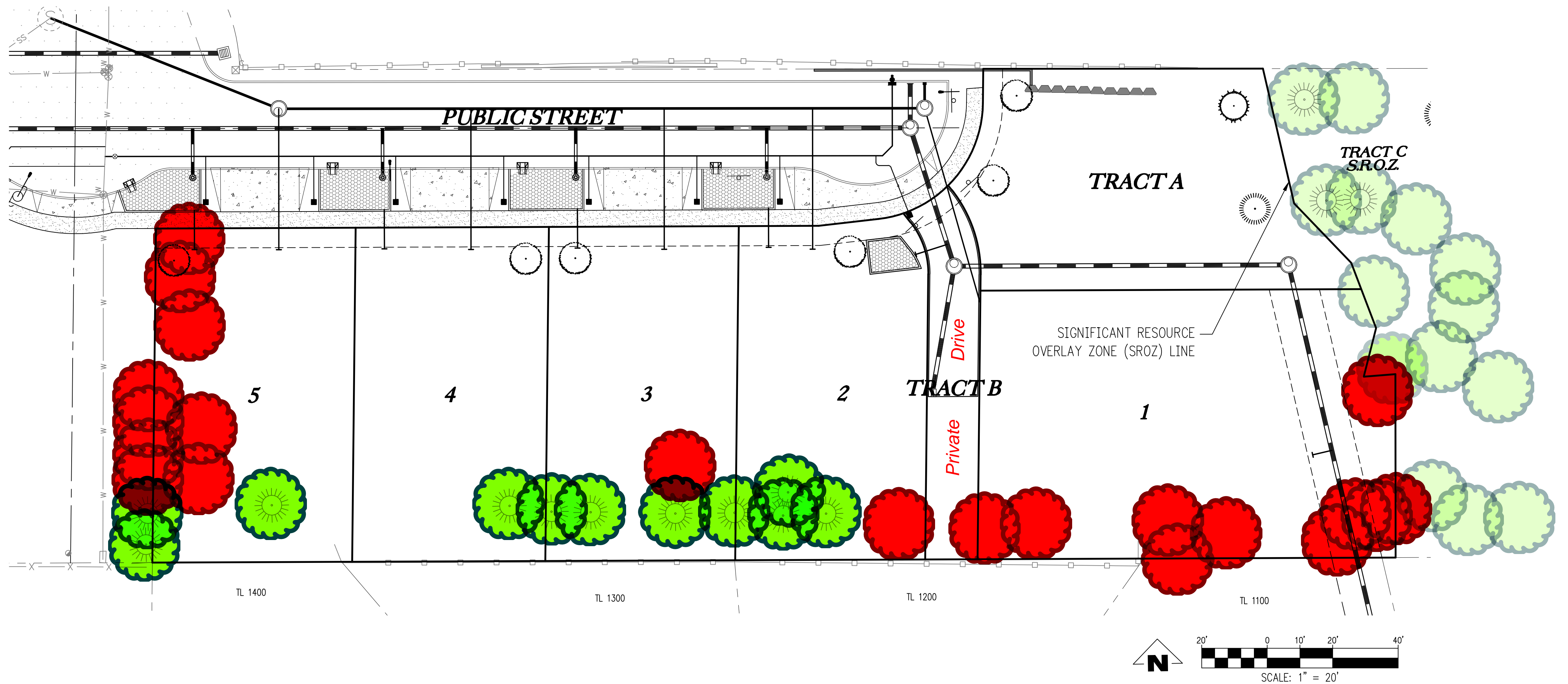
Attached are some sketches of the proposed development with Lot 1 and Tract A on opposite sides. Option A only modified Lot 1 and Tract A, removing the private drive and using an easement for open space access and stormwater. Option B adds the modifications to Lots 2-5 to provide a 20-foot setback along the side of Lot 5, as described above.

The tree canopy in our city is becoming more and more important every year and I appreciate the value the city places on the trees. As we work to meet our ever growing need to expand our city and develop new land, it will be vital that we continue to do this in a smart and innovative way, that minimizes our impacts on nature and the existing landscape. Thank you for your continued work to improve this development and help ensure the best possible outcome for everyone affected by this important project.

Sincerely,

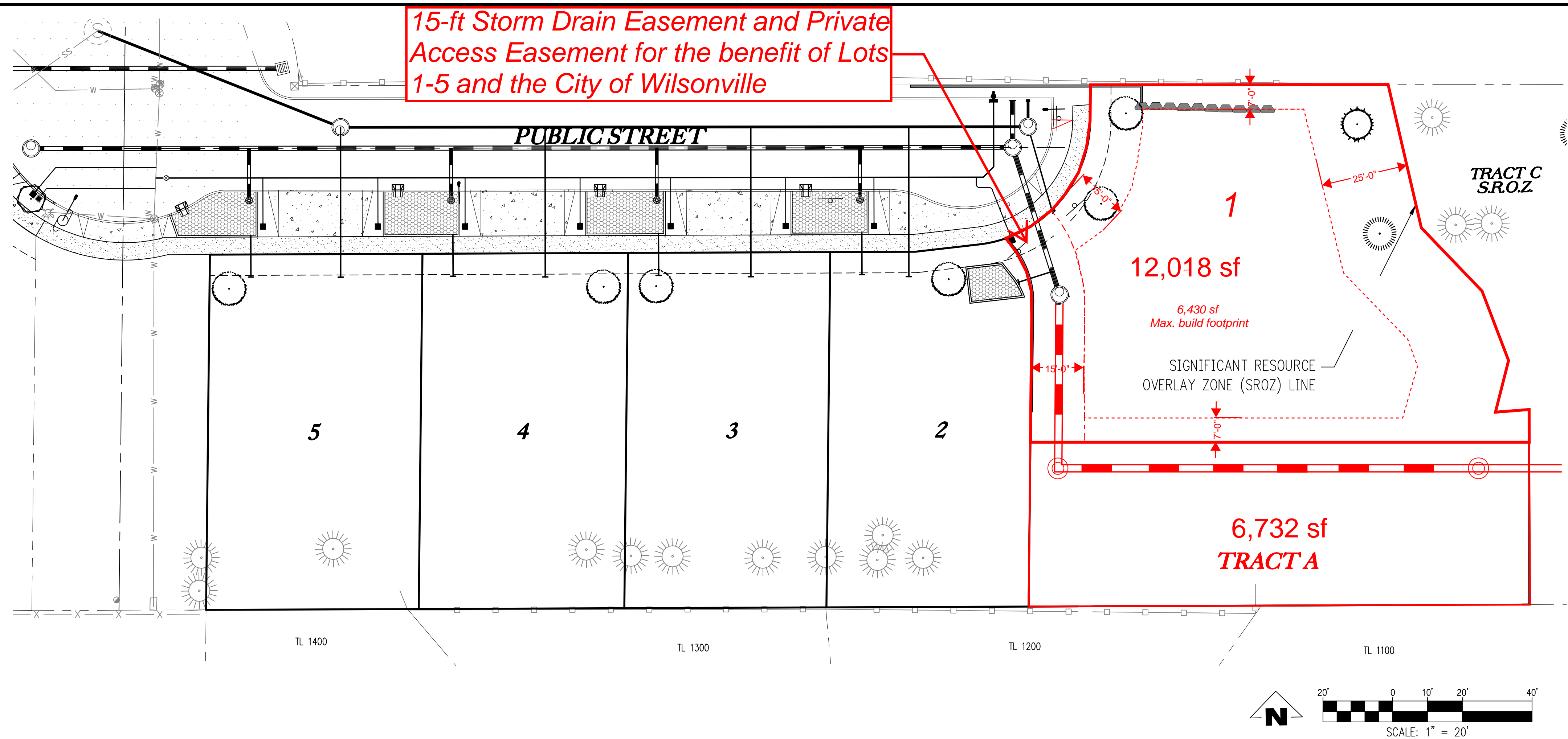
Anthony and Michelle Calcagno
7563 SW Vlahos Dr. Wilsonville, OR

ATTACHMENT: Revised Lot Plans



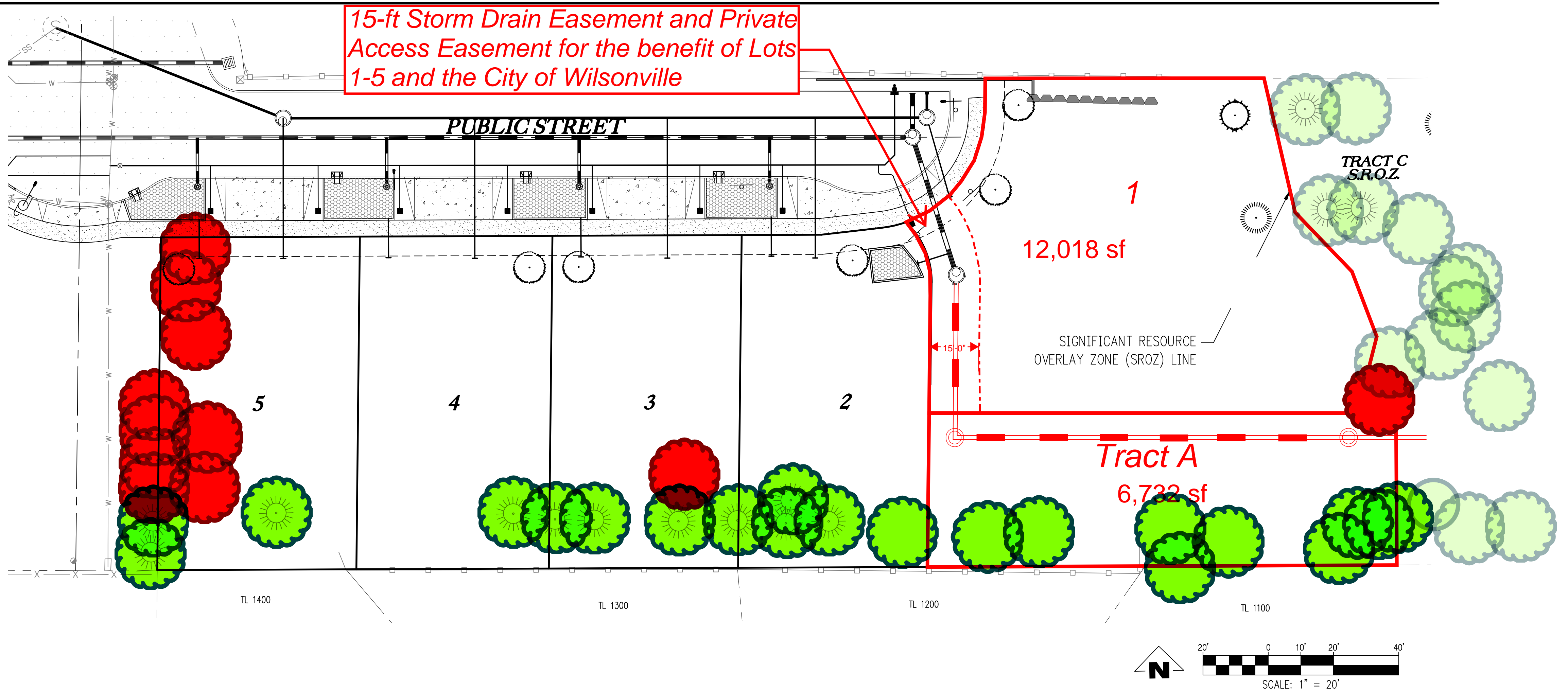
Existing Plan:

- Includes a private drive to access Lot 1
- Removes highest amount of trees
- Places Lot 1 house close to existing homes
- Includes utility easement through back of Lot 1
- Lot 1 is 10,200 sf, 5,090 sf max building footprint



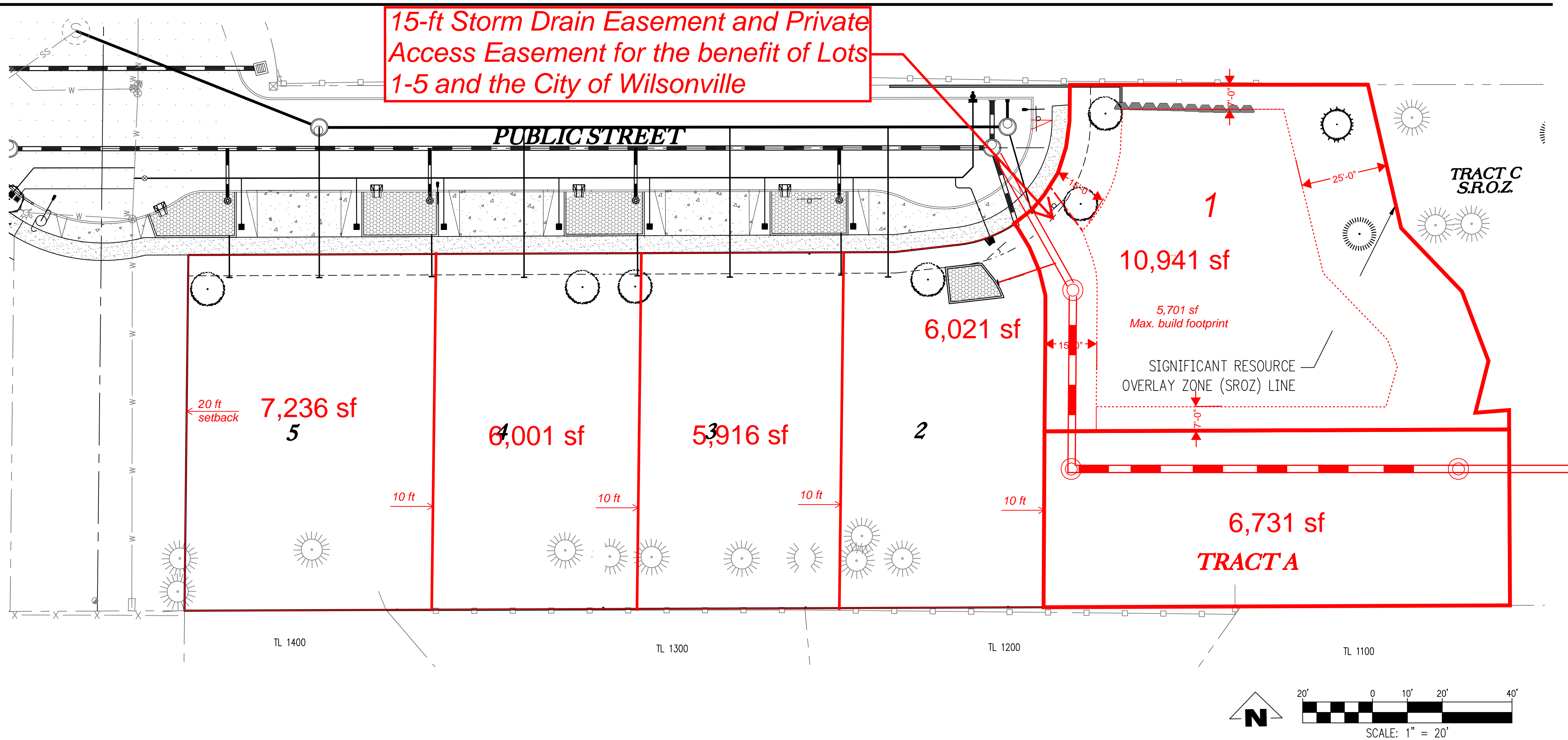
Option A:

- Lots 2-5 unchanged
- Lot 1 is 12,000 sf, 6,400 sf max. building footprint
- Lot 1 has 15' easement through side
- Serves as utility and public access
- Tract A includes storm pipes
- No private drive, just unpaved path
- 10 additional trees saved



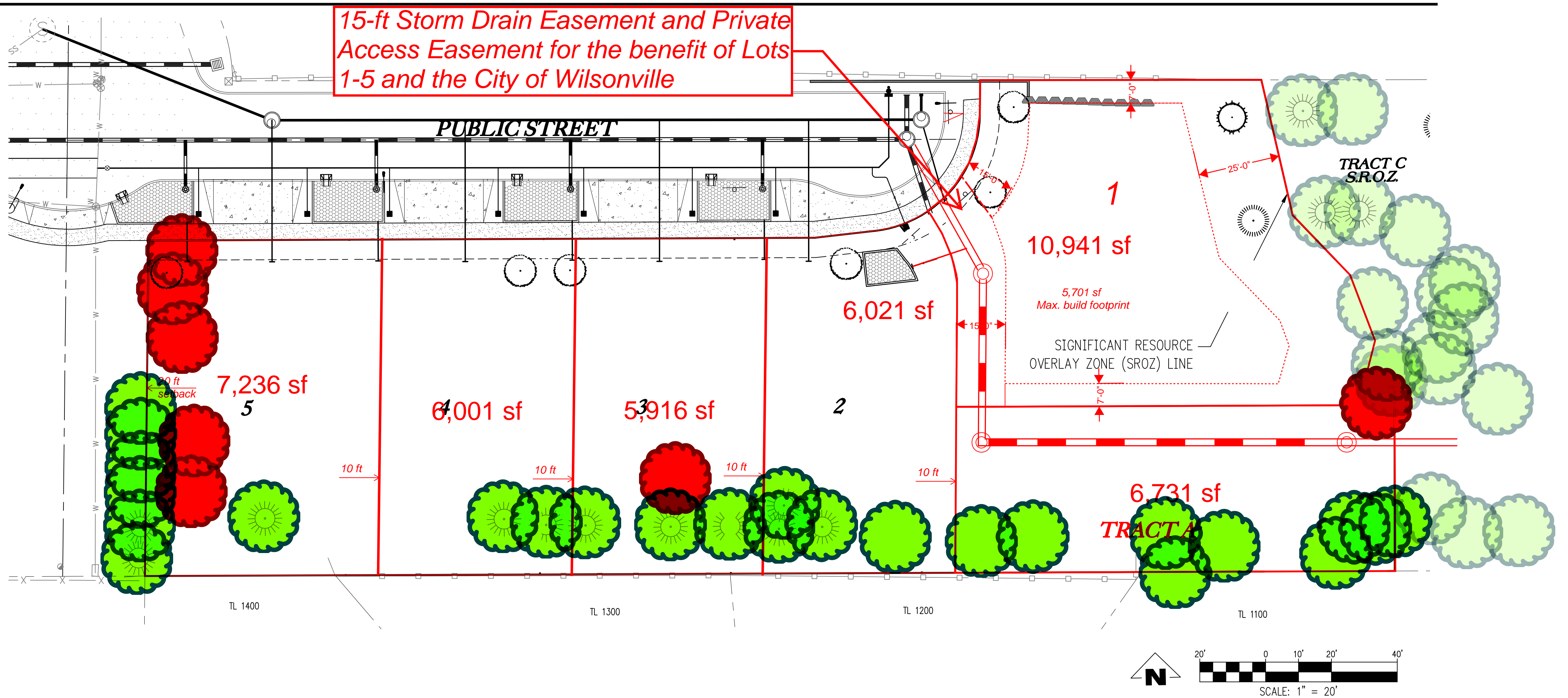
Option A:

- Lots 2-5 unchanged
- Lot 1 is 12,000 sf, 6,400 sf max. building footprint
- Lot 1 has 15' easement through side
- Serves as utility and public access
- Tract A includes storm pipes
- No private drive, just unpaved path
- 10 additional trees saved



Option B:

- Lots 2-5 shifted 10 feet east
- Provides 20' setback on west side of lot 5
- Lot 5 is 7,236 sf with 20 ft setback on east side
- Lot 1 is 10,900 sf, 5,700 sf max. building footprint
- Lot 1 has 15' easement through it
- Serves as utility and public access
- Tract A includes storm pipes
- No private drive, just unpaved path
- 14 trees saved



Option B:

- Lots 2-5 shifted 10 feet east
- Provides 20' setback on west side of lot 5
- Lot 5 is 7,200 sf with 20 ft setback on west side
- Lot 1 is 10,900 sf, 5,700 sf max. building footprint
- Lot 1 has 15' easement through side
- Serves as utility and public access
- Tract A includes storm pipes
- No private drive, just unpaved path
- 14 trees saved