

**A G E N D A**  
**CANBY PLANNING COMMISSION**  
**REGULAR MEETING**

*Canby Adult Center*  
*Monday, January 9, 1995*  
*7:30 p.m.*

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**I. ROLL CALL**

**II. MINUTES**

December 12, 1994

**III. CITIZEN INPUT ON NON-AGENDA ITEMS**

**IV. COMMUNICATIONS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. PUBLIC HEARINGS**

**CUP 94-05/DR 94-14/LLA 94-08**, an application by Fred A. Kahut [owner/applicant] for approval to develop a portion of a 14.4 acre parcel of land, within the confines of the Logging Road Industrial Park, and operate a Solid Waste Transfer Station and Recycling Processing Center. The site is located in the southeast portion of the industrial park and is bounded on the south by Township Road; on the north by an easement for Fourth Avenue; on the east by the Logging Road; and on the west, by Redwood Street (Tax Lot 1805 [part] of Tax Map 3-1E-34C). *Continued from December 19, 1994 for Commission deliberation.*

**MLP 94-09**, an application by James A. Bergen for approval to partition an approximate 1.86 acre parcel into three parcels, 9,790 square feet; 9,843 square feet, and 61,340 square feet, respectively. The parcel is located on the east side of N. Pine Street [640 N. Pine Street] (Tax Lot 1700 of Tax Map 3-1E-34BC). *Continued from December 19, 1994.*

**VIII. DIRECTOR'S REPORT**

**IX. ADJOURNMENT**

# PLANNING COMMISSION SIGN-IN FORM

**Date: January 9, 1995**

**PLEASE PRINT CLEARLY**

NAME	ADDRESS
Dan Stoller	2220 SE 13 <sup>TH</sup>
Andy Kahut & Sandy Kahut	1316 SE 12 <sup>TH</sup> LOOP
Nancy Kahut	9911 S Kragbenger Rd
Ch. Kellipen	2583 Allen Ave
Bob Tachet	13180 Lakewood DR. N.E. Canby
Larry Boatright	1370 S.E. 12th Loop Canby
Herb & Rurke Carter	1368 S.E. 10th Ave. Canby
Kathy Smith	554 S Knott Canby
Kim Hart	557 S. Knott St Canby
Talene Blair	564 S Knott St Canby
EWALD MARK Riseling	344 S.E. 7 <sup>TH</sup> WAY Canby
Leta Gray	393 SE. 7 <sup>TH</sup> St. Canby
BELVA CLARK	759 S LUPINE CANBY
Bob Clark	759 S Lupine Canby
Pam Walker	517 SE 7 <sup>TH</sup> Ave Canby, Or.
CLUCK WALKER	517 SE. 7 Ave
Gertrude Thompson	930 Rosemont Rd N.E.
Leon Sampsel	609 S Redwood St.
Adelaide Sampsel	" "
Mike Donover	495 SE 2nd ave Canby
DAVE Powell	341 SE 7 <sup>TH</sup> ME Canby
Yvette Gerber	1282 SE 11 <sup>TH</sup> Loop Canby
Brad Gerber	1282 SE 11 <sup>TH</sup> Loop Canby

# PLANNING COMMISSION SIGN-IN FORM

**Date: January 9, 1995**

**PLEASE PRINT CLEARLY**

NAME	ADDRESS
Howard Lowrie	542 SE 6 <sup>th</sup> Pl,
Loyd Alice Lowrie	542 SE 6 <sup>th</sup> Pl,
John & Jean McManamon	525 SE 7 <sup>th</sup> Pl
John E McManamon	"
JOAN JONES	2554 N.W. Overton PDX
Paul + Joyce Carone	661 S. LARCH ST.
Jan & Herb Kluth	522 S.E. 6 <sup>th</sup> Place
Tom Love-Coyle	22900 S. Harris Rd
Dianne Yates	> 1304 SE 11 <sup>th</sup> Loop.
Brent Yates	
Bob Hopkins	1020 N. LUPINE CT.
X Jim W...	375 S. MURKIN CT.
Barbara K...	1875 N. C.E. DR
X D. P. ...	592 SE 6 <sup>th</sup> Place Canby
Bill Foster	583 SE 8 <sup>th</sup> Ave Canby
Roy Foster	583 SE 8 <sup>th</sup> Ave "
Honnie Robinson	1280 SE 12 <sup>th</sup> Loop
Annamarie Robinson	1280 SE 12 <sup>th</sup> Loop
TIM MAPLES	1418 SE 11 <sup>th</sup> Loop
Paul C Bell	687 S Redwood
Christine Kloser	544 S. Pine St.
Karen Jackson	510 SE 7 <sup>th</sup> Place
ALAN PETERSON	315 S TOWNSHIP RD CANBY
Steve Jessop	830 SE 7 <sup>th</sup> Ave Canby

# PLANNING COMMISSION SIGN-IN FORM

**Date: January 9, 1995**

**PLEASE PRINT CLEARLY**

NAME	ADDRESS
Rebecca Nugent	1452 SE. 10 <sup>th</sup> Ave.
EARL BIGGINS	365 SE 7
Loetta Puybell	335 SE 2nd
Cynthia Fair	609 S. lupine
Carlene Fair	609 S. lupine
GENEVIEVE HOFFMAN	391 S. HOUST
DUANE KLOSER	544 S. PINE ST.
PHILLIP SEALE	715 NW TERRITORIAL
LARRY FITZGERALD	603 S. PINE
Darin Becker	719 So Lupine St. Canby
Mary Chisom	434 SE 7th Ave Canby
Tray Nelson	653 S. Oak Place
STEVE SATHER	864 S. PINE ST.
Pam Thompson	1178 SW Berg Parkway
Joe TARKOFF	13190 LAKEWOOD DR
Dwaine Sones	325 S MAIN W. YA
Hope McEvoy	1459 SE 11th loop.
Bruce Wadleigh	679 S. Lupine
Jacqueline MANGAN	1250 SE 10 <sup>th</sup> Canby
James A Burger Jr.	163 NW 3 <sup>rd</sup> Canby OR 97013
W.A. Baker	22907 S. HAINES RD. CANBY OR 97013
Nancy Berger	640 N. Pine
James A Burger Sr.	640 N. Pine Canby OR 97013
JEFF & DEANNA O'NEIL	622 SE 6 <sup>th</sup> PL. CANBY OR 97013

(25)

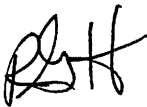
JB





## MEMORANDUM

TO: Canby Planning Commission

FROM: Robert G. Hoffman, Planning Director 

RE: Written Communications Concerning  
CUP 94-05/DR 94-14/LLA 94-08

DATE: January 5, 1995

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At the last meeting, the Planning Commission closed the public testimony portion of the public hearing but agreed to accept written testimony for the next 14 days. Attached, you will find copies of **all** letters and reports received the night of the hearing, but not distributed to the Commission, and all written testimony received to date.

The letters often briefly refer to Conditional Use approval criteria "D." I am quoting that criteria, in its entirety, below:

- D. The proposed use will not alter the character of the surrounding areas ***in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.*** [emphasis added]

The surrounding properties are zoned M-1 [Light Industrial], and R-1 [Single Family Residential], and EFU-20 [Farm Use], and M-2 [Heavy Industrial].

01/01/95

asw

**HOUSING UNITS WITH BUILDING PERMITS**

<b>YEAR</b>	<b>SFR</b>	<b>MH</b>	<b>MFR</b>	<b>TOTAL</b>
1976	63	-	32	95
1977	205	-	160	365
1978	157	-	22	179
1979	64	-	12	76
1980	49	-	5	54
1981	29	-	24	53
1982	12	-	38	50
1983	7	-	0	7
1984	21	-	0	21
1985	21	20	0	41
1986	22	46	0	68
1987	37	34	0	71
1988	40	10	1	51
1989	47	6	37	90
1990	85	6	42	133
1991	84	21	10	115
1992	69	8	9	86
1993	108	32	59	199
1994	150	37	34	221
1995	0	0	0	0

<b>TOTAL</b>	<b>SFR</b>	<b>MH</b>	<b>MFR</b>	<b>TOTAL</b>
1976 - 1995	1270	220	485	1975
% of Total	64.3%	11.1%	24.6%	

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# Canby Disposal Company, Inc.



December 21, 1994

The Honorable Kurt Schrader - Chair  
Canby Planning Commission  
182 North Holly Street, P.O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Linda Mihata - Vice Chair  
Stan Elliot - Commissioner  
Dan Ewert - Commissioner  
Robert Gustafson - Commissioner  
Tamara Maher - Commissioner

RE: CUP 94-05/DR 94-14/LLA 94-08  
Solid Waste Transfer Station and Recycling Processing Center

Dear Mr. Chairman and Commissioners:

On January 9, 1995, you will be deliberating on the above-referenced land use request. Your professional city Staff has done extensive independent analysis of the issues concerning this land use (i.e., citizen involvement, urban growth, land use, environmental concerns, transportation, public facilities and services, economics, housing, and energy). Upon completion of their analysis of our proposal, they have presented you with a staff report that **recommends approval** of this application with conditions. The Staff's basis for recommending approval of our proposal is based on the Code of the City of Canby. Specifically, our proposal meets the criteria for approval as codified in sections 16.49, 16.50.010, and 16.58 of the Canby Land Development and Planning Ordinance. Moreover, section 16.32.020 (C.) specifically identifies waste and/or recycling transfer operations as a conditional use within a M-1 light industrial zone. We contend that our proposal should be approved based on this code section, and the only issue should be concerned with the conditions of approval.

You have also heard testimony from proponents for and opponents against the siting of this facility. Finally, you heard our oral rebuttal testimony to the opposition's concerns. The facts that have been submitted in evidence and the independent staff analysis must lead you to one conclusion; approve this application for a conditional use permit, lot line adjustment, and design review with conditions.

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Subsequent to the last public meeting on December 12, 1994, a group of people dedicated to opposing the development of this facility has been canvassing the City with flyers that cast us personally as liars and despots for advocating the development of this desperately needed facility. Needless to say, we are outraged and incensed by their behavior. In addition to their basic logical tenant of "not in my back yard", they have now resorted to lies and subterfuge. The flyers that we were able to obtain are attached to this letter.

Based on the venomous content of these flyers, we feel compelled to give you a point by point rebuttal. We are sad and outraged that we are even reduced to rebutting the information that has be disseminated by these unnamed "concerned citizens of Canby". We feel that we are being stripped of our basic right of due process simply because we have the gaul to propose infrastructure improvements to the City of Canby.

Rather than rebut their comments word-for-word, we direct you to the most recent flyer which we received on December 19, 1994 (attached as Exhibit - A). In that flyer, these people have itemized 10 specific concerns. For your convenience, we have restated their concerns, and then proceeded to our rebuttal of those concerns.

**1. The safety of our children from truck traffic, odors, noises, rats, etc.**

The safety of our children is fully protected in this proposal. We are very conscious of the safety of the children. However, our safety record speaks for itself. Please note that we are adjacent to the high school now on Berg Parkway, and there was no testimony of any danger, accidents or collisions involving students or pedestrian traffic, at the high school or any other place in the City. The project has been carefully sited and designed with the following approach:

- o The facility is sited within an industrial zone that is intended for exclusive use by industry, and trucks are always a major component of industry. The application and record is abundantly clear, that truck traffic will be using Redwood, to Highway 99E. There will be no impact on Township Road, other than normal collection routings.
- o The site design provides a berm and fence around the entire facility to isolate and buffer it from surrounding uses;
- o Access to the site is provided only off of 4th Avenue at the north end of the property, thus providing for all truck access only at the interior of the industrial zoned area. The overall impact should be minimal at best. With the transfer station in operation, traffic should actually be reduced, since fewer trips will be generated by vehicles traveling to and from the landfill.
- o All truck traffic will follow Redwood north to 99, again traveling only within an industrial zone and gaining further distance from and traveling in an opposite direction from residential neighborhoods and Trost Elementary School.

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Thus the isolation of the facility within an industrial zone, combined with access at the north property line means that this facility will maximize safety of our children. Development of the site for any other industrial use would be expected to have far fewer safety features as concerns the truck traffic.

The issue of "odors, noises, and rats" are completely fabricated issues with no substance. There was no testimony of any odors or obnoxious fumes or noises at the existing facility. In fact, the Superintendent of the High School testified that he had never noticed any problem, or received any complaints. The allegations of viruses, bacteria, diseases, etc. are completely unfounded, and are only made to incite people. Physical education classes at the high school are closer to the existing facility than the proposed facility at Redwood and Township Road. There was no testimony of any evidence of the problems the opponents allege (because there is none). A transfer station does not create odors because there is no long-term storage of materials on site. Residents of Canby keep garbage at their own homes in cans for up to 7 days.

The only noises audible to the surrounding neighborhoods will be that of trucks entering and leaving the site. Opponents to this project must realize that truck noise will be present on this site no matter what industrial use were to occupy it. Truck noises are an expected and necessary part of industrial zoned land. The baling and packaging of recyclable materials will be accomplished wholly within the transfer building, thus protecting the surrounding areas from even hearing these operations. There is no large noise that would be atypical of any industrial zoned land which will occur with this proposal.

In summary, if safety was a serious issue, don't you believe the city staff, the school district and the traffic engineer would have made that report to you?

- 2. No environmental studies have been done regarding: soil studies - potential contamination of the well water. Traffic studies - 1992 study is outdated - before the new school was built and before new homes were built. Or what happens when the new Redwood St. floods, or when the County Fair is open? Noise studies - with trucks coming and going, large machinery, crushing garbage, loading and unloading glass, metal, etc. The noise will affect the quality of living for those living near, and the children at the school. Odor, air pollution - will effect the children at the school and those nearby.**

The application process does not require the environmental studies the opponents are suggesting. Those types of studies, if required, will be made by the DEQ after the siting permit is obtained. The opponents have submitted no objective evidence into the record. Their evidence is simply "what if?". We take the environment seriously, and that is why we have hard surfaces, bio-swales, storm water collection systems, wash-down collection systems, holding tanks, etc. The opponents talk about their wells, but the un rebutted evidence is that for each well, there is an on-site sewage disposal system (either septic tanks with leaching fields, or even worse, cess pools).

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These on-site sewage disposal systems pose greater danger and are undoubtedly located closer to the wells than our proposed facility.

Studies of ground water contamination have not been performed, because there is no risk of ground water contamination. The materials collected are only those allowed under standard franchise agreements and are not permitted to include hazardous materials. If Canby residents place hazardous materials within their garbage cans, they would be doing this illegally and would be subject to prosecution. Nonetheless, when garbage trucks arrive at the site they will proceed directly into the transfer building and will empty the contents of their truck onto the transfer building floor. The floor will consist of concrete with a plastic vapor barrier under it so that there is no possibility that materials can pass into ground water.

The trucks themselves are self-contained and do not drip their contents. Thus the only risk on the site will be that normal to truck and automobile parking in any parking lot -- oil, exhaust fumes, etc. Thus there will be no difference between this proposal and that of any other industrial use that would use this industrial zoned land.

To promote the best possible protection of the property, Canby Disposal has proposed utilizing catch basins with oil-water separators, and bio-swales with drywells in order to provide the best possible water quality management of the parking lot storm drainage areas. This proposed approach is far in excess of what is being provided by current industrial users of the adjacent zoned property. Canby Disposal makes this proposal not because there is any risk of ground water contamination, but rather to set the highest standard for potential future users of the industrial park.

The original traffic study was done in August of 1992, at which time it was determined that the proposed use would have no significant impact on the surrounding traffic patterns. The traffic study was updated by attached letter on June 27, 1994 in order to take into account the more recent knowledge that Redwood Street had been constructed as well as that significantly less trips would be generated to the site since it would not be open to the public as a solid waste dump site. This resulted in a statement that the previously predicted peak hour generations would be "reduced by over 50%". Thus the project had even less traffic impact than previously estimated, although the previously predicted amount had no impact in any case.

It's important to realize that the property is industrially zoned and that any industrial use will generate truck traffic. There are many other industrial uses which could occur on this property within the current zoning which would have far greater transportation impact than the proposed use.

How to deal with traffic issues during floods or during periods of large public gatherings at the county fair is an issue, but not one pertinent to this particular proposal. All industrial users within this industrial area would be confronted with the same problem if there is a major breakdown in the transportation infrastructure. It is recommended that the City, all industrial users, as well as the adjacent

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neighborhoods, get together to develop preferred routes for periods of natural disaster or other unusual conditions.

**3. An economic study for alternatives, other location, taking the garbage to Oregon City instead of McMinnville, etc. Maybe a new garbage/recycling company?**

Clearly this question is meant to confuse and distract you from the land use issues that are the focus of your deliberations. Once again, the record and our application are abundantly clear on this issue. We have indeed submitted a pro-forma cost of service analysis in our land use application. City staff has reviewed our entire application in depth and has concluded the following in its staff report (page 11 of 22) with respect to the comprehensive plan treatment of economic issues concerning land development:

**“v.ii ECONOMIC**

**• GOAL: TO DIVERSIFY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.**

Policy #1: Canby shall promote increased industrial development at appropriate locations.

Policy #2: Canby shall encourage further commercial development and redevelopment at appropriate locations.

Policy #3: Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.

Policy #4: Canby shall consider agricultural operations which contribute to the local economy as part of the economic base of the community and shall seek to maintain these as viable economic operations:

**ANALYSIS**

The proposed use will employ numerous Canby residents and provide a necessary waste collection and transfer service, which will serve all Canby area businesses, institutions, and residents. The Logging Road Industrial Project was formulated to be a place for industries which would not be appropriate for many other locations within the City. The applicant has spoken with many affected owners, businesses, and those seeking economic development. The proposal, as formulated, has attempted to meet their concerns regarding possible traffic, noise, ground water contamination, and impacts. The traffic routing, the landscaped berm, and operating limitation characteristics have been responses to these concerns.”



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Furthermore, we and the opposition entered into testimony the fact that tipping fees at Metro's transfer station in Oregon City are \$75.00 per ton. Disposal fees at the Riverbend landfill in McMinnville are \$25.83 per ton. At the December 12th Planning Commission public meeting, members of the opposition clearly stated in the record that disposal at Riverbend was the clear economic choice for the ultimate disposal of Canby's solid waste.

**4. No "transitional area" or "buffer zone" between industrial zoning and residential zoning, such as offices or apartments.**

By providing a 6' high by 40' wide earth berm, heavily planted with shrubbery and trees, this proposal will create a buffer zone between the industrial and residential areas. The site has been carefully designed to provide the minimum impact on adjacent areas to the south. All truck and vehicle access occurs at the north end of the site and the berm and landscaping will act to contain the sounds of trucks and minimize impact to the neighborhoods to the south. This proposal thus provides far greater protection to the neighborhoods to the south than is required by existing zoning standards for the industrial park. Thus if this site were developed for other industrial use, there could be trucks parked in virtually open view to the school, and they could drive back and forth along Redwood and Township Roads all day long. Canby Disposal proposes a much higher standard to provide the greater protection to the neighborhoods.

During earlier stages of the design effort a site plan was developed that subdivided the property of this proposal to create a separate parcel between the transfer station and Township Road. However, during meetings with neighbors it was determined that providing a berm and landscape buffer zone around the property was a preferred site design option. Because the berm takes up a large portion of the property, it is not practical to provide both the berm and a separate parcel. In any case, it should be recognized that all property north of Township Road is zoned industrial, and therefore cannot be developed as residential or offices or apartments. It is the Planning Commission and City Council that has established the zoning configuration in this area. The proposed plan provides for a very generous landscaped and bermed buffer zone around the entire industrial use area.

In conclusion, let's get real. Transitional areas, or "buffer zones" are found in larger metropolitan areas. This town opposes the siting of schools, apartment buildings and industry. Look at a map of the City of Canby. Go north, go south, go east or west, go to the center. There is no area that people would not object to our project, simply because they don't want it in their back yard. The Comprehensive Plan showed this area as industrial. All Township Village and Valley Farm residents knew or should have known, that it was going to develop industrially. There are other outright allowed uses that could go on the property which would more adversely affect the area. The fourth criteria in evaluating the granting of a conditional use permit for our proposal is that it does not adversely impact the surrounding area. We suggest to you

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that it does not significantly affect the surrounding area, and it is a use that was contemplated within that zoning area.

**5. This facility is not consistent with the Comprehensive Plan of the City of Canby. "It will deteriorate the overall scenic and aesthetic qualities of the City and of those living around it".**

This industrial zoned area has been established subject to Planning Commission and City Council public processes. The industrial park is an area specifically targeted for industrial type uses as needed under the goals of the Comprehensive Plan. This is precisely the area in which a transfer station and recycling center should be located under the City of Canby's Comprehensive Plan. The property is located on the far SE edge of the city. The proposed site plan and development will provide a high quality scenic and aesthetic buffer between adjacent uses and the industrial park. It is noted that under the existing zoning code there is no requirement for a landscape buffer or other separation at the edge of the industrial park.

The record demonstrates that our proposal is very consistent with the Comprehensive Plan of the City. There is no existing industry or proposed industry which has offered to do so much. Berming, landscaping, fencing, the road configuration, the activities indoors, etc., all ameliorate objective criticisms. Planning Commission members, ask yourselves this question: "Is there anything the applicant could do that would satisfy the opponents?" The answer is "No". They just don't want it there. Everybody wants a nice open field. Unfortunately, we are soon to enter the next century and growth is upon us. These opponents don't realize that their residences reduce the scenic and aesthetic qualities of other people too.

**6. Reduce property values, and therefore tax \$ to the City of Canby.**

The development of the industrial land as shown in this proposal will result in an increase of \$2 to \$3 million in values of this specific property. This will increase the tax dollars to the City of Canby. Realtors Gordon Ross and David Anderson testified that they represented an adjacent property owner, and even owned property in the area. They were supportive of the application. The "reduction of property values" is a figment of the imagination.

This property has already been zoned industrial and will be developed as industrial. The implication that industrial uses of this property will reduce the value of adjacent residential properties is unfair. Under that scenario it would be concluded that no industrial uses should ever be allowed on this property since it is adjacent to residential zoned land.

The industrial use of this proposal involves ordinary residential type waste that is not hazardous. It is often forgotten that cabinet shops, paint shops, high tech industry, and many other common types of industrial processing centers truly involve the extensive use of toxic materials in the form of paints, solvents, etc. It should be

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expected that these other types of industrial uses would have a much higher likelihood of negatively impacting adjacent residential land or issuing odors and smells, thus having a far greater impact on neighbors' concerns for property value or the environment than this proposal.

**7. All other transfer/recycle centers are in the center of large industrial areas, or out of town, not near residences and schools.**

This proposal sites the transfer and recycling center at the very SE edge of Canby. Mr. Kahut's property literally borders on the edge of the city limits. Beyond it to the east is agricultural land. We have previously stated that the transfer station could not be in a designated farm use area. The opposition allege that it should be in the center of a large industrial area. We are proposing to site it in the industrial area, where we thought it could be best sited. If we moved it north, we would run into subdivisions. We thought it best to site it at the extreme edge of the city, so we could build a berm around it, and back it up to the railroad tracks.

Since Canby is a small city in comparison to Portland, it does not have large industrial areas. In this particular industrial park, residential areas are located in proximity to the industrial lands. On the south is located a large expanse of residential zoned land but in the middle portion is also located a mobile home park, also residential. Through the use of berms and landscape buffering, the current proposal provides for keeping all impact from the facility within the industrial area and with no impact to adjacent residences and schools.

Transfer and recycling centers are not allowed in agricultural lands, are not allowed in residential zoned areas, and are not allowed in commercially zoned areas. This proposal provides for the transfer/recycling center in the only zoned property that it is allowed under City of Canby zoning regulations. There is nowhere else to go. Extensive buffering by use of berms and landscaping has been designed into the project to provide protection over and above that called for under the zoning ordinances.

**8. The attraction for rats and birds to the surrounding area and school.**

The proposal is only for a transfer station, and is not a landfill project. The transfer of garbage occurs only within a building and involves the dumping of materials onto the tipping floor, some sorting of materials as necessary, and immediate transfer of the material into a large tractor trailer truck.

Thus there are no materials left out in the open or overnight or otherwise exposed which will promote the attraction of rats or birds. At the end of each day, all areas of the building are completely swept clean and there are no "food" materials left which could attract rats or birds.

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Once again, let's get real. We pick up what people store in their house for one week. We put it on a truck, and transfer it to a central location where it is re-loaded into another vehicle, and hauled to the landfill. It is not offensive to collect at a point what the residents of Canby keep in their house, or store out on their deck, or in their garage, or in their yard. It's in and out. It is handled inside.

**9. Problems with people dumping garbage/recycle material on neighbors properties when the garbage/recycle center is closed or will not accept materials.**

Canby Disposal has agreed under Approval Condition 17, as negotiated with the Planning staff, to provide a "litter patrol" for the entire perimeter of this property as well as the entire pathway along Redwood Street to Highway 99. Thus, not only will Canby Disposal be assuring that illegal dumping by neighbors will be picked up at their own property, but that it will be picked up at any point along the roadway. Certainly, it must be recognized that no other industrial user of these properties would provide such a community-minded public service as Canby Disposal is prepared to provide.

There was excellent testimony that if you don't provide people with the opportunity to recycle, they dump it out in the forests and farm lands. Here, we have a place that can be monitored by the police, and if there would be any illegal dumping, the applicant is required to immediately clean it up.

**10. Why are the private funders not declaring who they are? Conflict of interest?**

The record is abundantly clear. Canby Disposal and its two principal shareholders, Fred Kahut and Jerald Kahut, are paying for it. We do not know what conflict of interest they are speaking about. There are none in this "Watergate, Whitewater" mentality. The opponents are making totally unjustified personal attacks on individuals which are neither justified, nor have anything to do with the criteria in evaluating the conditional use application.

In closing, we contend that the only issue that calls for the slightest deliberation on the part of the Planning Commission is conditional use approval criteria (D). That criterion states "The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone".

This is a key issue raised by Brad Gerber, as listed in the front page Canby Herald article of 12-21-94. Citizens of the adjacent residential areas are forgetting that the property has been zoned by the Planning Commission and City Council as industrial land. This whole area will be changing character, by becoming an industrial park. This is the intent of the change that is desired as per Planning Commission and City Council decisions. In the same vein, all of the recently developed residential properties (Township Village, etc.) involve the taking of agricultural land and changing it to residential. This likewise involved a great change in the character of the surrounding landscape.

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It must be recognized that Canby as a city is in a major growth mode and there are many changes occurring on the landscape. This includes the development of large industrial zoned lands as well as large residentially zoned tracts of land. The Planning Commission and City Council has developed an overall land use plan that is intended to result in compatibility and balance so that Canby can function well as a community into the next century.

The proposed transfer and recycling center is called for in the Comprehensive Plan, is an appropriate and allowable use within the industrial zoned land, and has been designed with extensive berms and landscape buffers in order to minimize impact on surrounding properties which are developing from agricultural into residential.

We feel the real issue here is that of growth in Canby. The area is developing within its growth boundaries in a controlled and orderly manner. The allegations of ground water problems, smells, rats, and truck traffic are specious and emotional. The transfer station is properly sited. It must be approved in order to meet the growing needs of Canby, and Planning staff have provided a large number of conditions for approval that will assure its compliance with the larger goals of the Zoning Code, the Comprehensive Plan, and the surrounding neighborhoods. On January 9th we implore you to unanimously approve CUP 94-05/DR 94-14/LLA 94-08.

Very truly yours,

A handwritten signature in cursive script that reads "Steven J. Donovan". The signature is written in black ink and is positioned above the printed name.

Steven J. Donovan

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# EXHIBIT A

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Dear Canby Neighbor:

The City of Canby Planning Commission is proposing to relocate the RECYCLING CENTER PLUS, ALL OF THE GARBAGE FROM THE CITY OF CANBY, and possibly ALL THE GARBAGE AND RECYCLING FROM THE AREAS OUTSIDE OF THE CITY OF CANBY to the corner of TOWNSHIP RD. AND REDWOOD STREET—just 320' from the new TROST ELEMENTARY SCHOOL. The present sight on Berg-Parkway is a "disgusting sight" and it is only the recycle part of it. Imagine what it will be like when all the garbage is added!

*2.000  
V5.  
1/1/84*

**THIS IS YOUR LAST CHANCE TO VOICE YOUR OPINION!**

The public hearings are over. The Canby City Planning Commission will now only accept letters. **ALL LETTERS REGARDING YOUR CONCERNS MUST BE IN THE OFFICE OF THE CITY OF CANBY PLANNING COMMISSION, NO LATER THAN DECEMBER 27, 1984.**

**WRITE A LETTER TO: THE CITY OF CANBY, PLANNING COMMISSION,  
182 N. HOLLY OR P. O. BOX 930  
CANBY, OR 97013**

*TRUCKS EVERY DAY  
ALL NOISES  
SOUND SHALLER*

Some of the concerns are: (You may have other concerns)

1. The **SAFETY OF OUR CHILDREN**, from truck traffic, odors, noises, rats, etc.
2. No **ENVIRONMENTAL STUDIES** have been done, regarding:
  - soil studies** - potential contamination of the well water.
  - traffic studies** - 1992 study is outdated - before the new school was built and before new homes were built. Or what happens when the new Redwood St. floods, or when the County Fair is open?
  - noise studies** - with trucks coming and going, large machinery, crushing garbage, loading and unloading glass, metal, etc. The noise will affect the quality of living for those living near, and the children at the school.
  - odor, air pollution** - will effect the children at the school and those nearby.
3. An **economic study** for alternatives, other location, taking the garbage to Oregon City instead of McMinnville, etc. Maybe a new garbage/recycling company?
4. No "transitional area" or "buffer zone" between industrial zoning and residential zoning, such as offices or apartments.
5. This facility is **not consistent with the Comprehensive Plan of the City of Canby**. "It will deteriorate the overall scenic and aesthetic qualities of the City and of those living around it".
6. **Reduce property values**, and therefore tax \$ to the City of Canby.
7. All other transfer/recycle centers are in the center of large industrial areas, or out of town, not near residences and schools.
8. The attraction for rats and birds to the surrounding area and school.
9. Problems with people dumping garbage/recycle material on neighbors properties when the garbage/recycle center is closed or will not accept materials.
10. Why are the private funders not declaring who they are? Conflict of interest?

*WILL DAMAGE FEEL SEPT 12*

*NO MORE  
GARBAGE TALK*

Dear Citizens of Canby,

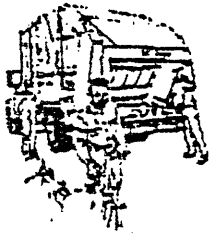
We are told that the SOLID WASTE TRANSFER STATION AND RECYCLING PROCESSING CENTER in CANBY is ONLY for the City of Canby-- "the facility will accept approximately 12,000 tons per year of solid waste, all coming from Canby households and businesses via Canby Disposal Company". (Page 1, Project Narrative, Conditional Use Permit) From the Planning Commission Minutes 11/28/94 #8, "Mr. Donovan was unsure whether or not any recyclable material would be coming from other cities for processing at this plant. "

ARE THE CITIZENS OF CANBY AND THE CANBY PLANNING COMMISSION BEING MISLEAD? I THINK SO! *WHAT?*

The CANBY DISPOSAL COMPANY is presently accepting garbage and recyclables from other cities. See the ads from the December 14, 1994 CANBY HERALD, and from the JUNE 1994 NORTH WILLAMETTE VALLEY TELEPHONE DIRECTORY (Yellow Pages). As an economic matter, why would anyone believe they would suddenly "drop" all of these other areas to "only" do the City of Canby's garbage and recyclables?

**CANBY DISPOSAL CO.**  
**266-3900**

Containers & Drop Boxes  
Serving Canby, Barlow,  
New Era and Macksburg Areas  
1184 S. BERG PARKWAY



### ◆ Garbage Collection

**CANBY DISPOSAL CO**  
RESIDENTIAL-COMMERCIAL COLLECTION  
CONTAINERS-DROP BOX SERVICE  
WEEKLY RECYCLING COLLECTION

Serving  
CANBY, BARLOW, NEW ERA  
MACKSBURG AND SURROUNDING AREAS  
Mailing Address P.O. Box 550 Canby  
Office - Monday - Friday 9 AM To 5 PM  
1184 SW Berg Parkway Canby .266-3900

K B Recycling Inc  
1184 SW Berg Parkway Canby .. 266-7903

CANBY HERALD AD 12/14/94

1994 TELEPHONE DIRECTORY

Since the areas of collection include CANBY, as well as **BARLOW, NEW ERA, MACKSBURG AND "SURROUNDING AREAS"**, the new Garbage Transfer/Recycling Center SHOULD BE PLACED CENTRAL OF ALL OF THESE AREAS, NOT in the center of the City of Canby, surrounded by homes and schools.

Why is this entire project not represented in an honest and straight forward manner? If this is approved, what other surprises from misrepresentations will be found? It needs to be stopped NOW!

**THE CITY OF CANBY DESERVES BETTER THAN DUMPING EVERYONES' GARBAGE AND RECYCLABLES IN THE CENTER OF OUR CITY, NEXT TO THE CITIZENS AND THE KIDS!**

*Juan Jones*  
12-19-94



Post-It™ brand fax transmittal memo 7671		# of pages = 2	
To:	Canby Planning Commission	From:	Bob Rogers
Dept:	Canby	Phone #:	34510
Fax #:	9414-18509	Fax #:	8555

# EMERGENCY MEETING

FOR

THE HEALTH AND SAFETY  
OF  
OUR CHILDREN  
AND  
THE CITIZENS OF CANBY

## TROST ELEMENTARY SCHOOL

## MONDAY, DECEMBER 19, 1994

### 7- 9 P.M.

The City of Canby Planning Commission is proposing to relocate the **RECYCLING CENTER** (presently behind the Canby High School on Berg Parkway) **AND IN ADDITION, ALL OF THE GARBAGE FROM CITY OF CANBY, and perhaps that of outlining areas of Canby,** to be hauled to the corner of **TOWNSHIP ROAD AND REDWOOD STREET**, within 320' of the TROST ELEMENTARY SCHOOL. *370 feet*

**The KIDS and THE CITY OF CANBY deserve better than DUMPING OUR GARBAGE ON OUR KIDS!**

In addition to the garbage, we will be subjected to heavy truck traffic, contamination of well water, noise, odor, and rats and birds and debris.

No Environmental Studies have been done to assure our safety or health. (Yet it is about ready to be approved by the Canby City Planning Commission).

### TIME IS RUNNING OUT!

Concerned Citizens of Canby

# PTA EXECUTIVE BOARD SPECIAL BULLETIN

DECEMBER 16, 1994

## PARENTS BEWARE!!

IF WE DON'T ACT NOW, BY WRITING A LETTER TO THE CITY COMMISSIONERS, AGAINST THE TRANSFER STATION, WE WILL HAVE A TRANSFER STATION (GARBAGE AND WASTE DISPOSAL CENTER) 350' FROM WHERE YOUR CHILDREN AT TROST PLAY EVERY DAY WHILE AT SCHOOL. *transfer was disposed*

WE HAVE **14 DAYS** TO ACCOMPLISH ALL THE LETTER WRITING TO OUR COMMISSIONERS (UNTIL DEC. 26TH), INSTEAD OF THE LAST 2 YEARS LIKE THE STATION TRANSFER PEOPLE HAVE HAD TO PREPARE THEIR CASE FOR THE COMMISSIONERS.

## MAKE NO MISTAKE!!

IF NO LETTERS ARE RECEIVED BY THE COMMISSIONERS BY THE DEADLINE, THEY WILL PUSH THE TRANSFER STATION THRU!!

SOME THINGS TO THINK ABOUT ARE CHILDREN WITH ASTHMA, ALLERGIES, OR HEALTH PROBLEMS, AIRBORNE VIRUSES, TRAFFIC GENERATED FOR TOWNSHIP & IVY, PLUS THE NOISE LEVEL OUTSIDE THE CLASSROOMS WILL BE IN EXCESS OF 70 DECIBLES FROM 6 AM TO 6 PM. ALSO PROPERTY VALUES GOING DOWN. *recomm to staff to prepare final order*

THE FINAL DECISION WILL BE MADE JAN 9TH AT THE ADULT CENTER, 7:30 PM, BE THERE IF YOU CARE ABOUT OPPOSING THIS ISSUE.

SO PLEASE, PLEASE, WRITE IMMEDIATELY TO:

CANBY CITY OF PUBLIC WORKS  
ATTN: CITY COMMISSIONERS & PLANNING BOARD  
182 N. HOLLY  
CANBY, OR 97013

THANK YOU FOR BEING CONCERNED ABOUT ALL OUR CHILDREN.  
TROST PTA EXECUTIVE BOARD

THIS BULLETIN HAS BEEN PREPARED BY THE TROST PTA EXECUTIVE BOARD AND HAS NOT BEEN DISCUSSED WITH OR ENDORSED BY THE TROST PTA AT A REGULAR PTA MEETING.

# THIS IS YOUR LAST CHANCE TO BE HEARD!

Dear Canby Neighbor:

In reviewing the "CONDITIONAL USE PERMIT APPLICATION TO DEVELOP AND OPERATE A SOLID WASTE TRANSFER STATION AND RECYCLING PROCESSING CENTER IN CANBY" presented to THE CANBY PLANNING COMMISSION, presented by the CANBY TRANSFER AND RECYCLING, INC., dated September 30, 1994, I **have found your name.**

It has been stated, BY WORD AND BY INFERENCE, at the CANBY CITY PLANNING COMMITTEE MEETINGS ( November 14 and December 28) by STEVE DONOVAN , that, **that he has met with all of the neighbors surrounding this proposed Canby Transfer (garbage) Recycling Center, and they all agree with this sight on the corner of Township Road and Redwood Street.** (Please refer to the City of Canby Planning Commissions' minutes for the very exact wordage, November 14 and 28, 1994).

BY YOUR SILENCE, YOU ARE ON RECORD IN THIS PRESENTATION BOOKLET AND BY STEVE DONOVANS' COMMENTS AND INFERENCES, THAT YOU ARE IN SUPPORT OF THE ABOVE TRANSFER/RECYCLING CENTER AT THIS TOWNSHIP/REDWOOD CORNER.

If you do support it, that's fine. HOWEVER, IF YOU DO NOT SUPPORT IT, YOU MUST BE HEARD!

## TO VOICE YOUR OPINION:

**\*WRITE A LETTER TO: THE CITY OF CANBY PLANNING COMMISSION**  
182 N. HOLLY  
P. O. BOX 930  
CANBY, OR 9701

**\*ATTEND THE LAST SCHEDULED MEETING: (AND SPEAK)**  
MONDAY, DECEMBER 12, 1994 7:30 P.M. AT THE ADULT CENTER  
ADULT CENTER located at S. E. 13TH AND IVY

**TIME IS RUNNING OUT.** I also understand that if you do not speak at either of these two meetings, the November 28 meeting (already past), and this upcoming meeting December 12, 1994, you will not be allowed to speak to The City of Canby Planning Commission on this issue again.

Joan Jones  
Canby Property Owner  
Phone: (503) 224-4040  
Fax: (503) 224-3133

November 28, 1994

Dear Canby Neighbor:

Have you visited the **Canby Solid Waste Transfer (garbage) Station and Recycling Processing Center** behind the Canby High School on **Berg Parkway**? If you have not taken a look at it there, it may soon be in your own back yard!

The City of Canby Planning Commission is considering **RELOCATING** this to the corner of **TOWNSHIP ROAD & REDWOOD STREET** in the Logging Road Industrial Park.

**WHAT THIS WILL MEAN TO YOU:**

- LOSS OF PROPERTY VALUE** due to the undesirable nature of this relocation to your "back yard".
- WELL WATER CONTAMINATION** - for the surrounding residences with well water as their water source. (Rumor is that the present garbage location is leaking contamination into the Canby City Park below).
- CONTAMINATION WITH RATS, BIRDS, ODOR AND NOISE** - to the school and homes in the area.
- HEAVY TRUCK AND CAR TRAVEL** - past your home, could increase danger with children walking to and from school (on Township Road).
- HEAVY TRUCK AND CAR TRAVEL** - past the newly developed Manufactured Park Residences and businesses (on Redwood Street & Pine and 3rd), could increase danger with ingress and egress of foot traffic and automobile traffic.

**YOU MUST ACT NOW!**

**PUBLIC HEARINGS:**

**MONDAY, NOVEMBER 28, 1994 7:30 P.M. ADULT CENTER**  
**MONDAY, DECEMBER 12, 1994 7:30 P.M. ADULT CENTER**  
**ADULT CENTER located at S. E. 13TH AND IVY**

If you cannot attend the meetings to voice your opinion, please write a letter to **THE CITY OF CANBY PLANNING COMMISSION, 182 N. HOLLY, P. O. BOX 930, CANBY, OR 97013.** As of November 9, 1994, Bob Hoffman stated that there had not been any complaints registered in regard to this relocation to the corner of Township Road and Redwood Street.

Joan Jones  
Canby Property Owner,  
Phone: (503) 224-4040

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Commissioners:

As I'm sure by now you are aware that I am opposed to the approval of the application for the Solid Waste Transfer and Recycling Center to be located at the corner of Redwood and Township, across from Trost Elementary School. The following report is an attempt on the part of the citizens of Canby to insure that any and all items that would be necessary for the purpose of appealing any and all decisions to approve this application are a matter of public record, so as not to handicap us in our efforts to defend our position based on the grounds that we are appealing based on matters not included as public record.

We would also like to inform you that the Canby Quality of Life committee was established on December 19th, in an effort to unify and focus our efforts to establish grounds on which to deny the application for the Solid Waste Transfer Station and Recycling Center, (SWTS-RC). It is our intention to provide adequate information based on, but not limited to the Conditional Use Criteria 16.50.010 Sect. D, which will show that the proposed use of the swts-rc WILL alter the character of surrounding areas in a manner which substantially limits and precludes the use of surrounding properties.

We would like to make a formal request for an extension of time to further investigate the impact of this proposed site and conduct our own private traffic and environmental impact studies, to insure the health and safety of our children and the entire city of Canby. Due to the notification process that while the best efforts may have been made, with the first public notice being posted, Oct 31st, 1994, even this earliest notification would not have allowed private parties the time necessary to seek out and hire legal counsel, traffic and environmental impact engineers, to properly access this situation.

The following are several concerns that we would like to make a matter of public record in addition to any and all other records currently on file or those that may follow.

1. The attached outline of the meeting for the Canby Quality of Life Committee held Dec. 19th, 1994 and sponsored by the Trost PTA.
2. As per the operation agreement for Metro in conjunction with Metro South Operations in Oregon City, NO garbage is to remain on the premises overnight.

3. Per Canby city code - odor and noise are considered to be public nuisances, and per city code must be abated in accordance to guidelines outlined in the city code 8.12.030 - 8.12.170. It is our opinion this facility will cause both malodor and noise pollution outside the limits set forth by city code and will put the city in a constant abatement and enforcement position.
4. We also feel that there is a conflict of interest in regard to legal counsel provided the applicant. Due to the connection of Roger Reif by his position on the Canby School Board, and his legal representation provided the applicant, given the proximity and one of the largest issues of debate, that being Trost Elementary, we feel this poses a conflict of interest in this matter. Not to mention the possible connection with Steve Miller School Superintendent who testified as a proponent on the behalf of the entire school district.
5. We would also like to make a matter of public record the applicants past business record at both Canby Disposal and KB Recycling, including but not limited to, any citations, infractions, complaints, and the manner in which they have been handled in by the applicant in the past so as to determine possible cooperation if any adverse situations were to arise in the future should this application be approved.
6. We also feel that at a minimum procedures should be set up to determine odor and noise levels and determine procedures to abate these nuisances prior to approval of the conditional use permit.
7. Also please note the attached multiple property listings indicating numerous other site locations, not including the 40 acres the applicant owns on Kraxberger Rd, which also could serve as a possible site. By discussing alternate sites is in no way an admission that a swts-rc is even necessary.
8. We would also like to see a spill response plan and a disposal plan for wastewater prior to granting a conditional use permit, again any discussion of proposed conditions should not be construed in any manner as condoning this proposed siting.
9. Since Canby is very energy conscious, we feel that Natural Gas would be the only appropriate way to service this facility, so should this application be approved despite our opposition to this site under any circumstance, we atleast ask that NWNNG agree to extend service to the site prior to approving the conditional use permit.
10. We would also like to insure that there is a clarification as to the definition of heavy truck traffic. We feel that the trucks used to pick-up curbside garbage should be classified as heavy truck traffic, since there gross weight exceeds 20 tons, and a PUC permit is required.

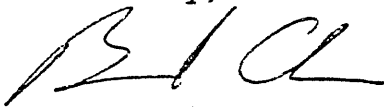
11. There should also be clarification as to the traffic routings particularly in regard to S Redwood. It has been proposed that all truck traffic will be limited to S. Redwood, but it has been overlooked that S Redwood runs right by Trost Elementary. We understand what the intent is, however when drivers decide to take a short cut past Trost to save 10 or 15 minutes there will be no grounds for enforcement under the current proposal.

12. It should also be noted that when the traffic analysis was done in August of 1992, it was thought that the public would be allowed to transfer solid waste to the proposed sight, since that was not to be the case, a letter is contained in the conditional use permit from Keech and Assoc. stating that during peak hours that had originally been counted at 128 trip ends per hour would be reduced by 50%. However if you will refer to the current traffic analysis conducted by Cunneen Transportation Analyst on 12-23-1994, that current traffic already exceeds the 128 trip ends projected by Keech and Assoc. without the transfer station or without future proposed new home construction.

In summary, we would like to state that this list in no way supersedes or takes precedent over any other public record submitted as evidence to deny the conditional use permit in question. In addition this list and attachments should not be construed as final, as we as concerned citizens are doing are very best to insure that we have made part of public record all items necessary to the case we are trying to make. Please make no mistake, that we are expecting anything less than a unanimous denial of the conditional use permit submitted by Fred A. Kahut,

but nonetheless, should it be approved initially by the planning commission we do not want to leave our attorneys at any disadvantage, in the appeal process to the city council, L.U.B.A., or D.E.Q.. We do appreciate the time you have spent in trying to determine the best course of action in this matter, and we sincerely hope that we have not hindered your ability to perform your task in any way.

Sincerely,



Brad Gerber  
1282 SE 11th Lp.  
Canby, OR 97013

12/28  
Canby Herald

To the editor:

NOT IN OUR CITY

I am writing to voice my concern over the articles, editorials, and general misconceptions, that repeatedly attempt to make the dispute to relocate Canby Disposal AND ADD a Solid Waste transfer station for Canby and surrounding areas, out to be a, "Not in our backyard" issue.

In my opinion and the opinion of many who attended a meeting of the recently formed Canby Quality of Life Committee at Trost Elementary school on December 19th, that this is not a my backyard your backyard argument as the proponents of this site would have us believe. In fact, citizens from both the north and south sides of Canby feel very strongly that while future garbage disposal concerns need to be addressed, there is not a need for a solid waste transfer station, on either the north or south side of town.

Currently there are three solid waste transfer stations and a fourth in the process of being built, within a 20 mile radius, all of whom are willing to accept our solid waste. In addition several alternative plans have been submitted to the planning commission which demonstrate more efficient, cost effective, and environmentally safer methods of handling our city's waste without the trouble and expense of constructing a solid waste transfer station. Obviously with the large number of nearby, existing solid waste transfer stations, these operations are very profitable undertakings, which would explain the great trouble and expense Fred Kahut is going to, to site an additional solid waste transfer station in Canby let alone across from an elementary school.

Every city creates garbage, but not every city has or needs a solid waste transfer station, especially when other alternatives are so close at hand. Let's quit obscuring the criteria for this decision by dividing our city, and pull together to make the best decision for all of Canby.

Brad Gerber  
1282 SE 11th LP.  
Canby, OR 97013  
266-4326



KEECH ASSOCIATES, INC.

Consulting Traffic Engineers  
1225 N.W. Murray Blvd., Suite 206  
Portland, Oregon 97229 • (503)641-6333  
FAX (503)643-8866

June 27, 1994

Aron Faegre (Fax: 222-6529)  
Aron Faegre & Associates  
Roof Garden  
520 SW Yamhill  
Portland, OR 97204

*Incorrect  
see attached  
Traffic Analysis*

RE: Canby Transfer and Recycling Company

Aron:

The current proposal of not allowing the public to dump solid waste at the Canby Transfer Station, but only to recycle material, would significantly reduce the trip generation to the site.

The Canby Transfer Station Traffic Analysis Report (8/28/92) indicated a peak hour generation of 128 trip ends per hour. I would expect this to be reduced by over 50 percent if the dropping off of recyclable material only is considered.

It is also planned that no commercial truck activity would use Township Road to reach the Transfer Station. They would be directed to use the Pacific Highway entrance. The commercial truck activity is not anticipated to be greater than 5 vehicles per hour.

These changes would not affect the conclusions or recommendation of the 8/92 traffic report. Overall, the project would have less traffic impact.

If you have any questions, please call.

Sincerely,  
KEECH ASSOCIATES, INC.

  
Robert Keech, P.E.  
Engineer

Ref.: 92.202

CUNNEEN INTERSECTION TURN COUNT SUMMARY										12/20/1994 (TUE)			
TOWNSHIP RD AND REDWOOD ST										CANBY, OR			
										GEBBER			
SB PHF*	0.517				38								
SB HV	8.3%								SURVEYOR: T. THORSEN				
SB PEDS	0	6	21	9				3:00-4:00 PM					
SB BIKES	0												
		←		V		→							
		←		^		→							
16	←												
117	98	→											
5	←												
		←		^		→							
		←		^		→							
EB PHF*	0.684				45	28	14						
EB HV	7.7%												
EB PEDS	0												
EB BIKES	0				85								
		←		^		→							
		←		^		→							
NB PHF*	0.703				32								
NB HV	5.2%												
NB PEDS	0												
NB BIKES	0												
		←		^		→							
		←		^		→							
WB PHF*	0.669				32								
WB HV	6.8%												
WB PEDS	0												
WB BIKES	0												
		←		^		→							
		←		^		→							
EB PHF*	0.625				45	28	14						
EB HV	7.1%												
EB PEDS	2												
EB BIKES	1												

\* - PHFs shown above are weighted averages by turn movement

15-MIN PERIOD BEGUN		EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND			15 MIN QTR TOT
		←	→	V	V	←	→	←	→	V	←	→	V	
2:00	CAR	4	20	2	2	8	8	4	5	1	0	5	1	80
	HV	1	1	0	0	0	1	1	0	0	1	0	0	5
	TOT	5	21	2	2	8	9	5	5	1	1	5	1	85
2:15	CAR	3	17	1	1	17	12	19	9	4	1	5	0	92
	HV	0	0	0	0	0	0	0	1	0	0	0	0	1
	TOT	3	17	1	1	17	12	19	10	4	1	5	0	93
2:30	CAR	5	32	1	0	24	5	11	3	5	1	2	0	90
	HV	2	2	0	0	2	0	4	0	0	0	0	0	10
	TOT	7	34	1	0	26	5	15	3	5	1	2	0	100
2:45	CAR	1	22	0	1	28	5	8	8	4	4	9	0	87
	HV	0	2	1	1	1	1	0	0	0	2	0	0	8
	TOT	1	24	1	2	27	6	8	8	4	6	9	0	95
INT PEAK HOU		18	98	5	5	76	32	45	28	14	9	21	0	383
PH		(2:00 - 3:00)												
INT PHF		0.57	0.71	0.63	0.63	0.72	0.67	0.58	0.65	0.70	0.38	0.58	0.59	0.58
PH HEAVY VEHICLES - TRUCKS & BUSES (FOR AREA PEAK HOUR)														
TRUCK		1	3	1	1	1	1	1	1	0	2	0	0	12
BUSES		2	2	0	0	2	1	4	0	0	1	0	0	12
TOT HV		3	5	1	1	3	2	5	1	0	3	0	0	24
HV %		16.6	5.2	20.0	20.0	3.8	6.3	11.1	3.8	0.0	33.3	0.0	0.0	6.8
STOP BUSES		0	0	0	0	0	0	0	0	0	0	0	0	0
PEDESTRIANS		0												
BICYCLES		0	0	0	0	0	0	0	1	0	0	0	0	1

Redwood north of T...

EXIST

26  
9  
21  
3  
59

12-20

6

Dear Canby Neighbor:

*These are additional concerns that should be made of public record*

The City of Canby Planning Commission is proposing to relocate the **RECYCLING CENTER PLUS**, **ALL OF THE GARBAGE FROM THE CITY OF CANBY**, and possibly **ALL THE GARBAGE AND RECYCLING FROM THE AREAS OUTSIDE OF THE CITY OF CANBY** to the corner of **TOWNSHIP RD. AND REDWOOD STREET**---just 320' from the new **TROST ELEMENTARY SCHOOL**. The present sight on Berg-Parkway is a "disgusting sight" and it is only the recycle part of it. Imagine what it will be like when all the garbage is added!

**THIS IS YOUR LAST CHANCE TO VOICE YOUR OPINION!**

The public hearings are over. The Canby City Planning Commission will now only accept letters. **ALL LETTERS REGARDING YOUR CONCERNS MUST BE IN THE OFFICE OF THE CITY OF CANBY PLANNING COMMISSION, NO LATER THAN DECEMBER 27, 1994.**

**WRITE A LETTER TO: THE CITY OF CANBY, PLANNING COMMISSION  
182 N. HOLLY OR P. O. BOX 930  
CANBY, OR 97013**

Some of the concerns are: (You may have other concerns)

1. The **SAFETY OF OUR CHILDREN**, from truck traffic, odors, noises, rats, etc.
2. No **ENVIRONMENTAL STUDIES** have been done, regarding:
  - soil studies** - potential contamination of the well water.
  - traffic studies** - 1992 study is outdated - before the new school was built and before new homes were built. Or what happens when the new Redwood St. floods, or when the County Fair is open?
  - noise studies** - with trucks coming and going, large machinery, crushing garbage, loading and unloading glass, metal, etc. The noise will affect the quality of living for those living near, and the children at the school.
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3. An **economic study** for alternatives, other location, taking the garbage to Oregon City instead of McMinnville, etc. Maybe a new garbage/recycling company?
4. No **"transitional area"** or **"buffer zone"** between industrial zoning and residential zoning, such as offices or apartments.
5. This facility is **not consistant with the Comprehensive Plan of the City of Canby**. " It will deteriorate the overall scenic and aesthetic qualities of the City and of those living around it".
6. **Reduce property values**, and therefore tax \$ to the City of Canby.
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8. The attraction for rats and birds to the surrounding area and school.
9. Problems with people dumping garbage/recycle material on neighbors properties when the garbage/recycle center is closed or will not accept materials.
10. Why are the private funders not declaring who they are? Conflict of interest?

SOLID WASTE TRANSFER STATION  
&  
RECYCLING PROCESSING CENTER

I. Introduction

A. PTA Executive Board

II. Purpose of tonights meeting

A. Educate everyone on the:

1. Proposal
2. Process
3. Steps necessary to insure that the correct action is taken.

III. What is being proposed

A. Availability of public records

1. Application
2. Staff Report
3. Revised Staff Report
4. Minutes from planning commission meetings
5. Letters for/against

B. Summary of project.

1. show project map overhead
2. show slides of existing site plus other sites

IV. Process (see instructions to applicants)

V. Items to be considered

- A. Does Canby need a solid waste transfer station at all.
- B. If so is the proposed location the only and best location for the residents of Canby, not just for the applicant.
- C. If this is the best location are all possible concerns being addressed by the conditional use permit.

VI. Does Canby need a solid waste transfer station at all?

- A. There are 3 solid waste transfer stations currently operating within a 20 mile radius with the closest being only 8 miles away in Oregon City. (show map overhead)

- B. Economic Benefits to Canby Citizens are cited as primary motivation for a solid waste transfer station (show pie chart overhead)

VII. If it is determined Canby does need a solid waste transfer Station, is the proposed site the only and best location for the citizens of Canby?

- A. Location is currently zoned M-1 light industrial. (see capability to meet requirements of an m-1 zone).
- B. City of Canby Planning office responsibility to judge whether or not the conditions in the conditional use permit make the site consistent with city policy and is consistent with the City's comprehensive plan. (see 16.50.010 conditional use criteria overhead.)
  - 1. the city in their staff report and revised staff report have found this application to be consistent with city policy and it's comprehensive plan
  - 2. In no way does this constitute their advocacy.
- C. Time to determine if this is the best location.
  - 1. Earliest notice was posted on 10/31/94 at city hall bulletin board outside, library bulletin board, canby post office.
  - 2. Also on 10/31/94 adjacent property owners were supposedly notified by mail, but many have gone on record as denying that they were ever notified.
  - 3. On 11/7/94 notice was posted at the corner of township and redwood and also between 4th and township
  - 4. finally two letters were sent to two individuals who were inadvertently overlooked during the notification process on 11/15/94. These were the two closest adjacent property owners. The first public hearing was scheduled for the 14th of November.
- D. Despite time to determine the appropriateness of this location we have come up with the following concerns that we feel are definitely grounds for not siting the solid waste transfer station at the proposed location. (see reasons against overhead.)

VIII. Should this site be approved it is mandatory that all items upon which an appeal could be made are on record by the 27th of December.

- A. Selecting representatives to insure all concerns are on record.
- B. Create sub-committees to further investigate issues that need to be on record, to insure all evidence is documented and submitted by the Dec 27th deadline.
- C. Establish a phone tree for fast communication and

name  
the group

community support to unify our efforts and to eliminate  
wasted time and effort by eliminating duplication.

Legal Representation would  
be recommended.;

- Friends of Maple St.
- Pendleton
- Sherwood

\$ 5,000 Retainer

December 19, 1994

Brad Gerber  
Citizens of Canby Committee

Here is the list of properties from the REALTOR MULTIPLE LISTING SERVICE as of December 15, 1994 for any parcel 8 acres and above located in the area of 146, which is the RMLS area which includes Canby.

The listings include:

ACTIVE - presently ON THE MARKET

WITHDRAWN -those listings taken off the market for a variety of reasons, however, they may still be available for sale.

EXPIRED-listings that did not sell during the time it was listed, however, the listings may still be available for sale.

These listings do not , in any way, indicate all the possibilities of land for sale. Many Real Estate Companies have Exclusive Listings that are only listed with that company and are not in the RMLS.

There are Real Estate Companies, with listings, that do not belong to RMLS, and therefore, would not have their listings listed on their computer (or in the RMLS) book.

There are also many properties that are not even ON THE MARKET, or presently IN THE CITY LIMITS, that would be great possibilities. Example: Our property on Redwood Street , where Trost Elementary School is presently located, was never even ON THE MARKET. Not only was it not ON THE MARKET, it was designated FARM LAND. We were approached by a Realtor, who was looking for possible locations for the new school, who found our name on the tax records, and contacted us to see if we might be interested in selling 20 acres to the school.

After giving it some thought, we decided to sell 20 acres to the School District. Even though it was FARM LAND, and was not even contiguous to CITY LIMITS PROPERTY, it was very quickly changed to RESIDENTIAL, so they could use it for the new school.

Therefore, I do not believe there has been a proper search for land for the Waste Transfer/Recycle Center until all of these possibilities have been exhausted.

Sincerely



Joan Jones, CRS, GRI  
Broker

Original search criteria:

STAT:ACT, CON, WTH, EXP AREA:146 TYPE:(RESID) ACRES:8+ All 8+ Acres  
 JOAN JONES REAL ESTATE 503-224-4040 12/15/94 JOAN JONES

\*\*\* ACT \*\*\* Presently on the market

ML#	Type	Address	A#	Lot Size	Terms	L/Price
173727	FRM/FOR	S NEW KIRSCHNER	20 Acr.	146	20ACRES-	CASH 85000
151087	FRM/FOR	THOMAS ROAD	20 Acr.	146	20ACRES+	CASH 89000
170580	FRM/FOR*	18760*S *MUNSON	20 Acr.	146	20ACRES+	CASH 91000*
169663	FRM/FOR*	18534*S *HWY 211	10 Acr.	146	10ACRES-	CASH 95000*
171004	FRM/FOR	<del>S SPRINGWATER</del>		146	20ACRES+	CONTRCT 95000
157991	FRM/FOR	UNION MILLS RD	9.5 Acr	146	10ACRES-	CALL-LO 115000
173786	FRM/FOR	LEABO ROAD	8.08 Ac.	146	10ACRES-	CASH 115000
172929	FRM/FOR	S VALLEY VISTA	19. Ac.	146	20ACRES-	CASH 130000
157334	FRM/FOR	19601 S REDHOUSE RD.	24 Ac.	146	20ACRES+	CONTRCT 143900
169146	FRM/FOR	*NO SITE ADDRESS*	20 Ac.	146	20ACRES+	CASH 157950
170420	FRM/FOR	S MOLALLA FOREST RD	24 Ac.	146	20ACRES+	CASH 185000
168990	FRM/FOR	WINDY CITY	21 Ac.	146	20ACRES+	CONV 199950
146152	FRM/FOR	WILDCAT ROAD	65 Ac.	146	20ACRES+	CONTRCT 225000*
144563	FRM/FOR	MACKSBURG RD	85 Ac.	146	20ACRES+	CASH 300000
143286	FRM/FOR	<del>LORRAINE DRIVE</del>	160 Ac.	146	20ACRES+	OWNER 325000*
161477	FRM/FOR	32998 S HWY 213	80 Ac.	146	20ACRES+	CASH 325000*
170049	FRM/FOR	32998 S BUD SMITH RD	40 Ac.	146	20ACRES+	CASH 450000
171005	FRM/FOR	NEXT TO PARROT CREEK		146	20ACRES+	CONV 485000
162118	FRM/FOR	<del>19360 S LELAND RD</del>	55 Acr.	146	10ACRES-	CASH 520000*
168701	FRM/FOR	<del>22551 S EADEN RD</del>		146	20ACRES+	CONTRCT 535000
155529	FRM/FOR*	26241*S *MERIDIAN	87 Acres	146	20ACRES+	CALL-LO 649000
152980	FRM/FOR	<del>OFF BAKERS FERRY RD</del>		146	20ACRES+	OWNER 800000
150247	FRM/FOR	<del>OFF BAKER'S FERRY RD</del>		146	20ACRES+	CONTRCT 2500000

\*\*\* WTH \*\*\* Were withdrawn, but may still be available

ML#	Type	Address	A#	Lot Size	Wth/Date	L/Price
164582	FRM/FOR*	30024*S *SPRAGUE	8.85 Acr.	146	10ACRES-	10/04/94 99998
147434	FRM/FOR	ENGSTROM	9.85 Acr.	146	10ACRES-	12/15/94 119950
151070	FRM/FOR	LEABO RD MOLALLA	8 Ac.	146	10ACRES-	12/13/94 125000
133619	FRM/FOR	HWY 213	30 Ac.	146	20ACRES+	01/21/94 145000
162374	FRM/FOR	32951 S WILHOIT RD.	47.95 Ac.	146	20ACRES+	11/17/94 240000
131963	FRM/FOR	<del>S EADEN RD</del>		146	20ACRES+	07/21/94 249000
115112	FRM/FOR	<del>20940 S HARRIS ROAD</del>		146	20ACRES+	07/19/93 1200000

\*\*\* EXP \*\*\* Expired listings, but may still be available

ML#	Type	Address	A#	Lot Size	Exp/Date	L/Price
138182	FRM/FOR	35460 S DICKEY PRAIRIE RD	30 Ac.	146	20ACRES-	07/17/94 55000
96347	FRM/FOR	S NEW KIRSCHNER	20 Ac.	146	20ACRES-	11/13/94 69500
147109	FRM/FOR	S MACKSBURG ROAD	14.25	146	20ACRES-	08/07/94 70000
149993	FRM/FOR	SCHRAM RD	12 Ac.	146	20ACRES-	11/27/94 102000*
111673	FRM/FOR	DHOOGHE ROAD	24 Ac.	146	20ACRES+	06/26/94 135500
111648	FRM/FOR	14765 S GRAVES RD	13 Ac.	146	20ACRES-	11/26/94 137500*
147973	FRM/FOR	<del>N/T HWY 99E</del>		146	20ACRES+	07/24/94 200000
96333	FRM/FOR	S NEW KIRSCHNER RD	142	146	20ACRES+	11/13/94 355000
96352	FRM/FOR	<del>19360 S LELAND</del>	Ac.	146	20000SF-	08/05/94 510800
128391	COM/IND	<del>1506 SE TOWNSHIP RD</del>		146	20ACRES-	11/13/94 609300
113229	FRM/FOR	20949 S HARRIS ROAD	89 Ac.	146	20ACRES+	07/05/94 1200000



Realtor's MLS System COMMERCIAL/INDUSTRIAL 12/15/94 04:11 PM  
 ML# 78534 Status ACT Area 146 T/Guide 746 B/7 L/Price \$ 320000  
 Address / S / HWY 99E Sellr Dis N #I 0 O/Price \$ 320000  
 Sale Inc LAND / City CANBY Zip Code 97013  
 Legal IN LIST OFFICE Zoning M-1  
 County CLACKAMAS TaxID\*00771677 Type LT-INDU

----- BUILDING INFORMATION -----  
 Yr Built 0/ Pres Use / #Sty/Bldg /  
 Parking / Construc / CeilHt/Ft /  
 Dock Door / Roof / Gross SF 0  
 Occupancy Loading / Ofc SqFt /  
 Features / / / / WhseSqFt /  
 Equipmnt / / / / Mfg SqFt /

----- LAND INFORMATION -----  
 Rd Surfcl GRAVEL Lot Size 20ACRES+ Rd Frnt #Acres 20.59  
 Lot Dim

----- UTILITIES -----  
 Heat/Fuel NONE /NONE Water PUBLIC Volts  
 Cool Sewer OTHER Amps

Xst/Dir: HWY 99E AND BERG AVE, WEST OF HWY BETWEEN BLUFF AND SPRR  
 Rmks: UNIMPROVED INDUSTRIAL LAND W/2400 FT OF SPUR LINE. ACCESS WILL BE AT  
 STOPLIGHT ON HWY / 4-WAY LIGHT WILL BE PROVIDED BY ADJOINING LANDOWNER  
 CALL LISTOR FOR DETAILS ON EXISTING LEASE FOR BULK STORAGE TANKS AND  
 POSSIBLE PARTITION OF PROPERTY SMALLER.

----- BUSINESS INFORMATION -----  
 Docu Avail / Franchise Yr Est Gross Income \$  
 Restrictions / Inventory Oper Expens \$  
 Business Name 0 Net Income \$

----- LEASE INFORMATION -----  
 Lease Type / Lease Amt \$  
 Lease Expire Leased Equipment Deposit \$

----- FINANCIAL INFORMATION -----  
 1Bal \$ 0/ Asm Int/Pmt / / Mortgagee  
 2Bal \$ / Asm Int/Pmt / / Mortgagee  
 Tax/Yr \* 1719.26 Sp Asmt Bal \$ BBC 2.7V  
 Terms Avail CASH / / / SOC 2.7V

----- LISTING OFFICE INFORMATION -----  
 LPID KACALEKR/RWCR01 Agent BOB KACALEK Ph 503-657-5064  
 Show VACANT / / Office REALTY WORLD/CANBY R Ph 503-266-2711  
 Photo NO-PHOT Owner SPRR Ph  
 Poss CLOSING

(c) MLS INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Completed Y

Original search criteria:

STAT:SLD AREA:146 TYPE:(RESID) ACRES:8+

- JOAN JONES REAL ESTATE

503-224-4040

12/15/94 JOAN JONES

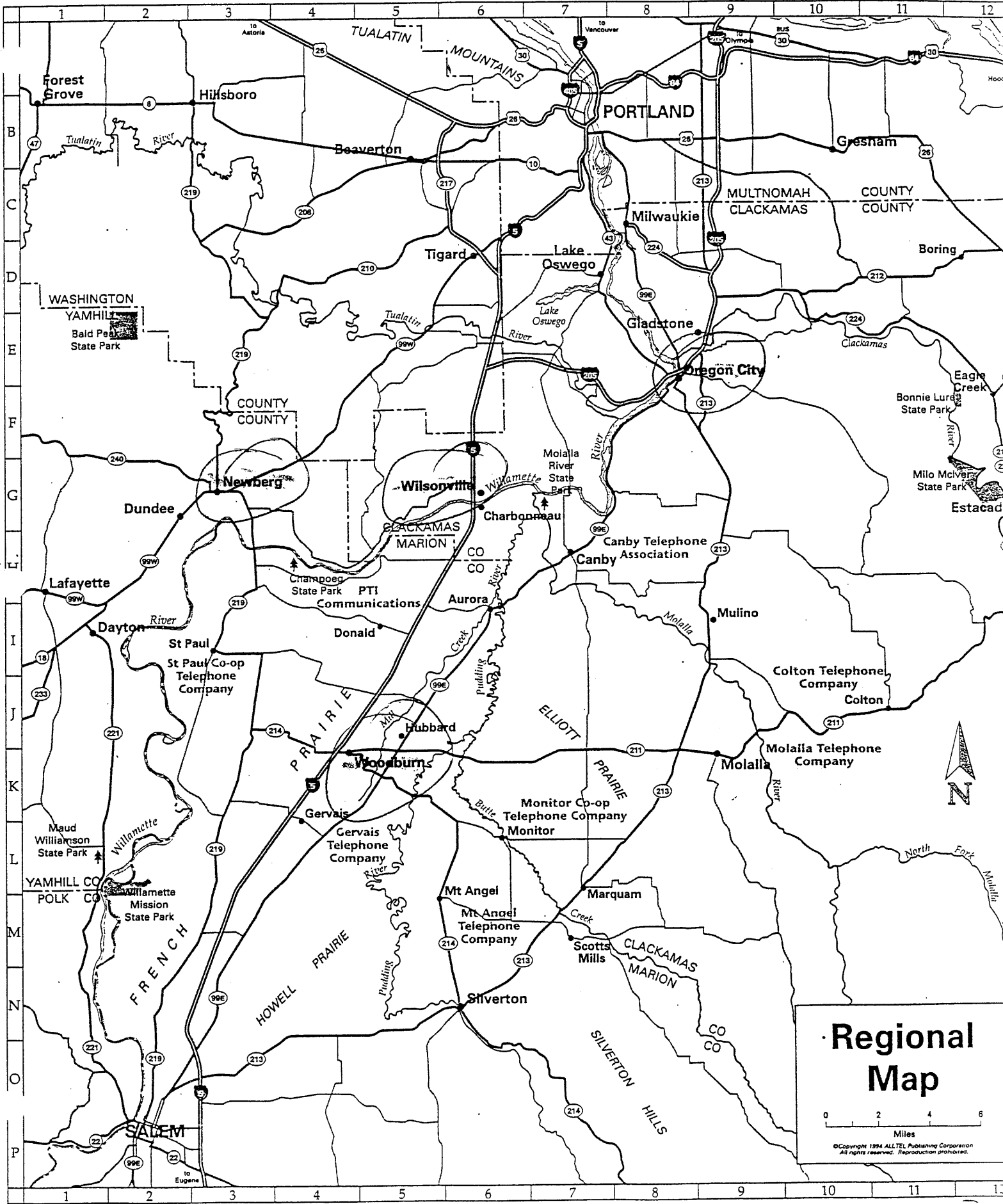
*These have sold  
Where These checked into ?  
All over 8 Acres*

\*\*\* SLD \*\*\*

ML#	Type	Address	A#	Lot Size	Cl/Date	S/Price
133964	FRM/FOR	S MARSHALL RD	146	20ACRES-	08/09/94	32000
27587	FRM/FOR	S ENGSTROM ROAD	146	20ACRES-	12/30/92	44500
83410	FRM/FOR	S. MARSHALL RD	146	10ACRES-	12/08/93	47000
89809	FRM/FOR	21356 S HWY. 211	146	20ACRES+	06/14/93	47500
14817	FRM/FOR	LOWER HIGHLAND	146	20ACRES+		50000
84136	FRM/FOR	S WRIGHT ROAD	146	20ACRES+	08/03/93	50000
96526	FRM/FOR	WYLAND	146	20ACRES-	05/18/93	55000
74838	FRM/FOR	NORTH CEDAR CR. LN.	146	10ACRES-	05/17/93	57000
58354	FRM/FOR	HOWARDS MILL ROAD	146	20ACRES-	01/15/93	59900
58357	FRM/FOR	HOWARDS MILL ROAD	146	20ACRES-	01/15/93	59900
116146	FRM/FOR	DRYLAND ROAD	146	20ACRES+	11/17/93	60500
92924	FRM/FOR	EARL RD/SWANK RD	146	20ACRES-	06/30/93	62500
102266	FRM/FOR	S MOLALLA FOREST RD	146	10ACRES-	10/29/93	65000
133610	FRM/FOR	S VALLEY VISTA	146	20ACRES-	12/02/94	70000
129641	FRM/FOR	S BEAVERCREEK RD	146	10ACRES-	11/16/94	72500
136208	FRM/FOR	19435 S MCCUBBIN RD	146	20ACRES-	03/18/94	75000
90116	FRM/FOR	MUNSON ROAD	146	20ACRES+	05/21/93	77000
121167	FRM/FOR	SE ENGSTROM	146	10ACRES-	10/14/93	80000
131606	FRM/FOR	27640 S HIWAY	146	20ACRES-	03/20/94	80000
152704	FRM/FOR	BEAVERCREEK RD	146	10ACRES-	09/25/94	85000
78861	FRM/FOR	BEESON ROAD	146	20ACRES+	04/22/93	85000
96860	FRM/FOR	16001 S PIERCE RD.	146	20ACRES+	08/25/93	86950
13582	FRM/FOR	S WRIGHT RD.	146	20ACRES+	04/29/94	89000
129176	FRM/FOR	20332 S REDHOUSE ROAD	146	20ACRES-	09/12/94	89500
140945	FRM/FOR	28373 S CRAMER ROAD (N/T)	146	20ACRES+	05/05/94	90000
91027	FRM/FOR	ELLIS RD	146	20ACRES+	06/01/93	94500
116600	FRM/FOR	14833 S HERMAN RD	146	10ACRES-	10/28/93	94500
61349	FRM/FOR	EADEN RD	146	20ACRES+	03/18/93	97000
151474	FRM/FOR	19816 S LYONS RD	146	20ACRES-	09/16/94	99000
140642	FRM/FOR	19816 S LYONS RD	146	20ACRES-	08/16/94	99000
164570	FRM/FOR	0 **NO SITE ADDRESS*	146	20ACRES+	09/22/94	110000
118854	FRM/FOR	HIGHWAY 211	146	20ACRES+	03/10/94	110000
134536	FRM/FOR	UNION HALL ROAD	146	20ACRES+	03/25/94	112000
76250	FRM/FOR	REFLECTION LN	146	20ACRES+	04/12/93	112000
76246	FRM/FOR	REFLECTION LN	146	20ACRES+	04/20/93	115000
74482	FRM/FOR	S LOWER HIGHLAND RD	146	20ACRES+	12/31/92	125000
86847	FRM/FOR	HWY 213	146	20ACRES+	03/16/94	125000
138601	FRM/FOR*	26630*S *BEAVERCREEK	146	20ACRES+	05/01/94	136000
115561	FRM/FOR	OLSON	146	20ACRES-	09/24/93	150000
162981	FRM/FOR	15964 S HIDDEN RD	146	20ACRES-	10/05/94	156000
96134	FRM/FOR	S FELLOWS RD	146	20ACRES+	06/18/93	160000
83199	FRM/FOR	19653 S S END RD	146	20ACRES-	08/02/93	160000
133728	FRM/FOR	MUELLER RD	146	20ACRES-	02/11/94	162500
128476	FRM/FOR	24083 S RIDGE RD	146	20ACRES+	02/10/94	164000
95205	FRM/FOR*	16568*S *BABLER	146	20ACRES+	03/19/93	169000
144885	FRM/FOR	TOWNSHIP RD.	146	20ACRES+	10/26/94	182500
103146	FRM/FOR	S SPRINGWATER	146	20ACRES+	04/19/94	185000
30627	FRM/FOR	HWY 211	146	20ACRES+	05/23/94	200000
108505	FRM/FOR	S HWY 213	146	20ACRES+	12/28/93	200000
117227	FRM/FOR	22320 S BEAVERCREEK RD	146	20ACRES+	02/15/94	250000
132116	FRM/FOR	6815 S KNIGHTS BR RD	146	20ACRES+	09/23/94	280000
68644	FRM/FOR	S SPANGLER RD	146	20ACRES+	12/31/92	280000

68649	FRM/FOR		S	SPANGLER	146	20ACRES+	12/31/92	280000
113780	FRM/FOR	16317	S	FORSYTHE	146	20ACRES+	06/29/94	365000
120030	FRM/FOR*	32998*	S	*HWY 213	146	20ACRES+	04/19/94	425000
101688	FRM/FOR	18089	S	STROWBRIDGE ROAD	146	20ACRES+	11/16/93	750000
88372	COM/IND		SE	PACIFIC HWY	146	20ACRES+	09/30/93	795000

4 locations all willing to accept our solid waste and yard debris within a 20 mile radius



**Regional Map**

0 2 4 6  
Miles

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16

Receipts  
Estimates  
A different  
alternative

currently  
Canby Disposal estimates 1300 trips/year

proposed  
Canby Disposal estimates 520 trips/year

saving  
780 trips/year

They estimate this will save 88,270 vmt

$$88270 / 780 \text{ trips} = 113 \text{ miles/r.t.}$$

$$88,270 / \$105,479 = 83 \text{ cents/mile}$$

*Alternative  
Solution*

## ALTERNATIVE

Continue making 1300 trips/year  
to Oregon City @ 16 miles/RT

Total 20,800 miles/year  
Cost 83 cents /mile  
equals \$17,264

## CURRENTLY

Making 1300 trips/year  
to McMinnville @ 113 miles/RT

Total 146,900 miles/year  
cost 83 cents/mile  
equals \$117,520  
SAVINGS \$100,256

*Alternative  
Solution*

### Their Argument

Riverbend Landfill charges \$55/ Ton  
They estimate Canby Generates  
112,000 tons peryear  
Their cost \$660,000

Oregon City charges \$75/ Ton  
@ 12,000 tons / year  
Their Cost \$900,000

A difference of  
\$240,000

*Alternative  
Solution*

Additional cost to Oregon City \$240,000

Less cost Savings for less miles \$100,000

-----  
Net Additional Cost \$139,744

\$139,744 / 4,000 Canby Households

\$34.93/year/household

\$2.91/month/household



*From the application - if our rates were increased to those of Oregon City it would provide Canby Disposal over*

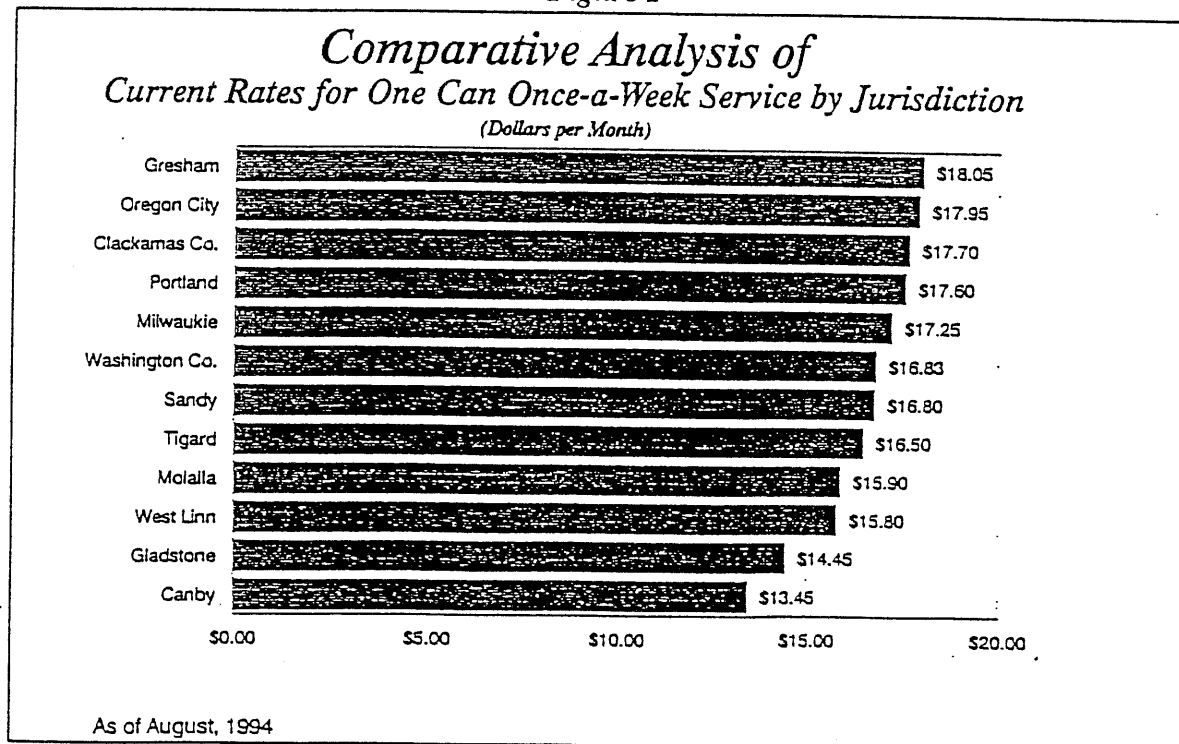
Current planning calls for an investment level of approximately \$2,000,000 for this facility. This cost base is broken down into ~~permitting~~ *permitting & regulatory compliance*, engineering design, off-site improvements, and construction. For the purposes of this analysis, land acquisition costs were not included. Because the project is in the preliminary phase of permitting, no firm commitments have been made with respect to the capital financing structure (i.e., the debt/equity mix). Furthermore, it is highly likely that the necessary regulatory approvals and construction mobilization/demobilization will delay the initial operation of the facility until early to mid 1995.

*\$240,000 per-year decrease without*

Without "hard" development costs in hand, it is impossible to precisely predict the rate impacts to Canby garbage customers. However, management can state categorically that the operational savings of having the facility in service will be used to offset the increase in revenue requirements that will result from the siting and construction of the facility. Furthermore, it is not management's intention to initiate rate increases based on pro-forma cost figures that are being developed as the siting and construction process unfolds. To this end, Canby Disposal will commit to holding garbage rates in Canby at their current levels until January 1, 1996. However, this commitment does not include pass through costs incurred as a result of increases in landfill disposal costs or bonding costs associated with the procurement of a conditional use permit for this facility.

To put rates into perspective, Figure 2 shows a comparison of one can once-a-week rates for communities around Canby.

Figure 2



(21)

Dear Citizens of Canby,

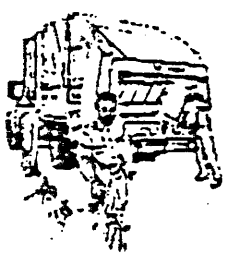
*I have 100 Copies of this  
Obviously Fred isn't just concerned  
w. the Canby*

We are told that the SOLID WASTE TRANSFER STATION AND RECYCLING PROCESSING CENTER in CANBY is **ONLY** for the City of Canby-- "the facility will accept approximately 12,000 tons per year of solid waste, all coming from Canby households and businesses via Canby Disposal Company". (Page 1, Project Narrative, Conditional Use Permit) From the Planning Commission Minutes 11/28/94 #8, "Mr. Donovan was unsure whether or not any recyclable material would be coming from other cities for processing at this plant. "

**ARE THE CITIZENS OF CANBY AND THE CANBY PLANNING COMMISSION BEING MISLEAD? I THINK SO!**

The CANBY DISPOSAL COMPANY is presently accepting garbage and recyclables from other cities. See the ads from the December 14, 1994 CANBY HERALD, and from the JUNE 1994 NORTH WILLAMETTE VALLEY TELEPHONE DIRECTORY (Yellow Pages). As an economic matter, why would anyone believe they would suddenly "drop" all of these other areas to "only" do the City of Canby's garbage and recyclables?

**CANBY DISPOSAL CO.**  
**266-3900**  
 Containers • Drop Boxes  
 Serving Canby, Barlow,  
 New Era and Macksburg Areas  
 1184 S. BERG PARKWAY



**Garbage Collection**

CANBY DISPOSAL CO.  
 RESIDENTIAL-COMMERCIAL COLLECTION  
 CONTAINERS-DROP BOX SERVICE  
 WEEKLY RECYCLING COLLECTION  
 Serving  
 CANBY, BARLOW, NEW ERA,  
 MACKSBURG AND SURROUNDING AREAS  
 Mailing Address P. O. Bx 550 Canby  
 Office - Monday - Friday 9 AM To 5 PM  
 1184 SW Berg Parkway Canby .266-3900

K B Recycling Inc  
1184 SW Berg Parkway Canby .. 266-7903

CANBY HERALD AD 12/14/94

1994 TELEPHONE DIRECTORY

Since the areas of collection include CANBY, as well as BARLOW, NEW ERA, MACKSBURG AND "SURROUNDING AREAS", the new Garbage Transfer/Recycling Center SHOULD BE PLACED CENTRAL OF ALL OF THESE AREAS. NOT in the center of the City of Canby, surrounded by homes and schools.

Why is this entire project not represented in an honest and straight forward manner? If this is approved, what other surprises from misrepresentations will be found? It needs to be stopped NOW!

**THE CITY OF CANBY DESERVES BETTER THAN DUMPING EVERYONES' GARBAGE AND RECYCLABLES IN THE CENTER OF OUR CITY, NEXT TO THE CITIZENS AND THE KIDS!**

*Jean Jones*  
12-19-94

## **16.50.010 Conditional Use Criteria**

In judging whether or not a conditional use permit shall be approved or denied, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the location proposed and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the City.**
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.**
- C. All required public facilities and services exist to adequately meet the needs of the proposed development.**
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.**

*write* 8.12.030 Nuisances affecting public health.

No person may permit or cause a nuisance affecting public health. The following are nuisances affecting the public health and may be abated as provided in this chapter:

A. Privies. An open vault or privy constructed and maintained within the city, except those constructed or maintained in connection with construction projects in accordance with the Oregon State Board of Health regulations:

B. Debris on Private Property. Accumulations of debris, rubbish, manure and other refuse located on private property that are not removed within a reasonable time and that affect the health, safety or welfare of the city:

C. Stagnant Water. Stagnant water which affords a breeding place for mosquitoes and other insect pests:

D. Water Pollution. Pollution of a body of water, well, spring, stream or drainage ditch by sewage, industrial wastes or other substances placed in or near such water in a manner that will cause harmful material to pollute the water:

E. Food. Decayed or unwholesome food which is offered for human consumption.

F. Odor. Premises which are in such a state or condition as to cause an offensive odor or which are in an unsanitary condition:

G. Surface Drainage. Drainage of liquid wastes from private premises. (Prior code § 5-5.5)

8.12.040 Abandoned iceboxes.

No person may leave in a place accessible to children an abandoned,

unattended or discarded icebox, refrigerator or similar container which has an airtight door with a snap lock or lock or other mechanism which may not be released for opening from the inside, without first removing such lock or door from such icebox, refrigerator or similar container. (Prior code § 5-5.6)

8.12.050 Attractive nuisances.

A. No owner or person in charge of property may permit:

1. Unguarded machinery, equipment or other devices on such property which are attractive, dangerous and accessible to children:

2. Lumber, logs or piling placed or stored on such property in a manner so as to be attractive, dangerous and accessible to children:

3. An open pit, quarry, cistern or other excavation without erecting adequate safeguards or barriers to prevent such places from being used by children.

B. This section shall not apply to authorized construction projects if during the course of construction reasonable safeguards are maintained to prevent injury or death to playing children. (Prior code § 5-5.7)

8.12.060 Weeds and noxious growth.

No owner or person in charge of property may permit weeds or other noxious vegetation to grow upon his property. It shall be the duty of an owner or person in charge of property to cut down or to destroy weeds or other noxious vegetation as often as needed in order to prevent the weeds or noxious vegetation from becoming unsightly or from

distribution of advertising material during a parade or approved public gathering. (Ord. 767 § 6, 1985; prior code § 5-5.15)

**8.12.120 Declaration of nuisance—  
General nuisance.**

A. The acts, conditions or objects specifically enumerated and defined in Sections 8.12.020 through 8.12.110 are declared to be public nuisances; and any person who commits any act or permits, creates or maintains any condition which is defined by this chapter as a public nuisance shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided in Section 8.12.180. Also, all acts, conditions or objects defined and declared by this chapter to be a public nuisance may be abated by any of the procedures set forth in Sections 8.12.130 through 8.12.170.

B. In addition to those nuisances specifically enumerated within this chapter, every other thing, substance or act which is determined by the council to be injurious or detrimental to the public health, safety or welfare of the city is declared to be a nuisance and may be abated as provided in this chapter. (Prior code § 5-5.16)

**8.12.130 Abatement notice.**

A. Upon determination by the superintendent of public works that a nuisance as defined in this chapter or any other ordinance of the city exists, the superintendent of public works shall forthwith cause a notice to be posted on the premises where the nuisance exists, directing the owner or person in charge of the property to abate such nuisance.

B. At the time of posting, the city

recorder shall cause a copy of such notice to be forwarded by registered or certified mail, postage prepaid, to the owner or person in charge of the property at the last-known address of such owner or other person.

C. The notice to abate shall contain:

1. A description of the real property, by street address or otherwise, on which such nuisance exists:

2. A direction to abate the nuisance within ten days from the date of the notice:

3. A description of the nuisance:

4. A statement that unless such nuisance is removed the city may abate the nuisance and the cost of abatement shall be a lien against the property:

5. A statement that the owner or other person in charge of the property may protest the abatement by giving notice to the city recorder within ten days from the date of the notice.

D. Upon completion of the posting and mailing the person posting and mailing the notice shall execute and file a certificate stating the date and place of such mailing and posting.

E. An error in the name or address of the owner or person in charge of the property or the use of a name other than that of the owner or other person shall not make the notice void and in such a case the posted notice shall be sufficient. (Prior code § 5-5.17)

**8.12.140 Abatement by owner.**

A. Within ten days after the posting and mailing of the notice as provided in Section 8.12.130, the owner or person in charge of the property shall remove the nuisance or show that no nuisance exists.

shall commence to run from the date of the entry of the lien in the lien docket.

E. An error in the name of the owner or person in charge of the property shall not void the assessment nor will a failure to receive the notice of the proposed assessment render the assessment void, but it shall remain a valid lien against the property. (Prior code §§ 5-5.20 and 5-19.1)

**8.12.170 Summary abatement.**

The procedure provided by this chapter is not exclusive but is in addition to procedure provided by other ordinances and the health officer, the chief of the fire department and chief of police may proceed summarily to abate a health or other nuisance which unmistakably exists and from which there is imminent danger to human life or property. (Prior code § 5-5.21)

*w/10 Te* **8.12.180**

~~Any person who violates any provision of this chapter shall be liable for a civil penalty not to exceed thirty dollars for each violation or exceed one hundred dollars, or by both.~~  
(Prior code § 5-5.22)

**8.12.190 Separate violations**

~~A. Each day's violation of a provision of this chapter constitutes a separate offense.~~

~~B. The abatement of a nuisance is not a penalty for violating this chapter, but is an additional remedy. The imposition of a penalty does not relieve a person of the duty to abate a nuisance.~~ (Prior code § 5-5.23)

**Chapter 8.16**

**FIRE PREVENTION CODE**

**Sections:**

- 8.16.010 Adoption of Uniform Fire Code.
- 8.16.020 Establishment and duties of bureau of fire prevention.
- 8.16.030 Definitions.
- 8.16.040 Storage of flammable or combustible liquids in outside, aboveground tanks—Where prohibited.
- 8.16.050 Bulk storage of liquefied petroleum gases—Restrictions.
- 8.16.060 Storage of explosives and blasting agents—Where prohibited.
- 8.16.070 Penalties.
- 8.16.080 Nonliability for damages.

**8.16.010 Adoption of Uniform Fire Code.**

There is adopted by the city council for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion that certain code known as the Uniform Fire Code, 1985 Edition, recommended by the Western Fire Chiefs Association and the International Conference of Building Officials, save and except such portions of the code as are deleted, modified or amended in this chapter. Not less than three copies of the Uniform Fire Code, 1985 Edition, as adopted in this section, are to be kept on file in the office of the

76

FAX COVER SHEET

VILLAGE STORE

FAX NUMBER: 321-7402 DATE: 12/16/94

TO: Brad Gerber

ATTENTION:

SUBJECT: Traffic Counts

SENDER: Myles Cunneen (235-3871)

NUMBER OF PAGES: 1 COVER SHEET + 3 - 4 PAGES

Fax#  
236-5071

IF ALL PAGES NOT RECEIVED, CALL (503) 236-5071

I'm sending you:

- ① A factored (to 1993) version of the 99E/Pine Keach count used for the 1993 Canby Transportation Master Plan (Kittelson & Asso.)
- ② A Nov 1993 Keach count of Township Road at Pine St. (Keach owns Traffic Smithy, Inc.)
- ③ Factored 1993 traffic volumes with traffic added (estimated) from the new Township Commons development from my Jan 94 Kittelson report -- based on volumes used in Canby Master Plan & my own counts at locations ② ⑤ ⑥ & ⑦.

I can count 99E/Pine for 2 hours for \$50  
 & for one hour for \$45 (4:30-5:30 tends to be the peak hour of the day). For Township & Redwood, \$50 for 2 hours & \$35 for one hour. Last week my team counted traffic & pedestrians along Iny St. by the Lee Elem. School & at 13th Avenue for a Kittelson school safety study there.

Myles Cunneen's  
 were available, but not used.  
 See new study paid for  
 & conducted on Dec 21st from  
 3-4 pm when children go  
 home



SUBJECT \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_

CANBY - TRAFFIC VOLUMES

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

PROJECT NO. 1127

FACTORED FOR 1993 AVERAGE WEEKDAY PEAK HOUR

INTERSECTION: PINE ST / 99E

COUNT DATE: 8/5/92

MONTH FACTOR 0.87 (AUG)

COUNT PK HOUR: 4-30-5-30

YEAR FACTOR 1.02

OVERALL = 0.88

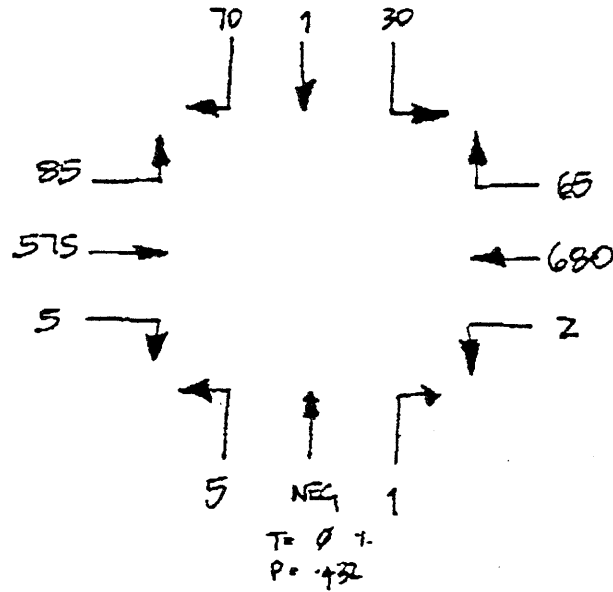
PHF = 0.903

P = .772  
T = 3.37

PM PEAK

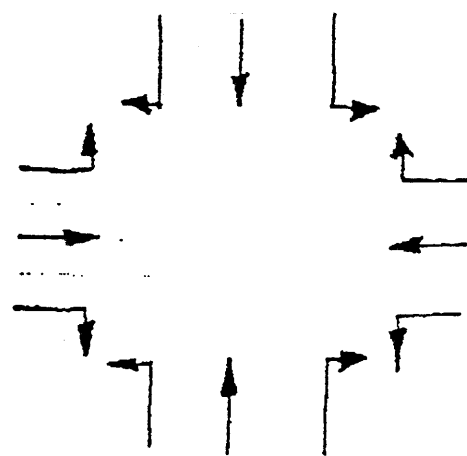
T = 5.67  
PHF = .843

4-30-5-30



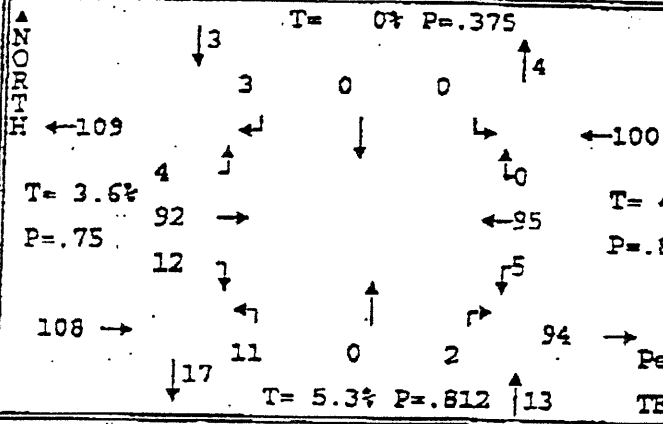
T = 3.17  
P = .902

AM PEAK





INTERSECTION TURN MOVEMENT COUNT SUMMARY REPORT  
TOWNSHIP ROAD AT PINE ST (CANBY)



DATE OF COUNT: 11/11/93  
DAY OF WEEK: THU  
TIME STARTED: 16:00  
TIME ENDED: 18:00

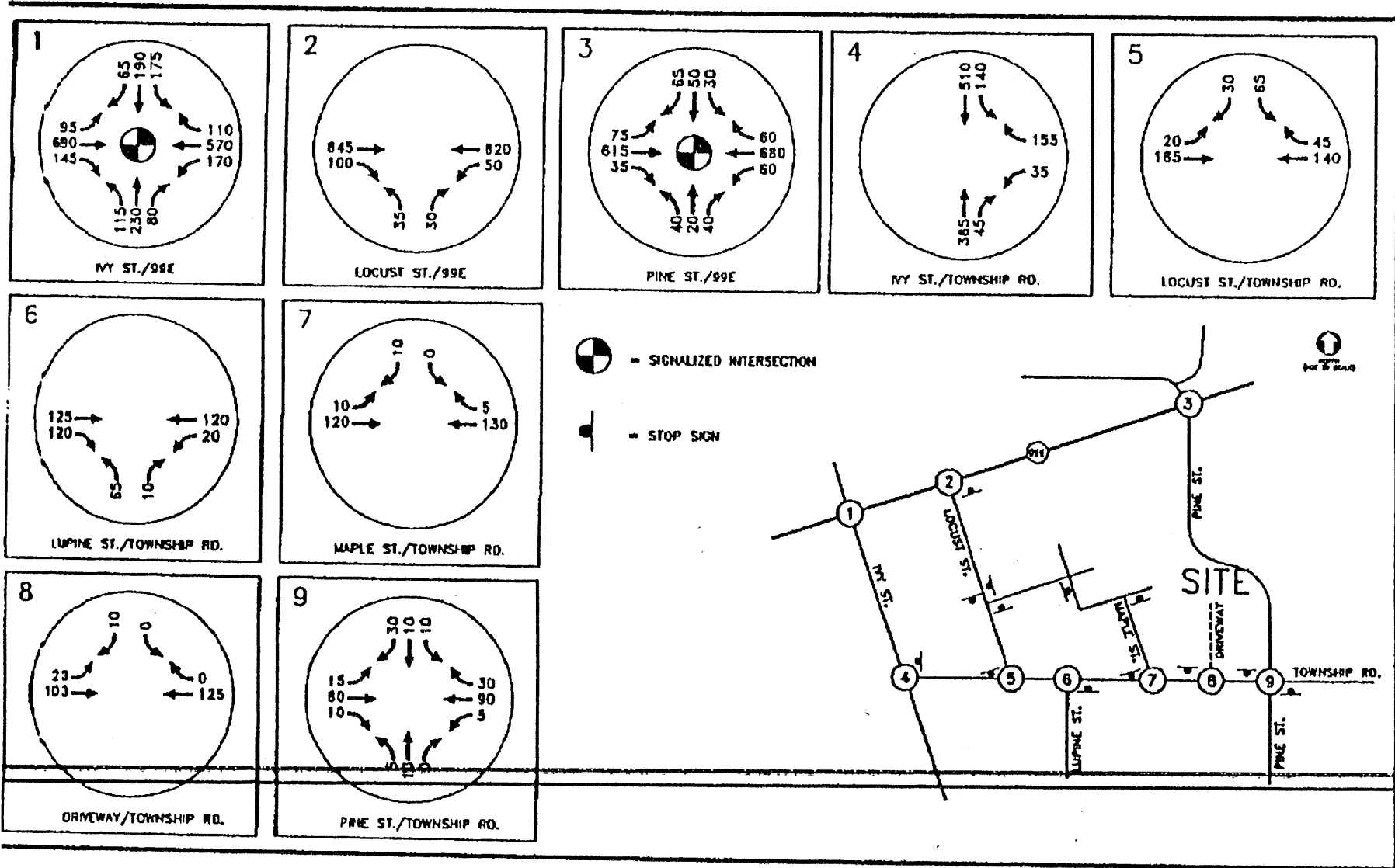
TEV-TOTAL ENTRY VOLUME  
T-% TRUCKS BY APPROACH  
P-PHP BY APPROACH

Peak Hour  
16:35-17:35  
TEV=224

Traffic Smithy  
Traffic Survey Service

TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND		ALL	
	↓	→	↑	↓	←	↑	↓	←	↑	↓	↑		
16:00-16:05	3						2					12	25
16:05-16:10	1											1	15
16:10-16:15	1											1	15
16:15-16:20	1											1	15
16:20-16:25	1											1	15
16:25-16:30	1											1	15
16:30-16:35	1											1	15
16:35-16:40	1											1	15
16:40-16:45	1											1	15
16:45-16:50	1											1	15
16:50-16:55	1											1	15
16:55-17:00	1											1	15
17:00-17:05	1											1	15
17:05-17:10	1											1	15
17:10-17:15	2											2	17
17:15-17:20	2											2	17
17:20-17:25	2											2	17
17:25-17:30	2											2	17
17:30-17:35	2											2	17
17:35-17:40	1											1	16
17:40-17:45	1											1	16
17:45-17:50	1											1	16
17:50-17:55	1											1	16
17:55-18:00	1											1	16
<b>Total Survey</b>	<b>25</b>	<b>164</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>394</b>	<b>394</b>
<b>PHP</b>	<b>.5</b>	<b>.72</b>	<b>.33</b>	<b>.38</b>	<b>0</b>	<b>0</b>	<b>.69</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4.1</b>	<b>4.1</b>
<b>% Trucks</b>	<b>0</b>	<b>4.3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5.9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8.48</b>	<b>8.48</b>
<b>Stopped Buses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Feds</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Hourly Totals</b>													
16:00-17:00	12	85	3	1	0	0	10	0	0	0	0	19	199
16:15-17:15	10	95	3	1	0	0	10	0	0	0	0	20	208
16:30-17:30	11	93	3	1	0	0	11	0	0	0	0	21	222
16:45-17:45	11	97	3	1	0	0	11	0	0	0	0	21	212
17:00-18:00	13	79	3	1	0	0	7	0	0	0	0	19	195

29



TOTAL P.04

TOTAL PHASE 3 TRIPS 4:30 - 5:30 PM  
 P.M. PEAK HOUR  
 TOWNSHIP COMMONS  
 RESIDENTIAL DEVELOPMENT  
 JANUARY 1994

FIGURE  
 7

## *Additional Concerns*

discharge to the public sewer system, samples will be taken and tested to insure that the wastewater falls within the priority pollutant local limits of the City's NPDES permit. Substantive discussions have been held with the operations personnel at the Canby wastewater treatment plant, and the applicant has supplied this Staff with sampling/monitoring reports from 1991 to the present from the City of Portland's Bureau of Environmental Services and from the Unified Sewerage Agency of Washington County. Both of these agencies are currently regulating solid waste transfer stations within their respective jurisdictions. The experience of both of these agencies has shown that discharges from solid waste transfer stations have not been hazardous, toxic, or outside the local limits for any priority pollutants. The goal of the applicant is to become a "zero discharge" facility within the City's industrial pretreatment program.

*before granting*  
Upon the granting of the conditional use permit, management of the Company will begin work on a spill response plan and a disposal plan for wastewater that contains pollutant loadings that fall outside the local limits as set for the City by the Oregon Department of Environmental Quality. These contingency plans are required under the terms of the City's industrial pretreatment monitoring program and must be approved by the NPDES permittee (i.e., the City of Canby)

### **Stormwater Management**

The City does not have a public trunk stormwater drainage system to serve any of the parcels in the logging road industrial park. Based on preliminary discussions with the City Engineer, the best management practice to mitigate the increased stormwater runoff created by the impervious surfaces associated with this development will be on-site disposal. The method of disposal that will be used to manage this stormwater will be outfalling to on-site biofiltration swales. Current planning calls for the construction of four (4) of these swales.

### **Electric Power**

Underground electrical service will be provided by the Canby Utilities Board (CUB). The underground main feeder service will follow the Redwood Street alignment and according to CUB staff will be sufficient to serve the needs of the industries that will occupy the logging road industrial park. It is likely that the Applicant will be requiring 600 amp @480 volt service. Discussions with the CUB staff indicate that there will be adequate capacity to serve these power needs.

### **Natural Gas Service**

*energy conservation*  
Space heating needs are proposed to be fueled by natural gas. At this time, Northwest Natural Gas has no plans to extend service from Township Road (NWNG is supplying service to Township Village and Cecil Trost Elementary School). A request by the Applicant is pending with NWNG to extend service to the proposed facility via Redwood Street. In the event that NWNG will not or cannot extend service to the logging road

industrial park, the Applicant can accommodate the space heating needs of the facilities with electricity, LPG or a combination of the two.

### **Fire, Police and Emergency Response Services**

These services will be provided by the City of Canby. Furthermore, all three of these services are managed via the City's central dispatching system located in the City Hall complex. Fire fighting equipment will be routed to the proposed development from the fire station on 2nd and Grant Street. According to City Staff, paramedic services will also be routed from the Grant Street Station with the closest trauma center being Willamette Falls Hospital in Oregon City.

- (D). The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

The proposed use will not alter the character of the surrounding areas or limit the use of surrounding properties for the uses listed as permitted in the zone. Tax lot 1805 is located within the confines of the logging road industrial park and is zoned M-1 (light industrial). All of the properties surrounding this parcel are also zoned M-1. In order to insure that the proposed use for this development does not alter the character of the surrounding areas or limit surrounding properties for permitted uses the Applicant proposes to do the following:

- All solid waste handling and transfer activities will be done within the confines of the recycle & transfer building (i.e., indoors). All processing and storage of source separated recyclables will also be done within the confines of the recycle & transfer building.
- All trips generated from the facility will be routed to Redwood Street. Once on Redwood Street, the Company-generated traffic will flow to the north where it will intersect with Highway 99E. No truck traffic will be routed to Township Road (with the exception of emergencies). By following this traffic pattern, the Company's trucks will not pass by Cecil Trost Elementary School, or the residential development on Township road.
- The entire development will be surrounded by an earthen berm. Depending on final engineering analysis, the berm will be approximately 40 feet wide at the base and six to eight feet high at the center line. This berm will be landscaped with plantings consisting of fast growing screening type species. The berm will provide a permanent sight obscuring fence with sound absorbing properties.

DECEMBER 21, 1994

RECEIVED

DEC 28 1994

CITY OF CANBY

*Rec 12-27-94  
4:50 pm  
Marilyn  
Perry*

THE CITY OF CANBY  
PLANNING COMMISSION  
182 N. HOLLY  
CANBY, OR 97013

Members of the Planning Commission:

My name is Gerald L. Van Tassel and I am a resident in Canby. My address is 748 S.E. Township Road. I am greatly concerned about the proposal to build a Solid Waste Transfer Station and Recycling Processing Center at the corner of Redwood and Township.

Construction of this transfer station at the proposed site will not only be dangerous but will further increase the frustration of those residents on Township Rd.

Township Road is a very heavily traveled road. Residents are already not sure about what to do with the traffic and the failure to obey the speed signs. In front of my house is a 25 MPH speed zone. The transfer station will just increase our problem with the additional trucks and individuals traveling to the transfer station.

Also it seems that building this transfer station across from a newly built Elementary School is a bad choice. Every day I see children walking to school along Township. It is dangerous now with the speeders and will be more dangerous for the little children with the additional trucks and other traffic.

In the last couple of years that I have been at this residence, I have watched Canby growing out our way. With the two new subdivisions across Township from us, the trailer park and new apartments behind us and the new school, this part of Canby is really shooting up. And now there is a proposal to continue build the transfer station in the same area. The two do not seem to go together, new houses and garbage. No matter what type of precautions they take they cannot contain everything.

Look at the currently operating transfer stations. One of the problems that they have is people driving over with their trash and either can't dump it at that time or to impatient to wait. So they just throw it along the street. The streets leading up to these transfer stations have to be clean all the time. What if this happens on Township and we have elementary school children walking to school. My two children start school next year and I want Township Road to be safer not more dangerous.

For the protection of my children and all of the others the are going to or will be going to Trost Elementary School and for those of us living on Township Road, I urge you to deny the petition to built the transfer plan at the intersection of Redwood and Township.

Sincerely,

A handwritten signature in cursive script that reads "Gerald L. Van Tassel". The signature is written in dark ink and is positioned above the typed name.

Gerald L. Van Tassel  
748 S.E. Township Rd.  
Canby, Oregon 97013

December 23, 1994

RECEIVED

DEC 27 1994

CITY OF CANBY

To The City of Canby Planning Department  
181 N. Holly Street  
Canby, OR 97013

Attn: Kurt Schrader, Chairman  
Re: Canby Disposal Co. Transfer Station Application

The negative response of those in opposition to the location and operation of the proposed transfer station have made broad statements claiming adverse impact to the neighborhood.

The critical items of concern being expressed are based not on fact or evidence, but a theoretical reaction.

The Emergency Meeting Bulletin prepared and distributed by the Trost PTA Executive Board infers that city garbage will be hauled within 320 feet of the Trost Elementary School and will be subjected to the following:

1. Heavy truck traffic
2. Contamination of well water
3. Noise
4. Odor
5. Rats
6. Birds
7. Debris

There is no better impact statement relating to the environment regarding the health and safety of our school children and neighborhood than examining the results of the impact the present location has on the adjacent school and neighborhood.

The findings are as follows:

1. The present location is located within 200 feet of Canby Union High School student activity and athletic area.
  - (a) The PTA executive board has presented no evidence of fact that a situation has occurred where a student has been infected by rats, birds and/or debris.
  - (b) Further that a student has been impaired as a result of odor or noise.
2. Well Water Contamination  
The garbage being transferred is normal Commercial and Residential waste material.

The transfer station construction will provide separate sanitary waste disposal by a direct line to the City's sanitary sewage collection system. Wash water from the plant will pass through an oil/water separator before being discharged to a bio-filter containment area.

This process has less potential of contaminating well water than the present system of disposing of storm water run-off by the City.

3. Impact on Neighborhood

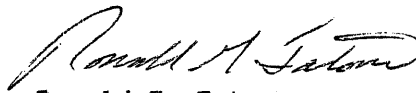
The claim of negative impact on neighborhood resulting in lowering property values has not been the situation adjacent to the existing Canby Disposal Co. location. In recent years sub-division with home construction within 15 feet of the present location has taken place.

SUMMARY

The proposed site bounded on the east by a railroad right of way and further by Zion Cemetery together with immediate access to 99E by Redwood Street is the most likely and best location with minimum adverse community impact.

It is recommended that the Planning Commission approve the application.

Sincerely,



Ronald G. Tatone



The City of Canby  
PLANNING COMMISSION  
PLANNING COMMISSION  
P.O. Box 930  
Canby, Oregon 97013

RECEIVED  
DEC 27 1994  
CITY OF CANBY

Dear Planning Commission:

I am APPOSED TO the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the City of Canby, and the possibility of Garbage and recycling from areas outside the City of Canby being brought into our City to a Transfer Station at the location of Township Road and Redwood Street.

My concerns are:

I have not been convinced that a Transfer Station is needed in Canby, certainly not within the city limits. It is my understanding that transfer facilities are available in Woodburn, Oregon City, Wilsonville, and either Newberg or McMinnville could be utilized.

The area in question is zoned LIGHT INDUSTRIAL and would require a variance which would then reduce the livability of both Township Village and Valley Farms.

I request that more time and study be made of this Petition.

Signed: Gerald H. Terry  
445 S. E. 7th Ave.  
Canby, Oregon  
97013

Date: December 26, 1994 (1994)

The City of Canby  
Planning Commission  
P.O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am APPOSED to the relocation of the Canby Recycling Center and the addition of all of the GARBAGE of the City of Canby, and the possibility of GARBAGE AND RECYCLING from areas outside the City of Canby being brought into our city to a Transfer Station at the location of Township Road and Redwood Street.

My concerns are:

We live in this lovely Township Village and feel this is no place for a garbage dump - also too close to the city. We are concerned that it is too close to the beautiful new Trost School and could endanger the health of the children because of the traffic, noise, odors, rats, etc. Also we feel it will reduce the values of our homes, (and as you know there are a lot of us,) and also the taxes to the City of Canby.

We understand only two of the special trucks will be coming up Redwood and the rest will be using the narrow Township Road. The noises of the trucks will no doubt affect the people in Township Village as well as homes on the north side of the road.

We would appreciate it very much if you will consider our concerns. Thank you.

Signed: Marion M. Sharp  
445 S.E. 7th Ave  
Canby, Oregon 97013

Date: December 26, 1994

**RECEIVED**

**DEC 27 1994**

**CITY OF CANBY**

December 26, 1994

Mr. Kurt Schrader  
Canby Planning Commission  
182 N. Holly  
Canby OR 97013

Dear Planning Commission Members,

I attended the Planning Commission Meeting of December 5, 1994, and was the third or fourth individual to speak opposed to the proposed site of the transfer station. During my short presentation I indicated that I believed the original intent of Mr. Kahut in purchasing the Hanson property on Township was to relocate his administrative offices and to build a maintenance facility on the site. During the proponents' last statements of the December 5th meeting the legal advisor, who indicated he had been associated with Mr. Kahut over a long period of time, stated that to the best of his recollection my memory was incorrect. The purpose of this communication is to support my position that Mr. Kahut's original plan was to utilize the Hanson property for administrative offices and a truck repair depot. I will also use this opportunity to introduce new information and suggest a proposal that is a compromise but may be the best solution for the City of Canby and the residents.

This letter is being co-authored to substantiate the facts. My co-author is Mrs Jan Hanson, the spouse of the owner of the property that was sold to Mr. Kahut.

The property under review was purchased by Mr. Kahut in September, 1992. The agreement was to purchase 14.3 acres, but Mr. Kahut's representatives negotiated with the Hansons to make a paper transaction that would make it appear Mr. Kahut was buying the whole 32 acre industrial site. The contract gave the Hansons a buy back right for \$1.00 on the approximate 18 acres that Mr. Kahut was not interested in purchasing. The reason for this complex contract was explained to the Hansons as being required solely for the purpose of expediting the application process in order to get Mr. Kahut's building permit for his offices and truck repair facility. In other words, the

Hansons were doing Mr. Kahut a favor so he wouldn't have to by go through the parceling process of the land because it would appear that he was the sole owner of the property. What occurred after this agreement was consummated was something entirely different. The offices and repair facility were not built, and the Hansons had to eventually initiate a lawsuit in order to get their remaining property returned to them.

My proposal to remedy this situation is to go along with Mr. Kahut's original plan, and that is let him move his administrative offices and repair facility to the industrial site. No conditional permit would be required to accomplish this task. I don't believe the neighborhood associations would object to this, and nobody would be threatened with the thought of garbage permeating the area, nor would a policing of standards be required other than the normal abidance to established requirements.

The best location for the Canby Transfer Station is right where it is presently located! The existing area and neighbors are well acclimated to this operation. This proposal will alleviate the trauma and stress of Canby residents concerned that such a facility will be located near their homes. No property values would be adversely affected. In all probability no re-zoning or conditional permits would be required. The school superintendent would be pleased to keep such a good neighbor. Most important is the fact that this proposal should meet the approval of the ~~most~~ <sup>largest</sup> number of Canby residents.

This solution may necessitate some more planning on the Canby city administrator's part, but I do not believe that they have played as active a role as they must, nor have they demonstrated the leadership that is required of their position. I have heard a road might be scheduled through Mr. Kahut's existing transfer site, and therefore there might be some reluctance on the administrator's part to investigate this proposal. This would be a travesty to Canby residents. I implore the City of Canby to honestly investigate this option.

It is my belief that Mr. Kahut would be best served by this proposal. His current access to roads in his present location is excellent. The existing traffic light on 99E controls traffic. Neither his trucks nor his customers' vehicles have to travel through residential areas in order to get to the site.

The Hansons current selling price for land in the industrial area has more than doubled from Mr. Kahut's original purchase price; consequently, he stands to gain on his investment should he elect to sell a portion of the land. Certainly the residents of Canby that attended the December 5th meeting would feel infinitely relieved if Mr. Kahut located the transfer station at his current, existing site.

Someone might question my motivation in this issue. As I stated at the December 5th meeting, I love Canby and believe the proposed conditional permit, if granted, would be a major mistake. It is not conducive to the residential area and brand new school located so closely near by. It would require constant monitoring and adherence to local requirements. It would be a mistake that in all likelihood can never be rectified. Please do not let it happen!

Sincerely,

*Tom Nolan*

Tom Nolan  
165 SE Walnut  
Canby OR 97013

*Jan Hanson*

Jan Hanson  
1506 SE Township  
Canby OR 97013

December 26, 1994

RECEIVED

To: City of Canby Planning Commission

DEC 27 1994

From: Verne & Janean Ferguson  
1287 SE 11th Loop  
Canby, Oregon

CITY OF CANBY

Re: Variance request by Canby Disposal for site development on Redwood.

This letter is written to state my strong objection to approving a variance allowing the development of the proposed solid waste transfer station at the corner of Redwood and Territorial Roads.


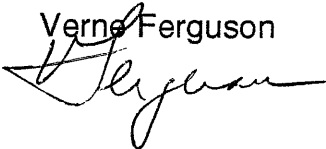
Last spring, we purchased our home in the Valley Farms development. Our move from Tualatin was strongly influenced by the location of the development to neighborhood schools and the aesthetic qualities present in this portion of the Canby community. Indeed, that Canby has the reputation for being a strong "community" was impetus for us to relocate here.

Building a solid waste transfer station, a facility normally associated with heavy industrial (Oregon City) or even agriculture zoning areas, adjacent or nearly so to residential and school properties is unnecessary, noisome, and inconsistent with the qualities and value of the neighborhood and community. Such a facility, with concomitant traffic and litter, will seriously erode the livability of this community. It is a facility that can and should be developed (if it is, in fact, necessary) in an area far removed from homes and schools.

We ask for your assistance in this matter by denying the variance request filed by Canby Disposal.

Thank you,

Verne Ferguson



Janean Ferguson

*No return address*

**RECEIVED**

**DEC 27 1994**

**CITY OF CANBY**

The City of Canby  
Planning Commission

I have recently purchased my first home in Valley Farms Subdivision. I was pleased with how well the overall neighborhood was planned! Being a teacher, I saw this a very nice family community having the schools and the swim center nearby.

Much to my dismay, learned of the proposed Waste Treatment Plant also planned for the "neighborhood"? What a nightmare! I cannot understand why you would allow a facility like this to be anywhere near a residential community!

Please, for the sake of the community, do not allow this to happen!

Sincerely,

*Cathy Salber*

Cathy Salber

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DEC 27 1994

CITY OF CANBY

Brent + Dianne Yates  
1304 SE 11<sup>th</sup> Loop  
Canby OR 97013

City of Canby  
Planning Commission  
P.O. BOX 930  
Canby, OR 97013

Dear Planning Commission:

We are apposed to the proposed  
Recycling / Garbage transfer station.

We do not feel that this proposal  
meets the Conditional use Criteria.

This proposal will change the  
character of the surrounding  
area + limit the use of the  
surrounding properties.

This proposal is not located at a  
suitable area considering it's proposed  
use, location, design, .

We feel this is a poor site to locate  
this facility due to the proximity  
of the school, increase of heavy  
truck traffic, water concerns to  
existing wells.

Garbage collections are considered  
Heavy vehicles most with a rating  
of 36,000 lbs GVW and are  
P.V.C. governed. Opening this



facility to other commercial  
garbage collection will greatly  
increase the amount of  
heavy vehicle traffic.

Please take all of these  
points into consideration and  
do not allow this facility  
at the proposed location

Sincerely,

Dwayne Hester  
Chief of Police

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DEC 27 1994

CITY OF CANBY

To: The City of Canby Planning Commission  
182 N. Holly  
P.O. Box 930  
Canby, Oregon 97013

We, citizens of Canby and neighbors to a proposed Solid Waste Transfer Station and Recycling Processing Center, are against the approval to place this type of facility on the corner of Township Road and Redwood Street for the following reasons:

1. The planned site is zoned light industrial. The proposed Transfer Station does not meet light industrial zoning requirements.
2. The planned facility is too close to an area that has been zoned for future single family dwellings (just across the street).
3. The planned facility is too close to Trost School, just a little over 300 feet from where children would be playing during recess or at weekend recreational activities, such as soccer or baseball. Even the school facility, just over 1000 feet away is still too close to this type of facility.
4. Contamination with rats, birds, odor and noise. Recyclable materials, not always cleaned, are planned to be stored outside the facility, increasing the possibility of contamination.
5. Poor drainage in the area. Redwood street was impassible on Wednesday, November 29. This problem seems to happen every time we get heavy rains. The problem is so bad, the city put up high water signs.
6. Well water contamination for the surrounding neighbors who use wells as their primary source of drinking water. With the proposed drainage, no one can guarantee that this could not happen.
7. Loss of property value due to the undesirable nature of this type of facility being located so close to residential homes and schools.
8. Heavy truck and car travel past the newly developed Manufactured Park Residences and businesses on Redwood Street. Increased traffic on Township Road, which is already heavily traveled.
9. Very few residents were informed of the planned facility.
10. Condition of present facility at Berg Parkway (considered a pigsty by many) and possible contamination into Canby City Park. What will happen to this facility after a few years when improvements are needed?

Print Name	Signature	Street Address	Phone #
DEBORAH DONOVAN	<i>[Signature]</i>	495 SE 2nd Ave.	263-8494
GERALD H. THARP	<i>Gerald H. Tharp</i>	445 SE 7th Ave	266-3825
MARION M. THARP	<i>Marion M. Tharp</i>	445 S.E. 7th Ave	266-3825
Rebecca W. Nugent	<i>Rebecca W. Nugent</i>	1452 SE. 10th Ave.	266-6732
Doug Van Cootch	<i>Doug Van Cootch</i>	446 S Knott	266-8718
CHUCK WALKER	<i>Chuck Walker</i>	517 SE 7th Ave	266-2292
PAM WALKER	<i>Pam Walker</i>	517 SE 7th Ave	266-2292
Adelaide Sampsel	<i>Adelaide Sampsel</i>	609 S. Redwood St.	266-9073
Leon Sampsel	<i>Leon Sampsel</i>	609 S Redwood St	266-9073

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182 N. Holly  
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Canby, Oregon 97013

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Print Name	Signature	Street Address	Phone #
Ellie Pavlicek	Ellie Pavlicek	1038 S PINE SE-	266-1690
Don Baldwin	Don Baldwin	1949 NE Laurelwood Pl	266-8950
Kim Hart	K Hart	557 S. Knott St	266-6037
Gerald Hart		557 S. Knott St	266-6037
Bill BECKER	Bill Becker	719 S. LUPINE	266-6008
Herb Carter	Herbert S. Carter	1368 SE 10TH AVE	266-1608

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DEC 27 1994

CITY OF CANBY

To: The City of Canby Planning Commission  
182 N. Holly  
P.O. Box 930  
Canby, Oregon 97013

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Print Name	Signature	Street Address	Phone #
Barbara Provo	<i>Barbara Provo</i>	387 S. Ivy	266-8160
Rene Dumas	<i>Rene Dumas</i>	1315 NE 11th Loop	266-2254
Gerald L. Van Tassel	<i>Gerald L. Van Tassel</i>	748 SE Township	266-3799
David Lynn	<i>David Lynn</i>	13243 S. New Era Rd	655-6286
Janet Love	<i>Janet Love</i>	22900 S. Herinos Rd	263-8551

To: The City of Canby Planning Commission  
 182 N. Holly  
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Print Name	Signature	Street Address	Phone #
MARY SANDNER	<i>Mary Sandner</i>	627 S. KNOTT ST. CANBY	266-5766
DORIS BECKER	<i>Doris Becker</i>	719 So Dupont St	266-6008
Harca Bourbonnais	<i>Harca Bourbonnais</i>	11800 S. Medina Rd	266-4990
Shelley Vredenburg	<i>Shelley Vredenburg</i>	28437 W. Needy Rd.	651-3651
Denise Kinney	<i>Denise Kinney</i>	1011 S. Redwood	266-4636
BRENT PAULICK	<i>Brent Paulick</i>	638 S. PINE ST	266-1696
Jalene Blain	<i>Jalene Blain</i>	564 S Knott St	266-2736
Ron Blain	<i>Ron Blain</i>	564 S Knott St	266-2736
Vernie Ferguson	<i>Vernie Ferguson</i>	1287 SE 1HA Loop	266-7726
JEFF O'NEIL	<i>Jeffrey S. O'Neil</i>	622 SE 6th PL	266-4195

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DEC 27 1994

CITY OF CANBY

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182 N. Holly  
P.O. Box 930  
Canby, Oregon 97013

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Print Name	Signature	Street Address	Phone #
Leta Gray	<i>Leta J. Gray</i>	393 SE 7 <sup>th</sup> St	266-3424
Daniel Mishler	<i>Daniel Mishler</i>	592 SE 6 <sup>th</sup> Place	266-7533
ALAN PETERSON	<i>Alan Peterson</i>	315 SE TOWNSHIP RD	266-4429
Edward P Baurer	<i>Edward P Baurer</i>	Trost Elementary School / Custodian	266-5775
Verla S. KREBS	<i>Verla S. Krebs</i>	611 S. Oak Pl - Canby	266-4916
Charles P. Mangani	<i>Charles P. Mangani</i>	1250 SE 10 <sup>th</sup> Ave Canby	266-4587
ENA BISELING	<i>Ena A. Biseling</i>	344 S. Co. 7 <sup>th</sup> Hwy Canby	266-8892
DAVID A. OKERT	<i>David A. Okert</i>	22907 S. HAINES RD. CANBY	266-1186
RON L. MCGAUGHRAN	<i>Ron L. McGaughran</i>	1374 SE 12 <sup>th</sup> LOOP	266-4986
L. B. BOATRIGHT	<i>Larry B. Boatright</i>	1370 S. E 12 <sup>th</sup> LOOP	266-7244

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DEC 27 1994

CITY OF CANBY

The City of Canby  
Planning Commission  
182 N. Holly  
Canby, OR 97013

Dear Commissioners,

I am writing in opposition of the relocation of the recycling plus solid waste transfer center. I am a homeowner in Valley Farms and have recently moved to Canby, in hopes to raise my family in the kind of town I grew up in. The people and city government must work together for the good of the whole community. I know you have to take into consideration the proposed plan of Fred Kahut. I also want to believe if Mr. Kahut proposed this plan next to your child's school, and perhaps he has, you would be fair in your decision. Canby is a wonderful town and its reputation of standing by its citizens in the past is what's bringing people and businesses to this great community. I hope that turning down Mr. Kahut's proposed plan will assure the future and growth of Canby, and keep the quality of life as it is in our rural community.

Thank you



Yvette Gerber  
1282 SE 11th Lp.  
Canby, OR 97013

337 SE 7th Ave  
Canby Or 97013  
Dec 27, 1994

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DEC 27 1994  
CITY OF CANBY

Canby Planning Department  
181 N Holly St  
Canby Or 97013

Commissioners :

In regards to the proposed transfer and recycling station, I would like to offer some things for you to consider before making a decision.

It makes sense for the populous to be more responsible for the management of household wastes. If the citizens of Canby were to sort household waste the need for a facility for the sorting of waste would not be necessary. Why can not the users work with the disposal company to determine how best to eliminate the need to have the disposal company sort out recyclables?

The need for a recycle center is something I support. As the demand for new and more recyclable material increases, the citizens of Canby should be able to respond by supporting a recycle center.

There appears to be adequate transfer stations strategically located to Canby and will take the Canby waste. This makes a transfer station in this area seem unnecessary. If there is an economic reason for not using the nearby transfer stations, I believe the Canby residents could be assessed a rate increase that would bring our rate in line with surrounding communities.

Just to complain about the construction of a garbage transfer station in my neighborhood makes no sense to me. I do believe that the community should work together for the best solution to the waste disposal question. We also need not lose cite that the waste is ours and someone else is not responsible.

I believe you should make your decision based on the best information that is available. Intelligent patience on your part may be the best I should ask for.

Thank You,

*Jerry Smith*



December 21, 1994

RECEIVED

DEC 27 1994

CITY OF CANBY

Canby Planning Commission  
182 N. Holly  
Canby, OR 97013

Dear Commissioners:

As residents of Canby we are compelled to write this letter of support of the proposed transfer and recycling facility in our City's industrial park. The rapid growth of our residential community and the desire to bring industry to our town requires us to address our solid waste issues now and fit them into our community plan. We are fortunate to have a franchise agreement with a company who is intelligent enough to have foresight into these solid waste issues and has devoted five years of time and resources into developing a plan for Canby.

Opponents of this facility have some very valid concerns. However, Canby Disposal has addressed these concerns in their comprehensive plan. With traffic from the facility routed directly to 99E, a comprehensive waste-water treatment plan, extensive landscaping and timely departure of trucks to the landfill, Canby Disposal has exceeded their due diligence in regard to our community's concerns. The majority of our town has shown overwhelming support of this facility with a localized group of nearby residents in dissension.

Canby Disposal has effectively addressed our community's concerns that its transfer and recycling facility be compatible with its surrounding areas. We are in complete agreement with their comprehensive plan and support it 100 percent.

Commissioners we urge you to support the growth of Canby and address our community's need for a Solid Waste and Recycling facility. Lets not wait another Five years for our city to grow more, produce more waste and recycle less.

Sincerely,



Andrew A. and Sandra L. Kahut  
1316 SE 12th Loop (Valley Farms)  
Canby, OR 97013

December 27, 1994

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DEC 27 1994

CITY OF CANBY

To The Canby Planning Commission

I am in favor of Canby Disposal Co. transfer station and recycling plant.

My reasoning is I think the majority of those opposed are not aware of the complete proposal or it's thirty-some conditions which I think pretty much protects the neighbors and the community. They seem to be running strickly on emotion and treating this as a garbage dump, not a mere transfer station. I don't think this will lower land values any more than the sewer smell has lowered Country Club Estate values.

I do hope after due consideration, you will approve this conditional use.

Sincerely,



Andy DiTommaso

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED  
DEC 27 1994  
CITY OF CANBY

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are the odor that would drift to our home, which we just had built so we could retire. I do not think it is fair to have it so close to a school: there would be trucks, hauling which would make it unsafe for children.

Signed:

Address:

Date:

*Lanning Steelman*

*1438 S.E. Loop  
Canby*

*12/22/94*

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

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My concerns are

1. Proximity to school playground.
2. Noise, Contamination, Rodents
3. traffic - By opening this facility to the public you will not be able to control the traffic, & it's a danger so close to the school.
4. Mr. Kahut is doing this for one reason & one only Profit or lowering his overhead which is the same. There is a transfer station 9 miles away he can use. He doesn't want to pay the Dumping fees every other hauler pays who uses the metro south facility in Regon City; I work for a garbage Co in Beaverton, & we travel to Ore City Metro South facility with 4 trucks daily approx 30 miles each way, he only has to travel 9 miles to Ore City.

What Mr. Kahut needs to do, is use the existing transfer station in Regon City, &

Signed: Ed Sempertini  
Address: 1463 SE 11<sup>th</sup> Ln

Date: 12-22-94

look elsewhere for a new recycling center only, or perhaps perhaps, he can re-organize his present location in Canby & Milwaukie.

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DEC 27 1994  
CITY OF CANBY

December 20, 1994

Joel W Huff  
1365 SE 11th Loop  
Canby, OR 97013

To Whom it May Concern:

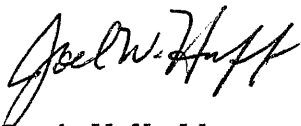
This letter is intended to voice my dissatisfaction in the choice of a proposed waste site near the Trost Elementary School. My family recently moved here from Arizona and have up until now enjoyed not only our selection in a beautiful community, also a quality school district.

It concerns me on why a landfill would not only be so close to the whole community, but within several hundred feet of a school. It would be nice to see the alternative locations that were being examined at this time. Some other concerns that I have are as follows:

- \* Heavy truck traffic where kids would be walking to or from school.
- \* The noise, air and other pollutants would contaminate the entire area.
- \* A clean, respectable part of the community would decrease in value.
- \* Unwanted trash pests would soon roam the neighborhoods causing possible harm to children and pets that we have.
- \* The trash and other debris that tends to be scattered whenever a landfill is present.

I am real concerned about the investment that we made in the community of Canby and why we were not aware of this situation when we purchased the home. I am still confused about the proposed location and its closeness to the public, (especially school). I vote against the proposed landfill site and strongly recommend that a new location away from the general public and safety of everyone.

Concerned Citizen,



Joel W Huff

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED  
DEC 27 1994  
CITY OF CANBY

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My concerns are *it will be close to the schools & too close to my home that I just have built, so I cannot retire and what it will do to the value of my home, after we have invested our life time savings in this home. I have helped build some of these plants and now disassembling these plants, because adar and liquid run off. They were not made of this when we bought this property.*

Signed:

Address:

*Dean J. Stutman*  
1438 SE 11th Loop

Date:

22 Dec 94

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 27 1994  
CITY OF CANBY

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are

We are very concerned about the Canby Recycling Center location near Township Road. Also the possibility of garbage being brought in from areas outside the City of Canby. Not to say the stench from all the garbage. Concerned too of the safety of the children having the center so near the Trost School.

Signed:

Address:

Date:

Glenn E. Turner & Owen M. Turner

1376 SE 17th Loop

12-22-94

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DEC 27 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P.O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

Recycling is very important. If we don't recycle, it could be dangerous for the environment, us, and the generations to come.

However, I am *Opposed* to the relocation of the transfer station to be put at the corner of Township Road and Redwood Street. It will ruin property values in years to come. For example, John and Jane Doe have lived in the Valley Farms subdivision for 10 years. Finally, they have "grown out" of their house. 10 years ago they bought the house for \$149,000. Soon after they moved in, a transfer station was put in about two blocks away. They decide to sell the house for \$134,000. But they have only been able to sell it for \$130,000.

WHY?

Because of the transfer station. The smell will draw house seekers away. The city will make less money from PROPERTY TAXES. Did you ever think of that?

And Trost School. Will it be healthy for the kids that attend that school? NO!!! They have recess *outside*. The transfer station is *outside*. See where I'm getting? Kids won't want to go outside. The smell will drive them crazy. (If you've ever smelled a garbage can with old fish in it, I'm sure you can relate.)

I might just be in the 7th grade, but I know what I'm talking about. Please don't relocate the transfer station.

Sincerely,

*Dana M. Maples*

Dana M. Maples  
1418 S.E. 11th Loop  
Canby, Oregon 97013



RECEIVED

DEC 27 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P.O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

I am **OPPOSED** to the application for transfer station to be put at the corner of Township Road and Redwood Street. Article 16.050.010 section "D" of the conditional use criteria states:

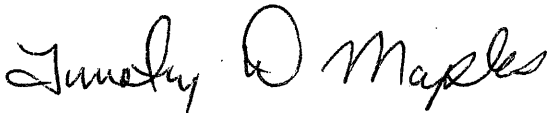
**The proposed use will not alter the character of the surrounding areas in a manner which substantially limits or precludes the use of surrounding properties for the uses listed in the zone.**

By building this transfer station here it will have a dramatic impact on property values in Valley Farms, Township Village and other homes along Township Rd.

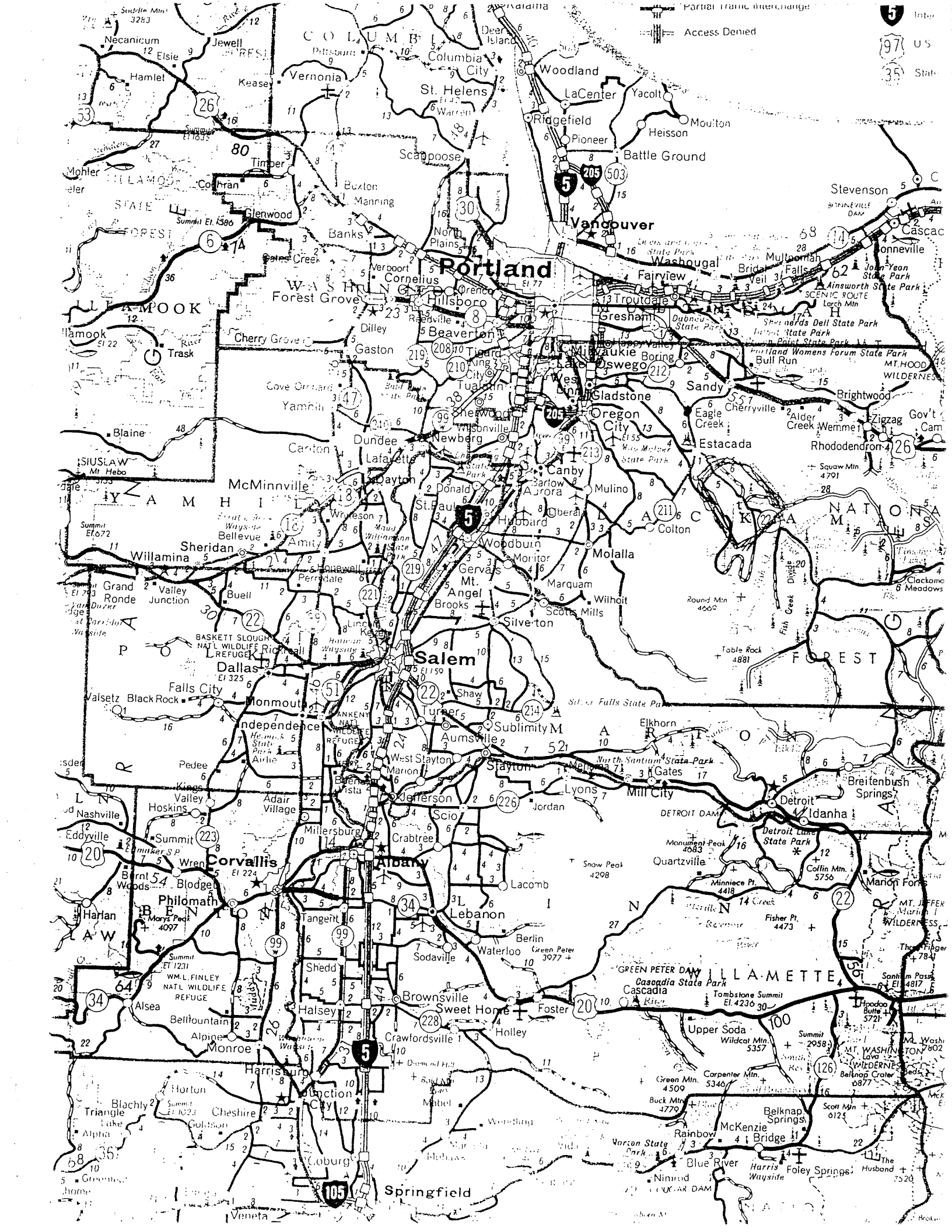
Why would we need a transfer station in Canby? There are FIVE transfer stations or landfills nearby: Metro South, Newberg, Woodburn, McMinnville and a new transfer station in Wilsonville currently under construction. These facilities are all a reasonable distance away. Enclosed is a map with hi-lighted sites.

I heard the applicant state that there would be no hazardous waste at this site. Upon researching this, I have found that used motor oil could be stored at this site, motor oil is considered a hazardous waste. They also stated that the applicant wanted to store metals outside in their storage bins. Some oils used in cutting various metals is hazardous and this will be draining into our ground water. By having these materials outside in the rain it produces iron oxides, these could have an adverse effect on the environment.

Sincerely



Timothy D. Maples  
1418 S.E. 11th loop  
Canby Oregon 97013



RECEIVED

DEC 27 1994

12-27-94

TO: Planning Commission  
City of Canby

CITY OF CANBY

I oppose the Application to locate A Solid waste transfer station at the corner of Township & Redwood road for the following reasons:

1. It should not be placed near the Trost Elementary School.

2- It should not be placed across the Street from existing residences & Land Zoned for residential.

3. Water Contamination = No Study has been done to see if it would pollute & contaminate the water in the area.

4. Rodents, birds & other pests will congregate there & become a nuisance to surrounding residential & school area.

5. Traffic will increase in an area already reaching capacity during peak hours of the day.

6. Garbage may be held up to 72 hours in the facility with open containers

7. Recyclables & garbage will be dumped in the surrounding areas when station is closed

8. The new Redwood road is already closed during rainstorms due to flooding. This operation will contribute to additional water & waste on the road & in the storm drains

9. Future expansion could aggravate all of the above objections!

10. Proposal by applicant to reduce landscaping area to accommodate need for public parking which would leave an undesirable area more visible to surrounding residences & schools.

11. Property devaluation - nothing needs to be stated here!

12. Other Alternative sites in the Clark-Camas County area should be explored to place this facility in a more suitable location.

I hope you will reconsider this proposal.

Thank you for this opportunity to comment.

Sincerely,

Karen L. Jackson

510 SE 7<sup>th</sup> Place  
Canby, OR 97013

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am **OPPOSED** to the relocation of the\*CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are :

We have several concerns but they are too numerous to mention in this short letter....

WE ARE VERY OPPOSED TO MR. KAHUT"S \*PROJECT! We wish to address the Conditional Use Permit by saying it defies the portion of the criteria that states "the proposed use will not alter the character of the surrounding area." It certainly will! The adverse effects such as lower property values, endangerment to our children who attend school nearby, and the list goes on and on.....Actually, I've never seen one of these centers located on top of a residential area i.e., Oregon City, Salem, etc. So we believe it would be a serious error in judgment to allow the Center to be built.

Sincerely,

*Mr. and Mrs. Chuck Walker*

Mr. and Mrs. Chuck Walker  
Concerned Citizens of Township Village

Signed: *Mr. and Mrs. Chuck Walker*  
Address: 517 S.E. 7th Ave  
Canby, Oregon 97013  
Date: 12-27-1994

RECEIVED

DEC 27 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

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My concerns are

Signed:

Address:

Date:

David W. Greiner  
475 SE 4th Ave  
Canby OR 97013  
12-26-94

Judith A. Greiner  
475 SE 4th Ave  
Canby OR 97013  
12-26-94

RECEIVED

DEC 27 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

Signed: Dorothy Waldron  
Address: 5425 Maple  
Canby, OR 97013  
Date: ~~12/28~~ 12/26/94



RECEIVED

DEC 27 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are *numerous*

Signed: Grace A. Chase  
Address: 5316 S. Maple  
Canby, OR 97013  
Date: 12-26-94

**RECEIVED**

**DEC 27 1994**

**CITY OF CANBY**

**To City of Canby Planning Commission:**

I am writing this letter because of the potential recycling center. My family has just moved into the New Valley Farms area and are very concerned about the possible problems that may come from the potential center.

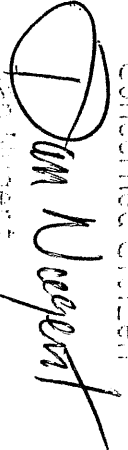
Traffic on Township is a major concern for me because it is already very busy. My children have a tough time going to town because of the narrow areas on Township. Adding more trucks to the problem makes no sense. The intersection of Ivy and Township is an accident waiting to happen as it is already. Please no more traffic!

The location for the plant seems to be to close to housing and elementary schools. The amount of housing is growing in this area very quickly and it seems that putting a garbage plant to close would hurt the property values and in turn be a detriment to the city of Canby. Also the newly built school. Trust would be right across the street. I have talked to a lot of people about what a nice addition the school has been to Canby and that it has increased the pride of our cities commitment to schools and the people. It makes no sense to put a garbage plant next door to such a great facility as this.

The odor, air pollution and noise are also some of the problems I know this plant will bring to this area. It doesn't make sense to me why the recycling center can't be built a little farther out of town. There are many other locations that would make better sense.

Thank you for reading this letter. I hope when you come to your final decision you will ask the recycling center business to be located in a more appropriate location.

Concerned Citizen

  
Jan Rogert

1452 S.E. 10th  
Canby Oregon 97013

RECEIVED

DEC 27 1994

Dec. 20, 1994

Dear Friends  
CITY OF CANBY

As a very concerned grandparent I am opposed to allowing a garbage and recycling plant at the proposed site of Township and Redwood Street.

It is too close to the grade school and the new housing developments in the area. It poses a potential health problem and increased traffic problems in an area that would be very dangerous to our children and residents of the community.

Yours truly

Helen West

7885 S.W. Fairway Dr.  
Wilsonville, OR 97070

RECEIVED

DEC 27 1994

12/26/94

Dear Planning Commission,  
JIT OF CANBY

I am extremely opposed to the location of the proposed recycling center & waste transfer station. I live in Valley Farms, very close to the new grade school, and my main concern is for the quality of life surrounding our area and the children that will be so close to it. The noise, odor, & traffic is a major concern. With the beautiful new housing developments and gorgeous new school I believe the site to not be consistent with its surroundings. Please consider a more industrial or remote location for such a site (if a transfer station is needed at all?).

Sincerely,  
Rebecca August  
1452 SE 18th Ave  
Canby, OR 97013

11362 S Township Rd  
Canby, OR

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear City Commissioners,

I as a concerned parent and Canby homeowner, am writing you to plead that you please not build a garbage dump so close to my back children's school and my back yard. I moved to Canby because the city looked to be concerned about its children and the wilderness. Now it seems I was mistaken. Now I ~~am~~ have to worry about my well water being polluted, my children smelling the stench from the dump and the traffic in this area just little town. It seems to me that there must be a better place to put this dump than in a residential area so close to a school. I must warn you that →

if one drop of this pollution  
is detected in my or  
anybody's well water, I  
will sue you and the  
city of Cambridge for all the  
costs and damages and I  
will hire a lawyer. I  
will win.

I want you to know  
my children are the most  
important people in my  
life, and if one of  
them is affected by this  
dump I will sue you for  
me. I will be a violent  
if you the City Commission  
can't decide what else  
to put this dump. Why  
don't you ask the  
State and the  
Federal Government  
gets the son of a bitch in  
there over back yard.

From Doug

RECEIVED

DEC 27 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are :

*With a Recycling Center so very close to a school, we are concerned about the safety for ~~them~~ our children*

*The truck traffic, the noise that it would cause; odor, noise from the loading & unloading of the trucks. would be very unpleasant, and would affect the quality of those living near by.*

*I believe this facility should be located at some other location.*

Signed:

Address:

Date:

*Jean Martin*  
*726 S. Lupine*  
*Canby, Or 97013*  
*12/23/94*

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are

LOSS of PROPERTY VALUE.  
To close To the beautiful New School.  
Possability of WATER CONTAMINATION.  
CONTAMINATION With RATS, birds, odor  
And Noise.  
Heavy TRUCK and CAR TRAVEL.  
AND ETC.

Signed:

Address:

Date:

*Walter R. Masten*

1726 S. Lupine

Canby OR 97013

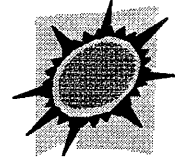
12-23-94



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DEC 27 1994

CITY OF CANBY



**RENE' F DUMAS & MARQUITA DUMAS**

---

Telephone (503) 266-2254

1315 S.E. 11TH LOOP  
CANBY, OREGON 97013

The City of Canby  
Planning Commission  
P.O. Box 930  
Canby, Oregon 97013

December 26rd, 1994

Dear Planning Commissioners,

I am a concerned resident living very close to the proposed relocation site of the Canby recycling Center and Transfer station for Canby's garbage. As a parent I am very unhappy this site would even be considered. The location is too close to Trost Elementary School ! I do understand the location is zoned M1 Light Industrial and the School was built by this location, however just because it is zoned for light industrial, it does not mean it is the best location for a garbage transfer station/recycling center! As a property owner of a home located South of the proposed location I have the same concerns you are no doubt aware of from your last hearing on the North side of town. If the proposed site was turned down on the North side of town due to close proximity to Canby residents and for not meeting the City of Canby's specifications for industrial use in this type of zoning, why should the South location be any different?

I do understand garbage needs to be disposed of but, I do not believe this is the issue. Garbage is transferred to the Riverbed Landfill in McMinnville anyway. Lots of communities haul garbage to designated landfills and transfer stations. Geographically speaking , Woodburn , Newberg, Oregon City and soon Wilsonville will also have a Transfer station for garbage at our disposal. The question I have and request your thorough investigation, is. "Why do we need to change what is provided currently?" Do we really need an additional Recycling center and transfer station? Of what benefit do you see this providing to the residents and the community at large? As the city planners you are responsible to the residents of this area and yourselves and your families. Please explore all the options ! You are the knowledgeable leaders we trust! Do the right thing and stop this plan ! Ask the developer to show you why this project is necessary!

Respectfully,

Rene' Dumas  
Resident

A handwritten signature in cursive script, appearing to read "Rene' Dumas".

Marquita Dumas  
Resident

A handwritten signature in cursive script, appearing to read "Marquita Dumas".

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are based on the conditional use criteria both B. & D. It is not appropriate to place a garbage transfer station directly across the street from an area that is residential and also has a school that's playground area is 380 ft. distance away. All other transfer stations in the area have a buffer zone between them & residential areas (which is smart planning) Also ground water studies along with noise & air pollution have not been done by the applicant and the traffic studies were done prior to the school & residential construction closest to the area & prior to construction of Redwood street through the industrial site. Also the quality of life that those living next to or close to the transfer station would be greatly changed. Litter from these dumping recyclables & garbage during closed hours, noise pollution, odors increased traffic from garbage trucks (it has come to my attention that regular garbage collection trucks are not considered lg. trucks by the applicant) using Township road. This facility is not consistent with the Comprehensive Plan of the City of Canby & will deteriorate the overall scenic & aesthetic qualities of the city & those living around it.

Signed: Christine Kloss, member at large Canby Quality of Life Committee  
Address: 544 S. Pine St.  
Canby, OR, 97013  
Date: 12-27-94 @ 08:30

# Walter West Construction Co.

*Developers and Builders*

8655 S.W. Citizens Dr., Suite 201  
P.O. Box 426 • Wilsonville, OR 97070  
(503) 682-3003 • FAX 682-0241

December 22, 1994

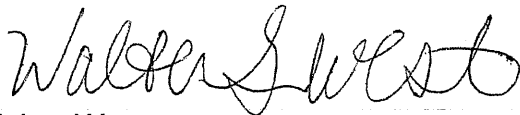
City of Canby  
Planning Commission

As the Co-developer of Valley Farms Subdivision, I can hardly believe you are actually giving consideration to allow a Waste Transfer Station off of Territorial Road!

The South side of Canby has developed (so far) very nicely into a true family environment, with the school, the swim center and the senior center, all in the vicinity. If this is approved, the property values will plummet.

What on earth are you thinking? Would you want your family to live next to something like this? Please consider this issue in its entirety, a Waste Transfer Station does not blend well with the existing quality of development.

Sincerely,



Walter West  
Walter West Construction

**RECEIVED**

DEC 27 1994

CANBY

RECEIVED

DEC 27 1994

December 22, 1994

CITY OF CANBY

Re: The proposed transfer station

Dear Sirs;

I, as a close neighbor to the proposed sight will definately be adversely affected.

1. The volume of water for washing trucks and facilities will be large quantities which can leach into the aquafer causing polution of my well.
2. The traffic will be a problem as it grows in volume. It will become a greater danger to the school children as more children move into the area.
3. The smell and rodent attraction will become a very definate problem.
4. The property values will be greatly affected in a negative way.
5. Putting a facility such as a garbage and transfer station as well as a re\_cycling station close to new homes in the three subdivision and a brand new school a very poor idea. I doubt if many of the developers had known that such a plant was proposed would have been willing to develop these facilities.
6. This is a two business facility which will create too much polution.
7. I do not fell that people were really aware of what was proposed for this sight.
8. I question the legality of the hearing as those who were opposed were not given a rebutle the same as to the proponents.
9. The consenses of the few small meetings were not in favor of the proposed plan as has been stated.
10. I have lived in this area for over 30 years. I hate to see Canby to become known a city with a garbage dump in the town. The old dump was finally closed down. Nown do we want another one in town aganin?
11. I don,t see the need of the proposed station in the first place because there are 5E such stations within 15 miles of Canby now. Why do we need another duplication of this type of facility.
12. The proposed facility will certainly not enhance the quality of life in Canby.
13. This facility is not compatable with the present light industry qualification. When we start changing things like this after people have moved here and built homes it is justnot fair for them to be forced into having such a facility so close.
14. Let us keep Canby a pleasant place to live without such business as a garbage and recycling so close to people homes.

Leon E. Sampsel  
6095 Redwood St.  
Canby, OR 97013

12/21/94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am **APPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are

- I We moved here to retire and now, our property evaluation will go down and so will the revenues for the City of Canby -
- II There will also be odors & rodents, & litter.
- III Since garbage trucks are not considered heavy trucks the traffic on Township road will be very busy & heavy.
- IV It is located too close to the school & well water -
- V Mr. Kahut is not a good house keeper in his present failing - what makes up I think he will keep this center cleaner.
- VI The recycling center will be too close to my residence & school and this is a poor location -

Signed: David A. Kaybe  
 Address: 411 S. Oak Pl  
Canby, Or 97013  
 Date: 12/21/94

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 27 1994

12/21/94

CITY OF CANBY

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My concerns are The Recycling Center does not meet the definition of light industry zoning. another concern is safety for children going to school.

Its too close to residential homes - thus effecting the property valuation, thus reducing tax dollars to the city.

There will be litter, rodents & noise I'm concerned about the contamination of well H<sub>2</sub>O.

Also the traffic on Township Road & Redwood.

It seems to me there are other more suitable places to locate this garbage facility.

Signed: Waldemar Zuehl  
Address: 611 S. OAK PL.  
CANBY, ORE. 97013  
Date: 12/21/94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

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My concerns are

The Valley Farms Sub-division is one of the nicest in Canby  
it has done more for our economy than most things in town. Many  
local merchants, from both Hooping, Naylor Flower Company, S&BC Concrete,  
Landscape Companies, Construction etc are all working & spending at  
places like Fishers Supply, Canby Rental, Canby Builders etc  
due to this development. How much more work will come  
if this transfer station is kept next street. Why on this side?  
the other side of the park near 99 E would reduce traffic &  
limit home buyers concerns. Think about the v. pp/b  
effect of this move.

Signed: *A. Coffey*  
Address: 1381 SE 12th Lane  
Canby, OR 97013  
Date: 12/22/94

RECEIVED

DEC 27 1994

CSC | Index

December 22, 1994

CITY OF CANBY

Dear Sirs,

As an Oregon resident for over 25 years, I wish to express my extreme disappointment that your commission would attempt to place such a horrendous waste facility so near where children live, play and go to school.

I also feel I must make you aware that I am currently conducting an investigation into alleged improprieties which may have taken / be taking place between members of your council and the party which advocates the waste facility. I do not need to explain the ramifications that would result from using a public position for personal gain.

I urge you to reconsider the proposal.

Sincerely,



Karen Jones



December 20, 1994

City of Canby Planning Commission  
182 N Holly  
P.O. Box 930  
Canby, OR 97013

RE: Proposal to relocate the Canby Solid Waste Transfer  
Station & Recycling Processing Center to the corner  
of Township Road and Redwood Street.

As a property owner residing in Township Village, I am  
AGAINST the above proposal.

Even if the facility could be proven noise and odor free,  
the increase in traffic, alone, would create noise and  
air pollution. Detrimental to the surrounding areas.

A firm NO to the above proposal!

*M. E. Lesina*

Mary E. Lesina  
601 SE 6th Place  
Canby, OR 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

RECEIVED

DEC 27 1994

CITY OF CANBY

Planning Commission  
Dec. 24 1994

Dear Sirs:

43 years ago I got a job at Canby Plumbing. My wife and I moved to Canby and bought a home. Through the years we have seen many changes in the town's growth and have built 3 new homes in different areas.

5 1/2 years ago we viewed the home show at Township Village and was impressed with the area. So we built a new home there at 581 SE 6TH PL. Now we find out a garbage recycling processing center is to be built just up wind from our new home. If we had known this before we built, we would have never done so. I'm sure if any or all board members lived here you would feel the same way. Please stop this from happening.

Lawrence + Marlene Gooding  
581 SE 6TH PL.  
Township Village

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 27 1994

CITY OF CANBY

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My concerns are that my home & land value will decrease because of this level of business nearby. A few more of my concerns center around the following:

- 1) Home/Land value diminished.
- 2) traffic congestion on Township Road.
- 3) safety of the children going to Trost Elementary School - (our daughter) more traffic - more pedestrian/truck accidents.
- 4) Air quality - garbage smells bad
- 5) Rodents - garbage attracts all kinds of disgusting animals.
- 6) Noise pollution - trucks as well as the business will create more noise
- 7) Possibility of garbage (toxic) leaking into our drinking water.
- 8) Pollution from the trucks going to and from the site.

There are many more reasons not to locate this business in the City limits of Canby but I can not list all of them. We oppose the building & operation of this business in our neighborhood - adamantly!

Signed: Leeby Green / Lisa Green  
Address: 1338 SE 12th Loop  
Canby, OR 97013  
Date: 12-21-94

December 23, 1994

City of Canby  
Planning Commission  
P.O. Box 930  
Canby, OR 97013

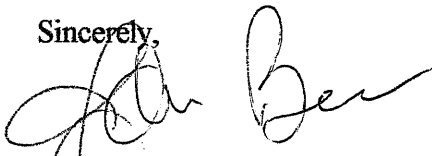
RECEIVED

DEC 27 1994  
CITY OF CANBY

Dear Planning Commission,

We feel the location of the proposed Recycling Center at Township road and Redwood street is a bad idea. It is too close to the school and will adversely affect the traffic on township and adjoining streets. A location outside of town such as the lot between Canby Ford and Hometown Auto Care or next to the Barlow house would be better. There are too many children near the proposed site for it to be safe. Better access and less pedestrian traffic would make other sites more appealing. Please take the time to consider other sites that are more suited to this type of use.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Bee".

John Bee and Family  
1022 SE 7th Ave.  
Canby, OR 97013

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED  
DEC 27 1994  
CITY OF CANBY

Dear Planning Commission:

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**My concerns are :** That the proposal does not meet the conditional use approval criteria specifically "The proposed use will not alter the character of the surrounding areas".

We stated at one of the hearings we would not have relocated here on S.E. 7th Avenue, in Township Village had we known this garbage transfer station was going to be built. It does not enhance a good residential and school location. We feel it will degrade this lovely Village and our property value will decrease.

We believe in recycling and feel the operation will grow and expand, such as, grinding tree trimings and leaves into mulch as technology increases. One day they will grind garbage to make pellets for fuel etc. This throw-away society is going to change and different items will be produced. We are concerned about well water contamination, the containers outside the building for recycling will cause odors attracting rodents to our area, particularly if the garbage is held for 72 hours before transporting. We really are opposed to that.

We also feel the operation should be located in a HEAVY INDUSTRIAL LOCATION rather than this LIGHT INDUSTRIAL AREA. We urge you to give them the correct location so they may expand and not give the City of Canby all the headaches from neighbors complaining about ODORS, POLLUTION AND NOISE, not to mention the additional traffic on Township Road. Last summer we witnessed a small child hit by a car on Township Road which was terrifying. The foot traffic by children going and coming from school is very heavy on Township Road, we must not endanger the children in this area.

Frankly, we do not feel Canby really requires a Transfer Station since there are four in the surrounding area. In the very near future they will be expanding and bringing in more and more garbage from other small towns and thus the recycling Center will become larger and larger with more and more traffic. PLEASE LETS GET THIS MONEY MAKING BUSINESS OUT OF THE CITY OF CANBY AND INTO THE COUNTRY AWAY FROM THE SCHOOL AND A HEAVY RESIDENTIAL AREA.

Signed:

*Bud & Lucy Bergman*

Address: 466 S. E. 7th Avenue

Date:

December 22, 1994

RECEIVED

DEC 27 1994

CITY OF CANBY

12-23-94

THE City of Canby, Planning Commission  
182 N Hwy  
P.O. Box 930  
Canby, OR, 97013

Dear City Members,

I AM WRITING THIS LETTER IN  
OPPOSITION TO THE PLANNED OR PROPOSED  
CANBY DISASTE WASTE TRANSFER  
FACILITY ON THE CORNER OF LEWIS  
AND TOWNSEND ROAD.

THE FOLLOWING ARE REASONS I AM  
OPPOSED TO THE GARBAGE DUMP OR  
WASTE TRANSFER SITE.

THIS MATTER WILL —

- ① REDUCE PROPERTY VALUES
  - ② HAVE A NEGATIVE IMPACT ON  
THE QUALITY OF LIFE IN SE. Canby.
  - ③ BLOCK THE SHIP OF OAK BRIDGED  
BECAUSE OF TRUCK TRAFFIC, DODDS  
NOISES, RATS, ETC.
  - ④ WILL DESTROY THE URBAN  
SCENE AND AESTHETIC QUALITIES OF  
THE City of Canby.
- I ACCORDY ASKED WILDELL SHAW

NECESSARY TO WHAT WOULD BE A  
GRABBER TRAILER SITE AS APPROVED  
WOULD HAVE ON MY PROPERTY VALUES,  
THOSE REPLY WAS THAT IT WOULD  
LOSS AT LEAST 10% OF ITS VALUE  
IF MY CASE THAT WOULD  
BE \$/FOOD.

PLEASE CONSIDER THIS SCENARIO,  
I AM WISHING TO SELL MY HOME,  
I ADVERTISE AND INTERESTED PARTIES  
OPEN FLAM BOLTTRAD. MY DIRECTOR  
WOULD BE - THEN LEFT HOME FOR  
TO PRESENT, COURAGE TO REDWOOD,  
TULLY RIGBY ~~AT~~ INTERSECTION OF  
LEWISWOOD AND BAINBRIDGE ROAD "ACROSS  
THE STREET FROM THE "COURTYARD"  
TRAILER FACILITY, GO DOWN TOWNSHIP  
TO PINE TO MY HOME AT 864 S. PINE ST.  
~~IF~~ IF WERE ANY FURTHER SELLER DURING  
NO ONE WOULD EVER CONSIDER DURING  
TO SEE A NEW HOME CLOSE TO A  
GRABBER DUMP. I WOULD NOT WASTE  
ANY DISTANCE THAT WOULD I MANAGED  
THAT IT DID NOT SUELL, WERE PERMANENT  
TO LOOK AT, SITE, SITE.  
PLEASE CONSIDER OUR PLEAS, ADDRESSING  
ACROSS AND BELIEVE WOULD BE

FINALIZE YOUR DECISIONS ON  
THE PROPOSED CAPITALS DEVELOPMENT  
TO OUR NIGHT BOARD.

I WOULD LIKE TO OFFER MY  
SUPPORT AND I AM SURE THE  
BOARDERS WOULD SUPPORT THIS, AND  
THAT IS TO DEVELOP THE CAPITAL  
DEVELOPMENT PROJECTS EARLY.  
I KNOW IT IS NOT EASY FOR  
THIS CAPITAL IS LEAD AND TRAVEL SITE  
BUT WITH SMOOTH WORKS SUPPORT THIS  
COULD BE COMPLETED  
OR COULD IT? ALTHOUGH THIS  
NEIGHBORS WOULD SAY "NO" IN MY  
BACK YARD!"

THANK YOU FOR YOUR COURTESY,

Sincerely,



ROBERT R. STEINKAMP

688 S. PINE ST.

CHRYSLER, AL. 37213.

263-2070



The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are

*an unsightly mess along Townships  
Road*

RECEIVED  
DEC 27 1994  
CITY OF CANBY

Signed:

*Howard A. Louise*  
Address: 542 SE 6th Pl.

Canby Or.

Date:

12-27-94

*Lynell Louise*

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DEC 27 1994

CITY OF CANBY

To the Planning Commission:

My name is Chris Kelleher. I live at 2583 Allen Ave. Hubbard and have been employed by Canby Disposal for 10+ years. Yes I live in Hubbard, but I feel more apart of this community than some of the people who reside here. I lived in Canby for 2 years before I bought my own home. I tried to buy in Canby, but was turned down on several loans. I hope someday to move back. We currently spend more time in Canby than anywhere else. I work here, we shop here. My kids are involved in activities here, we go to church here, we dine here and we have friends and relatives who live here.

Some people have stated that they recently found out about Canby Disposal's plans to relocate. They must not read the Canby Herald, it has been in there several times in the past months. (This paper is also delivered to my home).

The transfer of garbage from one container to another is something we do everyday. The garbagemen go out and TRANSFER the garbage from the cans or containers into their truck. No problem. I don't understand the problem with transferring the garbage from small trucks into trailers. It will be done inside and taken care of in a matter of minutes. I've watched United Disposal Co. transfer garbage from a small rural truck into a rear loader garbage truck in the Aurora Colony grocery store parking lot. No mess, no problem.

Many people object to the proposed plan being close to Trost School. Where were these people when the school board made plans to locate close to an Industrial Park? Instead of taking their frustrations out on Canby Disposal they should have routed them to the school board. Canby Disposal like any other industrial company is limited to industrial park zonings for the location of their business. Since their property is all industrial with direct access to 99E I see no problem with the site. As stated by the applicant, truck traffic will be routed by way of 99E, not Township Road. Did anyone take the time to see how far we are currently from the high school? You'll find it is closer than the proposed site. We've been here 15+ years without an incident involving kids.

I've heard alot of people mention their property values will go down. I don't hold the same opinion. If you compare the values of underdeveloped property to developed property, the developed property wins. Especially with a 2 million dollar building.

Some people want to compare the Berg Parkway site to the proposed site. In my opinion there would be no comparison. This is like starting over. A brand new state-of-the-art building the size of a football field. Everything would be done inside. Imagine no mud to deal with. We'll have parking for all of our trucks and containers. We'll be able to turn around without having to jockey around. We'll have bays for truck maintenance and

repair. We'll have a wash site with drainage. This plan offers everything needed to operate efficiently and environmentally safe for many years to come.

I urge you to think rationally about the City of Canby and their comprehensive plan. Vote YES to providing for Canby's waste and recycling in a facility admired by less fortunate cities.

Sincerely,



Christopher Kelleher

27 December, 1994

The City of Canby  
Planning Commission,  
P.O. Box 930  
Canby, OR 97013

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DEC 27 1994

CITY OF CANBY

Dear Planning Commission,

I am writing you this letter, as I'm sure many others have, to voice my opposition to granting a conditional use permit for a "solid waste transfer and recycling center" at the corner of Redwood and Township here in Canby. I'm sure you have heard more than your fill of emotional testimony on the subject, so I will try not to drag you through more of that. As an electrical engineer for 10 years, I consider myself someone who thinks logically about decisions and in that vane I have spent a lot of time reviewing and weighing the issues behind this decision. All the emotions aside, there are three things that weighed heavily in my decision and I hope they will help you in making yours.

First, does the permit application meet the "letter of the law" requirements set forth by the city of Canby? No! There has been some work done by the applicant to beautify his proposal, but the real meat of the issue remains. This is an application to truck, dump, process, and even store garbage in close proximity to not only homes, but more importantly three schools that we bus hundreds of kids to every day. Unless the entire facility was sealed in bubble, I can't see any possible way that this facility can be said to "not alter the character of surrounding areas" or will be "compatible with the designs of other developments" as the requirements read.

OK, I admit I'm not a "garbage expert". The fact is that none of us know, from the data put forth, that granting this permit will not have grave environmental effects on the entire Canby area! Remember, we are being asked to bend our rules. To do this we have to be satisfied that the facility is safe and meets our requirements. Right now, without further studies and investigations by qualified objective experts, we don't know! Approving an conditional use application without that proof is not logical.

Secondly, what is it that Canby gets out of the deal? Even if all of the requirements were fully met, for Canby to bend its zoning rules there must be a substantial good, or at least no possible harm to the community as a whole. That is the real thought behind any type of conditional use permit, tax incentives, or other rule bending procedures by any community. If we have a chance to bend the rules without causing undo hardship and at the same time realize a substantial benefit for the community then lets do it. Is that the case we have here? No again!

For argument's sake lets assume that this is the only facility of it's type that has no major impact on its surroundings, what then is our benefit? According to the permit application each and every household can expect a savings of \$0.88 per month. Excited yet? Let's see, with approximately 4000 homes in Canby that comes to \$3,520 split among the 10,000 Canby residents each month or a whopping 35¢ per person each month. Yes we hear that we also gain convenience in that we can bring our recyclables to the facility any time we want. I don't know about you, but I kind of like leaving my recyclables out once a week right in front of my house instead of hauling them do a dump?

Sarcasm aside, it is obvious that the benefit to us is negligible at best. It surely is not on a par with our possible losses and problems. On the other hand, I'm sure that Mr. Kahutz plans to do quite well with his 2 million dollar investment. I am for capitalism 100%, but I don't think we need to bend our rules and risk our town's health and happiness for 1 man's gain!

Lastly, how is Mr. Kahutz planning on making his money back for this investment? Yes, we can speculate for hours, but being an Engineer I couldn't help but run some of the numbers through my calculator. I am perplexed. For a \$2,000,000 investment the application shows a cost savings of about \$105,000 per year. That is a 20 year return on investment! This cannot be the whole story. The most logical way for that to get much better in Mr. Kahutz's books is to bring in more garbage and recyclables. Accept loads from other than Canby disposal. Begin collecting from a larger area. The bottom line is that now we not only deal with our own garbage in Canby, but we start to handle other's too. That is not what we want here!

All in all, I cannot see a good reason why it would be in the city of Canby's interest to grant a special permit, bending our rules, to allow this facility in the area. No substantial savings or improvement to the community is to be realized. Quite the opposite, even run exactly as stated, we stand to increase pollution and degrade our city. And what if this is not a model facility? What do we do then? It is much harder to clean up a mess than to not create in the first place. Please don't let this mess be created here or anywhere else in the city of Canby!



Charles P. Mangan  
1250 SE 10th Ave  
Canby, OR 97013

**ANDERSEN  
CONSULTING**  
ARTHUR ANDERSEN & CO. S.C.

Andersen Consulting LLP  
801 Second Avenue  
Suite 900  
Seattle, Washington 98104-1552  
(206) 623-8950

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**DEC 27 1994**

**CITY OF CANBY**

December 26, 1994

Dear Planning Commission:

The purpose of this letter is to refute testimony for the Canby Waste Transfer Station and to provide additional public comment on the issue. Specifically, the items addressed are as follows:

- I. The Economic Analysis in the proposal is misleading and insufficient.
  - II. Soil and water contamination from the facility is a very valid concern.
  - III. The project is funded by public payments for trash collection. It is, therefore, financed by Canby residents. As bankers for this project, Canby residents need more information.
  - IV. Comparisons between the current and proposed facilities are inappropriate because of the greater scope of the proposed facility.
  - V. While the facility will provide additional jobs, many of these jobs are not of high quality.
- I. **The Economic Analysis in the proposal is misleading and insufficient.**

The Economic Analysis in the proposal shows a savings of \$.88 per monthly garbage bill. We do not believe that residents will realize any short-term or long-term rate reductions on their monthly garbage bills by implementing the proposed Canby Waste Transfer Station.

The Economic Analysis does not seem to include the following:

**The cost of the new facility.** The cost of the new facility is estimated to be \$2.5 million (land and facility). The debt service for this facility must be paid by Canby residents via their monthly garbage bills. The Economic Analysis clearly states that these costs are not included in the estimated cost savings.

**The full cost of operations.** The costs for additional services required by the new waste transfer operation do not appear to be included in the estimated cost savings. It appears the cost savings in the Economic Analysis is only based on savings from fewer truck trips to McMinnville. It does not appear to include the costs of additional labor, etc. required at the transfer station for loading, transfer and storage operations and perhaps the purchase or rental of additional equipment required by the new process (i.e., a semi-truck to haul garbage to McMinnville).

In order for Canby residents to support this project, a thorough Economic Analysis must show the net savings or costs to Canby residents on a short-term and long-term basis. The projected savings or costs should be guaranteed by Canby Disposal for considerably longer than the currently proposed 1 year.



**II. Soil and water contamination from the facility is a very valid concern.**

Several residents have raised the concern of water and soil contamination from the proposed Canby Transfer Station, especially since the residents closest to the proposed site rely on well water for drinking. The rebuttal by Mr. Kahut's representative stated that the only type of leakage from the trucks would be a minimal amount of motor oil from the trucks and autos which came to the site.

I have personally witnessed garbage trucks with fluids seeping from the rear compartment. Depending on the contents of the refuse in the truck, this leakage could be toxic. Have you ever thrown a battery in the garbage? A can of paint? Motor oil? Bleach? Although against the guidelines, many people have included these items and many more harmful substances (such as asbestos) in their weekly garbage.

Since Canby Disposal has no control over what residents put into their garbage, they have no control over what may leak during the normal operations of transport, unloading, loading and storage of that garbage. I understand that the previous proposal was rejected, at least in part, due to potential leakage contamination of a local river. This validates the concerns of the residents at the newly proposed location.

**III. The project is funded by public payments for trash collection. It is, therefore, financed by Canby residents. As bankers for this project, Canby residents need more information.**

Since the residents are paying for the trash collection services, including the cost of the facility and operations, through their monthly garbage bills, then this project is, in reality, funded by the Canby residents. While no public sector funds must be earmarked in advance of the project, the income stream to pay for this project is provided by the public.

Since residents are being asked to ultimately pay for this project, Canby residents should be afforded the same rights as a bank in evaluating a loan application, such as:

- A thorough review of the business plan.
- A thorough income and expense projections estimated for the project.
- A thorough understanding of project assumptions, including assumptions for future garbage rate increases, interest rates, and labor rates.
- Loss guarantees in the event the project is unsuccessful. In other words, what happens if the facility fails.
- A thorough understanding of who will provide the equity for the project. Specifically, who are the investors and what is their expected rate of return. It is important for Canby residents to review a list of investors in this "privately-funded" project in order to assess the objectivity of the project supporters.

# ANDERSEN CONSULTING

ARTHUR ANDERSEN & CO., S.C.

**IV. Comparisons between the current and proposed facilities are inappropriate because of the greater scope of the proposed facility.**

The high school superintendent suggested that the proposed facility would not omit an offensive odor, based on his knowledge of the existing facility. Since the current facility only collects recycle materials and does not transfer waste, which would occur at the proposed facility, the superintendent's opinion is based on an inappropriate comparison.

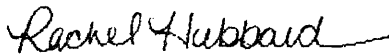
**V. While the facility will provide additional jobs, many of these jobs are not of high quality.**

Project promoters have described this project as good for Canby residents because it creates jobs. On December 1, 1994, the Wall Street Journal published an article ("9 to Nowhere") describing the worst jobs in the country. Topping the list was a job entitled Environmental Worker where individuals sift through piles of "household trash" at "MuRSs or recycling plants" sifting through things such as "dead animals, used hypodermic needles and other potential hazards" to remove recyclable materials prior to being compacted and transferred to a garbage dump. This is one new job type that will be hired by the Canby Disposal Company at the Canby Waste Transfer Station.

I urge you to take a long look at what is being proposed and what information has not been forthcoming. The proposal, as submitted, is misleading. While it states that this project would be good for Canby residents, in reality, it is probably good for only a small number of investors with Canby residents footing the bill.

This letter has been written on behalf of Joan Jones and Gertrude Thompson.

Sincerely,



Rachel Hubbard  
Senior Consultant



The City of Canby  
PLANNING COMMISSION  
P.O.Box 930  
Canby, Or 97013

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DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am APPOSED to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City of a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET, which is about 380 feet from CECIL TROST SCHOOL.

My concern are:

1. The SAFETY OF OUR CHILDREN, from truck traffic, odors, noises, rats, ect.
2. No ENVIRONMENTAL STUDIES have been done, regarding:
  - soil studies-potential contamination of the well water.
  - traffic studies-1992 study is outdated-before the new school was built and before new homes were built. Or what happens when the new Redwood St. floods, or when the Country Fair is open?
  - noise studies-with trucks coming and going, large machinery, crushing garbage, loading and unloading glass, metal, ect. The noise will affect the quality of living for those living near, and the children at the school.
  - odor, air pollution-will effect the children at the school and those nearby.
3. No "transitional area" or "buffer zone" between industrial zoning and residential zoning, such as offices or apartments.
4. This facility is not consistant with the comprehensive plan of the city of Canby.  
"It will deteriorate the overall scenic and aesthetic qualities of the City and of those living around it"
5. Reduce property values, and therefore tax \$ to the City of Canby.
6. All other transfer/recycle centers are in the center of large industrial area, or out of town, not near residences and school.
7. The attraction for rats and birds to the surrounding area and school .
8. Problems with people dumping garbage/recycle material on neighbors properties.  
when the garbage/recycle center is closed or will not accept materials.

Please, consider the QUALITY OF LIFE of the citizen in Canby and the children of our future.

Gerald & Kim Hart  
557 S. Knot St  
Canby OR 97013

*Gerald E Hart*

*Kim Hart*

**LARRY GOSS & CO.**

10790 SO. GEORGEANN RD.  
OREGON CITY, OR 97045  
PHONE & FAX: 503-655-0587  
TOLL FREE: 1-800-851-5514

**RECEIVED**

**DEC 27 1994**

**CITY OF CANBY**

DECEMBER 20, 1994

CANBY CITY PUBLIC WORKS  
182 N. HOLLY  
CANBY, OR 97013

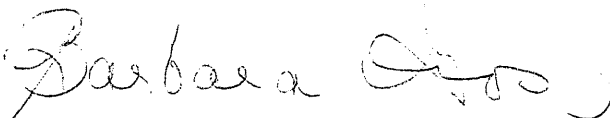
ATTN: CITY COMMISSIONERS & PLANNING BOARD:

AS A CONCERNED PARENT WHOSE CHILDREN ATTEND TROST SCHOOL, CANBY, OREGON, I AM FORCED TO WRITE A LETTER BECAUSE OF THIS CONCERN.

THE THOUGHT THAT YOU PEOPLE WOULD EVEN CONSIDER PUTTING A GARBAGE AND WASTE DISPOSAL CENTER NEXT TO MY CHILDRENS SCHOOL HAS ME OUTRAGED AT THE IDEA OF IT. I AM SURE THAT WITH ALL OF THE OPEN LAND IN THE CANBY AREA THAT THERE MUST BE A MORE LOGICAL AND APPROPRIATE PLACE FOR SUCH A FACILITY.

I WOULD HOPE THAT YOU PEOPLE THAT ARE ON THIS BOARD WOULD ACT AS RESPONSIBLY AS US PARENTS WOULD WHEN CONSIDERING SUCH A PROPOSAL, AFTER ALL IT IS YOUR JOB TO REPRESENT THE NEEDS OF THE PEOPLE OF CANBY AND HAVE COMMONSENSE LOGIC IN YOUR PLANNING PROCESS. THIS SOUNDS NEITHER LIKE GOOD LOGIC NOR RESPONSIBLE PLANNING.

CONCERNED FOR MY CHILDS SAFETY,



BARBARA GOSS

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DEC 27 1994

CITY OF CANBY

12/21/94

To Planning Commission

How can you even consider placing a GARBAGE & Recycling Center in the middle of town next to houses and schools. Do you really FEEL this is the right choice for the city of Canby.

Sincerely,

David, Christy & Sierra  
Druitt

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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DEC 27 1994

CITY OF CANBY

Dear Planning Commission:

I am **APPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

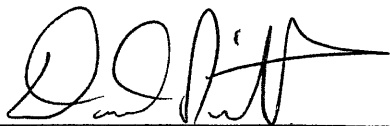
My concerns are

location is the issue and cleanliness of this site is also a major concern. The proposal does not meet the conditional use approval criteria which states "the proposed use will not alter the character of the surrounding areas." Take a look at the other center, then start buildy one near a school (Elementary) and new home area. Considering this site and planndy for the future of Canby is on the wrong track if this takes place.

Signed:

Address:

Date:



577 NE St.

Canby OR 97013

Dec 25th, 1994.

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DEC 27 1994

CITY OF CANBY

710 N Juniper St

Canby, OR -

12/23/1994

To the:

Canby Planning Dept.

I am moved by the letter to the editor by Donna Jean McManus, to take pen in hand and express my opinion on the site of the solid waste transfer station.

I'd like to say that I certainly do NOT feel the way she does.

All of us in the city and surrounding community need this fine facility as soon as possible and to delay its construction for several more years is just asinine.

There are really no solid-concrete reasons for denying its approval.

Its location is really ideal and will not really bother those that are

crying "wolf" and trying to create  
a hot air-smoke screen approach  
to stop its construction.

The Coady Planning Commission  
should unanimously approve the  
application of Mr. Kakut to proceed  
with the plant construction.

To do otherwise would be a great  
diservice to the community.

Sincerely,

Alvin Bo Friedrich  
710 N Juniper St.  
Coady-

We have lived here for 40 years  
and have saw the City grow and  
want to see it proceed on a sensible  
course.

Please- Please vote "yes"

Mr. and Mrs. Brent Pavlicek  
638 South Pine St  
Canby, Or. 97013  
December 20, 1994

**RECEIVED**

**DEC 27 1994**

**CITY OF CANBY**

Canby Planning Commission

To Whom It May Concern,

I have been raised in Canby since the day I was born. I graduated from college in 1992. This last summer, my spouse and I purchased a house in Township village. (638 S. Pine Street) As members of the Canby community we felt it was extremely necessary to attend the Dec. 12th meeting regarding the proposed garbage/recycling center. This proposal is one we do not support. In fact, we are disgusted with the thought of having a recycling/garbage center a few blocks from our new home and 380' from the school of our future children.

In attending the meeting many areas of concern were brought in the open. I do not consider my house on the outskirts of Canby. I strongly believe this town will grow and I have to say this proposed sight is not on the outskirts of town. It is in my backyard. It will eventually be in the middle of town if you approve this now. If you think this sight is not going to affect any neighborhoods, ask your self this, "How would this recycling center affect my neighborhood ? " Do you truly have the knowledge and research to answer this question ? I don't know if any member of your commission can answer it accurately. I know for a fact, the 3 gentleman presenting the Dec. 12th rebuttal have no clue. To my knowledge there have been no up-to-date environmental studies regarding soil, traffic (1992), noise or pollution studies. There was no scientific data or studies presented. Do you have any scientific data? Is the city of Canby preparing to obtain any? To our dismay, all that appears to have been presented is opinion and speculation.

We have a real problem with a decision being based on speculation. We have worked very hard to buy our house. We know this proposed recycling/garbage center will not help to improve the value of our investment. Have you any idea what garbage/recycling center does to the value of surrounding property? We challenge all member of the commission to contact three real estate brokers

each What might you find? what do they as experts, have to say? can you guarantee my land value with a recycling/garbage center blocks from my house? By the way, the current sight does not house any garbage. This proposed sight will. Odor will be a problem regardless of Roger Reif 's speculation.

Roger Reif has said that this is the only sight available that accommodates K&B recycling and the city of Canby. I disagree, and believe we could find other alternative locations.

We propose to take a different avenue or at least look at this proposal differently. We personally would rather pay more for garbage collection than have this sight across the street from our house. Secondly, in their application K&B recycling says that they will save the city's citizens \$ .88 per month on average. This so called savings is only guaranteed for one year until 1995. We know that our 12 month savings of \$10.65 will not even equal the loss of our property value in this year . Of course we do not want this recycling center. K&B stands to make money ( which i do not have a problem with) at the expense of our \$100,000 + investment. That's wrong!! K&B could raise their rates to that of Gresham (from \$ 13.45 to 18.05). I would pay that difference. This overnight increase is not enough money obviously. They stand to make much more money by placing this recycling /garbage center next to our schools and our homes.

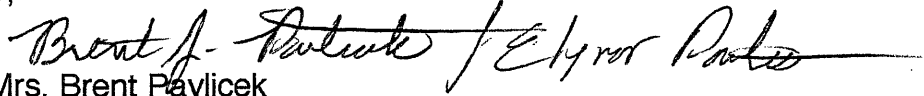
Finally, the most perturbing and factual argument we have is that brought about by Canby's conditional use criteria (16.50.010) It states that " The proposed sight will not alter the character of the surrounding areas." Please visit K&B's recycling center as it exists today and tell me it has not altered those surrounding areas Please examine it and tell us it does not stink. Tell us it is not a dirty business and that it will not affect our neighborhood and our quality of life. Tell us , if you can, that you can't hear the howling of hydraulic's and diesel engines.

These points of interest all affect the surrounding areas . They will affect the school, roads and neighborhoods.



Thank you for your consideration and time.

Sincerely,

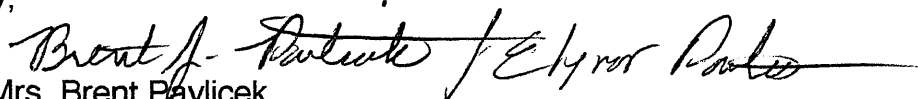
A handwritten signature in cursive script that reads "Brent Pavlicek". The signature is written in black ink and is positioned above the printed name.

Mr. and Mrs. Brent Pavlicek

Members of the Quality of Life in Canby Committee

Thank you for your consideration and time.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Pavlicek" with a stylized flourish at the end.

Mr. and Mrs. Brent Pavlicek

Members of the Quality of Life in Canby Committee

19-22-94

City Commissioners:

Do not put traffic station by Post school. The traffic noise would be bad for kids. The station would cause a lot of "strong" traffic which would heighten danger to walking students. There must be a better location in a good industrial area, nearer to major traffic arteries.

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DEC 27 1994

CITY OF CANBY

Patrick A. Stark  
No 5095, Hecker Rd  
Canby, Oregon 97013

P.S.

To the Planning Board, All the building of apartments & houses in Canby has lowered the schools to over flow. When a brand new school is over crowded the first year it opens does not spend very highly of all planning being the city of Canby consist the over crowding the city should reduce it

Sincerely  
Patrick A. Stark

12-23-94

To The City Commissioners,

We are writing to urge you not to approve a transfer station so near to Frost School.

We do not think that it would be compatible to a good learning environment.

We are concerned with the added traffic and noise levels and health problems that our children will have to deal with.

We think it would be best for the community if the transfer station was located elsewhere. There surely is a better site available than one near a school.

Respectfully,  
Bonita McYork

26509 S. Belbuck Rd  
Canby, OR 97013

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DEC 27 1994  
CITY OF CANBY

CANBY Planning Commission  
CANBY Planning Dept.  
City Hall, 181 N. Holly St.  
CANBY, OR.

12/22/94  
584 SUMMIT ST.  
CANBY

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CITY OF CANBY

Gentlemen;

I wish to join the growing list of opponents to locating a new garbage dump on Township Rd. As a resident of this city on the corner of Township Rd and S. MAPLE ST. I am only too aware of the situation in this area of town.

The current level of traffic, noise, dust, air pollution and smells is barely tolerable. Too increase these factors affecting ones quality & standard of living is unimaginable. While the "fly" problem in the Suburb is excessive, I do believe it is nothing compared to what a garbage dump would create in this general area.

Other uses for your clear business approach for the Industrial Park, will undoubtedly come to the fore. AFTER ALL, you built it, they will come; AS SOON AS the urban grant is coming (As evidenced by Township Village) to this part of town. Why rush into a compromise situation with a "dirty" business (and garbage such as this sure as hell ain't clean) and commit the PR to ANY irreparable siting and thereby ALIENATE A very large voting portion of this fair city.

If you must site this business, why not site it AT 182 N. Holly St.?

Sincerely  
R. Potter

John Ball  
320 So. Locust St.  
Canby, Oregon 97013

December 21, 1994

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DEC 27 1994

DEPT OF CANBY

Canby Planning Dept.  
Canby City Hall  
181 N. Holly St.  
Canby, Or. 97013

As a resident of Southeast Canby for the past nineteen years, I have no objection to the siting of the proposed garbage transfer and recycling center as proposed at the Township and Redwood St. site with one major provision.

That provision is that all major truck traffic to and from the site be routed over the new Industrial access road from Hwy. 99 E. to the aforementioned site thus keeping heavy truck traffic off city streets.

Certainly I can understand why some citizens near the site are objecting to siting a garbage transfer station near them. However, I believe this area was designated as industrial zoning prior to the time these housing developments became a reality. As to the Trost school, at the time the citizens of Canby voted for bonds for new school construction we were advised that the district had two available sites that were already in public ownership and suitable for school construction. Later, it was decided by certain factors that for one reason or another these sites were not suitable for the new school so it cost the taxpayers literally hundreds of thousands to pay for purchase of land and the infrastructure for the Trost site. Apparently the individuals who were responsible for selection of the Trost site chose to ignore the fact that an industrial zone was close by.

It is a fact of life that we must have a garbage transfer station and recycling site. If operations of the facility are properly monitored and EPA and DEQ regulations are strictly followed I see no valid reason why the Township and Redwood site should not be suitable.

Sincerely  
John W. Ball  
John W. Ball

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DEC 22 1994

CITY OF CANBY

To: The City of Canby Planning Commission  
182 N. Holly  
P.O. Box 930  
Canby, Oregon 97013

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10. Condition of present facility at Berg Parkway (considered a pigsty by many) and possible contamination into Canby City Park. What will happen to this facility after a few years when improvements are needed?

Print Name	Signature	Street Address	Phone #
Doris Wayrynen	<i>Doris Wayrynen</i>	354 SE 7th Ave, Canby	
LISA BURKE	<i>Lisa A. Burke</i>	376 SE 7th Ave.	266-1535
Tim Fields	<i>Tim Fields</i>	387 S.E. 7th Ave	
BELVA R. CLARK	<i>Belva R. Clark</i>	759 So Lupine St	263-2122
MICHAEL F GOWER	<i>Michael F Gower</i>	384 SE 7th AVE	

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Print Name	Signature	Street Address	Phone #
KAREN HAYNES	<i>Karen Haynes</i>	592 S.E. 6 <sup>th</sup> Place	266-7533
Cindy Caulfield	<i>Cynthia L. Caulfield</i>	612 S.E. 6 <sup>th</sup> Place	266-2085
THEDA CONANT	<i>Theda J. Conant</i>	631 SE 6 <sup>th</sup> Place	266-4361
E.R. CONANT	<i>Edwin R. Conant</i>	631 SE 6 <sup>th</sup> Pl	266-4361
JEFF O'NEIL	<i>Jeffrey A. O'Neil</i>	622 SE 6 <sup>th</sup> Pl.	266-4195
Deanna O'Neil	<i>Deanna O'Neil</i>	622 SE 6 <sup>th</sup> Pl.	266-4195
JOHN MUNCE	<i>John A. Munce</i>	656 SE 6 <sup>th</sup>	263-6804
Christine Kloser	<i>Christine Kloser</i>	<del>266</del> 544 S. Pine St.	266-4489



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Print Name	Signature	Street Address	Phone #
Bruce Wadleigh	Bruce A. Wadleigh	679 S. Lapine	266-3513
Picki Wadleigh	Picki R. Wadleigh	" "	" "
Janice J. Kluth	Janice J. Kluth	522 S.E. 6 <sup>th</sup> Place	263-6621
HERBERT E. KLUTH	Herbert E. Kluth	522 S.E. 6 <sup>th</sup> Pl.	263-6621
Loyd Alice Lowrie	Loyd Alice Lowrie	542 SE 6 <sup>th</sup> Pl.	266-9445
Howard A. Lowrie	Howard A. Lowrie	542 SE 6 <sup>th</sup> Pl.	266-9445
FRANCIS MASCHLER	Francis H. Maschler	541 SE 6 <sup>th</sup> Pl	266-3705
Phyllis Todd	Phyllis Todd	561 SE 6 <sup>th</sup> Pl	266-6371
Lawrence Gooding	Lawrence Gooding	581 SE 6 <sup>th</sup> Pl	266-7583
MARLENE GOODING Marlene Gooding	Marlene Gooding	581 SE 6 <sup>th</sup> pl	266-7583

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EARLINE CARTER	Earline Carter	1368 S.E. 10th Ave	266-1608
ROBERT A. CLARK	Robert A. Clark	759 So. LUDINE ST	263-2122
Mark Vodka	Mark Vodka	356 SE 7th way	266-6428
Cathy Tismark	Cathy Tismark	341 SE 7th way	263-8869
MARK RISELING	Mark RiseLING	344 SE 7th way	266-8892
Kjeresti Kliever	Kjerest Kliever	336 SE 7th way	263-2098
SHEBZY DRIES	Shebzy Dries	335 SE 7th way	266-6377
Paul B. Borch	Paul B. Borch	695 S. Larch	266-4945
JOHN M. CALLOWAY	John M. Calloway	333 SE 7th AVE.	266-6143
Michelle Calloway	Michelle R. Calloway	7th SE 7th Ave	266-6143

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Print Name	Signature	Street Address	Phone #
Troy D. Nelson	<i>Troy D. Nelson</i>	653 S. Oak Place	266-4179
Donna Jean McManamon	<i>Donna Jean McManamon</i>	525 SE 7 <sup>th</sup> Pl	266-9671
John E McManamon	<i>John E McManamon</i>	525 SE 7 <sup>th</sup> Pl	266-9671
HARVEY SMITH	<i>Harvey Smith</i>	625 SE 7 <sup>th</sup> Pl	266-1642
ESTHER HANSON	<i>Esther Hanson</i>	665-8 <sup>th</sup> 7 <sup>th</sup> Pl.	263-2123
Lula Kerr	<i>Lula Kerr</i>	560 SE 7 <sup>th</sup> Pl	266-9329
Carlin Jackson	<i>Carlin B. Jackson</i>	310 SE 7 <sup>th</sup> Place	266-8446
Karen Jackson	<i>Karen Jackson</i>	510 SE 7 <sup>th</sup> Place	266-8446
JEAN MARTIN	<i>Jean Martin</i>	726 S. Lupine	266-9858
WALTER MARTIN	<i>Walter R. Martin</i>	726 S LUPINE	266-9858

12-22-94

Canby City Hall - Planning Comm.  
Hally Street  
Canby Or 97013

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DEC 22 1994

CITY OF CANBY

Attn: Canby City Commissioners

Re: Waste Disposal/Recycling Site

I apologize for this letter not being typed. Time does not permit me to get it typed.

We have written a letter but have further areas of concern:

1. Just because F. Kabut purchased this property is not reason for it to be a suitable site. It was stated at a meeting, that when purchased it was to house &/or maintain his garbage collection trucks, now this stated project??
2. If okay'd, and we hope it doesn't come to this decision, what & who will monitor the conditions of the operations? In other words, all these promises are one thing; once there who (the city??) will see to it that all conditions regarding smell, noise, traffic, sanitation, etc are met as required?
3. This project surely will service more than the Canby area. Dollars invested provide this obvious fact. Why then does it have to be in a school/residential area of Canby, just because the owner of Canby Disposal owns this parcel of property? Outlying areas seem more appropriate.

4. Will the city require him to clear up the present site?? While the operation has been at the Bay it ate the city town't make the operation be entailed - if a new site (present or under consideration as another potential) will the Bay street location be left as is - or cleared up by Carly Dupont? There are many more concerns face the entire community of Carly, but on particular the school & nearby residents. Please provide these real concerns as decisions are made.

Thank you  
Doris Becker

Ann Becker

Drinking Water  
719 S. Dupont  
Carly CA 97013  
206-4608

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CITY OF CANBY

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Print Name	Signature	Street Address	Phone #
RICHARD W. KEETER	Richard W. Keeter	670 SE 2 <sup>nd</sup> AVE Sp 68	266-9169
Reta M McCann	Reta M. McCann	620 SE 2 <sup>nd</sup> AVE Sp 66	266-9230
Ray Whitehead	Ray Whitehead	620 SE 2 <sup>nd</sup> Ave Sp 77	266-5453
ELIZABETH UMBER	Elizabeth Umber	620 S.E. 2 <sup>nd</sup> Ave. Sp 43	266-8653
Robert F Umber	Robert F Umber	" " "	266-1500
Genevieve CRAWFORD	Genevieve Crawford	620 S.E. 2 <sup>nd</sup> Ave. Sp 61	266-9716
DALE KLEYER	Dale Kleyer	620 SE 2 <sup>nd</sup> Ave Sp 59	266-7265
Elizabeth A Layton	Elizabeth A. Layton	620 SE 2 <sup>nd</sup> Ave Sp 59	266-7205
RAY TACHOLSKY	Ray Tacholsky	620 S.E. 2 <sup>nd</sup> Ave Sp 58	266-2024
SUSAN TACHOLSKY	Susan Tacholsky	620 SE 2 <sup>nd</sup> Sp 58	266-2024

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Print Name	Signature	Street Address	Phone #
Minnie Newell	Minnie A. Newell	620 S.E. 2nd #47	266-2165
Linda R. Sturmer	Linda R. Sturmer	1705 SW Boones Ferry Rd #19 Tualatin, OR 97062	691-0543
CHARA ELLIS	Chara B. Ellis	620 S.E. 2nd #46	266-1895
ROSALIE M VANTINE	Rosalie M. Vantine	620 SE 2nd #43	266-8517
Ed McLORAIN	Edward McLoraine	620 S.E. 2 # 42	266-6468
EARL W Smith	Earl W Smith	620 S.E. 2 # 70	266-3763
<del>Earl W Smith</del>			
Darlene Palmer	Darlene Palmer	620 S.E. 2nd #69	266-3441
<del>Lee Smith</del>	Lee Smith	620 S.E. 2nd #77	266-3763
Estelle Keefer	Estelle Keefer	620 SE and #68	266-9169

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Print Name	Signature	Street Address	Phone #
GERALDINE Johnson	Geraldine Johnson	620 S.E. 2nd Ave. sp 4	None
Delores Parmenter	Delores Parmenter	620 S.E. 2nd SP 4	2666606
Peggy Hendrickson	Peggy Hendrickson	620 S.E. 2nd # 51	NONE
Robert Hendrickson	Robert Hendrickson	" "	NONE
Elizabeth Zalkin	Elizabeth Zalkin	620 S.E. 2nd # 50	266-4290
Chasney Cheney	A.S. Cheney	620 S.E. 2nd # 49	266-5663
Omega M. Morton	Omega M. Morton	620 S.E. 2nd # 49	266-3083



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Print Name	Signature	Street Address	Phone #
A J GODON	A J Godon	620 S.E. 2nd #55	266-3263
MARYE KELLAR	Marye Kellar	620 S.E. 2nd #53	266-7361
ROY LAYTON	Roy Layton	620 SE 2nd #54	263-1948
VIRGINIA LAYTON	Virginia Layton	620 SE 2nd #54	263-1948
LENOA WEISS	Lenora Weiss	620 S-E 2nd #52	266-4823
Geroldine Nielsen	Geroldine Nielsen	620 SE 2nd #11	266-3460

RECEIVED

DEC 22 1994

CITY OF CANBY

To: The City of Canby Planning Commission  
182 N. Holly  
P.O. Box 930  
Canby, Oregon 97013

We, citizens of Canby and neighbors to a proposed Solid Waste Transfer Station and Recycling Processing Center, are against the approval to place this type of facility on the corner of Township Road and Redwood Street for the following reasons:

1. The planned site is zoned light industrial. The proposed Transfer Station does not meet light industrial zoning requirements.
2. The planned facility is too close to an area that has been zoned for future single family dwellings (just across the street).
3. The planned facility is too close to Trost School, just a little over 300 feet from where children would be playing during recess or at weekend recreational activities, such as soccer or baseball. Even the school facility, just over 1000 feet away is still too close to this type of facility.
4. Contamination with rats, birds, odor and noise. Recyclable materials, not always cleaned, are planned to be stored outside the facility, increasing the possibility of contamination.
5. Poor drainage in the area. Redwood street was impassible on Wednesday, November 29. This problem seems to happen every time we get heavy rains. The problem is so bad, the city put up high water signs.
6. Well water contamination for the surrounding neighbors who use wells as their primary source of drinking water. With the proposed drainage, no one can guarantee that this could not happen.
7. Loss of property value due to the undesirable nature of this type of facility being located so close to residential homes and schools.
8. Heavy truck and car travel past the newly developed Manufactured Park Residences and businesses on Redwood Street. Increased traffic on Township Road, which is already heavily traveled.
9. Very few residents were informed of the planned facility.
10. Condition of present facility at Berg Parkway (considered a pigsty by many) and possible contamination into Canby City Park. What will happen to this facility after a few years when improvements are needed?

Print Name	Signature	Street Address	Phone #
WALTER ROSENTANGLE	Walter Rosentangle	620 SE 2ND AVE	266-1783
BETH KENT	Betty Kent	620 SE 1st AVE	266-9846
ALMA HUFF	Alma Huff	620 SE 2nd ave	266-2782
FRANCIS PATES	Francis Pates	620 SE 2nd st.	266-5675
GERVAIS	Gervais	620 SE 2nd ST	266-8039
HUGH B RILEY	Hugh B Riley	620 SE 2ND #22	266-8882
RUTH FELLEK	Ruth Fellek	" " " 20	" 4798
ELAINE RATCLIFF	Elaine Ratcliff	620 SE 2ND #18	266-5577
OLIVE RICHTER	Olive Richter	620 SE 2nd ave #14	266-1302

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

I am **OPPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are

Residential area  
Roads not built for this type of traffic.  
Too close to schools with children on roads.  
Too much traffic - would need more access ~~at~~ off & out of Township

RECEIVED

DEC 22 1994

CITY OF CANBY

Signed: Lisa R. Harman  
Address: 365 SE 7th Way  
Canby OR 97013  
Date: 12/21/94

J. Allan Harman  
365 SE 7th Way  
Canby OR 97013  
12/21/94

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 22 1994  
CITY OF CANBY

Dear Planning Commission:

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My concerns are NOISE, TRAFFIC, SMELLS, WATER CONTAMINATION we think it is absurd for the City of Canby to allow location of any Recycling center or transfer station to be allowed at the location of Township and Redwood.

Please do not allow this to happen. I can't believe the city of Canby would not at the very minimum conduct an Environmental Study on the effects this would have on our beautiful neighborhood and wonderful new school. PLEASE do not allow this to happen.

Signed:

Address:

Date:

David & LuAnn Hewed  
371 SE 7TH AVE.  
CANBY  
12-20-94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED  
DEC 22 1994  
CITY OF CANBY

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My concerns are

Signed: Shelley Landichek  
Address: 275 SE Hwy  
Date: Canby or  
12-21-94

RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

LOCATION

Signed:

Address:

Date:

Cecil Pharaoh  
198 S. W. 7th  
12/20

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 22 1994  
CITY OF CANBY

Dear Planning Commission:

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My concerns are

*It does not need to be in the city limits,  
get it out of town*

Signed:

Address:

Date:

*Jessie Roth & Jendell Roth*  
311 S Hwy  
Canby OR 97013  
12/19/94

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 22 1994  
CITY OF CANBY

Dear Planning Commission:

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My concerns are

This site should be re-located to way outside the city limits. Moving it to the township road area is only moving it from one (already) bad location to another. In town is not the place for a garbage or recycling center. Besides the smell, recycling centers are terribly messy + wouldn't be a plus to the area.

Signed:

Address:

Date:

Debra + Steve Handy  
925 S Elm Ct.  
Canby, OR  
December 20, 1994



The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED  
DEC 22 1994  
CITY OF CANBY

Dear Planning Commission:

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My concerns are

When we bought our house in July 1994 we were not informed by Patty Flagg or anyone else about the Recycling Center. I'm raised 4 children and I oppose any center like that going in near a school or houses.

Signed:

Address:

Date:

Patricia A. Becker  
692 S. Larch St.  
Canby, OR.  
12/20/94

RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

Signed: Debbie L Ames  
Address: 175 S.W. 8th  
Date: 12-21-94

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 22 1994  
CITY OF CANBY

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My concerns are

① smell

② environmental

in a residential area  
location

decrease in property value  
next to a school

Signed:

Address:

Date:

Byron Rusk Carl Rusk  
351 SE 7th Way  
Canby, OR 97013  
12-21-94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

Signed:

Address:

Date:

*Eugene R. Byrnes*  
366 SE 7TH WAY  
CANBY OR 97013  
Dec 26 1994

RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

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My concerns are :

ENVIRONMENTAL

TRAFFIC

LOCATION THATS SO CLOSE TO TROST School

Signed: Michael J. Dunkin  
Address: 637 S. Knott  
CANBY ORE 97013  
Date: 12/20/94

RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 22 1994  
CITY OF CANBY

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My concerns are increased traffic along Township Rd. this and Ivy street. I also am very concerned about this transfer station located so close to the school.

By locating this transfer station near a residential area it will make it very hazardous for children walking to schools. Township Rd is not developed to handle this increase in traffic. I certainly hope that the Planning Commission listens to the people who ~~will~~<sup>may</sup> live near this station and make a wise decision regarding this issue.

Signed: Dan Powell Tracy Powell  
Address: 349 SE 7th  
Canby OR 97013  
Date: 12-21-94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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DEC 22 1994  
CITY OF CANBY

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My concerns are

- SAFETY OF OUR CHILDREN.
- ENVIRONMENTAL CONCERNS
- JUST BOUGHT OUR HOME AND DON'T WANT TO SEE HOME VALUES GO DOWN.
- PROXIMITY TO RESIDENTIAL AREAS, SCHOOL.

Signed:

Address:

Date:

John M. Christ  
378 SE 7TH WAY  
CANBY OR 97013  
12/21/94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

Signed: Emil E. Frankford

Address: 725-S W Ave

Canby Ore

Date: Dec-20-1994



RECEIVED

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

DEC 22 1994

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My concerns are :

*That type of business should be out in the country and not in town and ~~around~~ around people.*

Signed:

*Harry Keller*  
*Glendora Keller*

Address:

*379 S.E. 7th way*  
*Canby, OR. 97013*

Date:

*Dec. 20, 1994*

RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

that it is too close to the school, as well as, traffic. The roads out here, meaning Township, is so busy and need to be fixed — a recycling center so close to town and <sup>to a</sup> residential area is inappropriate.

Signed: Joyce + Paul Carone  
Address: 861 S Larch St.  
Canby -  
Date: 12-21-94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

Signed:

Address:

Date:

Curtis A. Langley  
347 S Knott St  
Canby Ore 97013  
12/20/94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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CITY OF CANBY

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My concerns are

Locality only - Norris Hart - 230 S.W. 7<sup>th</sup>

Signed: Norris Hart  
Address: 230 S.W. 7<sup>th</sup>  
Canby  
Date: 12-21-94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 22 1994  
CITY OF CANBY

Dear Planning Commission:

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My concerns are

Putting this right next to a school that was re-located to get away from the sewer plant in the first place seems like a very dumb thing.

Signed:

Address:

Date:

Kathryn Hauser  
1228 S. Elm Ct.  
Canby, Ore.  
12-21-94

*Kathryn Hauser*

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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DEC 22 1994  
CITY OF CANBY

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My concerns are

Signed: Ann Latham  
Address: 15 SW 8th  
Date: 12-21-94

RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

*We fully support recycling but it should  
be done in a non-residential area.*

Signed: *Palmer Becker*  
Address: *930 S Elm Court*  
*Canby*  
Date: *Dec 21, 1994*

RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

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My concerns are

Signed:

Address:

Date:

  
13231 S. CARUS RD  
OC OR 97045  
12/21



RECEIVED

DEC 22 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

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My concerns are

*Inappropriate Location*

Signed: Randy Graham  
Address: 300 SW 7TH  
CANBY  
Date: 12-21-94

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

RECEIVED

DEC 22 1994

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My concerns are

Signed:

Address:

Date:

Jennifer Pitts  
1777 So. Fir  
Canby, OR 97013  
Dec 21, 1994

Dear Planning Commission,

December 20, 1994

I am writing in regard to the solid waste transfer station and recycling center proposed for the corner of Redwood and Township. This plan of Mr. Kahut was not well thought out. The location by the high school is not a desirable site to behold. The proposed is a worse site. It is located at a place for the traffic and odor to interfere with both the middle school and an elementary school.

The reason I chose to live in Valley Farms was for the close proximity of these two schools and so my children could walk or ride their bikes to school. If this proposal goes through the added traffic on these roads alone will make it unsafe for my children and many others.

I am painfully aware that my neighborhood is not the most popular one in this community. I was made aware of this **after** the purchase of my home. Now I feel that we are being punished. There have been no soil studies, no valid traffic studies, no noise studies, no economic studies. There have been no studies to determine the effects this will have on our neighborhood, the schools or the homes with wells. The proposers of this plan have given no consideration of the noise, and air pollution this site will put upon our community.

My family moved to Oregon from Colorado in September. All my research pointed to Canby because it is a clean, peaceful and quaint community far from the "big town" atmosphere. My husband is asthmatic so we were told the higher humidity level in Oregon would be good for him. So we left all our friends and loved ones with our three children, ages' 4, 6 and 14 and moved to Canby. My children have made many good friends here. If the garbage station is approved, the air quality may force us to make a very painful decision and relocate our small children still again.

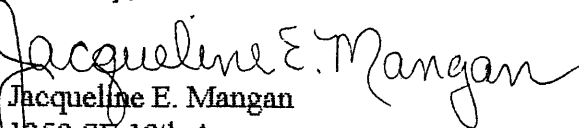
As other people are forced to make this same decision it **will** make a definite impact on the city of Canby. Not only will we lose money from the sale of our homes. Canby will receive a much lower return on these lower priced homes. It's a loose / loose situation.

This would not be the Canby that I read about before making the decision to move here. The Canby that we banked on getting was the well-organized community that we know today. The kind that takes great pains to fully research and examine **all** risks of any growth on all levels to make it beneficial to **all** of the people.

As many people have pointed out Mr. Kahut's proposal does not meet the criteria needed to implement this program in said location. There has been some conversation about whether or not a community like Canby needs this. From my understanding we don't. Canby is surrounded by cities who have programs like these in working order. Woodburn and Oregon City currently have them. Wilsonville is getting one. I really don't think we need or desire to have the garbage station in Canby. Most of the people that I have spoken with are not saying the finalier "Not in my back yard" but instead are saying "Not in Canby, we don't need it."

Lastly please understand that no letter can say sufficiently how devastating to the community this would be if it were to go through. It is not the right choice to have the garbage station this close to a residential section and elementary schools. Wisdom and insight prevailed when this project was proposed on the north side of town. Please give the south siders the same consideration. Please help keep Canby a beautiful place that all of us can be proud to call home.

Sincerely,

  
Jacqueline E. Mangan  
1250 SE 10th Ave.  
Canby, Or. 97013  
(503) 266-4587

RECEIVED

DEC 22 1994

CITY OF CANBY

RECEIVED

DEC 21 1994

CITY OF CANBY

Dec 19, 1994

City of Canby Planning Commission

182 N. Valley St  
Canby, OR 97013

Dear Sirs:

As new residents of Canby, we are appalled that you should propose to relocate the recycling center, plus all the garbage from Canby, to a site on Township Road, near the new West Elementary School and a growing high residential area. If you do this, property values will drop losing Canby tax dollars, and will definitely create a poor environment for the children. Who wants litter of trash? A recycling & garbage center should be in the Country far enough that City growth will not reach it.

If wild animals can't adjust to the odor, the rats, the noise etc, why should children, parents & senior citizens have too?

Please, reconsider!

Ross Overholser  
Marguerite Overholser  
55 1/2 Pine St. Canby, OR

My husband and I recently bought a new home in Canby located at 1394 SE 11th Loop. Our decision to sell our house and property in Marquam and move into the city was not taken lightly. We lived in that area for five years, and as my husband's commute became longer and more unbearable we made the decision to sell and buy closer to his job. Canby was high on our list of choices. As outsiders looking in, and among the many who came to Canby for special events, we always thought of the town as a close community that cared about it's people and quality of life. We searched the housing market for months trying to find the right house. When we stumbled upon Valley Farms we knew we had found it, not only was it a nice house, but in the town we had hoped to live in. Two months later we are informed by a neighbor that a Recycling/Transfer station is proposed for just up the street. No one seemed to know about the proposal except those in complete favor of the site. Several weeks after the fact we found out about a meeting that had been held in November. Finding out about one set for December 12th we made a point to be present, as did many others. When it was expressed that residents should have been informed of the proposal, we were told living beyond 200 feet of a proposed site does not require notification. Something went wrong somewhere because even people who will be living directly across the street from the site said they were not notified. We were also told it had been in the local paper for months. That's wonderful for those people who have lived in Canby for months and actually get the paper. What about the rest of us? It seems that a proposal this big, that affects this many people should be taken more seriously. Residents should be notified by mail!

This site, though stated to be on the outskirts of town is actually in a new residential area. More housing is on the agenda and there are two schools. All of the opinions voiced struck anger in me and my husband. There were retired people who have moved to this area and have spent all their savings to do so. Why? Because they wanted to spend the rest of their lives in a community like Canby. There are professional people like my husband and myself, some with children, all who moved here for the quality of small town life and good schools. Why would a city want to put a transfer station in the middle of all that? Recycling is a wonderful step in keeping our landfills managed. However, considering there are stations closely located around the area, do we really need one right in the middle of Canby? Oregon City isn't hundreds of miles away, nor is Wilsonville where a recycling/transfer station is currently under construction. If indeed one is needed in Canby, then a better location must be found!

Main concerns of course are traffic. Though we've been told it will be routed a certain direction - who is planning on reinforcing that? And what happens when the section of Redwood next to 99E floods? It seems every time it rains an inch the road is closed off due to high water. My guess is that the trucks will

RE: Proposed Recycling/Transfer Station

CITY OF CANBY December 21, 1994

DEC 21 1994

Carole R. Wheeler  
Mark & Carole Wheeler

Mark & Carole Wheeler  
1394 SE 11th Loop  
Canby, OR 97013

be routed up Township Road at that point. Smell will not be a problem - has anyone driven by Oregon City's transfer station on a hot summer day? Both my husband and I used to live in Oregon City, during the summer, kept clean or not, the transfer station smells. Not to mention it's nowhere near residential areas or schools. Not many cities have their recycling centers in the middle of town. Had we known that a recycling/transfer station was on the cities agenda we would have never considered buying a house here. Property values are going to go down and those of us with homes are going to lose. So is the city's property values plummet, so do tax revenues. Those of us who spent all we had to find the "perfect" house in a community like Canby will lose in the long run. This town needs to think ahead, for it's people, for it's quality of life, for the needs of future waste. How long would it take for the communities needs to exceed the site? It's been said that neither the north or south sides of town want the station near them, but neither side will come together to find an answer. Perhaps if ALL residents had been informed we would have. PLEASE take residents into consideration. Let's work together as a community to find an alternative to this site. Not only are there children to consider, but the quality of life for all of us living in Canby!

RECEIVED  
DEC 21 1994  
CITY OF CANBY

December 21, 1994

Commissioners  
Canby City Hall  
182 N. Holly  
Canby, Oregon 97013

Dear Commissioners:

The Trost Local School Committee wishes to address the issue of siting a solid waste transfer station in the vicinity of Trost School. Although we wish this application were for a site in some other location not related to us, we recognize the need for such a facility and believe that through proper design and operation there can be minimal negative impact on the school.

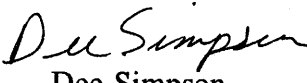
Our primary concerns as they relate to the operation of Trost Elementary School are traffic safety, and aesthetic issues of odor, unsightliness, and vector control. We feel that the developer and planning department staff have addressed these concerns. We would ask that the planning commission review them carefully in light of our concern for children and make additional conditions or restrictions as needed.

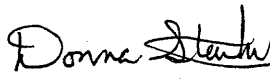
Finally, it is important to the school and community that appropriate enforcement of these conditions and restrictions are in place to ensure proper management of the facility. It should be clear who the enforcement agency will be and that the penalties for mis-management are sufficient to ensure compliance. We would also ask that a school district representative be invited to the preconstruction meeting and periodic on site inspections along with representatives of other city agencies.

Thank you for your cooperation.

Sincerely,

  
Donna Borges  
Trost Local School Committee

  
Dee Simpson

  
Donna Staehely

LSD/mw

IVED

1994

CANBY

DECEMBER 21, 1994

THE CITY OF CANBY  
PLANNING COMMISSION  
P. O. BOX 930  
CANBY, OREGON 97013

RE: CUP 94-05/DR 94-14/LLA 94-08

DEAR PLANNING COMMISSION,

THIS IS MY SECOND LETTER AND I AM EVEN MORE IN OPPOSITION OF THE TRANSFER/RECYCLING CENTER CONSIDERED TO BE LOCATED AT REDWOOD AND TOWNSHIP OFF 4TH. I HAVE LISTENED TO BOTH SIDES. IT IS NOT THE FEELING OF "NOT IN OUR BACK YARD"--BUT WHAT IS BEST FOR THE CANBY COMMUNITY. CERTAINLY DO NOT PUT IT BY SCHOOLS AND HEAVY RESIDENTIAL AREAS. THERE MUST BE A BETTER SITE FOUND.

THE ADVERTISEMENT I CLIPPED FROM THE 12/14/94 CANBY HERALD IS OF CANBY DISPOSAL CO AT 1184 S. BERG PARKWAY ADVERTISING CONTAINERS, DROP BOXES SERVING CANBY, BARLOW, NEW ERA AND MACKSBURG AREAS. HAS A SEARCH BEEN MADE IN THESE COMMUNITIES FOR AVAILABLE PROPERTY? ALSO SEE MINUTES OF 11/28/94 PAGE 10 PARAGRAPH #8 INDICATING REFUSE FROM OTHER AREAS. WAS IT NOT EXPRESSED IN MEETINGS THE ONLY WASTE WAS GOING TO BE OF CITY OF CANBY ONLY?

IF A RECYCLE STATION IS TO BE DONE DO IT THE RIGHT WAY WITH A FULL RECYCLING OPERATION AND HAVE IT IN A PROPER LOCATION. ACCORDING TO MINUTES OF 11/28/94 PAGE 9 IT IS PROJECTED THAT BY JULY 1, 1996 THE D.E.Q. WILL PRESSURE A YARD DEBRIS PROJECT TO BE IMPLEMENTED BY MR. KAHUT. A YARD DEBRIS OPERATION TAKES A LOT OF SPACE WITH A DRAINAGE PROBLEM, ODOR AND FIRE HAZARD. ON PAGE 7 THEY ARE ALREADY STATING THAT BECAUSE OF THE BERM THEY ARE RUNNING OUT OF USABLE SPACE IN THE 9.38 ACRES. WHAT IS PLANNED FOR THE REMAINING 5.2 ACRES FROM THE TOTAL OF 14.4 ACRES PURCHASED. THIS IS ANOTHER FACTOR HIDDEN FROM THE PEOPLE.

ALREADY PEOPLE ARE EXPRESSING HEAVY TRAFFIC ON REDWOOD STREET SINCE TROST SCHOOL WAS CONSTRUCTED. FROM BEING A QUIET STREET TO 270 VEHICLES TRAVELING BY (INCLUDING GARBAGE TRUCKS) IN 1 DAY. I CANNOT BELIEVE THAT WHEN GARBAGE IS PICKED UP NEAR 13TH, REDWOOD AND TOWNSHIP THAT THEY WILL REGRESS BACK TO 13TH, TO IVY, TO 99W TO GET BACK TO THE PROPOSED SITE. IT JUST DOES NOT MAKE COMMON SENSE. IN THE INTENSIONS PROPOSED THEY WANTED TO CUT DOWN ON MILEAGE. ALSO IN ADDITION TO THE TRAFFIC I JUST NOW LEARNED THE INGRESS AND REGRESS FROM 99W TO 4TH WAS ONLY FOR THE TRANSFER TRUCKS. THIS MEANS THE GARBAGE TRUCKS WILL BE GOING BY THE SCHOOL MANY TIMES. THE EXPLANATIONS GIVEN BY THE APPLICANT IS NOT CLEAR AND WAS MISLEAD TO THE PEOPLE. WHO CAN WE TRUST!!

WATER RUNOFF IS A GREAT CONCERN AS IS THE CONTAMINATION TO WELLS.

THERE IS DEFINITELY A SMELL FACTOR!! I HAVE BEEN TO OREGON CITY METRO DUMP AND IT IS CONSIDERED THE BEST. THE TERRIBLE STINK IS



STILL THERE!!

THERE WILL BE NOISES FROM MACHINERY, COMPACTORS, TRUCKS, BEEPERS, AND GLASS AND METALS CLATTERING. IN NO WAY WILL THE BERM CUT DOWN ON THE NOISE NOR THE APPEARANCE.

THE APPLICANT INDICATED NO HAZARD WASTE WILL BE ACCEPTED. WHAT CONTROL DO THEY HAVE OF WHAT WOULD BE THROWN IN A HOME GARBAGE CAN?

THE AERIAL MAP USED IN THE MEETINGS DOES NOT SHOW THE NEW HOUSING DEVELOPMENTS IN THE SOUTH. THIS IS NOT A TRUE PICTURE FOR SOMEONE NOT KNOWING THE DEVELOPMENT OF THE WHOLE CITY.

WHY WERE ONLY A SELECTED FEW NOTIFIED OF THIS NEW PROPOSED TRANSFER/RECYCLE STATION WITH FIELD TRIPS AND PHONE CALLS?? AS YOU HAVE HEARD ONLY THE ONES APPROVING KNEW OF THE PROPOSED STATION. NOT EVEN THE CLOSEST OWNERS WERE NOTIFIED. WHY WAS IT KEPT SUCH A SECRET? AGAIN- WHO CAN WE TRUST??

ANOTHER THOUGHT. DO WE REALLY NEED A TRANSFER STATION? THERE IS ONE IN OREGON CITY, WOODBURN, NEWBERG AND THE ONE IN WILSONVILLE IS UNDER CONSTRUCTION.

PLEASE DO NOT LET THIS TRANSFER/RECYCLE STATION BE CONSTRUCTION AT TOWNSHIP/REDWOOD LOCATION. IF THE COMMUNITY FEELS ONE IS NEEDED LETS WORK TOGETHER TO FIND A LOCATION THAT WILL BETTER SERVICE THE CANBY COMMUNITY FOR THE FUTURE. AT THE LAST HEARING THE APPLICANTS SPEAKER SAID EFFORTS WERE EXHAUSTED. I CANNOT BELIEVE THAT EITHER.

SINCERLY,

*Gertrude Thompson*

GERTRUDE THOMPSON  
930 ROSEMONT ROAD  
WEST LINN, OREGON 97068  
656-2056

I AM A CANBY PROPERTY OWNER  
CLOSEST TO THIS SITE

RECEIVED

DEC 21 1994

CITY OF CANBY

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DEC 21 1994

CITY OF CANBY

The City of Canby  
PLANNING COMMISSION  
P. O. Box 930  
Canby, Oregon 97013

Dear Planning Commission:

I am **APPOSED** to the relocation of the CANBY RECYCLING CENTER, and the ADDITION of all of the GARBAGE of the CITY OF CANBY, and the possibility of GARBAGE AND RECYCLING FROM AREAS OUTSIDE THE CITY OF CANBY being brought into our City to a TRANSFER STATION at the location of TOWNSHIP ROAD and REDWOOD STREET.

My concerns are

Quoting from 16.50.011, number D - "The proposed use will not alter the character of the surrounding area in a manner which substantially limits or precludes use of surrounding properties for the uses listed as permitted in the zone." We feel that adding a transfer station, which means dumping all the solid waste (garbage) on an asphalt pad and then reloading it will drastically alter the surrounding properties - zoned residential and school - noise, traffic, odor, the attraction of vermin and carrion. The garbage company say they will use 99E and Redwood for their trucks but Redwood has been closed four times at least this fall - what route will they use then? There is also no limit as to where their trucks may drive on Redwood - a street going directly passed the school and its playing fields - they can go all the way to 13<sup>th</sup>?

There is also no limit as to the tonnage he will be able to haul out of here. With Canby having only 4,000 or so households, there is no way he can generate enough profit for paying for this \$2,000,000 facility. He can only make it profitable by bringing in garbage from surrounding areas.

We are surrounded by transfer stations - Newberg, Oregon City, Woodburn and a new one currently under construction in Wilsonville - all within a 10 mile radius.

In last night's paper, Mr. Robert Saep in his letter, "growth is upon us. We as a community have to accept the fact that Canby is becoming a magnet for residential development . . ." He is right and much of that growth is occurring over here on the south side, surrounding a beautiful new school. Does it make sense, therefore, to build a garbage/receiving center less than 1 1/2 miles from the center of downtown and a block

Signed: Betty Foster Mary Foster  
Address: 583 SE 8<sup>th</sup> Ave  
Canby, OR 97013  
Date: Dec. 21, 1994

from the new school? If so, we may end up with a new motto for Canby - Come visit Canby - where we teach our children the finer art of garbage and recycling by building a garbage transfer station a block from their school.

RECEIVED

DEC 21 1994

CITY OF CANBY

Planning Commission,

RE: Wastage Transfer Station,

I stand opposed to your location of the Solid Waste Transfer Station at Redwood and Township Park.

I am a resident in Township Village since March of 1989. During that time there has been a few occasions that Turkey <sup>on higher</sup> numbers have come east in that area. The smell in our area was very bad as the cool weather wind which we get here in the summer carried the smell into our area. As a result we had to close our windows and see the air conditions. What a waste. Face it, Wastage stinks. None of us really believe it will not affect our community.

I would like to know how many of you on the Commission live in South East Canby & ~~how~~ how are in favor of its location if you <sup>show many of</sup> live in SE Canby. This is a pretty nice little town, lets keep it that way.

Sincerely,  
C. E. Broadwater  
645 S.E. 7th Place  
Canby

THE FOUR SEASONS OLYMPIC HOTEL, Seattle  
Watercolor by Christopher Bollen

Seattle's landmark hotel has 450 guest rooms  
and features two of the city's most outstanding  
restaurants, the Georgian and Shuckers.

12-18-94

We are strongly  
opposed to the  
recycling center being  
built on the corner  
of Redwood + Township  
roads. Sincerely,  
Vicki R. Wadleigh  
Bruce A. Wadleigh



Canby Planning Comm.  
182 N. Holly  
P.O. Box 930  
Canby, OR

VED 7013

DEC 21 1994

... OF CANBY

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DEC 21 1994  
CITY OF CANBY

December 19, 1994

Canby City of Public Works  
Attn: City Commissioners & Planning Board  
182 N. Holly  
Canby, OR 97013

City Commissioners,

I am writing concerning the relocation of the Recycling Center to Township Road and Redwood Street. I strongly oppose this location.

My son is in the fourth grade at Trost Elementary School. We have lived in Canby for ten years and have been pleased with the growth and change the city has experienced. However, when the growth and change refers to "recycling" and "transfer station", residents know that those nice words really mean "garbage". Residents do not want the city's "garbage" near their own homes, schools, parks or recreational areas. I write here only to express my opposition and not to list all of the obvious reasons for my feelings.

I am actively involved in one of Canby's larger local churches. This is only one letter but it represents a network of residents which I can personally influence to stand in opposition to the relocation of the Recycling/Transfer Station.

Sincerely



Jan Espino

215 SE 3rd Ave  
Po. Box 575  
Canby OR 97013

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DEC 21 1994

CITY OF CANBY

TO THE CANBY PLANNING COMMISSION?  
CONCERNING THE POSSIBLE NEW  
LOCATION OF A GARBAGE STATION AT  
DEERWOOD & TOWNSHIP RD. HAVING  
INVESTED MUCH OF MY SAVINGS IN  
A GOOD HOME IN TOWNSHIP VILLAGE  
I MUST GO ON RECORD AS OPPOSING  
THIS PROJECT ON THE GROUNDS OF  
THE NOISE & DAMAGE TO TOWNSHIP  
ROAD & ODOORS FROM PREVAILING  
WINDS TO THE VALUE OF MY IN-  
VESTMENT.

IT SEEMS TO ME THAT IMPROVING  
THE CONDITION OF THE WEST END  
OF TOWNSHIP ROAD SHOULD BE YOUR  
PRIORITY.

Edwin R Grant  
631 SE. 6<sup>th</sup> PLACE

December 18, 1994

Dear Canby City Commissioners & Planning Board;

I am a concerned citizen and parent here in Canby wondering how the planning commission could allow a transfer station to be developed within the city limits and so very close to Trost elementary school.

My wife and I drive our children to school every day, and the traffic that is on Township and Redwood Streets is very heavy and adding a transfer station to the area would create a dangerous situation due to the limited visibility at the corner of Township and Redwood Streets. Please remember that this is a residential neighborhood where families live and their children play. This isn't a location for a city dump.

I remember a short time ago the state and city of Oakland Cal. asked their residents if they wanted the freeway rebuilt that was wrecked in the earth quake a few years ago in the same location that it was originally placed. To their surprise the residents said NO!. I was pleased to hear that the state and city planners took their advice and showed that they truly cared about their residents and had it built in a new location. I hope that the city planners will take the advice from the residents of Canby this time, and will not have this transfer station built or locate it outside of the city in a rural area where it will not create a health and safety problem.

Please remember that it is your job to serve the citizens of Canby, not the businesses that are looking just to make money. The citizens of Canby are very concerned about the health and safety of their neighborhood. Please take their advice and don't have this transfer station built here.

Sincerely;

*Craig Andrew*

RECEIVED  
DEC 20 1994  
CITY OF CANBY

600 SE 2nd Ave  
CANBY OR 97013

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DEC 20 1994

CITY OF CANBY

City OF Canby  
Planning Commission  
182 N. Holly St.  
P.O. Box 930  
Canby, OR 97013

Regarding: Garbage/Recycling Center

Dear Sirs:

Let me start by stating that I am not opposed to a garbage and recycling center (DUMP) for the city of Canby and out lining areas. Such a proposed site must be carefully planned. I wonder about the planning commissions ability to plan when the proposed site is located so close to a new mobile development, apartment development, a new housing development and 320 feet from an elementary school. What could you possibly be thinking.

Part of the planning commissions job is to look into the future growth of the area around the proposed site. You and I both know that more houses, whether mobile or apartment are planned for the area.

Take a good look at the Oregon City garbage/recycling center, you do not see any houses of any kind nor schools near the center. We both know that there is a very good reason for that. They are either out of town or far away from developments. The planning commission in those communities took into consideration any potential new growth in the area and allowed for a large distance between any kind of garbage dump and residential development.

I am sure you are aware of the other concerns I might have, like the increase traffic flow to and from the area. Its been bad enough with all the cement trucks, lumber, plumbing, electrical and builders trucks to name a few, congesting the area. And this is only temporary. I can imagine what it will be like on a daily basis.

The deterioration of the over all scenic and aesthetic quality for those living around it.

So you are telling us, those who will be living next to this dump, that you could not find a site OUT OF TOWN, away from housing developments. I think not.....

I do not want my children living near or going to school around a garbage/ recycling center. I can probably guess that none of the board members or the private funders, who have remained nameless are going to be living or live near the proposed site. I truly believe the members and private funders have not given consideration to possible soil, traffic, noise, odor, air, economic, property values etc... problems. You only get one shot at this.



I ask you to reconsider. I do not want to move from this area. I love the area and school and the walks we take back and forth from Trost. <sup>I</sup>  
I must say, <sup>I</sup> could not believe my ears when I was told about the proposed site.

You the planning commission, do not have the best interest at heart so to speak, for the people living in the area of the site.

Please reconsider,

Leta I. Gray

Leta I. Gray

393 S.E. 7<sup>th</sup> ST  
CANBY, OR

12-20-99  
DL

RECEIVED

DEC 20 1994

CITY OF CANBY

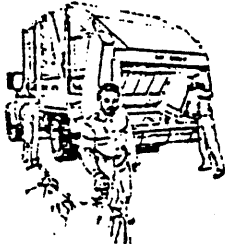
City of Canby  
PLANNING COMMISSION  
P. O. BOX 930  
CANBY, OR 97013

We are told that the SOLID WASTE TRANSFER STATION AND RECYCLING PROCESSING CENTER in CANBY is **ONLY** for the City of Canby--- "the facility will accept approximately 12,000 tons per year of solid waste, **all coming from Canby households and businesses via Canby Disposal Company**". (Page 1, Project Narrative, Conditional Use Permit) From the Planning Commission Minutes 11/28/94 #8, "Mr. Donovan was unsure whether or not any recyclable material would be coming from other cities for processing at this plant. "

**ARE THE CITIZENS OF CANBY AND THE CANBY PLANNING COMMISSION BEING MISLEAD? I THINK SO!**

The CANBY DISPOSAL COMPANY is presently accepting garbage and recyclables from other cities. See the ads from the December 14, 1994 CANBY HERALD, and from the JUNE 1994 NORTH WILLAMETTE VALLEY TELEPHONE DIRECTORY (Yellow Pages). As an economic matter, why would anyone believe they would suddenly "drop" all of these other areas to "only" do the City of Canby's garbage and recyclables?

**CANBY DISPOSAL CO.**  
**266-3900**  
 Containers • Drop Boxes  
 Serving Canby, Barlow,  
 New Era and Macksburg Areas  
 1184 S. BERG PARKWAY



**◆ Garbage Collection**

**CANBY DISPOSAL CO**  
 RESIDENTIAL-COMMERCIAL COLLECTION  
 CONTAINERS-DROP BOX SERVICE  
 WEEKLY RECYCLING COLLECTION  
 Serving  
 CANBY, BARLOW, NEW ERA  
 MACKSBURG AND SURROUNDING AREAS  
 Mailing Address P. O. Bx 550 Canby  
 Office - Monday - Friday 9 AM To 5 PM  
 1184 SW Berg Parkway Canby .266-3900

K B Recycling Inc  
1184 SW Berg Parkway Canby .. 266-7903

CANBY HERALD AD 12/14/94

1994 TELEPHONE DIRECTORY

Since the areas of collection include **BARLOW, NEW ERA, MACKSBURG AND "SURROUNDING AREAS"**, the new Garbage Transfer/Recycling Center **SHOULD BE PLACED CENTRAL OF ALL OF THESE AREAS, NOT** in the center of the City of Canby, surrounded by homes and schools.

**THE CITY OF CANBY DESERVES BETTER THAN DUMPING EVERYONES' GARBAGE AND RECYCLABLES IN THE CENTER OF OUR CITY, NEXT TO THE CITIZENS AND THE KIDS!**

*Joan Jones*  
December 18, 1994

808 S. Redwood St  
Canby, OR 97013  
Dec. 14, 1994

Dear Member of Planning Commission,

What do you think you are doing? Going through our nice green grass we happen to look out side and we do not want to see a big solid waste transfer station and a recycling processing center. We don't like to see a lot of trucks and traffic, and interfering with wildlife. We will not be able to think so good. It will interfere with our water. I don't think it would be a good decision because kids have to walk to school. And the trucks cause a much extra traffic, also kids can get sick from the pollution in the air.

RECEIVED  
DEC 19 1994  
CITY OF CANBY

Sincerely,  
Doug Nichols  
3<sup>rd</sup> grad Trost  
3<sup>rd</sup> elementary

8005 Redwood St.  
Canby, OR 97013  
December 4, 1994

Dear memmybers of plaining commission,  
I think it is a good idia to put a solid  
waist transfer station and recycling center  
in Canby. But not wher your planning  
to put it. And we just moved to new  
neighborhood and its practidly in are back  
yard and a cross from my school. So  
please do not put it there.

Sincerly  
Katie Behler  
3<sup>rd</sup> grade  
Troost

RECEIVED

DEC 19 1994

CITY OF CANBY

800 S. Redwood  
Canby, OR 97010  
December 14, 1994

Dear Members of planning commission

I am saying about the solid waste transfer station and recycling processing center that no one should build it across from Trost. There would be too much pollution and a lot of noise and it would be disturbing the animals homes. Make the right decision say no.

Sincerely  
Kristin Montecucco  
3<sup>rd</sup> grade Trost

RECEIVED

DEC 19 1994

CITY OF CANBY

800 S. Redwood St.  
Canby, OR 97013  
Dec 14th 1994

Dear members of Planning commission

I don't think it would be a good idea to build a solid waste transfer station and recycling processing center right by our school because it would be hard to work with all the noise and the kids that walk could get badly hurt. The view from our class would not look very good and the animals that our living in our field would have to find somewhere else. Also there would be tons of very very bad smells that would be disturbing.

Sincerely,  
Amanda Bolsinger  
3rd grade Trost

RECEIVED

DEC 19 1994

CITY OF CANBY

all sincere  
Cathy OR  
Dec. 14, 1994

Dear members of Planning Commission

I think you are doing a bad thing because you are going to wreck wildlife, view, water houses, and lots of other things. One of the other special thing is safety. There are problem going to be lots of truck that would make traffic problems for kids.

Sincerely,  
Robert Benedict  
3<sup>rd</sup> grade Trost

CITY OF CANBY

DEC 19 1994

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Sincerely,  
David Williams  
3rd grade first

I think that building a solid waste transfer station is a bad idea because it would make the neighborhood too much for the city to manage and being around new houses... One more thing it wouldn't be pretty view from our class room.

Dear members of Plains Commission

Joe Redwoodst  
Candy OR 9713  
December 14, 1994



800 S. Redwood  
Canby OR 97013  
December 14, 1994

Dear members of Planning Commission,  
What do you guys think you are  
doing. It is going to wreck the  
view from our now classroom because  
we look out right on the field. Who  
is going to be in charge of it? Are  
you going to follow the laws so  
there's no pollution tow. The noise  
is going to be terrible. The trucks,  
and the traffic is going to be  
terrible for the walkers walking  
to and from school. I hope you  
make the right decision.

Sincerely,  
Michelle  
McEvoy  
3rd grade  
Troost

RECEIVED

DEC 19 1994

CITY OF CANBY

CITY OF CANBY

DEC 19 1994

RECEIVED

Sincerely,  
Mary Keenan  
3rd grade front

Dear member of Planning Commission,  
I don't build the transfer station across from  
street school. We want be able to think with all  
of the noise. We need to have safety rules with  
kids walk to and from school. Extra traffic  
might hurt kids. The building transfer station  
would ruin country sitting and destroy animals  
homes, and it will be around near homes.

800 S. Redwood  
Canby, OR 97013  
Dec 14, 1994

8005 Redwood St  
Canby, OR 97010  
December 14, 1994

Dear members of Planning Commission,  
I think the recycling plant  
would destroy living creatures. It  
would give the people bad water and  
cause pollution. The trucks would cause  
too much traffic.

RECEIVED  
DEC 19 1994  
CITY OF CANBY

Sincerely,  
Tommy Kraenberg  
Eld grad Trust

800 Redwood  
Canby, OR 97001  
Dec 14, 1994

Dear members of Planning  
Commission

It don't think we should  
build the Solid waste transfer  
station and recycling  
processing center. Across from  
the school, much noise so we  
cant think. And it will stink  
It will infect our environment  
and wild life.

Your friend,

RECEIVED

DEC 19 1994

OFFICE OF CANBY

Tyler Hoskins

3rd grade Frost

800 speed answers  
Canby, OR, 19012  
Dec. 14-19-74

Dear members of the planning  
commission, Our class doesn't  
think putting a solid waste transfer  
station and recycling program  
center across from traffic. There  
will be a lot of traffic in the  
neighborhood and there is a lot of  
kids in the neighborhood. The kids  
will start to smell the odors  
that will start to build up. It  
will be a lot of noise in the  
neighborhood. So please don't  
build it across from tract

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DEC 19 1994

CITY OF CANBY

Alfred Tolsted  
Canby, Oregon  
3rd Ward

800 S. Redwood  
Canby, OR 970  
December 14, 1994

Dear. Members of the planning commission.

Planning Commission hello.

My name is Elizabeth Peterson.

Well I do not think they should put any  
Recycling Bin there. And this is why.

Well the first thing is that it is way  
too close to the school. And the second thing  
is that when thing is that it is that when  
kids are coming home from school they  
could get badly hurt. I'm crossing my  
fingers.

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DEC 19 1994

CITY OF CANBY

Sincerely,  
Elizabeth  
Peterson  
3rd grade

800 S. Redwood St  
Canby OR 97013  
December 14, 1994

Dear members of the planning commission,  
I would like to say I don't think  
that it's a good idea to build a  
Solid waste transfer station and recycling  
processing center because it would cause  
a lot of traffic and the kids that walk  
can get hurt. It would make contamination  
in the wells. The view from our classroom  
would not be a very pretty site

Sincerely,  
Raithy Reece  
third grade  
Trost

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CITY OF CANBY

800 S. Redwood St.  
Canby, OR 97013

Dear members of planning commission, December 14, 1994

I don't think it is a good idea to build a solid waste transfer station and recycling processing center because it could cause well contamination. And the view from our new classroom wouldn't be a pretty view. And there would be more commotion. And there would be a lot of noise and we can't think. And the walkers that walk to school could get hurt bad. Building a transfer station would ruin the country setting and destroy animals' homes.

Sincerely,  
Crystal Thrush  
in 3<sup>rd</sup> grade  
Trost

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CITY OF CANBY



NBY

DEC 19 1994

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Sincerely, Randy Andrews  
3rd grade / Post

Dear members of Planning Commission, Bob Redwood st  
We don't think it's a good  
idea that you build and weld. You  
might pollute our hard work we've  
done over at Frost Elementary.  
So don't make it near us.  
Conby, DR97012  
December 14, 1994

200 S. Redwood  
Conroy, D.R. 97015  
December 14, 1994

Dear Planning Commission  
I think its not a good thing to build a solid

music tranfer and recording processing center  
because it can cause lots of problems like odors in  
when fields are playing in our field. If will have  
bad of a smell we want want to play our  
there. And another thing is the we want a  
and quiet room but if you build it our noise  
will be really noisy

Sincerely,  
Betty Stewart  
Bridgeway Trust

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DEC 19 1994

CITY OF CANBY

800 S. Redwood  
Canby, OR 97013  
December 14, 1994

Dear, members of the planning commission,  
I don't think it is a good idea  
to build a solid waste transfer station  
and recycling processing center by the new  
Elementary school because it would  
make noise and we would not be able to  
concentrate. It might ruin our air and  
water.

Sincerely  
Jonathan Vandenberg

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DEC 19 1994

CANBY

December 12, 1994

City of Canby Planning Commission  
182 N. Holly  
P.O. Box 930  
Canby, Oregon 97013

Dear Members of the Planning Commission:

The purpose of this letter is to state our extreme opposition to the proposed solid waste transfer station and recycling center at the corner of Township Road and Redwood Street. We realize that you have difficult and often unpopular decisions to make and this is no exception. Hopefully our ideas will be helpful to you in your decision making process.

Listed below are the reasons we are opposed to the proposal submitted to the Planning Commission by Canby Transfer and Recycling, Inc.

1. We live in the Valley Farms Neighborhood of Canby. This is a beautiful part of the city we chose especially because of it's wonderful livability. By this we mean quiet, low traffic level and nice neighborhood setting. Putting a garbage transfer station with all the components of a garbage dump (i.e. truck traffic, garbage odor, litter, rats, birds, etc.) two blocks away would have a very adverse affect on the livability of this area. We would not want to live next to it, would you?
2. We question the need for such a facility in this community. The reason stated for the transfer site is to save Mr. Kahut fuel and other transportation costs because his trucks currently drive a long distance to the west side to dump their garbage. Mr. Kahut's desire to save money and increase profits is very understandable. However, with a transfer site only 10 miles away in Oregon City, we find this reason unjustified in view of the tremendous cost to the community in terms of the issues presented in this letter. It seems clear that "livability" for the many should outweigh the desire for profit by the one.

City of Canby, Planning Commission  
December 12, 1994

3. It seems very probable, due to the undesirable nature of this facility in such close proximity to a new housing development and existing residential areas, that the value of the houses will decrease.
4. The unkempt state that Mr. Kahut's current waste management site is in and has been in for years is all the evidence we need to conclude that we do not want it moved to our neighborhood. This company's poor track record in this regard has long been established. The risk involved in assuming it will change with a new facility in a new place is simply too great of a risk for this community to take.
5. It is our understanding that the comprehensive plan for the City of Canby has the north side of Township Road zoned light industrial and the south side, behind the elementary school, zoned residential. The need for a transition zone (i.e. commercial and/or business area) between the industrial and residential areas is evident. The future homes in this area would be across the street from the transfer station! Would you buy a new home in this location? We do not know anyone who would.
6. The safety of children in the immediate area is of great concern because of the increase in truck traffic. The elementary school property is located less than 350 feet from Township Road. In addition to the new housing developments on Redwood Street just to the south of the proposed site, there is also a new manufactured home park on Redwood just to the north. The number of children in this area is increasing and will continue to do so in the future.

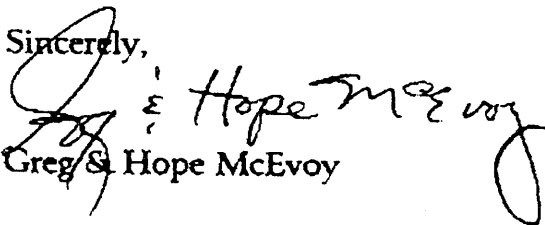
We would also like to add that Steve Donovan, representing the interests of Canby Transfer and Recycling, Inc., said he has met with the neighbors surrounding the proposed site and they agree with this site. It has been our experience in discussing this issue with our neighbors that none who are aware of the proposal are supportive of it.

City of Canby, Planning Commission  
December 12, 1994

This may not be a popular decision, but we would ask you to decide in favor of all the residents of Canby in rejecting this proposal. We hope you will agree the long term well-being of Canby, and its neighborhoods, would best be served without a transfer station at this site.

Attached to this letter is an outline of the key points discussed. It is our hope that this letter and outline will be beneficial to you. If we can be of service, or assist this process in any way, please feel free to contact us at 266-8597.

Sincerely,

  
Greg S. Hope McEvoy

**LIVABILITY:**

- Property Values
- Setting
- Quiet Neighborhood
- Low Traffic
- Family Neighborhood Setting

**NUISANCES:**

- Noise
- Smell
- Litter Recycled materials dropped off after hours even when bins are full.
- Rats,Birds

**SAFETY:**

- Truck Traffic
- Unkempt State... Too great a risk.

**TRUE JUSTIFICATION AND NEED:**

- Why not go to Oregon City Transfer Station?
- What is the true COST to the community vs. the garbage hauler?

**COMPREHENSIVE PLAN:**

- Residential area/houses across Township Road and behind the school.
- Very close proximity to school and houses, current and future.
- Eliminates transition zone.

December 12, 1994

Canby Planning Commission

Re: Application for Transfer Station/Recycling Center

My name is Earline Carter and I reside at 1368 S.E. 10th Ave. Canby, Or. My husband and I purchased our new home in June of this year and were not made aware that there was a proposal for a transfer station in our area. Had we have known this we would have purchased a home in another area. Upon speaking to our builder, he also was not aware of this proposal. I have a lot of concerns regarding this proposal. The fact that this center will be located so close to the school is of great concern to us, as well as the fact that it would greatly reduce the property value of our home. There are also concerns about the contamination to the water supply and the awful smell. We moved to Canby from Milwaukie were they have a recycle center called McFarlands. In the summer you can not stand to be outside within a five mile radius of this place because of the smell. I feel that there certainly must be another area that is not next to a school or residential area that would be more suitable for this center.

I hope that you will take into consideration the feelings of the home owners in Valley Farms and Township Village that will have to live with your decision. I also urge you to put yourself in our shoes and think how you would feel if this was proposed in your neighborhood.

Sincerely,

*Earline E. Carter*  
Earline E. Carter



Ben and Yvonne Troxel  
1285 S.E. 12th Loop  
Canby, OR 97013  
263-8077

December 12, 1994

Dear City Planning Committee:

Due to our inability to attend tonight's meeting I am submitting this letter with our deepest concerns regarding plans for a "recycling station" in our neighborhood!!

I literally have grown-up in Canby and have seen many changes. Some have been for good and this "waste station" idea would definitely be a "bad" idea. I remember the Old Canby Dump as we called it, that was located where the post office sits today, and it was a toxic site both in smell and visually.

We have recently built our "dream home" in Valley Farms hoping to stay here quite some time. The idea of a waste station really is upsetting and distressing. Why were these plans not brought to our attention before we built our home here? We also have two children who someday will be attending Trost Elementary school. My hope was that they would be able to walk to school someday, but the fear of heavy truck traffic would not permit me to let my children safely walk to school.

The other safety issue would be rats or other rodents attracted to "garbage". Not to mention, what are you going to do about the terrible odor? No matter what containment is planned garbage has a way of "seeping out". This seems to be almost a ridiculous proposal when you have acres of farmland far from the city limits where you could place a waste site plant. I have also heard rumor of a landfill similar to McFarlands in Milwaukee being a possibility near this waste station. I ask you to send your children out on a hot summer's day to play near that place, the odor is nauseating.

I have many other concerns and questions that I would like answered before a decision is made on this issue, and would hope that a fair opportunity be granted to those of us who just last week found out about these disturbing plans.

Canby use to be a wonderful community to raise a family in and today I find myself asking "what next"? Let's leave well enough alone.

I sincerely hope that the residence who live on the south side of town will have more influence on the finally decision than those on the north side who will be miles from the site, sound and odor of this proposed waste station. I would hope that money would not be the deciding factor to the discontent of residence that have invested their hard earned money into a community that they thought would be a safe and pleasant place to live.

Sincerely,

*Yvonne Tropp*  
*Benjamin E. Tropp*

Derek C. Hills  
563 S.E. 9th. Avenue  
Canby OR 97013  
December 11th, 1994

Canby Planning Committee

Dear Committee Members,

I am writing to oppose the construction of the Garbage Transfer and Recycling Center at the junction of Redwood and Township Rd.

At the last meeting I did not hear any reference to odor and noise that could come from this site.

Visual aesthetics was mentioned also traffic patterns and volume but nothing about the above. Before proceeding any further with the project I think that the problem of noise and odor should be researched. A visit to other transfer and recycling centers should be made and noise levels measured. Also a survey of local home owners to obtain data on any odor problems.

Storage of tins for recycling will be outside the building, and as everyone does not wash out their cans, odor levels could be high in the summer. Also odor from the garbage being transferred will occur and these odors will be carried on the wind across Township Village and Valley Farm as the prevailing wind is from the North in the summer months.

The noise will also be carried on the wind over the same area, not to mention the school which is a block from the site.

I am a great believer in recycling and responsible disposal of garbage, but I think that the decision to locate this Transfer Station at this site is irresponsible.

The development of Township and Valley Farm was to encourage people to build in the Canby community. Why penalize them by putting a **GARBAGE DUMP** in their back yard? I would pose this question to the Committee, and to everyone who is in favor of this location, **HOW WOULD YOU LIKE A GARBAGE DUMP IN YOUR BACK YARD?**

Sincerely Yours.



Derek C. Hills

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CITY OF CANBY

December 11, 1994

CITY OF CANBY

~~DEC 12 1994~~

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Canby City Planning Commission  
P.O. Box 930  
Canby, OR 97013

Commissioners:

We own and reside at 687 S Redwood Street. We would like to register our opposition to the proposed solid waste transfer station and recycling processing center to be located in the Logging Road Industrial Park. Our home is located about 1200 feet from the proposed site. We believe this proposed use is in direct conflict with the Cities conditional use approval criteria and that the use can not be approved. Following are the points of concern:

1. We, as many of our neighbors do, depend upon a well for our domestic water. The above proposed operation could contaminate our ground water and endanger the health of our family.
2. The operation of the equipment, (compactor, heavy equipment, movement of large recycling bins) would create an unacceptable amount of noise.
3. Increased traffic which would pose a hazard to the neighborhood children, children walking to and from school and the children participating in various after school activities
4. Negative impact on our property value.
5. The health risk posed by the attraction of rodents, flies and other insects to the waste in close proximity to children who will be playing in the neighborhood and on the fields of the school's playground.
6. Negative impact of trying to get other businesses to locate in the Logging Road Industrial Park.

We would also like to point out that the people proposing this use have based their whole presentation on their public out reach program. Under this program they have given testimony in public hearing that they contacted their neighbors and have developed their site plan to take into account their neighbors concerns. However, we as one of there closest neighbors have never been contacted for input and feel that we have been misrepresented. Thank you.

Sincerely,



Paul and Debbie Bell

# Troy D. Nelson

653 South Oak Place, Canby Oregon 97013  
(503) 266-4179

Date: December 10, 1994

From: Troy Nelson

To: The City of Canby Planning Commission

RE: Opposition to Proposed Solid Waste Transfer Station

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As a resident in Township Village, I am TOTALLY OPPOSED to the proposed Solid Waste Transfer Station and Recycling Processing Center, to be located on the corner of Redwood Street and Township Road.

Had I been aware of any possibility of a solid waste transfer station being built in that location I would not have built a new home in Township Village 2 years ago.

It is my understanding that the current location of Canby Solid Waste Transfer Station has become a serious problem because of its proximity to residential and commercial properties as well as the Park below. Why create the same problems for the current and future residents around Township.

This type of land use is NOT compatible with the surrounding residential use.

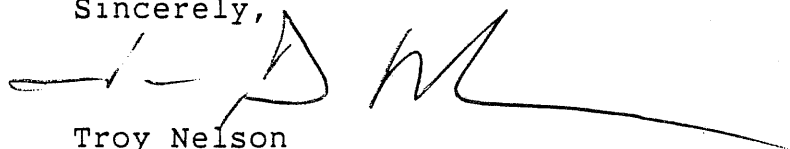
My concerns are:

- Rodents
- Odor from recycled material as well as Garbage
- Noise
- Dangerous traffic situations near our schools
- Contaminated ground water

I believe that Canby would be best served by locating this business in the Heavy industrial area near Hwy 99E. I would be willing to pay more for my garbage collection service if that were necessary to facilitate this type of location.

Why not bring this issue to the People of Canby to discuss!

Sincerely,



Troy Nelson  
Township Village Resident