

May 5, 2021

To: Development Review Board A

RE: 5 lot Canyon Creek Subdivision

After reviewing the latest plan for this subdivision I have some thoughts to share with you.

- 1) Please consider relocating Lot 1 to the north edge of the property. That will allow the open space to be on the south edge of the property and allow the fir, pine and maple trees to remain on the south border.
- 2) Locating the open space on the south side of the development allows the open space to be larger due to eliminating the private drive.
- 3) Relocating Lot 1 will protect our Big Leaf Maple tree which is close to the north edge of our property. This large tree has a canopy and drip line which extend beyond where a house would be built on Lot 1.
- 4) Relocating Lot 1 would eliminate the need for a private drive which will significantly reduce the amount of impermeable surface in this development.
- 5) The quality of life for our family would not be diminished by have a huge house constructed 10' from our back property line.
- 6) Re-locating Lot 1 would significantly reduce the amount of fill required and reduce run-off onto our property.
- 7) We live in our backyard and prefer to have a neighboring open space rather than stare at a massive and tall house looming over us.
- 8) Please consider re-routing the storm water over the back (east) side of the development as was done in Phase 2. This prevents having our yard dug up to connect to the storm drain in our subdivision.

Sincerely,

Dave Carlson

7564 SW Vlahos Drive

Wilsonville, OR 97070

Homeowner of this property since 1994