

To the design review board members and fellow neighbors. My name is Bill Spring. I am the owner of 28700 SW. Canyon Creek Rd., South. This property has been owned by my family since 1968. When the property was first purchased in 1968 Wilsonville did not have a single traffic light in town. This home was a part of what was called Bridal Trail Ranchettes. Two to 2 1/2-acre parcels along Canyon Creek Road. To the north and east forested land existed. To the west and south acres and acres of wheat and pastureland. Needless to say, we had very few neighbors. In 2006 homeowners on the west side of Canyon Creek were approached by Renaissance homes to sell the back 2 acres of their property. This area is now known as Renaissance at Canyon Creek. Later, many of those same homeowners again sold their homes to Renaissance homes. Those homes were removed, and new homes were established. In the 80s a large mobile home park was introduced as a development south of the Bridal Trail Ranchettes. Many homeowners came out in opposition of this project. The city found that was not fitting for the surrounding area and the project was denied. In the early 90s the Vlahos subdivision was introduced and approved by the city of Wilsonville. Knowing that Wilsonville was growing and that wheatfields would not stay wheatfields many landowners felt this was the best use for this property.

I have read through all the citizens and neighbor concerns for my property. I understand your concerns. With surrounding development over the years my parents and I had the same concerns. When I was approached with the proposed design of single-family housing development, I believed that it was best fitting for the property. I believed that the surrounding neighbors would rather see single-family homes, rather



than apartments. My little ranch style home no longer fits the look of the surrounding neighborhood.

As for my neighbors along my south property line, Vlahos Drive residence. They have turned their citizens concerns into complaints about my property and attacks on my character. They have stated that I have been dumping garbage in the SROZ for years. This is totally incorrect. I have used a portion of my property over the years to pile leaves and only organic materials. This has only resulted in in what would be considered a compost pile. Which naturally turns into soil. I have used my back portion of my property for an area that I accumulate large branches and trees for backyard burning. Which is legal within the city of Wilsonville and is outside of the burn ban area. They all have expressed concerns about tree removal. Every tree they speak of for removal I planted about 30 years ago to buffer their subdivision from my home. When their homes were built their developer chose not to put in a privacy fence. It appears that they are in favor of Wilsonville growth and homes being built. Just not in their backyards. Many residents have expressed concerns about traffic, parking, fire department access, street size, tree removal, lot size, setbacks, open space, and storm drainage. All these items have been addressed within the documentation presented to city staff and the design review board. The design appears to have made every effort for affordability and livability.

I have complete confidence in the city staff, design review board, planning commission and our city Council to uphold any of the requirements of the city development code.