



## Memorandum

Date: July 19, 2011  
To: West Linn Planning Commission  
From: Tom Soppe, Associate Planner  
Subject: New comment and condition for CUP-11-01/DR-11-06

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The site plan shows arbor vitae that has been planted along Sussex Street in the past few years. Most of this arbor vitae is over three feet tall (or will soon be this height) within the clear vision areas required by Chapter 42 of the CDC for the Sussex Street driveways. The required dimensions of these clear vision areas are provided for by Section 42.050 which addresses clear vision areas for driveways of less than 24 feet in width.

The fence along the north side has slats making it opaque, so the recent planting of the arbor vitae does not worsen the clear vision area for the driveway to the houses along the north side of the site. However some of the arbor vitae do worsen the clear vision conditions for the three entrances to the site along Sussex Street. Although Chapter 42 does not differentiate between see-through fences, non-see-through fences, and vegetation over three feet tall in providing for clear vision areas, the presence of arbor vitae clearly visibly worsen the conditions within the clear vision triangle for these driveways, compared to the previous conditions of only having a see-through chain link fence in these areas. Staff proposes a new condition to rectify the clear vision conditions in these areas.

### Condition of Approval 3:

Arbor vitae in clear vision areas. The applicant shall remove all arbor vitae that are within the clear vision areas for the site driveways along Sussex Street, as determined by CDC 42.050.

Attached also is a comment from Alice Richmond in support of project CUP11-01/DR-11-06, the modifications to the Public Works Department site.

July 14-2011

to West Linn Planning Commissioners, Greetings:

in regards, on the request of city of west Linn public works class one design and all the etc. . . & located at 4100 Norfolk St: for July 20<sup>th</sup> meeting.

These required changes are needed as city's numerous heavy (& others) equipment demands and/are being utilized to benefit the residents of West Linn.

While our population has increased, the public works dept's equipments, their works and the details, do too.

I recommend that the W.L. planning Commissioners grant/approve this needed permits to our Public Works dept.

Thank you!

Alice Richmond

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