

Memorandum

Date: April 26, 2012

To: File No. CUP-12-02/DR-12-04 (Lake Oswego Water Treatment Plant expansion)

From: Zach Pelz, Associate Planner

Subject: Supplemental public comments received at April 25, 2012, Planning Commission public hearing

This memo supplements the public record for project file CUP-12-02/DR-12-04 with written testimony delivered to the Planning Commission at the Public Hearing on Wednesday, April 25, 2012.

Good evening.

My name is Sarah Rose. I am a former teacher and have lived in West Linn for over 20 years where I have raised three kids. I am currently a realtor with Windermere and am here to share some of my thoughts on how a project such as the water treatment expansion project will potentially impact the purchase and sale of homes in the Robinwood area and the city of West Linn for that matter. My immediate response to such a concern is that a construction project of such magnitude will not only negatively impact the neighboring homes, but will also negatively impact neighboring businesses, commuters who use Hwy 43 to get to and from work, and also those families and individuals who are hoping to move into West Linn or are needing to sell their property and move away. Changes in any community affect property values. That's a given. A project that brings about a major disruption to an entire neighborhood and continues onto the local roads and other neighborhoods, brings about a disruption that few can fathom. Hwy 43 is a fabulous asset to those of us who moved to West Linn, and when I tell my clients that I moved in to the Robinwood neighborhood because of access to the beauty of the nearby river, parks, Lake Oswego's community events, and a beautiful and convenient route to downtown Portland or Oregon City, people listen... That's something I like to boast about! I tell my clients it is something that makes West Linn and Lake Oswego great communities to live in! Every day I am showing clients the beauty of the surrounding communities, Mary S. Young State Park, the neighborhood parks, the sports fields, the wonderful school buildings, the dog parks and the wonderful community garden that sits so beautifully between West Linn and Lake Oswego.

"A pipeline below our streets between West Linn and Lake Oswego?" My clients will ask... What will I tell them when they see a home on the internet that is located on Kenthorpe Way or Mapleton Drive which border the water treatment expansion project, and we are navigating past the trucks and detours and construction zones to see it. What am I going to tell them? Will property values in West Linn and Lake Oswego be affected? Absolutely! Imagine what my clients will say then!

I raised three kids who went to Cedar Oak and road their bikes to and from Mary S Young State Park. I go out of my way to show my clients how easy it is to ride to and from these parks..."our local gems", I call them. Imagine what I will tell these clients who see the lines of cars on Hwy 43 waiting for trucks to enter and exit Hwy 43, where we sit waiting in lines of traffic, with boaters, runners, and bike riders who are also trying to make their way to our parks and other "local gems", such as the Cedar Oak boat ramp. What will I tell my clients then?

Property values for all of us, both in all the neighborhoods of West Linn and Lake Oswego will be impacted for years from this project.

Rethink this one Lake Oswego.....Your decisions to move forward on the water treatment expansion project are unwise and without thought as to how they will impact home values both in West Linn and Lake Oswego.

I have included copies of current data from the Regional Multiple Listing Service (the RMLS), that shows all residential, multifamily and land sale activities for the past 12 months, the past 24 months, and going back as far as 1996, for the 2 streets that border the proposed water treatment expansion project. Those streets are Mapleton Drive and Kenthorpe Way. The data shows the following:


On Mapleton Drive there were 34 sales total. Of those 34 sales, 6 sales occurred in the past 24 months and in the past 12 months there has been only 1 sale on Mapleton Drive recorded in the RMLS.

On Kenthorpe Way there were 43 sales total. Of those 43 sales, 1 sale occurred in the past 24 months and in the past 12 months there have been no, zero sales recorded in the RMLS.

The data appears to show that the proposed water treatment expansion project will, and has had, a direct impact on current homes sales and future home sales in the neighborhood.

Thank you for your time.

Sarah Rose

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[-] Search Criteria

Property Category = RES, MUL, LND Address = kenthorpe Zip = 97068 Area = 147 Status = ACT, BMP, SSP, CAN, PEN, WTH, EXP, SLD, SNL (incl. Auction)

 Print Search Criteria

Canceled

MLS#	P	Type	Address	City	Area	Price	
9047143	13	RES	3878 KENTHORPE WAY	West Linn	147	\$293,750	R T H M D
8077835	10	RES	3786 KENTHORPE WAY	West Linn	147	\$320,000	R T H M D
4012225	1	RES	4550 Kenthorpe WAY	Lake Oswego	147	\$335,000	R T H M D
11150129	15	RES	4630 KENTHORPE WAY	West Linn	147	\$369,900	R T H M D
10061033	15	RES	4630 KENTHORPE WAY	West Linn	147	\$379,900	R T H M D
8014187	16	RES	3940 KENTHORPE WAY	West Linn	147	\$475,000	R T H M D
9073015	16	RES	3820 KENTHORPE WAY	West Linn	147	\$524,900	R T H M D
7113718	0	RES	4095 KENTHORPE WAY	West Linn	147	\$539,900	R T H M D
9051348	0	RES	3820 KENTHORPE WAY	West Linn	147	\$549,900	R T H M D
9027085	16	RES	3820 KENTHORPE WAY	West Linn	147	\$519,000 - \$598,876	R T H M D
7082045	16	RES	3820 KENTHORPE WAY	West Linn	147	\$699,500	R T H M D
6070859	8	RES	4550 KENTHORPE WAY	West Linn	147	\$699,900	R T H M D
7055763	8	RES	3820 KENTHORPE WAY	West Linn	147	\$729,900	R T H M D
11297455	15	MUL	4630 KENTHORPE WAY	West Linn	147	\$369,900	R T H M D
10084749	15	LND	4630 KENTHORPE WAY	West Linn	147	\$379,900	R T H M D

15 Canceled

Total 15 Canceled	Average DOM/CDOM: 100 / 145	Average List: \$481,753
	Median DOM/CDOM: 80 / 100	Median List: \$475,000

Expired

MLS#	P	Type	Address	City	Area	Price	
144340	1	RES	3611 KENTHORPEWAY	West Linn	147	\$134,950	R T H M D
106479	7	RES	3882 KENTHORPE WAY #9706	West Linn	147	\$209,000	R T H M D
153255	1	RES	4620 KENTHORPEWAY	West Linn	147	\$214,500	R T H M D
4018110	1	RES	4550 Kenthorpe WAY	West Linn	147	\$299,000	R T H M D
190135	1	RES	4592 KENTHORPE WAY	West Linn	147	\$309,778	R T H M D
11016320	14	RES	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D
174175	1	RES	4068 KENTHORPE WAY	West Linn	147	\$329,000	R T H M D
147950	0	RES	3960 KENTHORPE WAY	West Linn	147	\$329,900	R T H M D
8032162	14	RES	3791 SW KENTHORPE WAY	West Linn	147	\$359,000	R T H M D
8087680	14	RES	3791 KENTHORPE WAY	West Linn	147	\$359,000	R T H M D
8095333	16	RES	3940 KENTHORPE WAY	West Linn	147	\$475,000	R T H M D
174177	1	RES	4068 KENTHORPE	West Linn	147	\$489,000	R T H M D
8078436	8	RES	3820 KENTHORPE WAY	West Linn	147	\$649,500	R T H M D
6098097	8	RES	4550 KENTHORPE WAY	West Linn	147	\$649,900	R T H M D
7101298	16	RES	3820 KENTHORPE WAY	West Linn	147	\$674,500	R T H M D
8042722	14	RES	3820 KENTHORPE WAY	West Linn	147	\$674,900	R T H M D
6079852	8	RES	4550 KENTHORPE WAY	West Linn	147	\$699,900	R T H M D
11150169	14	MUL	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D
11473689	14	LND	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D

19 Expired

Total 19 Expired	Average DOM/CDOM: 147 / 218	Average List: \$411,396
	Median DOM/CDOM: 151 / 206	Median List: \$329,900

Sold

MLS#	P	Type	Address	City	Area	Price	
254051	1	RES	3611 KENTHORPE WAY	West Linn	147	\$135,000	R T H M D
51559	0	RES	3753 KENTHORPE	West Linn	147	\$124,000	R T H M D

196788	1	RES	4160 KENTHORPE WAY	West Linn	147	\$155,000	R T H M D
59370	0	RES	4035 KENTHORPE WAY	West Linn	147	\$160,000	R T H M D
240130	1	RES	3878 KENTHORPE WAY	West Linn	147	\$172,120	R T H M D
4015546	8	RES	3611 Kenthorpe Way	West Linn	147	\$175,000	R T H M D
4012758	1	RES	3833 Kenthorpe WAY	West Linn	147	\$185,000	R T H M D
194128	1	RES	4620 KENTHORPE WAY	West Linn	147	\$197,000	R T H M D
123354	6	RES	3882 KENTHORPE WAY	West Linn	147	\$207,000	R T H M D
213613	1	RES	4095 KENTHORPE WAY	West Linn	147	\$215,000	R T H M D
319360	7	RES	3850 KENTHORPE WAY	West Linn	147	\$217,500	R T H M D
3029137	8	RES	3700 Kenthorpe WAY	West Linn	147	\$222,000	R T H M D
99930	1	RES	3876 SW KENTHORPE WAY	West Linn	147	\$224,000	R T H M D
24011	0	RES	3888 KENTHORPE WAY	West Linn	147	\$225,000	R T H M D
101760	1	RES	3879 KENTHORPE WAY	West Linn	147	\$231,000	R T H M D
328327	1	RES	3876 KENTHORPE WAY	West Linn	147	\$242,000	R T H M D
4010855	6	RES	3880 Kenthorpe Way	West Linn	147	\$248,000	R T H M D
9049356	13	RES	3878 KENTHORPE WAY	West Linn	147	\$252,000	R T H M D
6015817	8	RES	3833 KENTHORPE WAY	West Linn	147	\$262,000	R T H M D
4055116	0	RES	4620 Kenthorpe WAY	West Linn	147	\$275,000	R T H M D

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MLS#	P	Type	Address	City	Area	Price	
876108	0	RES	4572 KENTHORPE	West Linn	147	\$279,000	R T H M D
3072533	8	RES	4107 kenthorpe WAY	West Linn	147	\$279,000	R T H M D
876094	0	RES	4592 KENTHORPE	West Linn	147	\$289,000	R T H M D
270835	8	RES	4592 KENTHORPE WAY	West Linn	147	\$292,500	R T H M D
163118	8	RES	3820 KENTHORPE WAY #1	West Linn	147	\$309,000	R T H M D
235076	1	RES	3940 KENTHORPE WAY	West Linn	147	\$310,000	R T H M D
256804	7	RES	3940 KENTHORPE WAY	West Linn	147	\$316,000	R T H M D
165309	8	RES	3960 KENTHORPE WAY	West Linn	147	\$320,000	R T H M D
231724	8	RES	3900 KENTHORPE WAY	West Linn	147	\$345,000	R T H M D
66900	0	RES	4487 KENTHORPE WAY	West Linn	147	\$349,900	R T H M D
7045957	10	RES	4630 KENTHORPE WAY	West Linn	147	\$359,900	R T H M D
4006393	8	RES	4068 KENTHORPE WAY	West Linn	147	\$397,000	R T H M D
9024616	16	RES	3940 KENTHORPE WAY	West Linn	147	\$420,000	R T H M D
8011421	15	RES	4095 KENTHORPE WAY	West Linn	147	\$449,900	R T H M D
10006701	16	RES	3820 KENTHORPE WAY	West Linn	147	\$495,000	R T H M D
7021520	8	RES	4550 KENTHORPE WAY	West Linn	147	\$520,000	R T H M D
7054136	10	MUL	4630 KENTHORPE WAY	West Linn	147	\$359,900	R T H M D
833437	0	LND	0 KENTHORPE WAY	West Linn	147	\$44,840	R T H M D
831858	0	LND	4552 KENTHORPE WAY	West Linn	147	\$55,000	R T H M D
831857	0	LND	4552 KENTHORPE WAY	West Linn	147	\$60,000	R T H M D

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MLS#	P	Type	Address	City	Area	Price	
875364	0	LND	0 KENTHORPE	West Linn	147	\$60,000	R T H M D
9056087	3	LND	3990 Kenthorpe WAY	West Linn	147	\$130,000	R T H M D
7054125	10	LND	4630 KENTHORPE WAY	West Linn	147	\$359,900	R T H M D

43 Sold

Total 43 Sold	Average DOM/CDOM:	77 / 92	Average List:	\$260,936	Average Sold:	\$254,522
	Median DOM/CDOM:	42 / 45	Median List:	\$255,700	Median Sold:	\$248,000

[-] Search Criteria

Property Category = RES, MUL, LND Address = kenthorpe Zip = 97068 Area = 147 Sold Month Back = 12
 Status = ACT, BMP, SSP, CAN, PEN, WTH, EXP, SLD, SNL (incl. Auction)

 Print Search Criteria

Canceled

MLS#	P	Type	Address	City	Area	Price	
<input type="checkbox"/> 11150129	15	RES	4630 KENTHORPE WAY	West Linn	147	\$369,900	R T H M D
<input type="checkbox"/> 11297455	15	MUL	4630 KENTHORPE WAY	West Linn	147	\$369,900	R T H M D
<input type="checkbox"/> 10084749	15	LND	4630 KENTHORPE WAY	West Linn	147	\$379,900	R T H M D

3 Canceled

Total 3 Canceled	Average DOM/CDOM: 180 / 301	Average List: \$373,233
	Median DOM/CDOM: 119 / 301	Median List: \$369,900

Expired

MLS#	P	Type	Address	City	Area	Price	
<input type="checkbox"/> 11016320	14	RES	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D
<input type="checkbox"/> 11150169	14	MUL	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D
<input type="checkbox"/> 11473689	14	LND	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D

3 Expired

Total 3 Expired	Average DOM/CDOM: 158 / 380	Average List: \$319,900
	Median DOM/CDOM: 175 / 357	Median List: \$319,900

[-] Search Criteria

Property Category = RES, MUL, LND Address = kenthorpe Zip = 97068 Area = 147 Sold Month Back = 24
 Status = ACT, BMP, SSP, CAN, PEN, WTH, EXP, SLD, SNL (incl. Auction)

 Print Search Criteria

Canceled

MLS#	P	Type	Address	City	Area	Price	
11150129	15	RES	4630 KENTHORPE WAY	West Linn	147	\$369,900	R T H M D
10061033	15	RES	4630 KENTHORPE WAY	West Linn	147	\$379,900	R T H M D
11297455	15	MUL	4630 KENTHORPE WAY	West Linn	147	\$369,900	R T H M D
10084749	15	LND	4630 KENTHORPE WAY	West Linn	147	\$379,900	R T H M D

4 Canceled

Total 4 Canceled	Average DOM/CDOM: 173 / 264	Average List: \$374,900
	Median DOM/CDOM: 135 / 301	Median List: \$374,900

Expired

MLS#	P	Type	Address	City	Area	Price	
11016320	14	RES	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D
11150169	14	MUL	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D
11473689	14	LND	4630 KENTHORPE WAY	West Linn	147	\$319,900	R T H M D

3 Expired

Total 3 Expired	Average DOM/CDOM: 158 / 380	Average List: \$319,900
	Median DOM/CDOM: 175 / 357	Median List: \$319,900

Sold

MLS#	P	Type	Address	City	Area	Price	
10006701	16	RES	3820 KENTHORPE WAY	West Linn	147	\$495,000	R T H M D

1 Sold

Total 1 Sold	Average DOM/CDOM: 148 / 437	Average List: \$499,500	Average Sold: \$495,000
	Median DOM/CDOM: 148 / 437	Median List: \$499,500	Median Sold: \$495,000

[-] Search Criteria

Property Category = RES, MUL, LND Address = mapleton Zip = 97068 Area = 147 Status = ACT, BMP, SSP, CAN, PEN, WTH, EXP, SLD, SNL (incl. Auction)

[Print Search Criteria](#)

Active

MLS#	P	Type	Address	City	Area	Price	
12480609	16	RES	4155 MAPLETON DR	West Linn	147	\$259,000	R T H M D
12276649	11	RES	4491 MAPLETON DR	West Linn	147	\$399,900	R T H M D
12612776	1	LND	4155 Mapleton (Next to) DR #1100	West Linn	147	\$150,000	R T H M D
11625602	11	LND	3777 MAPLETON DR	West Linn	147	\$399,000	R T H M D

4 Active

Total 4 Active	Average DOM:	103	Average List:	\$301,975
	Median DOM:	43	Median List:	\$329,000

Canceled

MLS#	P	Type	Address	City	Area	Price	
9010574	12	RES	4510 MAPLETON DR	West Linn	147	\$239,000	R T H M D
9093833	7	RES	4622 MAPLETON DR	West Linn	147	\$282,500	R T H M D
11134296	16	RES	3845 MAPLETON DR	West Linn	147	\$319,000	R T H M D
11075378	16	RES	4491 MAPLETON DR	West Linn	147	\$399,900	R T H M D
11373924	16	RES	4491 MAPLETON DR	West Linn	147	\$424,999	R T H M D
7052639	8	RES	4110 MAPLETON-Relisted DR	West Linn	147	\$453,000	R T H M D
7029907	8	RES	3760 MAPLETON DR	West Linn	147	\$499,000	R T H M D
7099289	16	RES	4961 MAPLETON DR	West Linn	147	\$650,000	R T H M D
8017070	14	RES	4961 MAPLETON DR	West Linn	147	\$674,900	R T H M D
6106775	5	RES	4284 MAPLETON DR	West Linn	147	\$692,393	R T H M D
6101659	8	RES	3777 MAPLETON DR	West Linn	147	\$699,000	R T H M D
10092255	16	RES	5005 MAPLETON DR	West Linn	147	\$799,000	R T H M D
6065983	0	RES	3841 MAPLETON DR	West Linn	147	\$1,000,000	R T H M D
10089842	6	LND	4069 Mapleton DR	West Linn	147	\$139,500	R T H M D
7109558	7	LND	4069 Mapleton DR	West Linn	147	\$215,000	R T H M D
7109561	8	LND	4079 Mapleton DR	West Linn	147	\$215,000	R T H M D
6101035	3	LND	4069 Mapleton DR	West Linn	147	\$235,000	R T H M D
6101039	3	LND	4079 Mapleton DR	West Linn	147	\$235,000	R T H M D
9010602	12	LND	4510 MAPLETON DR	West Linn	147	\$239,900	R T H M D
6065976	0	LND	Mapleton DR	West Linn	147	\$450,000	R T H M D

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MLS#	P	Type	Address	City	Area	Price	
8068085	6	LND	3777 MAPLETON DR	West Linn	147	\$499,000	R T H M D
6101660	8	LND	3777 MAPLETON DR	West Linn	147	\$696,900	R T H M D

22 Canceled

Total 22 Canceled	Average DOM/CDOM:	180 / 264	Average List:	\$457,181
	Median DOM/CDOM:	140 / 158	Median List:	\$437,499

Expired

MLS#	P	Type	Address	City	Area	Price	
88629	1	RES	4020 MAPLETON	West Linn	147	\$184,900	R T H M D
3018161	1	RES	4451 MAPLETON DR	West Linn	147	\$184,900	R T H M D
100267	4	RES	4945 MAPLETON DR	West Linn	147	\$199,900	R T H M D
66549	0	RES	4945 MAPLETON DR	West Linn	147	\$210,000	R T H M D
83716	0	RES	4491 MAPLETON	West Linn	147	\$259,900	R T H M D
85753	0	RES	4491 MAPLETON	West Linn	147	\$259,900	R T H M D
89863	0	RES	4491 MAPLETON	West Linn	147	\$259,900	R T H M D
52182	0	RES	4491 MAPLETON	West Linn	147	\$264,900	R T H M D
3032980	7	RES	4284 MAPLETON DR	West Linn	147	\$129,900	R T H M D

312969	8	RES	4961 MAPLETON DR	West Linn	147	\$315,000	R T H M D
103722	1	RES	4961 MAPLETON DR	West Linn	147	\$325,000	R T H M D
59158	0	RES	4738 MAPLETON DR	West Linn	147	\$334,900	R T H M D
210633	8	RES	3970 MAPLETON DR	West Linn	147	\$349,900	R T H M D
188637	0	RES	3970 MAPLETON DR	West Linn	147	\$355,000	R T H M D
53877	0	RES	4961 MAPLETON DR	West Linn	147	\$359,950	R T H M D
178063	1	RES	3970 MAPLETON DR	West Linn	147	\$364,900	R T H M D
156165	7	RES	4448 MAPLETON DR	West Linn	147	\$399,000	R T H M D
183155	0	RES	4448 MAPLETON	West Linn	147	\$399,000	R T H M D
10051675	6	RES	4069 MAPLETON RD	West Linn	147	\$399,900	R T H M D
7073316	12	RES	4110 MAPLETON DR	West Linn	147	\$405,000	R T H M D

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MLS#	P	Type	Address	City	Area	Price	
6063351	4	RES	4738 MAPLETON DR	West Linn	147	\$475,000	R T H M D
7053865	8	RES	3760 MAPLETON DR	West Linn	147	\$499,000	R T H M D
10038876	5	RES	4069 Mapleton DR	West Linn	147	\$499,000	R T H M D
289081	1	RES	5005 MAPLETON DR	West Linn	147	\$549,900	R T H M D
319513	4	RES	5005 MAPLETON DR	West Linn	147	\$549,900	R T H M D
8046416	16	RES	4738 MAPLETON DR	West Linn	147	\$639,860	R T H M D
7068465	9	RES	4284 MAPLETON DR	West Linn	147	\$665,000	R T H M D
3052201	1	RES	4622 MAPLETON DR	West Linn	147	\$725,000	R T H M D
6063302	6	RES	4738 MAPLETON DR	West Linn	147	\$774,999	R T H M D
10024785	16	RES	5005 MAPLETON DR	West Linn	147	\$799,000	R T H M D
271955	0	LND	3841 MAPLETON DR(EAST OF)	West Linn	147	\$185,000	R T H M D
7040648	3	LND	4069 Mapleton DR	West Linn	147	\$215,000	R T H M D
7040653	3	LND	4079 Mapleton DR	West Linn	147	\$215,000	R T H M D
8075312	4	LND	4069 Mapleton DR	West Linn	147	\$215,000	R T H M D
8075315	4	LND	4079 Mapleton DR	West Linn	147	\$215,000	R T H M D
294783	0	LND	4993 MAPLETON	West Linn	147	\$219,900	R T H M D
153425	0	LND	MAPLETON	West Linn	147	\$229,000	R T H M D
208069	0	LND	MAPLETON	West Linn	147	\$229,000	R T H M D
235870	0	LND	MAPLETON	West Linn	147	\$239,000	R T H M D
6063319	3	LND	0 Mapleton	West Linn	147	\$299,999	R T H M D

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MLS#	P	Type	Address	City	Area	Price	
10040517	6	LND	3777 MAPLETON DR	West Linn	147	\$399,000	R T H M D

41 Expired

Total 41 Expired	Average DOM/CDOM: 215 / 262	Average List: \$365,105
	Median DOM/CDOM: 184 / 185	Median List: \$325,000

Sold

MLS#	P	Type	Address	City	Area	Price	
300594	6	RES	4412 MAPLETON DR	West Linn	147	\$170,500	R T H M D
9081015	11	RES	3711 MAPLETON DR	West Linn	147	\$175,000	R T H M D
202603	6	RES	4020 MAPLETON DR	West Linn	147	\$183,000	R T H M D
3030516	0	RES	4451 Mapleton DR	West Linn	147	\$184,500	R T H M D
168549	1	RES	4945 MAPLETON DR	West Linn	147	\$189,590	R T H M D
4042827	1	RES	4510 MAPLETON DR	West Linn	147	\$190,000	R T H M D
3059893	6	RES	4412 Mapleton DR	West Linn	147	\$192,500	R T H M D
10049881	13	RES	4155 MAPLETON DR	West Linn	147	\$212,000	R T H M D
17223	0	RES	4040 MAPLETON DR	West Linn	147	\$222,000	R T H M D
3011970	2	RES	4300 mapleton DR	West Linn	147	\$222,000	R T H M D
81044	0	RES	4738 MAPLETON DR	West Linn	147	\$224,500	R T H M D
10070055	7	RES	4160 MAPLETON DR	West Linn	147	\$260,000	R T H M D
240191	8	RES	4000 MAPLETON DR	West Linn	147	\$285,000	R T H M D

12294465	16	RES	3845 MAPLETON DR	West Linn	147	\$293,000	R T H M D
9048541	10	RES	4000 MAPLETON DR	West Linn	147	\$295,000	R T H M D
3055608	1	RES	4284 Mapleton DR	West Linn	147	\$295,500	R T H M D
4059453	8	RES	3760 Mapleton DR	West Linn	147	\$300,000	R T H M D
7116284	14	RES	3963 MAPLETON DR	West Linn	147	\$322,000	R T H M D
244649	4	RES	3970 MAPLETON DR	West Linn	147	\$349,500	R T H M D
6009811	6	RES	4284 MAPLETON DR	West Linn	147	\$360,000	R T H M D

[* Top](#)

MLS#	P	Type	Address	City	Area	Price	
5006199	8	RES	4961 MAPLETON DR	West Linn	147	\$365,000	R T H M D
211667	5	RES	4448 MAPLETON DR	West Linn	147	\$375,500	R T H M D
7120798	14	RES	4110 MAPLETON DR	West Linn	147	\$386,000	R T H M D
6082677	8	RES	4000 Mapleton	West Linn	147	\$459,000	R T H M D
6037596	8	RES	4491 MAPLETON DR	West Linn	147	\$460,000	R T H M D
10541	0	RES	4973 MAPLETON DR	West Linn	147	\$520,000	R T H M D
9045898	15	RES	4284 MAPLETON DR	West Linn	147	\$580,000	R T H M D
7068450	11	RES	4262 MAPLETON DR	West Linn	147	\$605,000	R T H M D
5072596	4	RES	4622 MAPLETON DR	West Linn	147	\$715,000	R T H M D
8014599	16	RES	4448 MAPLETON DR	West Linn	147	\$750,000	R T H M D
9079318	15	RES	5075 MAPLETON DR	West Linn	147	\$850,000	R T H M D
4022395	8	RES	5075 Mapleton DR	West Linn	147	\$1,025,000	R T H M D
81049	0	LND	0 MAPLETON DR	West Linn	147	\$105,500	R T H M D
5083284	6	LND	4622 MAPLETON DR	West Linn	147	\$715,000	R T H M D

34 Sold

Total 34 Sold	Average DOM/CDOM: 78 / 90	Average List: \$399,287	Average Sold: \$377,547
	Median DOM/CDOM: 45 / 45	Median List: \$299,475	Median Sold: \$297,750

[-] Search Criteria

Property Category = RES, MUL, LND Address = mapleton Zip = 97068 Area = 147 Sold Month Back = 24
 Status = ACT, BMP, SSP, CAN, PEN, WTH, EXP, SLD, SNL (incl. Auction)

 Print Search Criteria

Active

MLS#	P	Type	Address	City	Area	Price	
12480609	16	RES	4155 MAPLETON DR	West Linn	147	\$259,000	R T H M D
12276649	11	RES	4491 MAPLETON DR	West Linn	147	\$399,900	R T H M D
12612776	1	LND	4155 Mapleton (Next to) DR #1100	West Linn	147	\$150,000	R T H M D
11625602	11	LND	3777 MAPLETON DR	West Linn	147	\$399,000	R T H M D

4 Active

Total 4 Active	Average DOM:	103	Average List:	\$301,975
	Median DOM:	43	Median List:	\$329,000

Canceled

MLS#	P	Type	Address	City	Area	Price	
9093833	7	RES	4622 MAPLETON DR	West Linn	147	\$282,500	R T H M D
11134296	16	RES	3845 MAPLETON DR	West Linn	147	\$319,000	R T H M D
11075378	16	RES	4491 MAPLETON DR	West Linn	147	\$399,900	R T H M D
11373924	16	RES	4491 MAPLETON DR	West Linn	147	\$424,999	R T H M D
10092255	16	RES	5005 MAPLETON DR	West Linn	147	\$799,000	R T H M D
10089842	6	LND	4069 Mapleton DR	West Linn	147	\$139,500	R T H M D

6 Canceled

Total 6 Canceled	Average DOM/CDOM:	201 / 274	Average List:	\$394,150
	Median DOM/CDOM:	140 / 201	Median List:	\$359,450

Expired

MLS#	P	Type	Address	City	Area	Price	
10051675	6	RES	4069 MAPLETON RD	West Linn	147	\$399,900	R T H M D
10038876	5	RES	4069 Mapleton DR	West Linn	147	\$499,000	R T H M D
10024785	16	RES	5005 MAPLETON DR	West Linn	147	\$799,000	R T H M D
10040517	6	LND	3777 MAPLETON DR	West Linn	147	\$399,000	R T H M D

4 Expired

Total 4 Expired	Average DOM/CDOM:	291 / 302	Average List:	\$524,225
	Median DOM/CDOM:	219 / 219	Median List:	\$449,450

Sold

MLS#	P	Type	Address	City	Area	Price	
9081015	11	RES	3711 MAPLETON DR	West Linn	147	\$175,000	R T H M D
10049881	13	RES	4155 MAPLETON DR	West Linn	147	\$212,000	R T H M D
10070055	7	RES	4160 MAPLETON DR	West Linn	147	\$260,000	R T H M D
12294465	16	RES	3845 MAPLETON DR	West Linn	147	\$293,000	R T H M D
9048541	10	RES	4000 MAPLETON DR	West Linn	147	\$295,000	R T H M D
9079318	15	RES	5075 MAPLETON DR	West Linn	147	\$850,000	R T H M D

6 Sold

Total 6 Sold	Average DOM/CDOM:	146 / 146	Average List:	\$413,150	Average Sold:	\$347,500
	Median DOM/CDOM:	138 / 138	Median List:	\$262,500	Median Sold:	\$276,500

I would like to start out with a question about the general welfare standards. The establishment, maintenance or conducting of the use for which a permit is being sought will not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood. Since there are chemicals being stored there and considering the potential flooding, water damage, and even possible loss of life? Along with the degrading of property values. Why is this permit even being considered? The chemicals that this plant is going to store with the upgrade. Is not suitable for a residential neighborhood. If you take Precision Cast Parts leak, not even an alarm went off. Residents in the neighborhood were left at risk with no warning. Obviously the safety measures in place failed. As you can see with the pamphlet there are several problems with 48 inch transmission lines which will eventually be connected to the plant. At 150 pounds pressure you're looking at just shy of 270 thousand pounds push force static, or 135 tons. If the bladder were to fail, that could create quite a shock to this line and amplify the push force. The amount of leakage if it were to separate could be low 2560 to high of 2820 gallons per second, and 24 to 30 feet per second coming out of the transmission line. Checking into Muller's website, a 48 inch sectional valve is gear driven and takes 588 turns to close. and how long will it take them to even get to the valve. In the meantime how much water will flow, it could be millions of

gallons. There are several houses where this transmission line would be 30 to 60 feet from their front doorway. These facts were given to me by a licensed engineer with 30 some year's experience designing water systems for various applications. In my 37 years of installing transmission lines, pumps and reservoirs, and fixing experts work across the United States. Lake Oswego simply says they will get the experts to handle the line. I would say this transmission line is nothing less than a sleeping giant. Furthermore I believe as well as the other neighbors on the street agree that this industrial application that Lake Oswego submitted doesn't belong here. As in last Thursday's night meeting, the gentleman speaking for Lake Oswego on water rights had informed us that this would not cure their total water requirements. So why doesn't LO build a plant in their industrial area and pull a 48 inch line from the Willamette. Then branch off the output side for an intertie for LO and run the line to tie into Tigard. And leave the existing plant alone with the existing intertie. As West Linn and LO have used both ways.

LOT claims to have tried reaching a compromise with the neighborhood. Lot has not contacted us once; we contacted them and made an offer of our own. We were told that LO was aggressively seeking condemnation and they doubted it would go through. When we were served with the condemnation papers, we then called and said evidently our offer was

rejected. Then we made another offer to donate the new offer to Dornbechers children's hospital in our name, and reimburse our 300.00 attorney fees. They also rejected this. LO has the idea that it is their way or no way. April 12th, 2012 I asked Jane Hessler what would Lake Oswego do in a major flood caused from this transmission line, or a possible loss of life. She stammered and told me and the group that we needed to check with West Linn because they have the same policy in effect. To me this answer is their norm, they want to forget about it after it is signed off. Another thing to consider is the numerous underground springs that flow through the neighborhood, which could be diverted to this new trench, which would be 12 feet wide and 10 to 12 feet deep. This could create a whole new set of problems up and down the street. It's kind of scary to think if something were to go wrong, what would happen to the kids waiting for the school bus or walking home from the bus. The worse problem with transmission line in the United States is 48 inch, and 42 inch is number 2, and they want to put both of these down our street. Lake Oswego may claim it is because of the age of the pipe or type of pipe, but the real issue is the force on the pipe. We have recently learned that Lake Oswego purchased a strip of property for a right of way, with the same CC&R's located next to the river. Will they claim again that they did not know about the CC&R's. At the last meeting on the 18th of April, they were asked about

the foothills for the treatment plant, they said that it was parks. Yet they were willing to try to go through ours. This permit is not being requested for LO needs, it is for the money they will make selling it to Tigard. We not only hope but expect a denial of the application they are seeking.

Thank you for your patience and time.

Carl and Linda Edwards

Flows Through 48" Pipe

Velocity FPS	GPM
1	5640.18
2	11280.36
3	16920.54
4	22560.72
<hr/>	
5	28200.89
6	33841.07
7	39481.25
8	45121.43
9	50761.61
10	56401.79
11	62041.97
12	67682.15
13	73322.32
14	78962.50
15	84602.68
16	90242.86
17	95883.04
18	101523.22
19	107163.40
20	112803.58
21	118443.76
22	124083.93
23	129724.11
24	135364.29
<hr/>	
25	141004.47
26	146644.65
27	152284.83
28	157925.01
29	163565.19
30	169205.36
<hr/>	
31	174845.54
32	180485.72

26,388.88

38. million gal. Per day = 24 hrs.
 \div by 24 hrs = 1,583,333 Per. hr.
 1,583,333. \div 60 minutes =
 26,388.88 Per. minute (GPM).
 \div By 60 sec. = 439.81 gal. Per second

If Pipe were to Break or separate
 Low 24 Feet per second to High at
 30 Feet per second (FPS)
 Low 135,364 (GPM) To High 169,205.36
 (GPM)

48" pipe, Radius x Radius x
 $3.142 \times 150 \text{ P.S.I.} = 271,468.8$

Push Force at static pressure

A 48" Mueller Valve,
 Sectional Valve Takes
 588 Turns to Shut Off,
 could mean about 829,080 OR more
 Gallons By The Time
 it Takes to shut off if They are
 at valve when main comes apart.
 48" valves are gear driven!

Push Force From 12" to 48" pipe, Static, at 150#
(# = pounds) OR P.S.I.

12" = 16,966.8

24" = 67,867.2

36" = 152,701.2

42" = 207,843.3

48" = 271,468.8



Water main break forces road closure, evacuations

1 of 15

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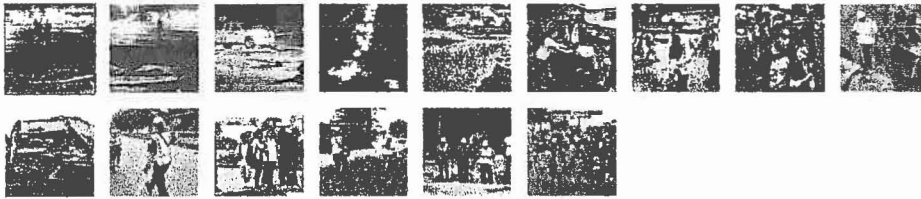
A 48-inch water main burst under U.S. 78 at Langley Road near Loganville shortly before 2 a.m. Thursday. The gushing water has forced the evacuation of nearby residents and detours in the area. JOHN SPINK, JSPINK@AJC.COM

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Tampa Bay Times

How much Belcher Road water main break cost Pinellas County

By [Name], Times Staff Writer
In Print: Sunday, July 10, 2011

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Politics: Local

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A crew works on Christmas Day to repair the water main at Belcher Road and 147th Avenue N in Largo. More than 100,000 customers were forced to boil and conserve water leading up to the holiday.



(PHOTO COURTESY OF PINELLAS COUNTY)

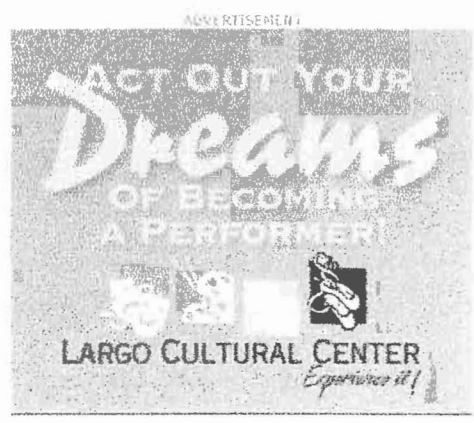
One of the worst water main breaks in Pinellas County's history also put a crater in the budget.

When all costs were tallied, the emergency repairs to the 48-inch main under Belcher Road came to \$571,000.

The aging water main, which was one of the major lines for south Pinellas, ruptured in December. More than 100,000 customers were forced to boil and conserve their water days before Christmas. Repair work spilled into the New Year.

Final bills rolled in afterward.

Contractor GlobeTec received almost half of the total — \$267,500 — for its repair work. The "Ready Alert" phone system that notified customers of the risk cost \$115,500. Another \$106,000 went toward the connection to another major water line and chlorination to purify water.



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Want More Breaking News?



Water main floods Detroit-area freeway

Posted 7/12/2007 2:56 PM

LIVONIA, Mich. (AP) — A massive water-main break shut down the eastbound lanes of a suburban Detroit freeway Thursday, swamping some cars in water up to 4-feet deep.

Stranded motorists scrambled on top of their vehicles to escape the water on Interstate 96.

"I see five vehicles that are in the water almost near the top of the door," said George Ellenwood, spokesman for the Detroit Water and Sewerage Department. "They appear to all have been evacuated, but the vehicles are trapped on the freeway."

It wasn't clear what caused the break on the 48-inch main, Ellenwood said. Supply to the water main was shut off by 2 p.m., about two hours after the break, authorities said.

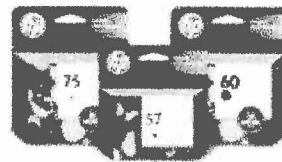
Images of the break captured by television news helicopters showed what looked like a waterfall gushing down a freeway embankment and water bubbling up in a flooded area of the service drive above. Portions of the eastbound lanes were completely flooded.

The same main ruptured about three or four years ago, said Victor Mercado, director of the Water and Sewerage Department.

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One Thread

Worst water-main break in memory cripples KC's supply By MATT CAMPBELL, LYNN HORSLEY and CHRISTINE VENDEL - The Kansas City Star Date: 08/14/00 22:15

A water-main break thought to be the worst in Kansas City's history cut service to 150,000 people, closed businesses and forced residents to boil drinking water Monday.

Though workers restored service in a few hours, a boil-water order remained in effect Monday night from the state line to Eastern Avenue and from the Missouri River south to 63rd Street.

Officials cautioned against drinking unboiled tap water until the lines had been fully flushed of pathogens. The boil order was expected to be lifted later today.

The Kansas City Water Services Department believed it was the first such order in more than 100 years. "We've had major water-main breaks in the past, but none as severe as this," Gurnie Gunter, Water Services director, said.

Officials were still trying to determine Monday night what caused the break in the West Bottoms.

There were no reported fires or injuries in the water outage.

Shortly before 10 a.m. a 48-inch pipe near 25th and Allen streets ruptured.

An employee of Metals USA about two blocks away ran into the warehouse, shouting: "You guys better get out of here. The water's coming up pretty quick."

Water was gushing into the street, and a greenish-brown swamp rapidly filled the low-lying area.

Mindful of past floods, Charles Donnelly, Metals USA president, ordered employees to pile sandbags at doorways and activate sump pumps.

"It got a little scary," said Donnelly, adding that his business was not damaged.

Within minutes of the break, water pressure trickled to a halt all over the city's center, and the

Commercial air-conditioning units dependent on water tanks fizzled out. High-rise office buildings downtown, including City Hall, were evacuated because fire sprinklers were inoperable.

A few guests at the Kansas City Marriott Country Club Plaza were caught midshower without water and had to rinse with bottled water, said Craig Johnson, hotel general manager.

The problem did not last as long as water department officials had feared. Crews isolated the break about 11:50 a.m. and gradually restored water pressure by 2 p.m.

<http://www.kcstar.com/item/pages/home.pat,local/3774ae48.814,.html>

-- Doris (doris@kcstar.com), August 15, 2000

Answers

Tuesday, August 15, 2000 Metro Networks

Boiling Water Necessary In Large Area A large portion of Kansas City remains under a boil order this morning. It affects the area between the Missouri River and 63rd and from State Line to Eastern. Public works officials say water for cooking or drinking needs to be boiled for three minutes. This comes after a 48-inch water main broke near 24th and Allen Monday morning. Service was restored within a few hours for the tens of thousands affected, but water officials say boiling is still necessary. Samples are being processed at the city's water lab.


KANSAS CITY

<http://home.digitalcity.com/kansascity/news/article.dci?provider=metronetworks&category=News&article=553398>

-- Martin Thompson (mthompson@digitalcity.com), August 15, 2000.


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FEATURED ARTICLES ABOUT WATER MAIN - PAGE 3

NEWS
Pressure surge causes breaks in Howard Co. water mains

BY A SUN STAFF WRITER | June 11, 2000

Four simultaneous water main breaks occurred in a section of Elkridge about 3:30 Friday morning, affecting about 30 businesses and a handful of homes. The breaks were caused by a pressure surge in the water pipes, according to Howard County government officials. Two breaks were on U.S. 1 between Meadowridge and Kit Kat roads; the third was on Meadowridge Road; and the fourth was on Kit Kat Road. County officials said they did not know the cause of the pressure surge. "[For this] number of water main breaks to occur simultaneously is very unusual," said James Irvin, director of Howard's Department of Public Works.

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NEWS
Hampstead's New Water Main To Supply Spring Garden Elementary School

By Anne Haddad and Anne Haddad, Staff writer | January 13, 1991

HAMPSTEAD -- Construction will begin this week on a water main needed to give adequate fire protection to the Spring Garden Elementary School on Boxwood Drive by the time it opens next fall. The town awarded the project to Walsh Equipment and Construction of Manchester, the lowest of four bidders, said John Riley, town manager. The \$232,000 bid submitted by Walsh was about \$100,000 less than the town had expected and about \$60,000 less than the highest bid. The project has been in the planning stages for 1 years.

NEWS

Water main break in HUNT VALLEY collapses parts of York Road

By Richard Irwin and Richard Irwin, Staff Writer | April 27, 1992

A water main break near the intersection of York and Shawan roads in the Hunt Valley section of Baltimore County last night caused sections of the road to collapse and disrupted water service to an unknown number of homes and businesses. Work crews were laboring early today, trying to repair the break before the morning's rush-hour traffic, said an official of Baltimore's Department of Public Works, which provides water service to the county. James L. Kapplin, a city public works spokesman, said a 30-inch water main broke around 9 p.m. under York Road, about 200 feet south of Shawan, causing a loss of water pressure to customers north along York Road toward Sparks.

NEWS

Howard to close stretch of Montgomery Road for repairs on water main

By Phillip Davis and Phillip Davis, Howard County Bureau of The Sun | December 25, 1990

A section of Montgomery Road in the Elkridge area of Howard County will close tomorrow for a week, as county public works employees make emergency preventive repairs on a 36-inch water main they fear could break at any time. Repair crews will be working around the clock to fix two dangerously long cracks in the big, prestressed concrete pipe that runs up to Mayfield Road from the Elkridge Water Pumping Station, said Thomas Butler, engineering chief at the Department of Public Works. Montgomery Road between Landing Road and Elibank Drive will be closed through Jan. 1. The 21,100-foot section of pipe is just 14 years old, but it has given the county a century's worth of trouble.

NEWS

Water main break disrupts gas service

By Laura McCandlish and Laura McCandlish, Sun Reporter | October 11, 2007

A water main rupture on Route 27 in Westminster early this week flooded nearby gas lines, shutting off natural gas service for at least two days to about 150 downtown residents, businesses and restaurants, Baltimore Gas & Electric officials said yesterday. BGE crews had restored nearly 70 percent of the gas connections yesterday, with the other repairs scheduled to be completed by the end of the day, said Linda Foy, a BGE spokeswoman. But some customers, who had water enter their gas-fed appliances, will require plumbing repairs before their gas service can be restored, Foy said.

NEWS

50 Westminster households left dry by a water main break

By Joe Mathews and Joe Mathews, Sun Staff Writer | June 24, 1994

Westminster residents Gloria and Stanley Beaver were planning to celebrate their 49th wedding anniversary last night. But first, Mrs. Beaver had to wait for water to start running from her faucet."

NEWS

Kenilworth Avenue reopening today

By Baltimoresun.com Staff | April 8, 2004

Kenilworth Avenue in Towson was set to reopen late this afternoon, after being closed to through traffic since a 48-inch water main break left a gaping sinkhole on March 28. Baltimore County Public Works Department employees began paving the road earlier today, said the agency's David Fidler, but the road will not reopen until after they have finished and the cement has hardened. The repair is a temporary patch, he said. Permanent repairs will be made in a few weeks after the road has settled.

NEWS

Service restored after water main break Construction mishap cuts water to about 15,000.

By Richard Irwin and Michael A. Fletcher and Richard Irwin and Michael A. Fletcher, Evening Sun Staff | May 28, 1991

Water service was restored today to at least 15,000 residences and businesses in the Owings Mills-Reisterstown areas after a major water main break yesterday."

NEWS

4-vehicle crash, water main break snarl traffic I-97 lanes closed during rush hour

By TaNoah Morgan and TaNoah Morgan, SUN STAFF | December 13, 1996

Rush-hour traffic on Interstate 97 and Route 2 was snarled early yesterday because of a four-car pile-up on the highway near Glen Burnie and a water main break that created a 3-foot-wide hole in the northbound lanes of Solomons Island Road. The northbound lanes of I-97 were closed for about a half-hour, creating a backup from the accident scene near the Baltimore-Annapolis Boulevard exit to the Route 50 interchange west of Annapolis, about 15 miles. Two of the three northbound lanes of Route 2 -- Solomons Island Road -- were closed south of Aris T. Allen Boulevard while state and county crews repaired the broken water pipe.

NEWS

Arundel eases ban on water use

By PHILLIP MCGOWAN | August 5, 2006

Anne Arundel County officials yesterday lifted a round-the-clock ban on outdoor water usage for an estimated 200,000 residents, although mandatory restrictions remain in effect for communities from Laurel to Linthicum. The ban on outdoor use of public water went into effect Monday for 13 ZIP codes across the county's northern tier after a 42-inch water main broke last weekend in Glen Burnie, spewing at least 3 million gallons. That pipe was replaced Tuesday, and water pressure rose enough to prompt county officials to relax the restrictions.

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Local News

Water main breaks again in neighborhood



Posted on 2/21/12 at 10:10pm EDT

SOUTHWEST MIAMI-DADE, Fla. (WSVN) -- It's deja-vu for a South Florida community dealing with another cracked water main pipe.

A 48-inch water main ruptured along Miller Road and Southwest 129th Avenue in Southwest Miami-Dade, at around 12:30 p.m., Tuesday. The break sent thousands of gallons of water into the streets before crews could stop the flow of water.

Adriana Lamar Miami-Dade Water And Sewer said the water main is a vital source of water for the county. "It's a transmission main that provides water to the southwest part of Miami-Dade County," she said.

Traffic was diverted away from the area, as Miller Road was shut down for several hours. By 4 p.m., one lane, in each direction, on Miller Drive was open again to traffic. However, the following day, westbound traffic was totally closed on the roadway, as the repairs continued. One lane of traffic has since been reopened.

Tony Garcia lives in neighborhood and saw the water rise in the area soon after the break. "I was driving Miller," he said, "and then, when I get here on 128th, I saw water coming, and then I got around to my neighborhood, and the water was this high, and then it started coming up, coming up."

<http://www.wsvn.com/news/articles/local/21005424637646>

Page 1 of 2

pipes . . . /neath the pavement, after the neighborhood saw a similar scene back on May 3. The same water main ruptured about four blocks away from the latest scene, causing flooding and creating a sinkhole that swallowed up a school bus. The flooding in May even killed some farm animals.

That water main break was blamed on the age of the pipe, but it remains unknown what caused the most recent break.

Residents are not being ordered to boil water but are urged to conserve it.

According to Water And Sewer officials, the water main should be fixed by Thursday.

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I live in W.L. for 52 years & some.

dumb bunch in works

natural hazard - ~~self~~ earth movements - Recent technology have been proven in San Francisco buildings such as this plant & bigger infrastructure in the Bay area - pedestrians exposed -

how's benefit W.L.?

with this water plant improvement I am confident they L.O. are utilizing all code. Federal-state & issuance codes.

When it happens, staff is on the job no matter what hour nor wheather. so far we have profited ~~the~~ our existing intortie much.

more time than they have - and if we do not come up with positive circumstances to accomplish our own water capital improvements ~~water~~ Bolton reservoir & our pipes we will be in more need to use the intortie between L.O. & W.L.

~~the~~ This water issue we want have concept we cannot effort to deny

I hear
"Fear"
"Emotions"
Changes
& future & ~~the~~
increase population
another future generations

Arguments

Alice Richardson
4/25/12
AR

Karie Oakes
1125 Marylhurst DR
West Linn, OR 97068

rec 4/25/2012
up

April 25, 2012

Re: CUP 12-02/ DR 12-04, 4260 Kenthorpe WY Proposed upgrade & expansion of Lake Oswego Water Treatment Plant

Dear Planning Commissioners:

My concern is that the public and interested persons may not have been properly noticed per 99.080(A) 3 regarding signage. I witnessed several signs placed along Highway 43 for this application. I drove by them daily and didn't pay any attention to them because they didn't look like those typically posted for land use in West Linn- the color was white and the writing dark and a different format. In addition, they were posted in the Oregon Department of Transportation right of way, so I thought they referred to a proposal for Hwy 43.

One day while stopped at the light at Marylhurst DR and Hwy 43, I read the sign and it gave Eric Day at Lake Oswego Planning Department as the contact person for this application.

In my experience with land use applications, which greater than most citizens; I have never known the contact person to be the applicant. While the code does not disallow it, it does give opportunity to the applicant to provide information that could be bias. A phone call to Mr. Day is not documented as part of the record. With all due respect to Mr. Day, he could say anything.

The City of West Linn Planners should have been responsible for providing information to the public that was generated from the signage and the signage should have looked like what the City usually uses. I believe that would be the intent of the code. West Linn would have no bias and citizens should be able to recognize signage.

I question if West Linn produced the signs and why it was decided to allow the applicant to be listed for contact about the proposal.

Thank you for your consideration. It is important that the process is not compromised.

Sincerely,

Karie Oakes

West Linn Planning Commission Public Testimony
Wednesday, April 25, 2012
West Linn City Hall

Citizen: Stacey Gianopoulos
aka: Anastasia Boudoures
Address: 5035 Mapleton Drive, West Linn

Resident: 25 years
Owner of Property: 40 years

Primary Focus of Testimony:

After hearing all four hours of testimony during the April 18th meeting, it became evident to me that certain perspectives were not represented.

In particular, the point of view of someone living at the base of Mapleton Drive needs to be heard in order to have a broad view of the situation before us.

I would like to provide that point of view. To do so, please allow a brief personal history.

- Where my house sits at 5035 Mapleton: River/1/2 mile down the street
- 3 lots from the entrance to MSY.
- Owned property over 40 years, 25 Years in the House

In terms of Historical perspective:

- When we built our house-----2 feet above the 100 year flood plain
- That Requirement meant tons of fill *100 trucks - 6ft increase in elevation*
- 12 foot high concrete walls and no electrical in the basement
- The purchase of flood insurance, from Federal Gov't was a condition of the mortgage
- The flood of 1996
- Further* • On the left side of our lot, the city asked that we provide a drainage pipe going the length of our property to the river. We complied. We incurred the cost of the pipe and the labor.
- We provided a catch basin on the right side of our house
- At the right end of our property, we also house the only fire hydrant available to the neighborhood at that end
- And as it turned out, because there was no where else to go; and because our driveway is long and wide, we have served as the major turnaround spot for every truck imaginable.

The reality for those of us on Mapleton: We are being choked from all sides: River, Mary Young Park and now with proposed expansion of the plant on Mapleton Drive

- water for a possible swimming pool,
- Traffic access to Hwy 43?
- staging area for pipeline workers?
- If parking is built, who manages it?
- reduction in water rates to West Linn,
- Who's job will it be to manage noise complaints?
- Safety concerns?
- Water leaks?

CONCLUSION:

WHILE MAPLETON IS A MIXED NEIGHBORHOOD, WITH A PERCENTAGE OF RENTERS, IT IS PRIMARILY MADE UP OF PEOPLE WHO HAVE SPENT A LIFETIME ESTABLISHING THEIR HOMES & FAMILY IN THIS AREA.

We deserve the support of the City of West Linn and the respect of the City of Lake Oswego.

I go on record as opposing this expansion, given the current conditions.

Time Permitting: SPECIFIC EXAMPLES In the 25 years since we've lived here,

1. While we were denied a permit for a dock....Reason: the so-called Willamette Greenway, and the need to maintain a "navigable Waterway" *In the meantime,*
2. We have watched the City of West Linn place pilings and a huge bridge at the base of the park. This bridge not only blocks the entire inlet in front of all the houses, but it has brought in huge numbers of people. Further more, until West Linn figured out that they had to open the bridge in high water, the unit itself allowed huge logs and massive debris to clog up against it. This ultimately landed on the docks and ground of the homes to the North. It also continues to present a huge liability when young kids climb on top of it, and jump in the water.
3. We also continue to witness the erosion caused by the city's decision to allow all the brush, trees and growth to be cut out. THIS YEAR ALONE.....
Examples: Loss of Bank, Pilings bent, tree roots exposed

Bird 4. Pump Station- Noise and Smell
4+ ANIMAL HABITAT DESTROYED ON CEDAR ISLAND

5. Parking Situation-my guests get ticketed

6. Sneaky way in which LO secured the property next to pump station

7. In the 25 years living there, we have paid over \$275,000 in property taxes alone. Lake Oswego, as a municipality will pay none for the use of river front property.

Here's What I Know For Sure:

1. WE MUST TAKE A BROAD, LONG-TERM VIEW OF THIS ENTIRE PROPOSITION
(Not to be done in increments...whole picture) To say yes to one, is to say yes to all

2. WATER HAS A MIND OF ITS OWN. (Despite our sandbagging or plans)

3. WE CANNOT PRETEND THERE WON'T BE SIGNIFICANT CONSEQUENCES AS A RESULT OF THIS WATER TREATMENT PLANT, THE PIPELINE AND THE CHANGES TO MARY S. YOUNG PARK. TO PRETEND, IS TO BE NIAVE AND CARELESS.

4. WE HAVE NOT BEEN PRESENTED A WIN-WIN PROPOSALBY EITHER THE CITY OF LAKE OSWEGO OR WEST LINN.

To do so, we need to start from a win-win frame of reference:

- What financial benefits can be expected? For the city of West Linn?
- Insurance coverage for neighbors?
- Money for the loss of our property values?
- How are we to be compensated for the Pain and suffering caused by a three year life disruption
- What concrete, contractual agreements are in place to insure:
 - proper level of street repair,

Subj: **Strong words**
 Date: 4/25/2012 4:09:09 P.M. Pacific Daylight Time
 From: [REDACTED]
 To: [REDACTED]
Staff Report Recommendations

Pg 20 "Staff believes that the impacts of this proposed plant will be minimal if it is constructed in accordance with the plans submitted as supplemented with the recommended conditions of approval."

By what measure? For who? Which neighbors? How do you quantify 'minimal'?
 Please produce the methodology by which the staff arrived at this finding.

Staff Report Findings

Pg 25, No 1 "The requested water treatment plant meets the CDC definition of a major utility and therefore may be permitted in this zoning district pursuant to the conditional use criteria established in CDC Chapter 60."

This finding is erroneous. This utility does not serve West Linn, therefore it is not allowable under the CUP. The LO water plant exists at this site due to shoddy planning by ClackCo in the mid 60's. The permits granted by WL in 1980, 1988, and 1996 were for minor changes to the existing use. The plant capacity is being doubled to serve a whole new city. This is a new use and should require a Comp Plan, map and zoning change.

Pg 27, No 5 "Another important consideration about the site location is to note that the City of West Linn's emergency inter-tie with Lake Oswego is located, and must continue to be located, on the finished water side of the WTP."

This claim is not supported buy any engineering. Water could be piped to the inter tie from another site using the existing pipeline. This use is for limited durations.

Pg 28, No 6

"The City's existing emergency supply connection to Lake Oswego is interruptible and its delivery capacity is dependent on Lake Oswego's supply and demand conditions at the time of the City's need."

In the event of an actual emergency, public policy dictates that LO would invoke water curtailment, or rationing to provide WL with water, just as WL would do for LO. Until this 6mg per day is contractually dedicated to WL, this is vapor.

It is of interest that the incestuous Water Engineers who drafted the 2008 WL Water Master Plan were so deeply versed in the LO-Tigard scheme, that they could plant this justification in our city plan over 4 years ago, when the rest of West Linn only heard about it 18 months ago.

Pg 29, No 6 and repeated on Pg 37, in Finding No 10

"Specific site improvements that directly benefit the City include: ...construction of an important public trail connection joining Kenthorpe and Mapleton. Creation of this path will eliminate the need for the City of West Linn to construct this intra-neighborhood connection, which will provide a benefit to children walking to and from Cedaroak Park Primary School."

Comp Plan Transportation Policy requires 2 trails crossing the site, since the width exceeds 330 feet. How did the staff miss that? What else did they miss? This east side trail alignment does not coincide with existing trails, or the center of population of either street. It consists primarily of a existing narrow right angle offshoot of of a cul-d-sac and then uses the TVF&R required emergency access to Mapleton. The actual trail construction is a few tens of feet.

We are only 4 pages and 6 findings into the Staff Report Recommendations, and could take an entire evening, or two, going over the errors and omissions.

How far do we citizens need to go, how many hours of our lives, scouring this puff piece written on behalf of the applicants, rebutting the glaring deficiencies and ridiculous findings of staff who have no investment in our well being and no clue what it is like to live in West Linn?
RNA Great Neighbor Committee

RNAGNC@gmail.com

<http://rnagreatneighbors.blogspot.com/>

=

rec 4/25/2012
2P

Concerns about Lake Oswego's application to expand their water treatment plant from Steve Hopkins, 3910 Mapleton Drive

Good evening, Commissioners.

My name is Steve Hopkins, a 26-year resident of 3910 Mapleton Drive. When we met a few days ago, Mapleton residents were disappointed to hear city planners endorse Lake Oswego's application to enlarge their industrial plant in our neighborhood and trench Mary S. Young Park, Mapleton Drive and Highway 43 to save money selling water to Tigard. Even before they heard hours of testimony from neighbors opposing it!

Hopefully, they now have a better idea of the arrogance behind the application and the damage that Lake Oswego will do under the euphemism of being "good neighbors". Hopefully, we all will have second thoughts about allowing Lake Oswego to take advantage of our neighborhood.

Think of the precedent! Shall we tell the world that West Linn, under the leadership of our new Business Development Director, welcomes outsiders to take advantage of us, to condemn and exploit our neighborhoods? Shall we invite anyone into our city to save money pursuing profits at the expense of our neighborhoods? Or is there still room for common sense and the pursuit of residential happiness here?

Who among you and the planners would willingly subject your families to two or more years of industrial construction and street destruction just to help Lake Oswego save money selling water? Who among you wouldn't be concerned about your children's safety, aerial effluents, flooding and erosion from failure of a huge pipe, increased truck traffic, visual blight, the depletion of Clackamas River flow, trenching your neighborhood park and mindless attack on your property values?

With respect, there are many unanswered questions to answer before accepting this application. Here are a few.

1) Are we really so naïve as to believe that Lake Oswego didn't know that the lots they bought on Mapleton Drive were protected by a covenant banning industrial development? Or can we agree that they

arrogantly assumed they could do whatever they damn pleased with them?

2) If condemnation of our neighborhood to years of industrial construction can be justified as being for the "public good", why are you hearing nothing but objections from the public closest to it?

3) If Lake Oswego can't expand their water treatment capacity in their own city because "they might have to condemn a couple of Lake Oswego properties", how is it that they can condemn a whole neighborhood in another city just because it's cheaper and easier to do so?

4) If they want more water for their new "profit center", what's the matter with taking and treating water from the Willamette? It works for Wilsonville. It might even cost less than tunneling under the Willamette and plowing through West Linn with a four-foot-in-diameter pipe. Or do they fear their own residents would object to it?

5) We have neighbors in their nineties whom Lake Oswego has attempted to bribe and threatened with legal action, urging them to hire lawyers if they have questions; neighbors who haven't been able to attend dozens of meetings that have been convened to discuss this project; neighbors who may not live to see another peaceful moment in our neighborhood. How can Lake Oswego condemn them--and the rest of us--to this torture? It just isn't right.

Our city planning employees have said they think that Lake Oswego's application meets their technical requirements. Their boss, who used to be part of Lake Oswego's city government, has recently rewarded his senior planner with a promotion. Coincidental?

Now, we look to the wisdom, common sense and compassion of the Planning Commission to reject this unwanted, unwarranted, unneighborly attempt to take advantage of a West Linn neighborhood. After all, your neighborhood could be next.

March 15
2012

rec. 4/25/2012
2P



TIDINGS PHOTO: VERN UYETAKE

Lake Oswego owns this vacant and boarded-up home at 4315 Mapleton Drive in West Linn.

Facility bothers citizens

Robinwood residents questions if LO is a good neighbor

By LORI HALL
The Tidings

Every neighborhood has the home with the long grass, the noisy chickens, the speeding teenage driver or some other annoyance. Typically, issues get resolved, the teen grows up and moves out, the owners leave or the chickens become dinner. However, when the bothersome neighbor is an industrial plant that has no intention of moving but instead doubling in size, some issues arise.

The city of Lake Oswego has maintained a water treatment facility in West Linn's Robinwood neighborhood since 1969, back when the area was unincorporated Clackamas County. The plant is located between Kenthorpe Way and Mapleton Drive.

Since that time, neighbors have questioned the appropriateness of an industrial facility in a residential neighborhood.

Now, Lake Oswego is partnering with Tigard to expand the plant and install a new pipeline that would run from the Clackamas River to the facility. Lake Oswego would then start providing water to Tigard.

Long in the works

The expansion has been planned for years.

Between 1989 and 1995, Lake Oswego purchased four residential lots adjacent to the plant in anticipation of expansion. What the city didn't realize then was that neighborhood covenants, conditions and restrictions (CC&Rs) of the Maple Grove plat prohibited anything but residential use of the properties. To lift the CC&Rs, Lake Oswego needs ?

See FACILITY / Page A

Facility: Plant expansion

■ From page A1

percent of the affected neighbors to sign waivers.

The neighbors, however, know the CC&Rs exist to protect them against unwanted property uses.

"They protect us from industrial and businesses that have chemicals," said longtime Robinwood resident Mary Robinson. "We don't want those to go away."

Tigard and Lake Oswego first wanted to partner back in 1996. They hit a roadblock when residents wouldn't sign the waivers. Eventually, the two cities backed down.

Now the Lake Oswego-Tigard Water Partnership (LOT) is again trying to lift the CC&Rs and expand the plant. However, many of the original homeowners are still in their houses and still refusing to sign the waivers.

When Lake Oswego representatives came knocking on doors again asking for signatures in exchange for \$1,000, many did not answer. Robinson contends that LOT first targeted the more elderly neighbors who might need the money more or might be in failing health.

Jane Heisler, LOT communications director, denied that accusation.

"That's not how they work," she said. "They have not targeted anybody."

Word spread quickly throughout the neighborhood, and a majority once again refused to sign.

To speed along the process of the water treatment plant project, the city of Lake Oswego filed proceedings of eminent domain against 50 Robinwood residents on Jan. 9.

According to Jeff Selby, citizen

information coordinator for LOT, residents in the Maple Grove plat were listed on the complaint. However, the complaint listed 50 properties, and there are 88 Maple Grove properties, including one owned by the city of West Linn.

"There are legal reasons why not all 88 property owners were listed on the complaint that I am not at liberty to discuss per the advice of our attorney," Heisler said.

The city of West Linn received a letter from Lake Oswego on Dec. 20 asking West Linn to sign the waiver and offering the \$1,000 in compensation. According to the letter, if the city did not sign the waiver, it could be named in the condemnation lawsuit; however, the city was not listed in the complaint.

West Linn senior planner Chris Kerr said the city received the waiver request and took it under advisement but did not respond to the request.

Neighbors have responded by obtaining an attorney. Minneapolis, Minn., attorney Dan Biersdorf, who is working on compensation for the neighbors, is representing about 25 residents.

Biersdorf cited noise, visual impact and traffic as negatively affecting the neighborhood.

"From my experience, the \$1,000 would not come close to what I understand the home values to be in that area," Biersdorf said.

He said it could be up to a year before the condemnation process is completed.

A GOOD NEIGHBOR?

These recent developments are not the beginning of some Robinwood residents' disdain for Lake Oswego's drinking water

plant. Some have complained about noise that is above normal residential levels.

The four residential properties Lake Oswego owns near the plant have also been an issue for neighbors. At one point, Lake Oswego rented out one of the houses where there were chronic problems with drug use. At least one of the houses has since been demolished.

Today, one of the remaining homes, located at 4315 Mapleton Drive, is vacant and boarded up. The properties have not been kept up, are overgrown with weeds and do not match the environment of the rest of the neighborhood, according to Robinson.

"They came into our neighborhood and destroyed the houses," Robinson said.

Heisler admits not much has been done to improve the homes but said the houses are not out of character with many of the other homes in the neighborhood.

Heisler said the plant itself has been a good neighbor to the residents and that some folks on Mapleton didn't even know it was there for some time.

A big sticking point with some residents is the fact that the city of West Linn is losing valuable property taxes on those four properties. Because the properties are technically owned by a utility, they are exempt from property taxes.

According to information Robinson obtained from the Clackamas County assessor's office, West Linn has missed out on more than \$208,000 in taxes from those four properties.

The value of the surrounding homes is also in question. Residents fear their property values

concerns neighbors

will fall if the water treatment plant expands.

"We feel very manipulated," Robinson said.

Lake Oswego had an appraiser look at the site plan of the expansion, and he found the surrounding homes would not lose any value. Heisler said if the homeowners had another analysis done, she would like to see it.

FROM GOOD TO GREAT

Lake Oswego detailed the water treatment plant expansion in a "Good Neighbor Plan."

Then, in attempt to work with the community, a subcommittee was created. It is called the Robinwood Neighborhood Association Great Neighbor Committee.

The intent was to work with the community to help mitigate interruptions and impacts the project would have on the neighborhood.

According to Kevin Bryck, the committee's chairman, the group created a mitigation plan, suggesting ways to ease the expansion's intrusion on neighbors.

However, according to a Feb. 17 letter from Lake Oswego to Robinwood Neighborhood Association President Tony Bracco, the city would not support any additional mitigation requests.

The Robinwood Neighborhood Association Great Neighbor Committee has a website at <http://rnagreatneighbors.blogspot.com>.

WHY NOT FOOTHILLS?

Many Robinwood residents are now focused on Lake Oswego's Foothills area, which includes industrial land and has been targeted for an increase in residential and commercial use.

What some Robinwood neighbors ask is why the city wants to turn their residential neighborhood more industrial and make Lake Oswego's industrial area more residential.

According to Heisler, the cost of relocating the plant would negate the savings Lake Oswego would get from partnering with Tigard on water infrastructure projects — roughly \$76 million. On top of that, Lake Oswego would lose tax revenues from the properties that would be condemned to make room for a plant — similar to the dollars West Linn has lost on the four properties associated with the water treatment plant.

Heisler said Lake Oswego did not conduct any studies to find a new location for its water plant.

"We have a plant," she said. "It wouldn't really make sense

for us to look someplace else."

According to the Robinwood NA Great Neighbor Committee blog: "The reality is, we are being used because we are the cheapest alternative and it's easier to build in West Linn than to impose on their own citizens."

Heisler pointed out that if the city did move the facility, Lake Oswego could then build up to 30 homes on the property in West Linn, creating more noise and traffic than an expanded plant would.

Lake Oswego also cannot tap into the Willamette because of water rights. It could take up to two years for the city to try to transfer its water rights from Clackamas to Willamette, causing even more delays for the Lake Oswego-Tigard Water Partnership.

NEXT STEPS

At 7 p.m. today, LOT will hold a required pipeline land-use meeting at Robinwood Station, 3706 Cedaroak Drive in West Linn.

On April 18, the West Linn Planning Commission will hold a public hearing on LOT's water treatment plant proposal at city hall, 22500 Salamo Road.

For more information about LOT, visit www.lotigardwater.org.

Pelz, Zach

From: Sonnen, John
Sent: Wednesday, April 25, 2012 4:28 PM
To: Pelz, Zach
Subject: FW: Repeat testimony.

John Sonnen, Planning Director
Planning and Building, #1524

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: GARY [mailto:hitesman@q.com]
Sent: Wednesday, April 25, 2012 3:20 PM
To: CWL Planning Commission; Sonnen, John
Cc: RNA Great Neighbor Committee
Subject: Repeat testimony.

With the permission of the planning commission, I request 4 minutes of additional testimony.

Gary Hitesman