



City of  
West Linn

**Submitted public testimony for SUB-15-01 as of September 9, 2015:**

Letter (attached) from Sequoia Heights Capital Partners LLC dated September 2, 2015

SEQUOIA HEIGHTS CAPITAL PARTNERS LLC  
1101 5<sup>TH</sup> AVE SUITE 300  
SAN RAFAEL CA 94901

9/2/15

City of West Linn  
Planning Department  
ATTN: Peter Spir, Associate Planner  
West Linn Planner Commissioners  
22500 Salamo Road  
West Linn, Oregon 97068

RE: 22850 & 22848 Weatherhill Road

Dear Mr. Spir and West Linn Planning Commission,

I am writing you on behalf of Sequoia Heights Capital Partners LLC (SHCP) the owner of Tanner Spring Assisted Living Facility located at 23000 Horizon Drive, West Linn Oregon. Our property is located directly across the street of the proposed project site that is on the north side of Weather Hill Road. I'd like to inform the Planning Commission that we are not in objection to the proposed project at 22850 & 22848 Weatherhill Road. Sequoia Heights Capital Partners LLC does have a few requests as it pertains to the Weather Hill Road Improvements that, both Black Diamond Properties LLC (project application) and SHCP both have to conduct. In effort to avoid duplicating efforts with regard to road way improvements we ask the Planning Commission make it a condition of approval for the proposed project to provide our property with sub-up for future connection to Domestic Water, Sanitary Sewer, and Storm Drain systems that are proposed improvements for Back Diamond Properties LLC's project. These stub ups of the utility connections for out future use to the proposed utilities in the public right of way would allow us to avoid removing portions of Weather Hill Road in order to connect to these improvements at a future date. This is why we request that the Planning Commission require as a condition of approval for this project that;

1. The project is required to provide domestic water main stub of adequate size for our future use to the north side of Weather Hill Road at the edge of the public access right of way to the property line of Tanner Spring. This would allow us to conduct the road way improvements to Weather Hill Road at the time our road way improvements are being conducted without removing sections of roadway to install this water line that Black Diamond Properties LLC needs to install for its own project.
2. The project is required to provide storm water connection to its storm water system of adequate size for our future use to the north side of Weather Hill Road at the edge of the public access right of way to the property line of Tanner Spring. This would allow us to conduct the road way improvements to Weather Hill Road at the time our road way improvements are conducted without removing sections of roadway that Black Diamond Properties LLC are required to install for its own project.

# SEQUOIA HEIGHTS CAPITAL PARTNERS LLC

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3. The project is required to provide sewer line connection stub to its storm water system of adequate size for our future use to the north side of Weather Hill Road at the edge of the public access right of way to the property line of Tanner Spring. This would allow us to conduct the road way improvements to Weather Hill Road at the time our road way improvements are conducted without removing sections of roadway that Black Diamond Properties LLC are required to install for its own project.

Thank you very much for your review and consideration of our request. We believe this request will be of minimal cost but shall avoid unnecessary and duplicative efforts in the future. It would also limit the duration of time the residents and users of Weather Hill Road would have to experience the inconveniences of roadway construction.

Sincerely



Robin Miller  
Owners Representative  
(415) 456-0600 ext 29



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CITY OF  
**West Linn**

## Memorandum

Date: September 8, 2015

To: West Linn Planning Commission

From: Peter Spir, Associate Planner

Subject: Proposed Condition of Approval (COA) for SUB-15-01 in response to Sequoia Heights Capital Partners LLC September 2, 2015 e-mail and TVFR requirements

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To address Sequoia Heights Capital Partners LLC concerns for utility stub outs the following amendment to COA 2 is recommended by Engineering:

- 2. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, ~~and~~ easement locations, and utility connection for future extension of utilities are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval.*

To satisfy TVFR standards for shared driveways, the following COA is proposed:

- 5. TVFR. "No Parking-Fire Lane" signs be posted on both sides of the shared driveway at 25 foot intervals. The signs shall be seven feet above grade and be 12 inches wide by 18 inches high and have red letters on white reflective background.*