

Public Comments received by 5 p.m. March 15, 2017* for AP-16-02

(*the end of the written public comment period)

Spir, Peter

From: friedrich.baumann@daimler.com
Sent: Monday, March 13, 2017 9:01 AM
To: Spir, Peter
Cc: afbaumann@comcast.net; friedrich.baumann@daimler.com; scotchandler@hotmail.com; jmarlow@teleport.com
Subject: Upper Midhill Development

Dear Peter –

We would like to voice our opposition towards the above mentioned proposed development to the City of West Linn and its City Planning Commission.

Relative to city development code CDC 85.200 (A) the situation since the hearings on this proposed development during the Spring and Summer of last year have not improved or changed at all. Just the opposite:

- Traffic on Hwy 43 has gotten worse even before the new homes next to Burgerville have been occupied; we have witnessed one major accident at the intersection of Arbor Drive and Hwy 43 a few weeks ago. The proposed development will add to these dangers significantly due to the traffic generated; please also consider that it is not only the addition of personal vehicles at an avg. of more than 2 cars per household these days, also think about the significant increase in delivery activity for this neighborhood (from UPS, Amazon, to dry cleaning and pizza service).
- The challenges for the adjacent neighborhood streets remain, incl. the lack of sidewalks and the tight corners as well as steep climbs/declines.
- It is not clear to us how heavy construction equipment and traffic will approach and access the property during construction, which can last easily at least about 3 years.
- Since our property is on the Lake Oswego side to the West of the proposed development, we clearly expect that any street lighting exposed to our then double facing lots will be appropriately dimmed; leave alone the headlight glare from the neighborhood traffic at nighttime. In general, for all the Lake Oswego homes, the bedrooms face the site of the development.
- The significant sloping of the property will also lead to higher rpms for the cars exiting the neighborhood.
- We are still very concerned about the lack of professional water and erosion control planning for a development of this size. Given the experience in this part of Lake Oswego and West Linn (mud slide with loss of property on Woodhurst Place in the Winter of 2008/09) and the obvious water run-off from the Skylands' neighborhood in Lake Oswego all the way down to this property, which we could observe this Winter again, requires significant investment in water control measures, and erosion control infrastructure, which is totally missing in the proposal.

It is not advisable nor in the interest of the existing population in the next door neighborhoods of West Linn and Lake Oswego to take these risks in order to develop a piece of property which is so difficult to reach and difficult and extremely cumbersome to logistically integrate into the existing infrastructure. All roads and intersections are clearly undersized for the proposed growth in this area.

Annette and Friedrich-W. Baumann

17680 Woodhurst Place
Lake Oswego, OR 97034

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it. We thank you for your support.

Spir, Peter

From: Scarlett <scarlettisred@gmail.com>
Sent: Monday, March 13, 2017 2:35 PM
To: Spir, Peter
Subject: Letter to the Planning Commission regarding 18000 Upper Midhill

My husband, our three small children and I reside at 18040 Upper Midhill Dr, adjacent to the 6 acres of land in question. Approving the addition of 34 homes to our neighborhood would certainly be a public safety and traffic nightmare. Our neighborhood lacks stop light access to 43, has narrow roads off of 43 (Arbor and Robinwood), has no sidewalks coming off of 43, has no sidewalks by Midhill Park, includes multiple school bus stops, and large amounts of pedestrian foot traffic -most of which are children and elderly neighbors. Simply put, we cannot safely support the addition of 34 homes. As the traffic on 43 increases during rush hour, our neighborhood also sees an increase in "cut through" traffic on Arbor and Robinwood as people instead take Upper Midhill in order to gain access to Maryhurst instead of waiting in the long line at 43 for the light. This proposed development would certainly be a disaster in many, many ways for the existing residents.

My family and I love living in West Linn, and we adore our quiet, safe, neighborhood. We can walk our dogs, allow our children to ride their bikes, and push our baby strollers to the park without concern of heavy traffic or dangerous conditions. We implore the planning commission to kindly consider the effects that such a large development will have on our quality of life, and the safety of our children and families.

Thank you for your time.
Scarlett Harris

Spir, Peter

From: Shroyer, Shauna
Sent: Monday, March 13, 2017 1:59 PM
To: Spir, Peter
Subject: FW: Upper Midhill Development

From: Jessica Harra [mailto:jessica.harra@gmail.com]
Sent: Monday, March 13, 2017 1:43 PM
To: #Board - Planning Commission <PlanningCommission@westlinnoregon.gov>
Subject: Upper Midhill Development

My name is Jessica Harra, and I am a homeowner at 17701 Hillside Dr. in West Linn. I am writing in regards to the future development of the property located adjacent to mine, at the end of Upper Midhill Dr.

I am strongly opposed to the 34 home proposal that is currently on the table (as well as the 42 town homes). Our neighborhood just does not have the proper facilities in place to manage that many more people coming through every day. The intersection on Hwy. 34 at Arbor drive is already a problem for the number of people who use it every day, and adding in another 60+ vehicles would severely exacerbate the problem.

Upper Midhill Dr. as a possible solution to this problem can hardly manage more than one vehicle at a time, and that street is full of small children going to the neighborhood park.

Another issue for me is the blind hill on Hillside Drive. When driving up, you cannot see over the top of the hill safely. The same can be said for driving down that hill. The homes on the hill cannot see anyone coming from the top when they are backing out of their driveway. Currently it isn't much of an issue because there are only 2 homes at the top. However, if and when you develop a through road, there will be hundreds more trips a day past that hill. I have three small children, as does the other neighbor at the top of the hill. There is just no way to make that road safe enough for that many cars a day. Not to mention that there are 11 children under 10 who reside in JUST the small stretch of Hillside Dr. that would be affected by this.

Please consider upholding the original denial of this application. I think that was the best decision for our community. I sincerely hope the developer will keep in mind the safety of all of our families and consider building fewer homes on the property.

Thank you so much for your time,
Jessica Harra

Spir, Peter

From: Stephen Morrison <elevenvales@gmail.com>
Sent: Tuesday, March 14, 2017 4:57 AM
To: Spir, Peter
Subject: Fwd: request to uphold upper midhill decision

To: West Linn Planning Commission,

I've learned that after the first request for a 34 lot development was rejected a new development for town homes is being considered. Legal chicanery must be at work because this obviously makes no sense. The circumstances have not changed so I have submitted to you a letter presented to the City Council that sums up my grave concerns.

If a development ultimately is allowed please ensure that it will have minimal impact on the safety and quality of life on the residents of Upper Midhill, let alone the drivers attempting to get through. I've been told that a traffic light at Arbor and 43 is not tenable. Perhaps the rules affecting this thinking should be re-evaluated, regardless of what happens to the lot in question.

Thank you for reading and listening.

Stephen Morrison
18590 Upper Midhill Dr.

----- Forwarded message -----

From: **Stephen Morrison** <elevenvales@gmail.com>
Date: Tue, Jun 7, 2016 at 4:44 PM
Subject: request to uphold upper midhill decision
To: ima_citycouncil@westlinnoregon.gov

West Linn City Council Members,

The appeal to reverse the decision of the Planning Commission in part relies on a reference to the lack of evidence for not meeting city standards with regards to public facilities providing 'sufficient capacity to meet existing and projected demands.' It does acknowledge that the Arbor Rd./Hwy. 43 is an exception and then makes the nonsensical claim that their development would not make problems on that intersection worse. Their development would only aggravate the problem and force traffic down Upper Midhill to Marylhurst Rd. I'm not familiar with what the 'city standards' are but just one drive or walk down Upper Midhill Dr. and you realize it does not meet any reasonable standard for providing the increased transportation that would inevitably come. It is a very narrow, intimate road with a regular smattering of kids playing and people walking. In some places to simply pass another car going the other way requires pulling over and waiting for it to pass.

Marylhurst Rd. is the closest road to this projected development with a traffic light allowing cars to turn left on Hwy. 43. This fact alone, along with the projected increase of 300 cars a day going in and out, can allow us to project that Upper Midhill Dr. would be dramatically affected. I ask that you make sure this does not happen. It simply doesn't have the capacity to absorb this kind of increased cross-through traffic.

I have children and therefore will be unable to attend the June 20th meeting, so I appreciate you taking the time to read my comments.

Sincerely,

Stephen Morrison
18590 Upper Midhill Dr.

Spir, Peter

From: 崔磊 <cuileifirst@gmail.com>
Sent: Tuesday, March 14, 2017 5:49 PM
To: Spir, Peter
Subject: opposition about 34-home development

Dear Peter

My name is Lei Cui. My wife, Ting Xu and I own our home at 17656 Woodhurst Place, Lake Oswego. Our home is adjacent to the new development 34-lot single houses.

My wife and I moved here two years ago. One of the most important reasons I bought this house is the beautiful wood scenery in my backyard. As the new development is built, the beautiful environment will be destroyed.

Secondly, I think the density of the development does not match that of the properties on all four sides surrounding it. 34 houses will be built on 6 acres of land, the density is too big. How crowded it will be a community. It will be very unsafe. And the subdivision plan will result in multiple double frontage lots with new roads through existing back yards.

Thirdly, the new street will be adjacent to the back property line for those of us on the east side of the street on Woodhurst Place. There is only a little bit of space between my yard and new development. And everyday there are a lot of motor vehicles and pedestrians pass beside our backyard, that will affect our lives very much, especially at night. As a result of our backyards have a slope, it is difficult to install fences for everyone who owns a home at Woodhurst Place. The new road is so close to our yards. This will be a very unsafe condition.

Lastly, the developer is carving out the lots to different construction contractors. According to them, the construction of the whole project will last two and a half years. This will cause a great impact on our life.

For these reasons, I respectfully request the West Linn City Planning Commission deny this application of the proposed 34-lot subdivision.

Thank you very much!

Best regards

Lei Cui and Ting Xu

Spir, Peter

From: Scot <scotchandler@hotmail.com>
Sent: Tuesday, March 14, 2017 9:32 PM
To: Spir, Peter
Subject: 18000 Upper Midhill Drive

To: John Boyd, Peter Spir and the West Linn Planning Commission

Re: 18000 Upper Midhill Drive

I am writing to you to voice my opposition to the proposed development at 18000 Upper Midhill. It is my firm belief that both the Planning Commission and the City Council acted wisely and judiciously in denying the application for this development. Referencing CDC 85.200, I would like to call attention to the following points:

- 1) The developer and his attorneys have relied upon Kittelson and Associates to provide a review of what they believe to be "adequate public facilities". Reviewing their Traffic Impact Analysis submitted to the Commission, there is a glaring omission of any studies conducted on Hillside Drive, one of the two entrances into the proposed development. See Attachment B in their recent study submitted to the Commission. Future traffic would theoretically be using this street as much as Upper Midhill. Thus, it cannot be ignored during the review process.
- 2) Review of Hillside Drive is pertinent, as a substantial amount of heavy equipment will be utilizing this access point throughout the multi-year construction period. That, coupled with traffic from existing residents on the street will cause
- 3) It is also relevant and crucial for the Planning Commission to make complete determinations of all costs necessary to make the public facilities improvements proposed by the developer as well as the ones that have not been discussed at length.

I strongly encourage the Planning Commission to seek outside opinions beyond just those attributed to a consulting firm that has been hired by the developer and his attorneys. The impacts associated with this proposed development will be felt by all local residents for many, many years to come.

Sincerely,

Scot Chandler

Spir, Peter

From: Jerry Marlow <jmarlow@teleport.com>
Sent: Wednesday, March 15, 2017 1:04 PM
To: Spir, Peter
Subject: 18000 Upper Midhill Drive propopsed development

March 15, 2017 1:00PM

I am writing to you as one of the many homeowners in Lake Oswego and West Linn that surround the subject proposed 34 home development. We were all very much encouraged when the West Linn Planning commission voted to DENY this application on April 20, 2016. Following this DENIAL the applicant appealed to the West Linn City Council and was DENIED again on August 15, 2016. On October 3, 2016 the applicant appealed to LUBA. Many of us were under the impression this was the final step in the process. Sadly it appears we were wrong. What appears now to be correct is that as long as an applicant has the resources and is willing to spend those resources to buy favorable opinions from attorneys, engineers and so called traffic experts he can prevail on any given issue.

The established neighborhoods and individual homeowners become lost in this process. All of the issues raised during this process have adverse effect on everyone living adjacent to or in close proximity to this proposed development. Only the developer and his hired experts who do not live in the surrounding neighborhoods are left unaffected. I cannot believe this is the intention of the rules and regulations we are all supposed to live by.

Once again I am strongly opposed to this development and appeal to the West Linn Planning Commission to uphold its previous decision to DENY this application.

Jerry and Donna Marlow
17668 Woodhurst Place
Lake Oswego, Oregon 97034

Spir, Peter

From: Jerry Marlow <jmarlow@teleport.com>
Sent: Wednesday, March 15, 2017 12:01 PM
To: Spir, Peter
Subject: 18000 Upper Midhill Drive

March 15, 2017 12:30PM

I am writing to you as one of the many homeowners in Lake Oswego and West Linn that surround or are in closed proximity to the subject 34 home proposed development.

We were all very much encouraged when the West Linn Planning Commission voted to DENY

To: West Linn Planning Commission

Date: March 15, 2017

I am writing regarding the Upper Midhill's proposed development.

In reviewing the reconsideration papers of Upper Midhill Estates, two of the main traffic arguments for the reconsideration of building 34 homes, are the payment of a fee and fixing the intersection of Willamette and Arbor Drive. Neither of these fixes get to the real problem of minimizing the amount of increased traffic due to the addition of 34 homes in the neighborhood.

The fee of \$11,600 for the, " long term highway 43 multimodal transportation plan" per the appeal, may help in the future but does nothing to help residents whose primary concern with the development now is decreasing the traffic in the neighborhood. Many current residents of Upper Midhill have young children who play outside and having increased traffic caused by this new subdivision will decrease neighborhood safety.

Making changes to the intersection of Highway 43 and Willamette Drive will not decrease the amount of traffic. Having a designated left turn lane and northbound having a left turn pocket, will perhaps help with traffic flow. But it will still be difficult to make a left hand turn especially at peak hours. With 34 additional households, the new number of cars and trips will not, "improve our sense of neighborhood and community." (CDC 85.01). Instead we will have 34 households squashed into a lot, trees cut down that have been here hundreds of years, and habitats of animals destroyed.

Sincerely

Joanne Desky

2317 College View Drive

West Linn, 97068

Spir, Peter

From: Christine Steel <steelc123@gmail.com>
Sent: Wednesday, March 15, 2017 12:09 PM
To: Spir, Peter
Cc: Axelrod, Russell; Martin, Bob; Perry, Brenda; Cummings, Teri; Sakelik, Richard; Stein, Eileen; Boyd, John; Thornton, Megan; Andrew Tull
Subject: Communication to Planning Commission re Upper Midhill Remand
Attachments: SteelMemoReUpperMidhillRemand.docx

Hello Peter –

Attached is a one-page memo regarding my support of the 34-lot subdivision development on Upper Midhill, along with three recommendations to improve traffic and pedestrian safety. Please distribute this to the planning commission.

I have cc'd the city council and a few city staff in case some of these recommendations are beyond the purview of the developer to initiate and/or enforce.

Thanks much,
Christine Steel
18100 Upper Midhill Dr.
West Linn, OR 97068

DATE: March 15, 2017

TO: Planning Commission

CC: John Boyd, Peter Spir, Eileen Stein, Megan Thornton, City Council, Andrew Tull

RE: Support for 18000 Upper Midhill Development and Traffic Safety Recommendations

Dear Planning Commission Members:

This letter is in support of approving the reconsideration of the 34-lot subdivision at 18000 Upper Midhill and contains three recommendations regarding traffic impact and pedestrian safety to consider in addition to those in the published staff report.

I have cc'd the city manager and city council in this message because some of the traffic recommendations I suggest may not be entirely within the purview of the developer, but may require initiation and/or enforcement by the City. They may also require cooperation by more than one department within the City.

My first suggestion regards Highway 43 at its intersection with Arbor Drive, where a left-turn lane on the south side of the intersection and a refuge lane on the north side have been proposed. I also suggest the creation of dedicated left-turn lanes on Arbor Drive itself, on both the east and west side of Hwy 43. This would look similar to Pimlico Drive where it meets Hwy 43. Creation of two outgoing lanes on each end of Arbor would help accommodate traffic back-ups for vehicles entering Hwy 43, and would also indicate to opposing drivers on Arbor what the driver on the other side is preparing to do according to which lane he has chosen. Knowing which way the guy across from you is preparing to go is extremely helpful when both of you are dealing with fast-moving cross traffic.

Second, I suggest that the narrow, southern end of Upper Midhill be posted with 15 mph signs. In addition, signage such as "Local Traffic Only" (permanently) and "No Construction Traffic" (during construction) should be installed. With this end of the street only 16 feet wide, the advantages of this are self-evident. Commuter and construction traffic do not belong here.

Third, I suggest that the wider section of Upper Midhill between Arbor Drive and the proposed development site should also be posted with 15 mph signage as long as development and home construction activities are taking place. There are a large number of young children who ride tricycles, scooters, bikes, etc. within these two blocks, and a lower speed for traffic, particularly heavy construction vehicles, will help to keep them safe.

In a perfect world, 18000 Upper Midhill would become a nature park, and I could continue to hear woodpeckers by day and owls by night making their homes in the oak forest. But this land is privately owned and its owner has the right to realize the economic potential of his investment. The 34-lot plan is sympathetic to the larger lots surrounding it, and is preferable to other, denser plans (one of which has already been submitted to the city). As residents of an older, established neighborhood, we have to be open to change and welcoming to new residents who wish to enjoy the suburban life we enjoy.

Please consider these three additional recommendations in your deliberation. I encourage you to approve this application with thoughtful and reasonable safety-related conditions of approval. I also encourage the city council and city staff to initiate, maintain, and enforce traffic control measures which fall under its jurisdiction.

FROM CHRISTINE STEEL

Spir, Peter

From: Doug and Dorianne Palmer <cooperdel2@msn.com>
Sent: Wednesday, March 15, 2017 10:07 AM
To: Spir, Peter; Doug and Dorianne Palmer
Subject: Upper Midhill Petitions for March 22 Planning Commission Meeting
Attachments: ATT00001.gif; Petition.pdf

Dear Mr. Spir and Planning Commission Members,

Attached are petitions signed by 63 people who live near the proposed development at 18000 Upper Midhill.

We are respectfully requesting Planning Commission uphold their decision to reject the development.

Thank you,
Dorianne Palmer

Spir, Peter

From: Thornton, Megan
Sent: Wednesday, March 15, 2017 10:19 AM
To: Spir, Peter
Cc: 'Tim Ramis'
Subject: FW: Upper Midhill Petitions
Attachments: ATT00001.gif; Petition.pdf

Peter,

Attached is a petition asking the City to oppose the current application, as well as the expedited land division application.

Regards,
Megan

-----Original Message-----

From: Stein, Eileen
Sent: Wednesday, March 15, 2017 10:16 AM
To: Boyd, John <jboyd@westlinnoregon.gov>; Thornton, Megan <mthornton@westlinnoregon.gov>
Subject: FW: Upper Midhill Petitions

More testimony on Upper Midhill. Eileen

-----Original Message-----

From: Doug and Dorianne Palmer [mailto:cooperdel2@msn.com]
Sent: Wednesday, March 15, 2017 10:08 AM
To: City Council <citycouncil@westlinnoregon.gov>
Subject: Upper Midhill Petitions

City Council Members,

Attached are petitions signed by 63 people who live near the proposed development at 18000 Upper Midhill.

We are respectfully requesting City Council uphold their decision to reject the development, and ask City Council's assistance in opposing the Expedited Land Decision application for 41-44 townhomes, should the applicant pursue that route.

If it is not too much trouble, would you let me know you have received this?

Thank you,
Dorianne Palmer

Megan Thornton

Assistant City Attorney

Administration

22500 Salamo Rd
West Linn, OR 97068
mthornton@westlinnoregon.gov
westlinnoregon.gov
503-742-8663

[https://westlinnoregon.gov/sites/all/themes/aha_responsive_2016/logo.png]<http://westlinnoregon.gov>

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We, the undersigned request the West Linn City Council and Planning Commission uphold their denial of the application of Project SUB-15-03 for a 34 home development at 18000 Upper Midhill, and further ask the City Council to assist in opposing an Expedited Land Decision application for 41-44 townhomes at that same address.

We believe that the council made the correct decision to deny the applicant's request to create a large development of homes that are entirely out of character with the surrounding neighborhood and would place an undue amount of stress on an already overtaxed public infrastructure, including but not limited to:

- unsafe access to and from Highway 43
- unsafe pedestrian access through the existing neighborhood
- difficult passing situations on narrow roadways
- an indeterminate length of time from initial ground-breaking to final construction

We respectfully ask that the Planning Commission and the City Council stand by their earlier decisions in accordance with the majority view of the neighbors surrounding the proposed development and not give in to a smaller minority opinion that has recently surfaced, and also ask City Council's assistance in opposing the Expedited Land Decision application for 41-44 townhomes, should the applicant pursue that route.

Name	Address	Phone #	Signature
Jason Harris	17701 Hillside	503-420-1052	
Jessica Harra	17701 Hillside Dr.	503-889-6184	Jessica Harra
Aubrey Orenstein	17725 Hillside	866-914-8683	Aubrey Orenstein
Sean Orenstein	17725 Hillside Dr.	971-803-1248	Sean Orenstein
Scott Leonard	17795 Hillside Dr.	503-927-7476 916-812-6442	Scott Leonard
Sharda Ladinsky	1362 Skye Parkway		
M. Lisa Lamb	1362 Skye Parkway	503-862-3153	
Kate Rushton	1358 Skye Parkway	971-645-3782	Kate Rushton
Sara Mader	1358 Skye Pkwy	503-234-4343	Sara Mader
Sarah DeAngelis	2557 ⁹⁷⁰⁴⁸ Manthorst Dr.	503-568-5112	Sarah DeAngelis
Linda Lamb	17725 ¹⁷⁷²⁵ HILLSIDE DR	⁹⁷⁰⁶⁸ 805-490-0787	LINDA LAMB
TRACY LAMB	17887 HILLSIDE DR	3109075411	
Kim Eback	17922 Hillside Dr.	503-502-6832	Kimberly Eback
Thomson	2010 College Hill	699-4177	Thomson
Dawn Wilson	2060 College Hill	503-851-4741	Dawn Wilson

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Name	Address	Phone #	Signature
Anthony Wilson	2060 College Hill	503-851-4740	
MIKE McDONALD	2120 COLLEGE HILL PL	503 636 3684	
Danny Gunderson	18270 upper Midhill Dr	503-541-5200357	
Anne Beitmar	18298 Upper Midhill Dr.	503-675-1948	
Jessica Weiler	18318 upper midhill Dr	503-508-6652	
Todd Weiler	18318 upper midhill Dr	503-508-6651	
Claire Follett	18942 upper midhill Dr	971-645-2198	
Stacy Vu	16525 upper midhill	503-333-0814	
James Moore	18580 Uppr Midhill	971-218-2508	
Stephan Morrison	18590 Uppr Midhill Dr	503-697-6961	
Lori Dawson	2315 Arbor Dr.	503-939-8515	
Jenna Mahoney	18415 upper midhill	503-481-3338	
Chris Horri's	18040 upper midhill	971-645-1172	
Scarlett Harkis	18040 Upper Midhill	30954 0277	
Lee Szanto	2440 SW College Hill Pl		

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Name	Address	Phone #	Signature
Lorne Watts	18485 SW Pacific Dr. 132	503-830-4844 cell 503-625-4740	Lorne Watts
Sue Yockey	2317 College View Dr. West Linn OR 97068	503-548-3922	Sue Yockey
JOANNE DEDY	2317 College View Dr. West Linn, OR 97068	(503) 548-3882	Joanne Dedy
DOBIANNE VALDES	2391 College View Dr.	503 709 8894	Dobianne Valdes
Keith Hamilton	18250 Upper Midhill Drive, WL, OR 97068	503 928 0913	Keith Hamilton
Christine Hamilton	18250 UPPER MIDHILL DRIVE WL, OR 97068	503 504 9947	Christine Hamilton
ROBERT STANLEY	2470 Maryview Ct	503-880-4946	Robert Stanley
Tom Coleman	2471 Maryview Ct	503-880-2174	Tom Coleman
Bob Jordan	2461 MARYVIEW AVENUE Pt., h.o., 97034	503 699 1743	Bob Jordan
Terry Jordan	2461 Maryview Pl Lake Oswego OR 97034	971 409 7635	Terry Jordan
Bob Nichols	17422 Brookhurst Ln. 97034	985 826 7201	Bob Nichols
Scot Chandler	17631 Woodhurst	503-707-7602	Scot Chandler
Lizelle Chandler	17632 Woodhurst Pl.	503-303-7602	Lizelle Chandler
Susan Hamilton	17631 WOODHURST	503-636-1162	Susan Hamilton
Charles J. Rini	17644 Woodhurst	503-799-5871	Charles J. Rini

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Name	Address	Phone #	Signature
JERRY MARLOW	17668 Woodhurst PLACE	503-699-1710	<i>[Signature]</i>
DONNA MARLOW	17668 Woodhurst PLACE	503-699-1710	<i>[Signature]</i>
Michael Mahanay	18145 Upper Midhill Dr.	503-504-5211	<i>[Signature]</i>
Derek Coulter	18180 Upper Midhill Dr.	806-681-6979	<i>[Signature]</i>
Katherine Buractown	18183 upper midhill Dr. West Linn, 97068	503-708-6568	<i>[Signature]</i>
Phillip Buractown	18183 Upper Midhill West Linn 97068	503-708-6580	<i>[Signature]</i>
SARA DAWDY	17812 Hillside Dr. West Linn, OR 97068	812-929-8982	<i>[Signature]</i>
Craig MacGleason	1373 Skye Place West Linn	503-758-6871	<i>[Signature]</i>
DIMNA PERBER	1389 SKYE PLACE	503 309 1770	<i>[Signature]</i>
Randy Williams	18097 Hillside	503-636-3652	<i>[Signature]</i>

Spir, Peter

From: Doug and Dorianne Palmer <cooperdel2@msn.com>
Sent: Wednesday, March 15, 2017 4:55 PM
To: Spir, Peter
Subject: March 22 Planning Commission Meeting- Upper Midhill
Attachments: IMG_2303.jpg; IMG_2306.jpg

Planning Commission Members,

In addition our earlier letter below, and attached photos, we would like to add the following comments:

The traffic accidents at Arbor and Hwy 43 are increasing. They have been for years, and the traffic study done in 1999 identified the intersection as failing. The developer only offered to contribute a miniscule amount towards improvements to that intersection, again with no guarantee anything will be done. He offered (oddly) to put in sidewalks up Arbor Drive, but not to fund improvements that would make the intersection of that very same street safer. Additionally, the proposed turn lane on Arbor would interrupt the bike lane, putting cyclists (including my husband) at much more risk by the enormous amount of traffic filtering through that area daily.

CDC 02.030 requires that "the development avoids further degradation of the affected transportation facility." This development will add almost 400 additional car trips per day.

It would be unreasonable to add hundreds of car trips to that problem, and also the alternate route down Upper Midhill, which is as narrow as 16 feet in areas. At least once a week, I have to turn around and drive back the way I came because I cannot pass a truck in the road. There is a park on that street, and children everywhere.

Again, in 1999 the Arbor intersection was declared "failing," and it has gotten worse every single year. I would be dangerous to allow this development to cause the amount of damage to this quiet neighborhood that it will. Please uphold the denial of this application.

Thank you so much for your consideration.
Doug, Dorianne, Mia and Jude Palmer

City Council Members,

We live on College View Drive. We oppose the development, SUB-15-03 at Upper Midhill Drive as proposed.

The applicant is proposing a 34 home development. That will add an estimated 389 car trips per day to streets that are already taxed due to the amount of traffic. Arbor drive at Highway 43 is already a heavily impacted and failing intersection. There currently is no plan to address this dramatic increase. The Highway 43 Upgrade Plan addresses improvements to many intersections in West Linn, but Arbor Drive is excluded. This intersection is often the scene of accidents and traffic complaints. One of my pregnant neighbors was rear ended with her small

children in the car.

The applicant assured our neighborhood association he would make a financial contribution to fund improvements at Hwy 43 at Arbor. There is no guarantee improvements would take place, or that his contribution would be enough to fund them, even though construction of 34 homes over many years would have considerable negative impact on that intersection.

Congestion at Arbor would cause traffic to travel down Upper Midhill Drive to Marylhurst to the light at Hwy 43. Upper Midhill is an extremely narrow street, with sections as narrow as 16 feet, and a neighborhood park. We frequently exit by Upper Midhill, and if another car is coming from the opposite direction, one car has to pull over and stop. (Please see the three attached photos of Upper Midhill.) Additionally, there are 12 bus trips down this street every school day. This is the alternate route for well almost 400 car trips per day.

Due to these points, we are respectfully asking to uphold the Planning Commission's denial of this application based on CDC 85.200 regarding adequacy of public facilities.

Thank you for your time.

Dorianne and Doug Palmer
2391 College View Drive



SCHOOL BUS
EMERGENCY DOOR

UNLAWFUL TO PASS
WHEN
RED LIGHTS FLASH

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SCHOOL BUS
EMERGENCY DOOR

UNLAWFUL TO PASS
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STOP