

## Memorandum

Date: January 9, 2017

To: West Linn City Council

From: Jennifer Arnold, Associate Planner

Subject: Public Testimony for West Linn City Council Public Hearing on ANX-16-02

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On January 7, 2017 Staff received written testimony from Dale Walker, of the Rosemont Home Owners Association, expressing opposition for the proposed R-7 zoning recommendation. Mr. Walker has concerns regarding the consistency of the zone for the area stating neighboring properties are zoned R-10. Mr. Walker also stated he will support the proposed annexation only if the proposed zoning designation is R-10.

On January 6, 2017 Staff received written testimony from Dorothy Metcalf expressing opposition to the proposed annexation application. Dorothy Metcalf expressed concerns of further development and the lack of proper drainage in the area. Two pictures were attached showing flooding near a stormwater management area in the neighborhood.

On January 5, 2017 Staff received written testimony from William and Carol Koran expressing support for the proposed annexations and at the R-7 zoning designation. The Korans stated the proposed R-7 zoning would "fit with the character of existing homes nearby."

**Arnold, Jennifer**

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**From:** dale <dvwalker@fastmail.us>  
**Sent:** Saturday, January 07, 2017 11:36 AM  
**To:** Boyd, John; Arnold, Jennifer  
**Cc:** iserts@hotmail.com; shanks4@comcast.net  
**Subject:** Walker Opposition letter to ANX-16-02...  
**Attachments:** letter of objection anx16-02.pdf

Dear West Linn City Planning,

Please route attached opposition letter to the upcoming annexation and rezoning application request ANX-16-02. I oppose planning staff report that rezoning 3.55 acres from FU-10 to R-7 be approved in current standing. I assert parcels should be re-zoned R-10.

The application review meeting is scheduled for Jan 9th at City Hall, unfortunately I will not be able to attend this meeting in person and sharing this letter on my behalf.

thank you for your attention,

dale walker

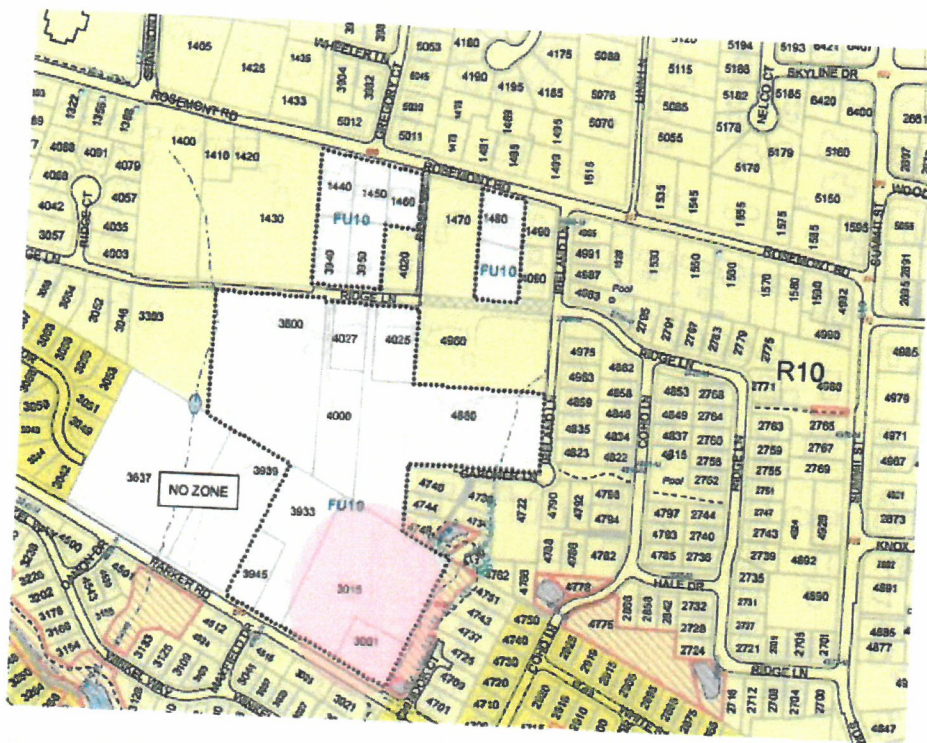
cc: Rosemont hoa current and previous president

Dale Walker  
Trustee of the Dale V Walker Revocable Living Trust  
4766 Coho Ln  
West Linn OR 97068  
Jan 7th 2017

**OPEN LETTER TO PLANNING BOARD**

**RE: OPPOSITION TO R7 ZONING CHANGE ANX-16-02**

I oppose Carol and Noell Price's request to rezone parcel 3001/3015 Parker from FU-10 to R-7. As an adjacent homeowner and member of Rosemont neighborhood, I'm concern about my investment. As clearly shown on planning map, majority of nearby homes in the area are designated R-10, in fact all the annexed lots surrounding the subject parcels are designated R-10.



I assert a R-7 designation could have a negative impact on home values and character of the nearby neighborhoods.

I will support this request to planning if re-zoning is changed from R-7 to R-10

Sincerely,

Dale Walker  
Trustee of the Dale V Walker Revocable Living Trust

## Arnold, Jennifer

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**From:** Axelrod, Russell  
**Sent:** Saturday, January 07, 2017 5:10 PM  
**To:** Thornton, Megan; Boyd, John  
**Cc:** Williams, John  
**Subject:** Fw: Objection to Annexation of 3.55 acres at 3015 Parker Road & 3001 Parker Road

Megan and John,

I am forwarding an email council members received on Friday regarding the Parker Rd annexation proposal to be heard on Monday.

Russ

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**From:** DOROTHY <dorthemet@msn.com>  
**Sent:** Friday, January 6, 2017 9:22 AM  
**To:** Axelrod, Russell  
**Cc:** Sakelik, Richard; Cummings, Teri; Martin, Bob; Perry, Brenda  
**Subject:** Objection to Annexation of 3.55 acres at 3015 Parker Road & 3001 Parker Road

Mayor Axelrod & City Council members,

I am writing this letter concerning the proposed annexation of 3.55 acres at 3015 & 3001 Parker Road in West Linn. I live on Chinook Court which is a neighboring property. I am opposed to this annexation. Since we have moved to our home at 4709 Chinook court there have been many new homes constructed near us. When we first moved here in 2012 the drainage across the street from us was adequate, but as more development occurred the excess drainage from these new homes has created a problem. There is a drainage swale across the street from us that does not currently meet the needs of the neighborhood. This swale has sitting water all year long even in the middle of the summer which can harbor mosquitos and cause backup of the water. The swale is not being maintained properly by the city works department as we have had backups of water on our property and neighboring properties due to the lack of proper drainage of the swale. If more homes are going to be built that will empty into this swale something needs to be done to make this swale work properly. If the swale is dug deeper and will function properly than I am not opposed to homes being built here. Until that time I believe that would be a great disservice to your constituents to allow this annexation. I have attached 2 photos showing some of the issues that have occurred.

We hired a licensed drainage contractor to scope our underground drainage pipes that empty into the swale. He said that everything on our property is fine and that the problem is across the street which is city property and that there was nothing that he could do about it. When we first moved here we never had any issues with drainage even with the heaviest of rains. We now have had water backup in our crawlspace and running down neighboring properties. I had planned on attending the meeting on Monday January 9<sup>th</sup> but we have out of town guests and an athletic event that night that prevents us from doing so.

Sincerely,  
Dorothy Metcalf  
503-656-1132





Sent from [Mail](#) for Windows 10

## Arnold, Jennifer

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**From:** Cummings, Teri  
**Sent:** Saturday, January 07, 2017 7:28 PM  
**To:** DOROTHY  
**Cc:** Calvert, Lance; Boyd, John  
**Subject:** RE: Objection to Annexation of 3.55 acres at 3015 Parker Road & 3001 Parker Road

Dear Dorothy,

Thank you for contacting us to provide input about the proposed annexation of 3015 and 3001 Parker road properties and including photos and information about runoff problems in the area.

I will request the City Planner to add it to the record for the hearings and forward this information to the City engineer.

Best regards,

Teri Cummings

**From:** DOROTHY [mailto:dorthemet@msn.com]  
**Sent:** Friday, January 6, 2017 9:23 AM  
**To:** Axelrod, Russell <RAxelrod@westlinnoregon.gov>  
**Cc:** Sakelik, Richard <RSakelik@westlinnoregon.gov>; Cummings, Teri <TCummings@westlinnoregon.gov>; Martin, Bob <BMartin@westlinnoregon.gov>; Perry, Brenda <BPerry@westlinnoregon.gov>  
**Subject:** Objection to Annexation of 3.55 acres at 3015 Parker Road & 3001 Parker Road

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Sincerely,

Dorothy Metcalf  
503-656-1132



January 5, 2017

West Linn City Council  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

Dear West Linn City Council Members:

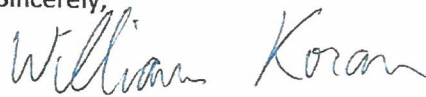
We are writing regarding our neighbors, Noell & Carol Price and Christopher & Janet Morgan, who are currently in the process of annexing their properties on Parker Road (Price) and Ridge Lane (Morgan) into the City of West Linn. We wanted to take this opportunity to express our support for these annexations. Similar to our property, these properties are island properties in West Linn, but on the Clackamas County books because they have not yet been annexed into the City of West Linn. We have always thought it a matter of time before all of these island county properties were brought into the City. Doing so was part of the original master plan for growth in West Linn, and it makes sense to absorb the island properties into the City. We, too, might apply for annexation at some future date.

Likely most people in the area think these island properties are already a part of the City of West Linn, and that we are already residents. Certainly, we consider ourselves to be part of the West Linn community. From a City budget standpoint, annexing these properties also makes good fiscal sense since the island properties currently are paying taxes collected by Clackamas County instead of the City of West Linn. Additional taxes collected by the City would result in more funds available for community events and public services. It also endows city voting rights to the owners of these island properties, and brings more unity among the residents.

Finally, we're aware that there is currently some discussion over the specific zoning to apply to these properties. The Price and Morgan requests for R7 zoning for 7,000 square foot residential lots seems to fit with the character of existing homes nearby. It is also consistent with West Linn's longstanding opposition to expansion into the Stafford Basin – accommodating more housing inside the boundary of the city will relieve pressure to expand into the Stafford Basin.

Thank you for your time.

Sincerely,



William and Carol Koran  
3945 Parker Road  
West Linn, OR 97068

