

From: [Phillip Kreiger](#)
To: [Wyss, Darren](#)
Cc: [Krista Kopina](#)
Subject: Planning Manager Decision File No. MIP-18-05 - Comment/Concerns
Date: Tuesday, March 5, 2019 4:55:02 PM

Good afternoon Darren,

Following up on the Notice of Upcoming Planning Manager Decision (File No. MIP-18-05) we received in the mail regarding the three-lot partition at 6123 Skyline Drive. We would like to raise a few concerns and request some supplemental information if available. All of the following questions or concerns are being made in reference to the Applicant Submittal and Chapter 85, General Provisions.

1. Please reference 85.160 - E. 5, Submittal Sheet 1/3 titled *Partition Site Plan*, and Sheet 3/3 titled *Partition Tree Plan*. The Partition Tree Plan (3/3) shows complete removal of the grove of trees on Parcel 3 with a note regarding "Significant Trees" on the Partition Site Plan (1/3) indicating the City Arborist "expressed concern about trying to keep individual trees because of threat of windthrow once the grove is disturbed". The grove of significant trees on our lot (Tax Lot 5300) is a continuation of this particular grove proposed to be removed in its entirety. There appears to be no information regarding the assessment of the resulting effect on the remaining grove on our lot. Could you please provide a copy of the arborist report or assurances that the Arborist concerns regarding windthrow does not now transfer to the trees remaining on Tax Lot 5300?
2. Please reference 85.160 – C.3.d. The GRI Geotechnical report dated August 10, 2015 included in the applicant submittal appears to be specifically for the Bolton Reservoir project and does not specifically identify the proposed land use for development of these three parcels. With consideration that our lot is downslope of the proposed development, and our driveway is significantly downslope at a much lower elevation, we are interested in understanding the location of the structure proposed on Parcel 3 and what potential effect that has on the stabilization of the downslope (uphill side of our driveway). Parcel 3 is shown to have a slope of 10-25% per the Partition Slope Analysis Sheet 2/3. Has a geotechnical assessment (for this proposed development) with relation to adjacent properties been performed for this development? If so, please provide a copy of the latest Geotechnical report or assurances that the proposed developments will not have a negative impact on the downslope property during and after the proposed development.
3. Please reference multiple surveys (e.g. Partition Slope Analysis Sheet 2/3) that shows portions of our existing fence located partially into the property line of Parcels 2 & 3. A portion of the fence was existing and built by the previous home owner and appears to conflict with the new Sanitary line. This fence can be removed and reinstalled as necessary. We have a section of new cedar fence that was inadvertently built encroaching into Parcels 2 & 3 at the North-East corner of the proposed development. We would like to understand what the expectations are of us for this issue with the City or developer. Understandably this is an error on my part as I should have surveyed the exact property line prior to constructing the fence in 2015 (Built prior to City surveys) in lieu of following assumed natural property delineation at the time. We are hoping to keep this portion of the fence in place if at all possible due to the recent expense of constructing it and would continue to take all responsibility for maintenance and repairs. Please advise for further discussion or expedited action on this matter.

Thank you for providing the opportunity to comment on this proposed development.

Sincerely,

Phillip & Krista Kreiger
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