



CITY OF West Linn

Memorandum

Date: September 25, 2019

To: West Linn Planning Commission

From: Jennifer Arnold, Associate Planner

Subject: Planning Commission Request for Information for SUB-18-04 (12-lot Subdivision at 22870 Weatherhill Road)

On September 18, 2019 the West Linn Planning Commission re-opened the public hearing, received new information from the applicant and continued the public hearing to October 16, 2019. The record was left open for members of the public and the Public Works Department to review the new information and to submit any comments subject to the following deadlines:

- Public comments and/or Public Works comments by **September 25, 2019**
- Public comments and/or Public Works comments by **October 2, 2019**
- Applicant rebuttal and final comments by **October 9, 2019**

On September 23 Staff received written testimony from Erik Daniels expressing concerns about the safety of Weatherhill Road in its current condition and with this proposal. Mr. Daniels also expressed concerns about the traffic 12 new homes would bring to the area and requests that the streets are wide enough to allow for parking on at least one side.

On September 24, 2019 Staff received written testimony from Victoria Steele Keller expressing concerns about the subdivision layout since the applicant did not propose to connect the Satter Street extension up to Weatherhill Road. Ms. Keller also expressed concerns regarding the R-7 zoning of the area.

On September 24, 2019 Staff received written testimony from LuAnn Dolly expressing concerns about the subdivision layout since the applicant did not propose to connect the Satter Street extension up to Weatherhill Road. Ms. Dolly also expressed concerns regarding the lack of sidewalks and along Weatherhill Road and the existing width of Weatherhill Road.

On September 24, 2019 Staff received written testimony from Christy Blount expressing concerns about the proposed 12-lot subdivision not having a direct connection to Salamo Road. Ms. Blount also expressed concerns regarding road width of the existing roads in the area and ability for emergency vehicles to get around.

On September 25, 2019 Staff received written testimony from Rob and Kristy Musalo expressing concerns about the daily trips onto Weatherhill Road. The Musalo's also expressed concerns about adjacent development and how that will effect Weatherhill Road.

Arnold, Jennifer

From: erikddaniels@gmail.com on behalf of Daniels Family <danielspdx@gmail.com>
Sent: Monday, September 23, 2019 2:51 PM
To: Arnold, Jennifer
Cc: Boyd, John
Subject: Fwd: 22870 Weatherhill Drive 12-Lot Subdivision NEW Development

To planning commission:

I (family of 5) live on De Vries Lane, and use Weatherhill Drive exclusively to access our neighborhood. I've provided input to the traffic safety committee about how unsafe I believe Weatherhill is already. As it stands now, there are almost 40 homes (checking google maps, so my count is 'about') that use Weatherhill daily. I don't know how many 'vehicle' trips this equates to, but Weather hill is very narrow with no sidewalks or bike lanes. One of the wonderful things about West Linn, particularly this area, is that many people walk and/or bike, walk their dogs, etc... People walk on Weatherhill all the time (myself included), and it's barely wide enough for 2 cars, much less adding pedestrians and bicycle traffic. Weatherhill also has a kink with very limited visibility near De Vries Way. It's just a matter of time before there's an incident and someone gets hurt. Additionally, the intersection of Salamo and Weatherhill has very limited sight lines and is unlit, so it's hazardous at night.

Adding 12 houses will increase traffic by about 30%, so Weatherhill will become more dangerous. I'm not opposed to development, however I believe R-7 is too dense, and would support 5 plots per acre. The streets should also be wide enough to accommodate on-street parking on at least one side of the street. In order for me (and I believe others) to support any further development, Weatherhill would need to be widened with actual sidewalks. I don't know how any of these developments could be approved with narrow and substandard streets.

Thank you,
Erik Daniels
2201 De Vries Ln

DANIELS FAMILY

Erik • Julie • Rose • Russell • Peter

danielspx@gmail.com

503.722.4074

Dear West Linn City Counsel,

I am writing as a concerned citizen. Subdividing 22870 Weatherhill into twelve lots, which would be squeezing in as many as possible, is exactly what my family and I were avoiding when we moved here 14 years ago. As a Real Estate Appraiser, I know first hand that subdivisions where the lot sizes are less than 10,000 sq. ft. for an average West Linn house will affect property values for all of the existing properties in the Weatherhill/Satter/Devries neighborhoods. It doesn't take a lot of research to see the negative influence of small lots sizes, and therefore tightly packed homes, to neighboring properties.

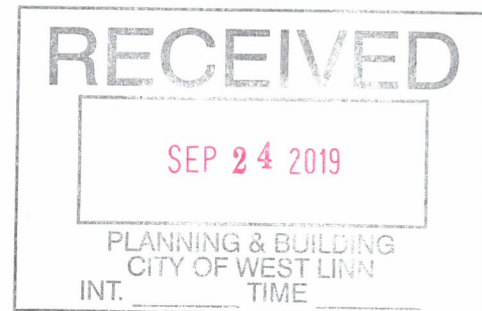
In addition to the obvious reduction in property values if you proceed with changing the zoning to R-7, the way Weatherhill is laid out causes serious concern for health and safety. As it currently stands, Weatherhill has a sharp turn that causes limited view. With the increase in traffic as it now is, there have been several very close calls with vehicles, as well as pedestrians. The street has no sidewalks and is not wide enough to handle emergency vehicles if cars are parked along the street.

One of the most significant reasons West Linn has the reputation it does is because the lots are significant. If you start squeezing in tiny lots, we will become one of those nasty looking areas throughout the Portland area such as Gresham, Bethany, and many more. WE DON'T WANT THAT HERE!

If this property is subdivided into R-7, there go property values as well as the overall aesthetic this town is known for. Please do not make us like the "touch your neighbors house" towns. Please!

Best,

Victoria Steele Keller
2101 Satter



Arnold, Jennifer

From: LuAnn Dolly <luanndolly@gmail.com>
Sent: Tuesday, September 24, 2019 9:10 AM
To: Boyd, John; Arnold, Jennifer
Subject: New subdivision on Satter St.

To those making decisions on this new subdivision: We want an opening from the new subdivision to Weatherhill. You allowed the homebuilders to build very narrow streets on Satter and we don't need the traffic down our street. My other concern is Weatherhill. It is just an accident waiting to happen. So many people walk that street with their dogs and it is so narrow. It is not wide enough for two cars around the curve and the street is so beat up with cracks and potholes. There needs to be a sidewalk and widening of this street which should include street parking on both sides. I would appreciate a reply. Thank you, Reid and LuAnn Dolly-2179 Satter St.

Arnold, Jennifer

From: Christy Blount <christyblount5@gmail.com>
Sent: Tuesday, September 24, 2019 12:35 PM
To: Boyd, John; Arnold, Jennifer
Subject: Hello

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to communicate my concerns with the 12 lots that will be built next to Weatherhill Estates. The streets in our neighborhood are nearly impossible to get in and out of if people (whom already live here) park outside of their driveways. This is because the streets were not built wide enough. Firetrucks would and have found it difficult to reach my home in the past. This is alarming to say the least.

I am not in favor of the new construction not having a pathway of their own to Salamo Road and having a great impact on our neighborhood. We have a lot of children who recite in our neighborhood.

Thank you,
Christy & Willam Blount
2450 Satter Street
West linn, OR
757-472-7558

Sent from [Mail](#) for Windows 10

Arnold, Jennifer

From: Robert Musalo <rmusalo@msn.com>
Sent: Wednesday, September 25, 2019 4:28 PM
To: Arnold, Jennifer
Subject: 22870 Weatherhill proposed subdivision

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jennifer,

The following are our comments for the Planning Commission regarding the proposed subdivision at 22870 Weatherhill. Thank you for providing them to the Commission.

Rob and Kristy Musalo

Dear Planning Commission;

Regarding the proposed 12 lot subdivision development of 22870 Weatherhill Road, we want to thank you for taking a hard look at how it will effect the use and serviceability of Weatherhill. We believe this kind of foresight is important for the future of our community and its residents.

The applicant indicates there will be 114 additional trips per day added to Weatherhill. The traffic analysis submitted at the last hearing indicates 220 trips per day may occur on Weatherhill west of Devries. We wonder what all the future planned developments will add to Weatherhill and Satter. Specifically, the proposed development of 25 lots that will extend the east side of Satter to Salamo, the proposed development of 15 homes on Bland Circle between Weatherhill and Fircrest, and the anticipated development of Tanner Springs on Weatherhill which has been presented at neighborhood association meetings with a potential of 80 units with direct access to Weatherhill. Concerns with the 25 lot extension of Satter include their use of Weatherhill as there does not appear to be a left turn to Satter proposed from Salamo. This means 25 homes will need to access their part of Satter by using Weatherhill and Devries. These homes will also need to use Weatherhill to make a left turn on Salamo. Using the applicants trip generator of 9.52 that's 238 additional trips. A potential 80 units at Tanner Springs would add another large amount for at least staff, deliveries, and visitors.

A concern with Weatherhill is not only that it's narrow with blind spots but it's the fact that both the beginning and end of it are extremely narrow. At its east end where it intersects Salamo, the southern side right of way has not been developed essentially leaving a small county road that originally serviced seven or eight large properties. A similar situation exists at the west end. Is that width now expected to service 450 cars per day? One might say it will improve when all the properties on Weatherhill develop, however, in the 19 years we have lived in West Linn, Weatherhill Road remains the same narrow pot holed road it has always been.

Thank you for the opportunity to comment.

Rob and Kristy Musalo