



CITY OF
West Linn

Memorandum

Date: November 6, 2019

To: West Linn Planning Commission

From: Jennifer Arnold, Associate Planner

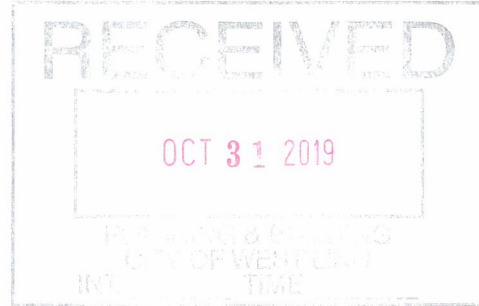
Subject: SUB-19-01/WAP-19-02/WRG-19-01 Proposed Lot 25-Lot Subdivision

On October 30, 2019 Staff received written testimony from Dean McDonald expressing concerns about the access, safety, and traffic associated with the application. Mr. McDonald also expressed concern about the proposed location of the staging and stockpile area and requested all construction traffic access the property directly from Salamo Road.

On November 6, 2019 Staff received written testimony from Rob and Kristy Musalo expressing concerns regarding access and traffic. The Musalos also expressed concern about the proposed tree removal.

October 30, 2019

Jennifer Arnold - Planner
City of West Linn
Planning Department
22500 Road
West Linn, OR 97068



Re: Public Comment
223190 Bland Circle 25-Lot Subdivision

Comments of Dean R. McDonald – Owner 2498 Satter Street

General Comment: As a resident living in the vicinity of the proposed project area for 14 ½ years I find it sad that the partially developed area proposed for development made it past the pre-application stage. The proposed project will forever destroy the existing character of this beautiful area. The damage will not be mitigated.

Chapter 48 Access, Ingress, Egress & Traffic Circulation

The completed Traffic Impact Analysis is, in my opinion inadequate and incomplete.

Traffic analysis should address splitting the anticipated ingress, egress, and traffic circulation requirements of the proposed project by changing the traffic from Salamo Road from proposed right turn only to left and right turning movements.

It should be assumed that right and left turns from the proposed project via Satter Street to DeVries Way and right and left turns from DeVries Way to Weatherhill Road could be an equal share with the ingress/egress to Salamo Road.

In addition, currently existing Satter Street at the southwest corner of project has a paved surface of 24' and the potential ingress/egress and traffic circulation from the proposed 23190 Weatherhill Road 25_Lot Subdivision has a 28' paved surface allowing two (2) way traffic.

During review of the 22850 Weatherhill Road 22-Lot Subdivision TVR recommended no parking on Satter Street, DeVries and DeVries Lane due the street width. The TVR recommendation was to make it a fire lane with proper signing. Parking on the roads make passage impossible for emergency service vehicles as well as other vehicle passage. Parking on Satter Street, DeVries Way should be controlled by making it a no parking fire lane or parking one side only.

Chapter 48 Access, Ingress, Egress & Traffic Circulation - Continued

Presently three residents on DeVries Way routinely park their vehicles in the roadway restricting traffic. Currently on the existing Satter Street and DeVries the parking is unregulated with no control. Currently if two vehicles park across the street from each other no one can pass in the roadway

The present width of Weatherhill Road cannot handle two (2) way traffic from Satter Street and DeVries Way. Weatherhill Road cannot handle two (2) way between Salamo Road & Bland Circle due to 24' width.

Complete build out of Weatherhill Road right of way as a condition to the current proposed project.

At the SW corner of the project I suggest that the stubbed out Satter Street be retained to block project ingress/egress from the proposed project traffic until the traffic controls on Satter Street and DeVries Way consisting of signage, curb painting and enforcement.

Staging and Stockpile Areas - Preliminary Drawings 2 & 3 of 13

Relocate Staging and Stockpile Areas from Lot 6, Lot 7 and Future Satter Street to internal area in vicinity of Lot 16 to lessen the traffic, visual, dust and construction noise impacts to existing Satter Street residents and residents of the Weatherhill Road 22-Lot Subdivision homes and Crestview Road residents at the Southwest corner of the project area.

Stubbed Out Barrier – SW Corner of Project on existing Satter Street

Leave the stubbed-out barrier in place at the end of Satter Street intact at the southwest corner of the project in place until completion of all home construction on the proposed project.

Eliminate construction related traffic from inadequate Satter Street, DeVries Street, and Weatherhill Road.

Sincerely,



Dean R. McDonald
2498 Satter Street
West Linn, OR 97068

Arnold, Jennifer

From: Robert Musalo <rmusalo@msn.com>
Sent: Wednesday, November 06, 2019 10:38 AM
To: Arnold, Jennifer
Subject: SUB 19-01 23190 Bland Circle

Hello Jennifer,

Below are comments for tonight's Planning Commission meeting. If we are too late please let us know.

Thank you,
Rob and Kristy Musalo

Dear Planning Commission;

This provides our comments regarding the proposed subdivision of 23190 Bland Circle, SUB 19-01.

Vehicle access – Please consider requiring an independent Transportation Impact Analysis. The plan anticipates an additional 239.2 trips per day. This is very close to the 250 threshold that would required a TIA. The subdivision will not have direct access via a left turn from Salamo or be able to make a left turn out onto Salamo. Folks driving up Salamo will need to use Weatherhill, DeVries, and Satter for access to and from the subdivision. As Weatherhill does not meet current code and DeVries and Satter are only 24 foot wide streets, access does not appear to be optimal. If only half the estimated trips use this access, when added to the recently approved 114 trips on Weatherhill, the numbers are quickly increasing. Additionally, it would be helpful if the same or similar Conditions of Approval placed on the recently approved Weatherhill development are also placed on this one. Specifically, during development use an access that attempts to not use Satter or DeVries and no construction parking along those streets.

Tree preservation – Saving a few more trees would be beneficial to our community and the HCA on the property. Trees clean our air, provide habitat for wildlife, and add value to homes. While requiring street trees is helpful, they do not replace mature trees. Surely there are a few additional trees that can be saved.

Thank you for your consideration.

Rob and Kristy Musalo
West Linn, Oregon