



# CITY OF West Linn

## Memorandum

Date: December 21, 2022

To: West Linn Planning Commission

From: Chris Myers, Associate Planner

Subject: MISC-22-12 - Two Year Extension to Previously Approved 34-Lot Subdivision (SUB-15-03/WAP-16-03/AP-16-02/AP-17-01/MISC-20-04/AP-20-03) at 18000 Upper Midhill Drive

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Planning staff received two comments for MISC-22-12 prior to the 12:00 pm December 21, 2022 deadline. Below is a brief summary of each comment. The comments are also attached.

On December 16, 2022 staff received written testimony from Lei Cui and Ting Xu expressing concerns regarding the requested two year extension of the Chene Blanc Subdivision. The comment email expressed specific concerns regarding the ability of the developer to complete the project, noise from construction, safety, the overall negative impact due to the length of time it has taken to this point, and that it has been five years and the project hasn't been completed.

On December 21, 2022 staff received written testimony from the Marylhurst Place Home Owners Association (HOA) expressing concerns regarding the Chene Blanc Subdivision. The comment email expressed specific concerns regarding the lack of communication about a set of stairs and pathway, the lack of notification regarding on-site use of equipment. The HOA is asking for "mandated monthly communications" from the developer to the HOA. Furthermore, the HOA would like to know when the stairs will be repaired and when the pathway will be re-opened.

**From:** Lei Cui [REDACTED]  
**Sent:** Friday, December 16, 2022 7:19 PM  
**To:** Myers, Chris  
**Subject:** 18000 upper middle extension

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Dear City Council

We are writing to request a denial of the two-year extension of the development at 18000 Upper Midhill Drive.

The developer had five years to complete this project, but did not. They wasted so much time.

I don't think the developers are capable of completing this project at all. They often go months without any progress, often with only one or two workers on the job. This has caused a lot of bad influence on the surrounding neighbors. The longer the project is carried out, the greater the negative impact on the surrounding neighbors, including noise and safety factors.

Now City Council has the opportunity to deny the extension so that development can be done responsibly and quickly!

We thank you for your consideration.

Lei Cui&Ting Xu

**From:** Dale Kaye [REDACTED]  
**Sent:** Wednesday, December 21, 2022 9:15 AM  
**To:** Myers, Chris  
**Cc:** Dale Kaye  
**Subject:** request for two year extension of approval at 18000 Upper Midhill Drive

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The Marylhurst place HOA would support city council approving this third extension for development, but only with the following stipulations. This development has taken a toll on our quality of life for over two years while degrading the value of our homes. Specifically:

1. We should have been told that the stairs to our HOA path which leads to the Robinhood neighborhood would be destroyed.
2. We should have been told that the HOA path we maintain would be rendered useless.
3. We should have been notified that the earth-moving equipment which shook our houses causing damage to homes and glassware, etc. for months would be repeated a year later when the city of West Linn found the wrong soil was used.

Please note we rarely received any communication from this company because, for the most part, our emails were unanswered. No communication was initiated by this company and the two times Pete DeWitz responded to emails it was basically to say things would be better soon. There never were any specifics.

Therefore, we ask the West Linn City Council to mandate monthly communications between the developers and our HOA. This will serve to let us know schedules, redos, and temporary destruction of our property. We would like to know immediately when there will be a re-opening of the built-in steps between Robinhood and Marylhurst Place.

We are aware that we are not your constituents but we are your neighbors. Information exchange is a common courtesy.

Dale Eldridge Kaye  
President, Marylhurst Pl. HOA

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