



# CITY OF West Linn

## Memorandum

Date: May 17, 2023

To: Chair Carr  
West Linn Planning Commission

From: John Floyd, Associate Planner

Subject: Public Comments Received for VAR-23-01

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Three individuals submitted written testimony after the publication of the staff report and before the expiration of the written comment period at noon today. Comments are attached and names listed below:

- Elizabeth Apen
- Christine Blanche
- Richard Yep

Issues raised by these parties will be addressed during the staff presentation.

From: [Schroder, Lynn](#)  
 To: [Hoyt, John](#)  
 Subject: FW: Question on File no VAR-23-01  
 Date: Monday, May 8, 2023 8:55:30 AM  
 Attachments: [Screenshot 2023-05-06 at 4:12:38 PM.png](#)

From: Elizabeth Apen <[REDACTED]>  
 Sent: Saturday, May 6, 2023 4:33 PM  
 To: Planning Commission (Public) <askthepc@westlinnoregon.gov>  
 Subject: Question on File no VAR-23-01

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Hello, WL planning commission!

I received notice for public hearing on variance noted in subject line and have a few questions.

-Since the current variance request does not include plans for development, where in the process going forward will ensure that current the R10 zoning will be complied with? If this is to be some type of subdivision that does not require a zoning change, can you please let me know where to review this in the CDC? I pulled what I think is the relevant information on minimum lot size from the COWL website as below. Based on the lot size posted on Redfin (0.7 acres), my estimate would be there should be no more than 3 or perhaps 4 houses in that area to comply with current zoning.

-We went through a similar experience with the planning commission in 2003 on the tax lots designated 2671 and 2695 Marylhurst Drive. The outcome of that meeting was not to allow the building of two houses on those tax lots because it would be a de facto change in the zoning.

Also during that meeting, evidence was presented by a Mr. Seims of Marylhurst Drive which described the creation of tax lots in 1929 not as intended to be the determinant for the number of houses in the neighborhood, but were used to ensure septic systems had large enough leach fields for the structures built (3 bathrooms required a set number of lots, 2 bathrooms fewer lots, etc.). Is there a way that the records related to that commission meeting could be pulled/reviewed in this case as well?

Lastly, how can I obtain a copy of the summary/notes from that commission meeting? My recollection is that the meeting was held in Sept or Oct 2003 so the records are not available on the COWL website that I can find.

If you are not the correct team to address this request, please let me know who I should contact.

Thanks in advance for your help!  
 Elizabeth Apen  
 503.577.8123

## MINIMUM RESIDENTIAL LOT SIZES (square feet)

ZONE	SINGLE FAMILY DETACHED UNIT	SINGLE FAMILY ATTACHED UNITS	DUPLEX UNITS	MULTI-FAMILY UNITS
R2.1	4,000	2,700	7,000	2,100
R3	3,000	3,000	3,000	3,000
R4.5	4,500	4,000	8,000	N/A
R-5	5,000	4,500	9,000	N/A
R-7	7,000	5,500	11,000	N/A
R-10	10,000	N/A	N/A	N/A
R-15	15,000	N/A	N/A	N/A
R-20	20,000	N/A	N/A	N/A
R-40	40,000	N/A	N/A	N/A
MU	4,500	4,500	4,500	4,500*

\*Maximum 10,000 sq. ft. unless an existing lot of record

Lynn Schroder  
 Administrative Assistant  
 Community Development

#6061



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**From:** [Christine H Blanche](#)  
**To:** [Floyd, John](#)  
**Subject:** Testimony for VAR-23-01, a Class 2 Variance at 2622 Marylhurst Drive  
**Date:** Tuesday, May 9, 2023 9:17:04 AM

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Hello John,

I wish to provide testimony against approval of the variance. The location of this development is precariously located for drivers coming downhill on Marylhurst Dr. I'm already concerned about multiple homes being built off a private drive between Upper & Lower Midhill, as an influx of new drivers emerging onto Marylhurst Dr. without a stop sign could make for a dangerous situation. Adding even further homes, 4 to 6, would increase the amount of cars coming in and out of this private drive. Has a traffic study been conducted?

Also, the property where these homes would be built is quite small, and the density of adding 6 homes in the location would involve the removal of even more trees on a hill and may contribute to runoff issues for downstream neighbors. Has a study regarding runoff and flooding been conducted?

Thank you for noting these considerations.

Best,  
Christine Blanche

**From:** [Richard Yep](#)  
**To:** [Floyd, John](#)  
**Subject:** public hearing file VAR-23-01 i vote no  
**Date:** Thursday, May 11, 2023 9:54:15 AM

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I am against the request for variance 23-01. It suggests that 6 units be placed where only 4 should be.

Aside from owners lack neglect of current property as evidenced by 1. falling / leaning trees



2. Disrepair of Broken fence on midhill which is in violation of city code which has been reported to code enforcement



What will make the addition of 6 houses any better?????

Additional 6 households will need places to park their vehicles and lack of adequate parking on Midhill circle will result in dangerous conditions and traffic and potential ill will between neighbors.

Additional traffic from 6 households using the proposed private drive onto Marylhurst will create dangerous situation for pedestrians walking the area.

Additional 6 units will create and additional strain on water, sewage, and electrical systems in place.

Additional 6 households will create lots more noise in our quiet neighborhood.

I do not want the variance of 4 to 7 to be approved and am against it as a homeowner within 500 feet of their address.

Richard Yep  
18670 Midhill Circle  
West Linn OR 97068  
5037392626