



CITY OF West Linn

Memorandum

Date: July 10, 2023

To: Mayor Bialostosky
West Linn City Council

From: John Floyd, Associate Planner

Subject: Additional Materials Received for AP-23-03

Two 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:

- Arnold Sacket
- Susana and Mike Sandmann

Additionally, the applicant submitted an additional exhibit to illustrate the difficulty of meeting spacing standards on Marylhurst Drive through multiple driveways.

Concerning Variance Appeal For
AP-23-03 And Variance 23-01
~~For~~ For 2622 Marylhurst Drive
Replat 1926 of Robinwood and
Clackamas Cty. Plat 541

objections

- # 1 - will taking out trees on the slope near the upper part of variance undermine the upper part of Midhill Circle.
- # 2 - Midhill Circle is not wide enough to safely have side street parking, especially for school buses and emergency vehicles.
- # 3 - water & sewer lines to be taken off Marylhurst Drive.
- # 4 - Height of houses not taller than house with address 18670 Midhill Circle

Submitted. By Arnold H. Sackett
18665 Midhill Cir.

July 8, 2023

To the members of the West Linn City Council:

We are writing in regards to the appeal by Tracey and Derek Peterson of VAR-23-01.

We believe that a variance from the city codes would be appropriate if the development would not adversely affect the existing neighborhood as well as the future tenants of such development.

Some of the consequences of the proposed plan and of the approval of the variance are:

1) Overcrowding vehicle access on a single driveway and related traffic safety

The variance will require 6 households, with the projection of at least 12 vehicles, to gain access from and exit on Marylhurst Dr. In addition, all service and delivery vehicles, which are now part of our daily lives, will have to do the same. On a street as busy as Marylhurst Dr., the safety of motorists and pedestrians is of great concern.

2) Density problems related to trash and recycling services.

Currently, waste management containers are placed at the end of each driveway on Marylhurst Dr.. How many containers are going to be placed on this busy Collector street if this plan is allowed?

3) Questionable benefits to the neighborhood and the city

The applicants are requesting the variance due to the topography of the site. The request is in fact asking the city of West Linn to wave its codes in order to make it easier for the developers to build a dense housing cluster on a site that presents topographical problems. The planned dense housing would create serious safety issues and radically change the character of the existing neighborhood. Therefore, it would not be beneficial to the neighborhood or the city.

4) Is this the beginning of variance requests?

Because we don't know the design of the units, the parking arrangements for tenants, nor the landscaping plans as they impact the erosion and water runoff on the steep hill of the site, we are concerned that this variance is only the beginning of variance requests as problems inherent in the site and the density of the housing plans begin to reveal themselves.

The approval of the variance would allow the present plans to proceed. Those plans already show the negative impact on the neighborhood. Please deny the request for the variance as well as the proposed plan.

Sincerely,

Susana and Mike Sandmann

2655 Marylhurst Dr.

West Linn, OR 97068

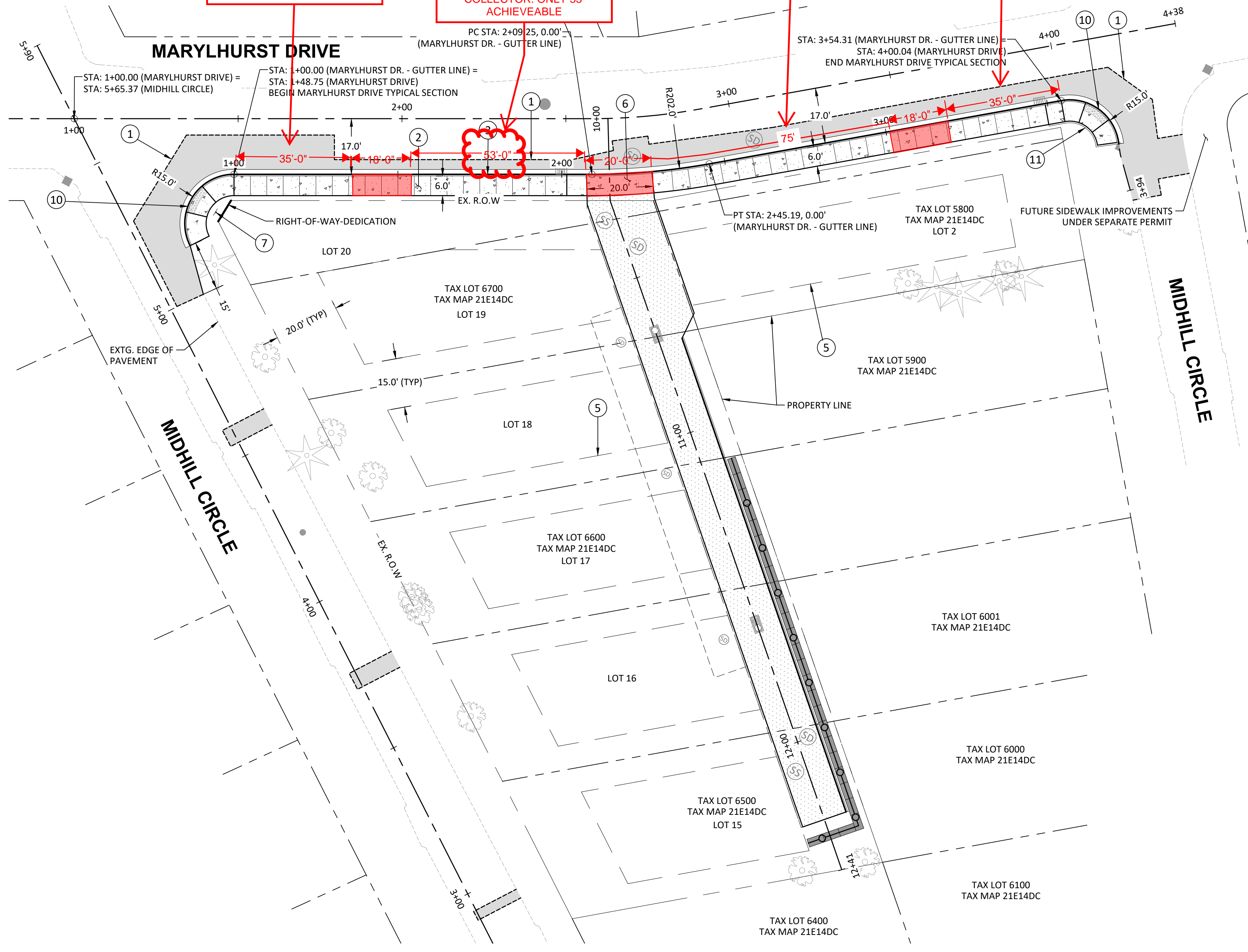
P:\01-Portland\TPH (Tracy Peterson)\TPH02 (Maryhurst)\TPH02-DWG\SSheets\C3.0 - PLAN AND PROFILE.dwg

PER WEST LINN CDC
48.060.C.5, MIN. 35' REQUIRED
FROM INTERSECTION

PER WEST LINN CDC
48.060.D.3 MIN. 75' SPACING
BETWEEN DRIVEWAYS ON
COLLECTOR. ONLY 53'
ACHIEVEABLE

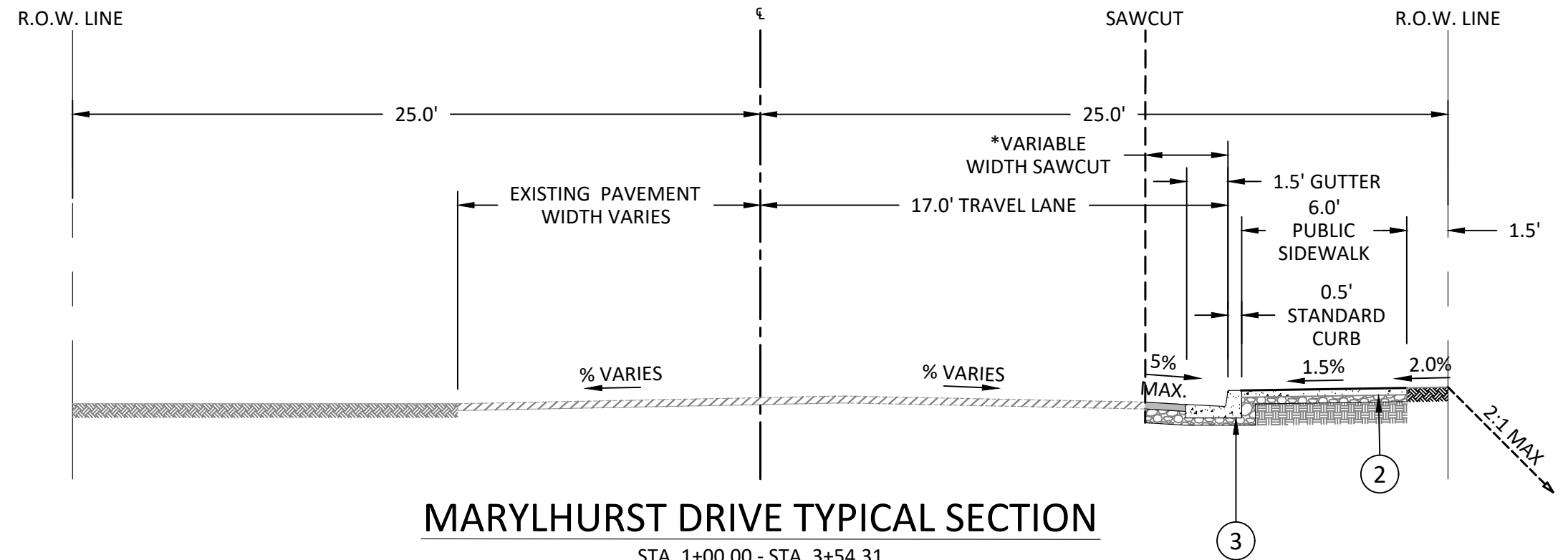
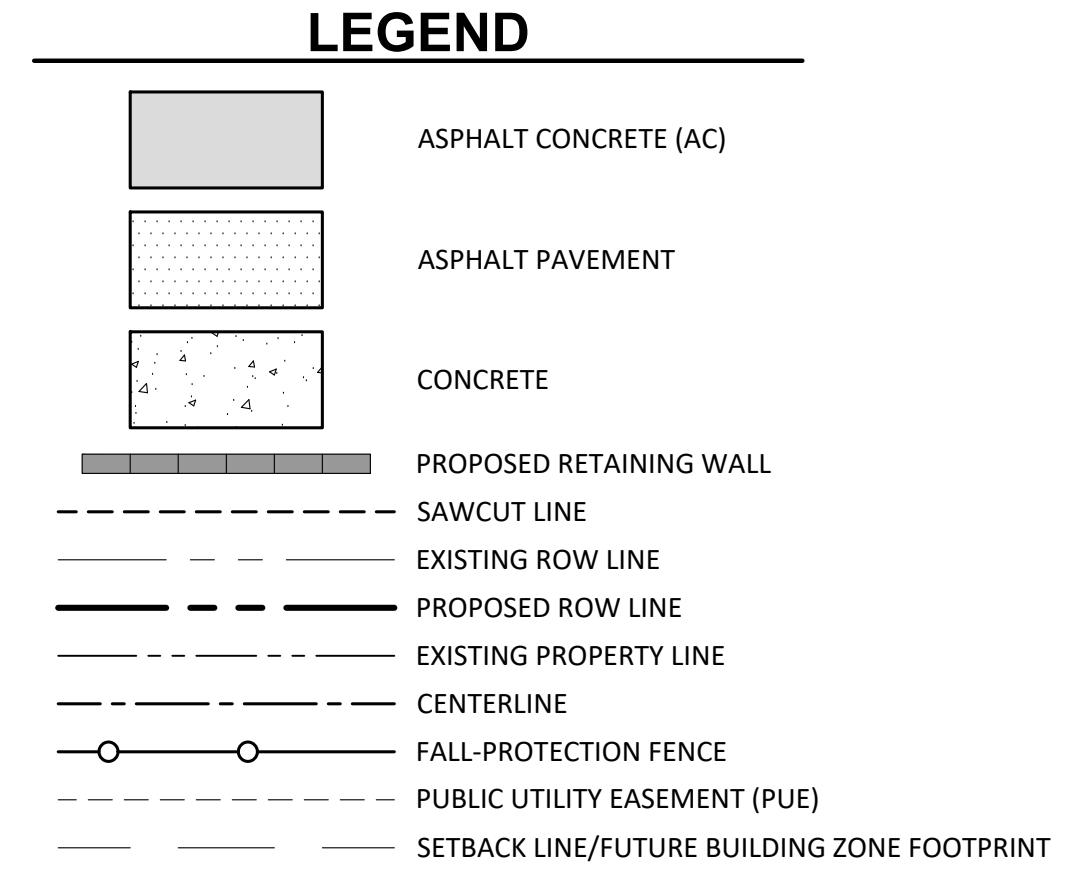
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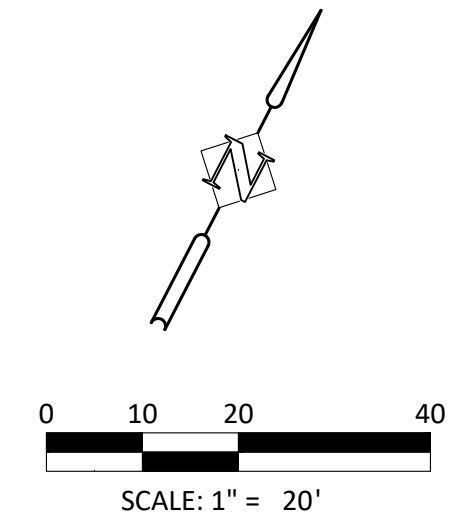
- CONSTRUCTION NOTES:**
- SAWCUT EXISTING PAVEMENT AND CONSTRUCT IMPROVEMENTS PER TYPICAL SECTIONS BELOW. FINAL SAWCUT LIMITS ARE AT THE DISCRETION OF THE CITY INSPECTOR.
 - CONSTRUCT CURB-TIGHT CONCRETE SIDEWALK PER ODOT STD. DWG. RD720 ON SHEET C6.0.
 - CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DRAWING WL-RD700 ON SHEET C6.0.
 - SETBACK LINE/FUTURE BUILDING ZONE FOOTPRINT (TYP.).
 - CONSTRUCT CONCRETE DRIVEWAY OPTION N PER ODOT STD. DWG. RD750 ON SHEET C6.0.
 - INSTALL NEW STREET NAME SIGN PER CITY OF WEST LINN STANDARD DRAWING WL-TM223-A ON SHEET C6.0.
 - CONSTRUCT DIAGONAL PARALLEL CURB RAMP OPTION "PL-3" PER ODOT STD. DWG. RD922 ON SHEET C6.1.
 - CONSTRUCT CONCRETE RETAINING CURB PER DETAIL ON SHEET C6.4. ELEVATIONS PER GRADING DETAILS ON SHEET C4.1.

NOTE: SEE SHEET C3.1 FOR
MARYLHURST DRIVE GUTTER PROFILE



MARYLHURST DRIVE TYPICAL SECTION

STA. 1+00.00 - STA. 3+54.31
*STA 1+00.00 - 1+30.63, 12.0' SAWCUT
*STA 1+30.63 - 2+03.17, 4.5' SAWCUT
*STA 2+66.17 - 3+54.31, 7.5' SAWCUT



MARYLHURST DRIVE PLAN
MARYLHURST SUBDIVISION
WEST LINN, OR

Harper Houf Peterson
Righellis Inc.
ENGINEERS * PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS
206 SE Spokane Street, Suite 200, Portland, OR 97202
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DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	HHPR
DATE:	03/15/2023

SHEET NO.
EX-5
JOB NO.
TPH-02