

Memorandum

Date: October 30, 2009

To: West Linn Planning Commission (for November 4, 2009 hearing)

From: Tom Soppe, Associate Planner

Subject: DR-09-03/VAR-09-08/VAR-09-09 (13th Street Apartments) New Input

Attached are the submittals from citizens that have been received on this application since the staff report was released. Please note that the letters from David and Jeanine House and Peter Murray claim there is a spring on the property. After speaking with Ms. House she said she did not know where the alleged spring was, but put me in contact with the former property owners who were aware of the outfall on site that she was thinking of. On October 29 the former owners, the applicant's representative, and staff met on site. The former owners showed staff and the applicant's representative an outfall on site, behind and at a slightly lower elevation from the duplex's daylight basement, where water that collects in the duplex basement is drained through a pipe to the outfall. It is not clear whether the water that collects in the duplex basement comes from the ground or consists of water that has drained onto the property by running downhill.

Either way, Planning and Engineering staff and the applicant's representative agree that the utility plan in the application (staff report packet, Page 116) would actually better the situation on site. A storm drainage intake is planned for the area where the outfall currently occurs (#16 on utility plan). Another storm drainage intake is planned just north of the east end of the loop driveway (#3 on utility plan). The former will collect the outfall water while the latter will prevent water from uphill from draining onto the site in the area of the duplex, possibly preventing at least some of the problem in the duplex's basement. Whether or not the water in the duplex basement is coming from uphill or under the ground, directing its outfall to the storm drainage intake leading to the on-site treatment facility will not cause any groundwater loss or interbasin transfer.

October 27, 2009

Planning Commission
City of West Linn
22500 Salamo Road
West Linn, Oregon 97068

Re: File No. DR-09-03/VAR-09-08/Var-09-09

Planning Commission:

I am responding to a Public Hearing Notice regarding the construction of two 4-unit townhouse style apartments behind the existing duplex at 2170 13th Street, West Linn.

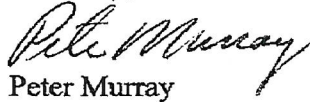
I am the owner of a duplex at 2176/2178 13th St. adjacent to the property mentioned above and to the north of it. I have a couple of concerns regarding the project mentioned above.

One, the neighbors say there is a spring on that property that runs water above ground in the winter. I'm not a hydrologist but I'm very concerned that water would show up on my property, or one of the adjacent properties, if the spring water is not handled properly by the developer.

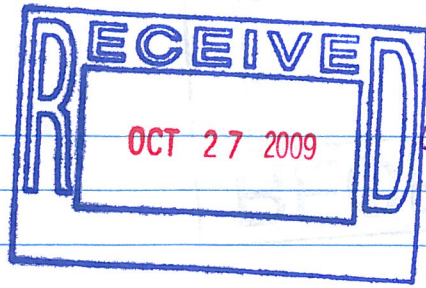
Two, eight townhouses would mean parking for sixteen or twenty cars along with egress and ingress. Is that possible on that lot given the other requirements that have to be met?

I will not be able to attend the meeting and present these concerns in person, so I hope you present them for me. Thank You.

Sincerely,


Peter Murray





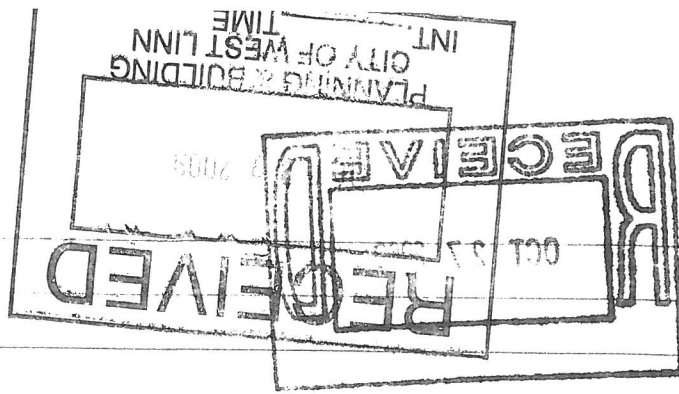
Oct 20, 2009

To whom it may concern:

I live at 2176 13th St in West Linn Oregon, I am writing this in regard to the property on 13th that is up for review to build an apartment complex.

I and others don't agree with this proposal because lack of space.

1. the traffic this would cause
2. there is also a natural spring that is on the property
3. the proposal has put alot of lights on it that would make it difficult for the people that live here
4. I believe that it would cause problems & concerns for all of us that live here already I also would make it a safety concern, example; firetruck, etc.



So in Closing, Please Please
Don't approve this proposal
to build an Apartment
Complex, my husband & I have
lived here for almost 20 years:

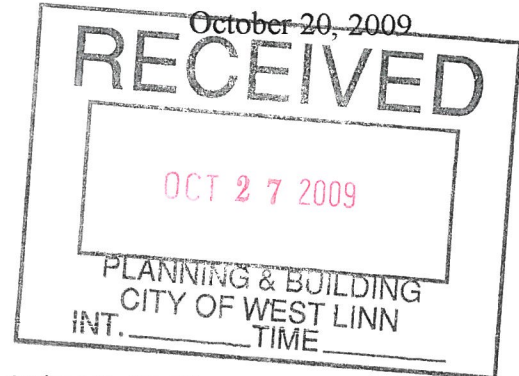
Thank You

Mr & Mrs D. House

2176 13th St

West Linn, Oregon
97028

J. Wilberscheid
P.O. Box 1524
Hood River, Oregon 97031



City of West Linn
Attn: Planning Commission
22500 Salamo Rd.
West Linn, Oregon 97068

Re: Public Hearing Notice File no. DR-09-03/VAR-09-08/VAR-09-09

Dear Planning Commission,

Upon speaking with everyone on the one block long dead end cul-de-sac street, 13th street, south of Blankenship, I have not found one person who is open to new buildings behind the existing duplex located at 2170 - 72 13th street in West Linn. We believe this would simply be too many dwellings on a cul-de-sac, and will add unnecessary and unsafe traffic to the street itself and neighborhood.

Further, the proposed buildings and parking will cause additional light and noise annoyances during the evening hours when existing neighbors are trying to sleep. The addition of two town homes with 4 units each is simply too dense of a population increase that would cause existing occupants undue stress in our homes and living environments. We ask relief from this by disallowing the variances as they are not in good will for the neighborhoods current residents.

We would like to request the developer consider land elsewhere more suitable to both their profit motives and the consideration of existing residents in a given neighborhood.

Sincerely,

J. Wilberscheid

*David H. ... 2176 - 13th St.
Jeanne House - 2176 13th St.
Helen Schueneman - 2178 13th St.*