CITY OF
West Linn

VIA U.S. MAIL AND EMAIL

September 5, 2013

Kelly Pyrch
1332 Stonehaven Dr.
West Linn, OR 97068

SUBJECT: SUB-13-03 application for 7-lot Subdivision at 1485 Rosemont Rd.

Dear Mr. Pyrch:

The application you submitted on July 12, 2013 (SUB-13-03) and was declared complete on August 28 based on your submittal of needed information. The City has 120 days (until December 26, 2013) to exhaust all local review per state statute. In the near future staff will schedule a Planning Commission hearing for this application. At least 20 days before the hearing you will be sent a copy of the hearing notice.

While the application is complete, staff notes that the variance narrative references the rain garden tracts, which are no longer proposed, instead of the storm water treatment on each lot. In addition, Khoi Le in Engineering previously forwarded the following concerns:

- Infiltration test results are marginal. Not all infiltrations are over 2 in/hr.
- Some of the infiltration tests are not at the same locations as rain gardens.
- Rain gardens are located right next to the adjacent properties; any overflow to adjacent properties will create up-roar since this area is known of having storm-water issue.
- Is the drywell approach considered as a mean for overflow?
- Would like to have the storm report prepared referencing exact sections from the Portland Stormwater Management Manual so that the design can be verified

These issues should be addressed at this time so they can be reflected in the staff recommendation.

If you have any questions or comments, or if you wish to meet with staff regarding these issues please contact me at 503-722-5512 or by email at sjavoronok@westlinnoregon.gov, or Khoi Le at 722-5517 or by email at kle@westlinnoregon.gov.

Sincerely,

Sara Javoronok
Associate Planner

cc: Ralph Henderson, Group Mackenzie, 1515 SE Water Ave., #100, Portland, OR 97214
cc email only: Eric Saito; Mark Pyrch; Matt Butts; Megan Goplin