

June 6<sup>th</sup>, 2017

RE: RESPONSE TO LETTER FROM NEIGHBOR AT 9369 SW UMIAT

Dear Ms. Laura Wellons

I am writing this letter in response to the letter you submitted to the city for inclusion into the public record regarding the proposed 7 lot subdivision being proposed at 9445 SW Sagert Street. Regarding your concerns, I would expect the impact you would feel from the proposed development would be minimal. Your house appears to be a fair distance away from where the proposed road improvements will be so that shouldn't be a major issue. When it comes to the actual building of the houses, there are 6 new houses that will likely be constructed but given the position of your house in relation to the proposed lot layout, it is likely you would really only be affected by maybe one or two of the structures going up. Even then, given that the back yard of the new house will line up with your back yard should help to offset some of the effects you would feel from the construction, as most of the construction activity and traffic associated with it is typically in the front of the structure.

As far as the request for a permanent retaining wall, those types of features are only typically used to buffer a new residence from the public right-of-way. It is likely we will include a fence with the construction of the new residence which may not last forever but I do believe should be in good condition for several years.

Regarding the trees, we will make a good effort to protect all trees that were deemed viable by the certified Arborist who inspected the site and those of which do not impede upon the proposed public improvements or fall within the building footprints of the new structures. The trees that are to remain on-site will be protected during the construction process. If, after the trees are cleared for the site development, there are concerns regarding any specific trees that remain which are affecting your property, this can be discussed while the site development activity is occurring on-site.

The owner will visit the site in the upcoming days/weeks to determine if action needs to be taken on site ahead of when the proposed site clearing is to begin.

Given the density of the surrounding neighborhoods, I do not share the belief that filling in a larger, under-developed lot with a new public street and newly constructed homes on lots that meet the city code for the zoning requirements, will have a negative impact on the overall value of your property. If anything, the value of your home may be raised by the sale of new homes at current market prices. I understand it will change the view you have enjoyed for the past several years but after the construction is completed, a fence will be constructed to ensure you can enjoy the privacy of your yard and serve as a buffer from the new structures and subsequent neighbors. Development on large lots like this one in the Portland metropolitan area is pretty much a certainty in the current booming economy and at some point, many of us are affected by it. The applicant has worked diligently with the city staff during the land review process and will continue to do so during the other phases of the site development process to ensure that all of the applicable city codes are met.

Sincerely,



John Marquardt