

## ATTACHMENT C

**From:** [Scott Walker](#)  
**To:** [Angela Clegg](#)  
**Subject:** File No. CU20-05  
**Date:** Tuesday, September 22, 2020 6:50:43 PM

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To the City of Sweet Home.

Re:933 23rd.

These two parcels are a wet land during winter, the creek begins at our home driveway 1006 Mountain View and the creek flows into the subject parcels which act as a percolation area. More on this. when the apartments next door we built blocked off the creek that flows through there before they built the apartments.

This wetland explains why a small bulldozer got stuck in the mud there last winter. Applicant has failed to address this matter. We have a water well and so do neighbors and the water table may be negatively affected. The destruction of such wetlands destroy habitats for breeding grounds of many animals, birds etc.

Just because there are apartments nearby and failed to address the blockage of the natural flow of the creek does not justify building this larger apartments.

More apartments mean more traffic for this residential neighborhood. Single family residences dominate this area that is why this should be rezoned to a wet land. What about the other 3rd parcel

3 level apartments are out of character anywhere in Sweet Home. Here in this part of Sweet Home you will find mostly single family residences. Some on one acre or more.

Scott Walker  
1006 Mountain View Rd.  
Sweet Home, OR 97386

Gary C. Pritchard  
3854 San Juan Canyon Rd.  
San Juan Bautista, CA 95045  
Ph: 831-623-4577  
Email: pritchhorse@aol.com

City of Sweet Home  
c/o Angela Clegg, Associate Planner  
1140 12<sup>th</sup> Avenue  
Sweet Home, OR 97388

October 20, 2020

RE: Comments to Notice of Public Hearing File#CU20-05

Dear Ms. Clegg & staff,

I want to first thank you for returning my call so promptly and listening to my concern regarding Seven Star Investments and the development project located at address 933 23<sup>rd</sup> Ave/980 Mountain View Rd, Sweet Home, OR 97386, identified on the Linn County Assessor's Map as 13S01E32CA Tax Lots 4700 & 4735. As we discussed in our telephone conversation on October 19<sup>th</sup>, I do want to reiterate my ongoing concerns with the impact of the development taking place. First and foremost, I want you to know that I'm not against this development. The community and City of Sweet Home will benefit from this extra housing space, but I do want you and council to take into great consideration the impact on the existing properties connected and surrounding this new proposed project.

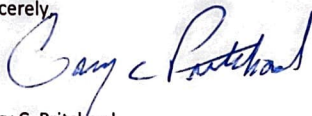
Here are my issues/concerns:

1. The present drainage issues created by the proposed development property which I addressed in my letter to you on October 4, 2018 (copy enclosed)
2. The impact of extra traffic & safety concerns, 23<sup>rd</sup> Avenue which is presently is a cul-de-sac will now be a through road for access to the development. It's important to note that the foot and bicycle traffic to and from the Highschool located in close proximity is a concern with the extra traffic that will be created utilizing 23<sup>rd</sup> Ave for access.
3. Presently nearby residents are utilizing 23<sup>rd</sup> Ave for parking and visitor parking because there is limited space in many of the resident's homes due to the nature and size of their lots. Many of these homes are older properties which typically relied on street parking for overflow. This parking does not refer to vehicle storage, but daily use and visitor parking. In the event 23<sup>rd</sup> Ave was made a red zone for no parking; this would impact many residents in the area and they would have no space for parking.

In closing, I would like to once again express that I see the value in this new development for the community. As an owner of an apartment building, I understand the demand and need for housing. I just can foresee the challenges that will arise in the event the noted impacts and concerns are not taken into consideration and addressed with some solution. I'm not concerned solely about myself and my property, but speaking on behalf of many of the surrounding residents.

I would like to continue to be informed and receive all documents related to the progress of the proposed development. I'm willing to pay any reasonable cost to receive the information. I would like any correspondence mailed to my address at 3854 San Juan Canyon Rd., San Juan Bautista, CA 95045,

Sincerely,



Gary C. Pritchard

October 4, 2018

Gary C. Pritchard  
3854 San Juan Canyon Rd.  
San Juan Bautista, CA 95045  
Ph: 831-623-4577 Email: pritchhorse@aol.com

City of Sweet Home  
c/o Angela Clegg, Associate Planner  
1140 12<sup>th</sup> Avenue  
Sweet Home, OR 97388

RE: Response to Notice of Public Hearing for File #P18-05

Dear Ms. Clegg & staff,

This is my response in regard to the proposed hearing for the development (File #P18-05) commonly known as 980 Mountain View Rd., Sweet Home, OR 97388; identified on Linn County's assessors map as 13S01E32CA Tax Lot 4734. I have owned the property at 953 23<sup>rd</sup> Ave, Sweet Home, OR 97388 for 13 years. The property consists of an eight-plex apartment building that borders the property in question, located at 980 Mountain View Rd. In my tenure of ownership, I have experienced consistent drainage problems due to the wetland area location of the proposed development and insufficient existing drainage. This silt from the property location of the proposed development continually fills in the existing drainage which then flows to the drop inlet city storm drain, then gets covered/clogged with silt, leaves and debris. This causes the water to back up in the ditch which erodes and affects the integrity of my driveway and property. The City of Sweet Home continually, as well as myself have to dig out a massive amount of silt and debris in order clear the drop inlet, to allow the water to flow into the storm drain and not back up into the ditch. The City of Sweet Home has even used a backhoe several times in order to clear the silt and debris. In the past years the property owner(s) of the proposed development have negatively impacted the existing drainage because there have not been any precautionary efforts during their construction to protect the drainage during work such as tree removal, brush removal and construction with the moving of ground. In summary, I believe it is the responsibility of the City of Sweet Home to require the developer to correct the existing ongoing drainage problem. Obviously, in the future developments, there will be hard surfaces/roofs which will contribute to even more runoff into a drainage system that already is inadequate to handle to run off as it exists.

Please understand that I'm not against the proposed development of the property question, but I'm adamant in protecting my investment and trying to relieve an ongoing maintenance problem for myself and the City of Sweet Home, eliminating the nuisance of the silt and debris along my parking lot, erosion of my property and affecting the integrity of the city storm drain. This drainage should be corrected before any future development takes place.

I would like to be informed and receive all documents of the progress of the hearing. I'm willing to pay any reasonable cost to receive the information. I would like any correspondence mailed to my address at 3854 San Juan Canyon Rd., San Juan Bautista, CA 95045.

Sincerely,



Gary C. Pritchard