

May 5, 2021

Philip Bradford and Development Review Board

RE: Canyon Creek 5 Lot Development

Thank you for recognizing the codes as they pertain to this development by reducing the number of homes from 8 to 5. However, I would like to address the “elephant in the room” – Lot 1.

Lot 1 is the largest lot at 10,000 sq. ft. The proposed house is to be built so that the side of the house will back-up against our back property line. This will put it 10’ from our backyard. The other four houses will be built so that the backyards will back-up to our homes’ existing backyards and have 20’ setbacks. We will have part of Lot 1 and all of Lot 2 in our backyard – one will be 10’ from our backyard and the other 20’. Really? At the very least, it should be 20’ from our property line, consistent with the other 4 houses. Unfortunately, this gets worse.

The maximum height of a house in Wilsonville is 38’ from ground level. Do you know how tall a 38’ house really is? Just to give you an idea, I’ve attached a photo of the Cape Meares lighthouse on the Oregon coast that is 38’ tall. Yes, we would have a structure as tall as a lighthouse 10’ from our property line!

You might ask how this can really happen. It can happen because the house proposed to be built on Lot 1 is too large to fit the lot and has to be turned sideways to make it fit. It would seem logical that if the original plan called for 3 houses to be built along the east side of the property and has now been reduced to 1 house, there is sufficient room to move the house further to the north and eliminate this problem.

The revised plan to make the public street with parking on one side is another issue. Once the cars turn onto the public street, how will they turn around to park or to exit the neighborhood? Will they use the driveways of the houses or turn around using the private drive? If they use the private drive to turn around, there will be more headlights shining in our windows than originally planned.

The good news is that there is a solution to these problems. Move Lot 1 to Tract A and move Tract A to Lot 1. This would not only solve the problem of a 38’ house 10’ from our backyard but also:

- Save the trees along the south edge of Lot 1
- Eliminate the need for a private drive
- Reduce the number of car headlights shining into our back windows
- Minimize fire and life safety caused by the close proximity of a house on Lot 1
- Improve privacy for both the new homeowner and our existing home

This idea of switching Lot 1 and Tract A will be discussed in further detail by Anthony Calcagno and Dave Carlson at the meeting on May 10th.

This change will make it equitable to both the new homeowner and our existing home. This is the time to do the right thing.

Thank you for your time and consideration.

