

Barrington Heights, Hidden Creek Estates and Tanner Woods  
Neighborhood Association (BHT NA)  
Virtual Annual Neighborhood Association Meeting via Zoom  
October 22, 2020 6:30 -7:30 PM  
BHT NA RESOLUTION # 02-27

**This BHT NA Resolution Finds DEFICIENCIES in ICON's Proposed Development SUB-20-01  
located at 4096 Cornwall Street in West Linn, Oregon 97068**

Whereas it is the responsibility of the Barrington Heights, Hidden Creek Estates and Tanner Woods Neighborhood Association (BHT NA) Board of Directors to protect the livability, quality of life, safety and property values of the residents within our the BHT Neighborhood Association (NA).

Whereas BHT NA collaborates with other NA's and their residents outside of our own NA boundary when similar concerns are shared about issues that affect West Linn residents and our community at large.

**Geotechnical Issues**

Whereas ICON submitted Carlson's Geotechnical 1/7/2016 report for a third time, in this new application. The last sentence in this report states: "This report is subject to review and should not be relied upon after a period of 3 years". Thus, Carlson's geotechnical report is no longer valid for ICON's newest application. The application does not satisfy the approval criteria CDC 85.200 requiring a geotechnical report and the supplemental requirements of 85.170. Whereas Mark Handris did not submit the promised hydrogeological report the stated the would provide when attending the joint BHT and Sunset NA meeting in January 2020 at Sunset School. Mr. Handris misrepresented the application to the neighborhoods and the application must be deemed incomplete until compliance with the WL CDC 99.038 is demonstrated.

Whereas ICON failed to act on 2 recommendations in a 12/18/19 letter from their new Engineer of Record, GeoPacific Engineering, who reviewed the outdated Carlson Engineering geotechnical report. GeoPacific instructed ICON to "update the information regarding seismic design from the original report", and "onsite infiltration is not feasible and in fact is more likely to increase runoff potential from LOTS 2 through 6". There is no evidence to support the two proposed plat maps are designed to mitigate the full extent of the hydrogeological risks on the site.

Whereas the "Public Testimony: Willow Ridge Geologic and Hydrologic Risk Parameters" report written by geologist Bill House, MS has two key findings:

1. The ICON application does not recognize the presence of a perched water table outcropping on the Willow Ridge slope at approximately 460 feet above sea level (ASL). Flooding and slope stability risks associated with this geological feature are not addressed in the Willow Ridge Development application (Exhibit 7).
2. Geological risk from shallow landslides is discussed in the application, but these discussions do not include an analysis of how groundwater flow from the perched water table may affect slope stability, nor do they specifically address slope instability issues related to the excavation of slope-toe materials along the perched water table (Exhibit 10).

Whereas ICON has no responsibility for mitigating water or landslide damages incurred to any surrounding homes. The fact that home owners insurance doesn't insure customers for water or landslide damage puts not only the residents at risk, but the West Linn community as well. These are justifiable reasons, as well as a moral responsibility, to require a Hydrogeologist, Professional Engineer (PE) to evaluate constrained land with known hazards.

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Traffic/Road Connectivity

Whereas, multiple safety issues make the Landis/Cornwall Street connection hazardous for traffic. Landis Street can't be built to the end of Cornwall Street, and make a 90 degree turn because the land drops off/is too narrow, and encroachment onto private property would be required. Blindspots in both directions exist on Landis Street near the Stonegate Lane bridge due to a massive rock wall. Landis Street in Stonegate is only 24' wide and is not able to safely accommodate 400+ cars/day with 2 lane traffic and parked cars on either side. Cornwall and Landis were *never intended* to connect because 4096 Cornwall was designated to become Phase 2 of Stonegate. Road connectivity is *strongly objected to* by all surrounding residents because Sunset road can instead connect in the future to the Stonegate Lane bridge through the North Landis Street stub out. This offers a much shorter and direct path to Stonegate Lane Bridge.

Emergency Gate

Whereas the fire department /EMS is the authority on what is/isn't acceptable for an emergency gate. The fact that there isn't enough land to build the width of Landis Street to Cornwall Street and make a 90 degree turn onto the end of Cornwall Street is problematic. Although a narrower emergency access path is an alternative, it is clearly an inferior option because the end of Cornwall Street currently doesn't have *any* space to turn a car around in, without using someone's private driveway. NO blockade exists to stop travelers from driving off the cliff, except heavy brush. Landslide hazards are also a serious consideration in this location where the soil has dropped significantly.

Stormwater

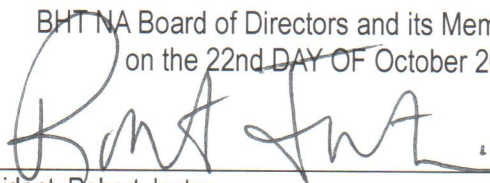
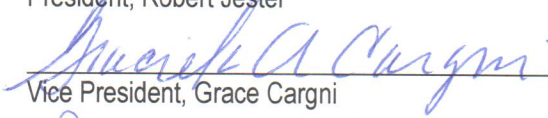
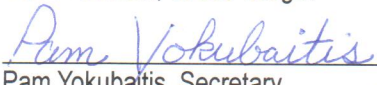
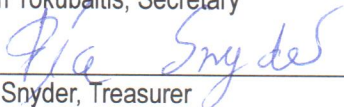
Whereas until this property is scrutinized by a Hydrogeologist PE to determine IF and WHERE it is safe to build, and how to manage the 2 aquifers and steep slopes that drain water into protected wetlands below in the Tanner Woods subdivision is identified, only then can a new plat map be designed for consideration.

**NOW, THEREFORE, BHT NA RESOLVES** that ICON's proposed development at 4096 Cornwall Street (SUB-20-01) be denied by the West Linn Planning Commissioners for multiple deficiencies noted in ICON's application. Of note: ICON submitted 2 plat maps under one application for SUB-20-01. Both maps were previously submitted and denied.

VOTING TABULATION FOR RESOLUTION APPROVAL:

YES:   7   NO:   0   ABSTAIN:   0  

BHT NA Board of Directors and its Members PASSED AND APPROVED THIS RESOLUTION  
 on the 22nd DAY OF October 2020 during our BHT NA Virtual Annual Meeting

 _____ President, Robert Jester	Deny 10/22/2020 _____ Vote Date
 _____ Vice President, Grace Cargni	Deny 10/22/2020 _____ Vote Date
 _____ Pam Yokubaitis, Secretary	Deny 10/22/2020 _____ Vote Date
 _____ Pia Snyder, Treasurer	Deny 10/22/2020 _____ Vote Date