

Marylhurst Neighborhood Association (MNA) Meeting of January 24, 2023.
On zoom only. Sixteen attended.

1. Call to Order and introductions

7:00 PM: Called to order by Christine Blanche (President). Other board members gave introductions:

Diana Lipton (VP), Mary Jean Rivera (Sec), Ida Johnstone (Tres)

19 additional MNA residents attended, as well as 2 from Skyline Ridge and guest speakers Hal Kever (Atwell) and Derek Marty (DJM Development). *(Some attendees joined around 7:30 due to password complications.)*

2. Approve agenda

Mary Jean Rivera moved to approve the agenda. Ida Johnstone seconded. No opposition, no further discussion. Motion approved.

3. Approve previous meeting's minutes (October 2022)

Mary Jean Rivera moved to approve the minutes. Karie Oakes seconded. No opposition, no further discussion. Motion approved.

4. Treasurer's report

Treasurer reports Balance \$8955.58. Monthly charge of \$14.99 for zoom access. No expenditures for a social in 2022. Deposits: \$740 annual grant from City of West Linn.

5. New Business

a) Guest speakers Hal Kever, Atwell Group and Derek Marty, DJM Development, on 2175 Mountain View Ct. development:

Hal and Derek presented current planning for 17 single-family homes of ~3,700 sf on lots sized 7,000-10,000 sf. It is now a PUD, and the development is on an existing street with 10 homes to expand into an undeveloped area of land. Developers noted that the plan for 17 homes is less than maximum density allowed, and the site plan has been modified to bring homes closer to the street and away from steeper elevations.

The cul de sac will be 50' wide, street improvements unknown at this time. Earth will be cut and moved to create less steep house pads. Slope planned to be less than 5% at the end of the cul de sac.

LIDA drainage systems would be utilized on each lot. Derek sent a follow-up email about those systems:

<https://cleanwaterservices.org/development/dnc/lida/>

This development will not be used for a Street of Dreams Show, as those are planned for 2 to 4 years out.

This MNA meeting is the third Neighborhood Association Meeting presentation, as required by West Linn.

Discussion of fire safety: Homes will have sprinklers. No fire lane access planned as of this time. Hydrants will be placed as required for home fire control. Passed review of TVFR for fire safety.

Several residents inquired about the City of West Linn's code stipulation that a maximum of 25 homes may be on cul de sac, and the street already has 10 homes. If 17 additional homes are built, they would surpass the limit of 25 by 2. Inquiry about whether the applicants would submit for a variance was left open-ended, with discussion that the development is still early in the planning process, and that code issues may indeed arise in the future.

A transportation impact analysis by a traffic engineer will be conducted, though not required by the city.

Karie Oakes asked Derek and Hal if they were recording the meeting, and they stated that they weren't and weren't required to.

Derek will keep MNA president apprised of project updates, though not required. He anticipates the application phase to take 6-12 months.

Karie Oakes noted that the project will be submitted for planning commission review/approval with a notice to the public, and public comment will be entertained.

b) Approve annual report:

Draft provided by Karie Oakes reviewed. Each NA must submit these annually to obtain funding, with hope for the City of WL to consider/integrate suggestions.

Discussion re: use of Zoom and associated cost and idea to inquire with the City/John Williams about the possibility to be added to their Webex plan: Christine to follow up with other NA presidents and John Williams to explore options about hybrid and online meetings. Christine edited the document to change verbiage about exploring Zoom to video conferencing more generally.

Noted that a community room at Marylhurst Heights Park has long been in the neighborhood plan, and that maintaining a reserve in our budget to plan for this may be desired.

Teri Cummings moved to approve the annual report. Diana Lipton seconded. Teri moved to accept. Diane seconded. No opposition, no further discussion. Motion approved.

c) Fire safety:

Rand New expressed concerns about forest fires in absence of fire lanes in the area of the Mountain View development (unimproved View Drive area). He previously discussed this with Matthew Brown at the State Fire Marshal and will follow up with him again, looping in Christine and Ida.

d) Other business:

- a. Christine is looking into hybrid meeting possibilities with other NA presidents
- b. See Votebeforetolls.org for information on tolling of 205
- c. Summer social neighborhood event: Ida to bring proposal to next meeting
- d. Updating/purchasing additional (to the 4 current) sandwich boards to be discussed at next meeting

6. Adjournment:

Jim Cole moved to adjourn at 8:27. Diana Lipton seconded. No opposition, no further discussion. Motion approved.