

Marylhurst Neighborhood Association September 23, 2025 Meeting Minutes

West Linn Adult Community Center, 1180 Rosemont RD, Hemlock Room and via Zoom

1. President Oakes noted a quorum was met and called meeting to order at 7:02 PM. Special note was taken as to which persons present were MNA members for the land use portion of the meeting.
2. Motion to approve agenda with one revision to defer approval of MNA's August 26, 2025 minutes to the next meeting was made by Teri Cummings, second by Cary Cummings, approved unanimously.
3. Minutes of August 26, 2025 MNA Meeting- to be approved at the October 28th meeting.
4. Pre-application proposal for [13-lot subdivision and Water Resource Area Permit at 2175 Mountain View CT.](#) and review of City staff notes was presented by Phil Gentemann, who said he was owner of Centurian Homes and developer of 17 subdivisions, primarily in West Linn.

Mr. Gentemann stated that the Kao property is two tax lots to be developed. He expressed concern that City Code now allows townhouses to be built on existing lots, but he wants to build houses similar in size to nearby properties on 13 to 10k sq ft lots with a 48ft. ROW extending on Mt. View Ct. with a sidewalk and planter strip on the westerly side of the street. ("Moving the street down to have five and another five...?")

Question - "Is the sidewalk on the West side right now?"

Answer- "Yes."

Question- "What about the east side?"

Answer- "A planter strip, water detention coming down btwn street and edge of property to lot lines but no sidewalk."

Question- "There are trees all along the east side of the street. What street improvements are required?"

Answer- "We talked to the city about taking some trees down to widen Mt. View Drive by about six feet on the edge of the asphalt on the existing street. "

Member comment- "I think it's critical that we clarify the street improvements."

Answer- "The City offered two options. Put in sidewalk and a planter strip, or put no parking signs on Mt. View Ct."

Question- "Why don't we know at this point what it will be?"

Mr. Gentemann's associate Shawn Gentemann replied, - "The City will not accept an application to tell us exactly what it is until we have a NA meeting."

MNA President Oakes said, Mr. Gentemann, the reason to hold a NA meeting is for NA members to be able to understand what is in the application and have an opportunity to weigh in on it prior to the land use hearing. There isn't enough relevant information available to do that. We can't shortchange our NA association."

Shawn Gentemann replied- "In that case we plan to paint the curb and place signage for no parking and then no trees will come down on the east side of the street.

Member comment-"The plan doesn't look any different than what was there last spring."

President Oakes agreed and moved to the next agenda item. Almost everyone who came to hear the application left.

5. Reports

- a. Treasurer Koll reported the balance of \$10,683.81 has not changed since the last meeting.

At this point, a member joined the meeting and said he owns the property adjacent to the north of the proposed site. He said, "In the early 2000s I paid to meet with City Planner Peter Spirs, who told me access to my property would have to come through the Kao property. The other route was unfeasible due to the ravine and Fire District restrictions. Mr. Spirs said "Just wait." I just flew back from Europe tonight because I'm concerned about not seeing potential access to my property. I don't want my property to get landlocked."

A member commented- "It is the City's responsibility to make sure that property owners are not denied the right to use their property."

Mr. Kao, owner of the two lots said. "I've been talking with Mr. Little for many years. For those who are interested you are welcome to come see how sloped the property is."

Phil, "the problem is, if I don't build it like this, then someone else can come in and build duplexes and triplexes there instead."

Member commented- "I saw the plan and am not sure what they're going to do with the run-off."

President Oakes asked Mr. Gentemann-"Do you need to get a water resource permit?"

Phil Gentemann replied- "I don't think we need to, but if we have to we will."

President Oakes said- "He doesn't have a plan. He said he will be meeting with City Engineer this Tuesday."

Member question- "Will the runoff drain off onto the Kao property?"

Shawn Gentemann replied- "It will be hard piped."

Member comment- "My main concern is erosion control. I've already spent over a million to mitigate erosion control on my property."

Shawn Gentemann - "Without getting a WRA permit, we would have to pipe it." (? what else was said)

Question- "What about tree mitigation?"

Answer- "We're going to try to save as much as possible."

Question- "What about the sewer line?"

Answer- "We'll be talking with the City Engineer this week about that."

Member comment- "I'm concerned about whether it's fair to discuss the application after President Oakes moved to another item on the agenda. Members who left are not aware of or able to take part in this new discussion about the application." President Oakes agreed and resumed Reports.

b. No new information from Neighborhood Association Presidents. NAP has recently been inactive.

6. Old Business

a. Safe Pedestrian Routes- City Council will be addressing the Transportation System Plan-Pedestrian plan update in the future, but it is not clear if that will be recorded in an actual Update to the TSP.

A member reported that the new stop sign project at the intersection of Marylhurst Drive and Hillcrest is complete. City worked with adjacent property owners on placement to help drivers see the other stop signs. Several members asked why did the City put a stop sign on the uphill north side of the intersection. President Oakes said the NA members told the City Engineer that they didn't think it made sense to place one there, but apparently the City Engineer decided to do so anyway. Oakes offered to ask City Engineer to explain.

b. Update on Tree code amendments is on the Council's meeting agenda this month.

7. New Business

a. Nominations for Board Officers- open until October 28, 2025 meeting and election.

President Oakes announced that she is resigning this year. We must have at least three officers to be recognized by the City as active and to receive an annual grant. President Oakes said she might be willing to continue to be the Land Use representative if enough people step up to serve as officers.

8. Items of interest from MNA members

9. Community and City announcements

Community Clean-up Event. Make an appointment at <https://www.wlrr.com>

10. Meeting adjourned at 8:50 PM.

The next meeting will be October 28, 2025

Minutes taken by MNA Secretary Teri Cummings