



Parker Crest Neighborhood Association

Meeting

March 16, 2016 at 7:00 PM

Meeting Location: West Linn Adult Community Center

Meeting Minutes

7:00 – Meeting Opens – Call to Order

7:05 – General Discussion

The parties were welcomed and a brief introduction session was held.

7:10 – Summer Events

A summer time event for the community was discussed. The discussion centered on hosting an event in conjunction with the Music in the Park series of events, which is held at Tanner Creek Park.

7:15 – Rick Givens was introduced as the Planning Consultant for the proposed 46-lot PUD and Subdivision at 1270 Rosemont Road. By ICON Construction and Development.

Rick provided a map and an overview of the property. A discussion on credits for preservation of natural features, water resources, significant trees and public use of the natural resources after development ensued.

Members of the community were concerned about traffic in the area, a lack of parking at Oppenlander Park and the location of the proposed connector street between Rosemont Road and Parker Road. Community members are concerned about cut thru traffic and overflow from sporting events.

It was suggested that the city of West Linn and the developer should work together to preserve natural features in the area, and take steps to preserve them in the form of a park. It was also suggested that the City and the developer should work together to ensure that Oppenlander Park is improved to accommodate adequate parking on a hardscape, paved surface rather than the current gravel surface.

Half street improvements were discussed along Rosemont Road and continuity of the width of the roadway across the entire stretch of the road from Wild Rose, Roxbury and Rosemont needs to take place, so that a hop scotch pattern of roadway, sidewalk and street lighting is not present after the construction effort.

Questions were raised about the number of lots, the original pre-application was for 46 lots, the current proposal is for 52 lots. The concern is that with the credits for the PUD that lot size would decrease and not match the Rosemont community. The area already has significant traffic from other developments that have utilized an R-7 and an R-3 designation making traffic along the major routes in and out of the area a concern. The middle school, Adult Community Center and churches in the area add significant traffic and decreased lot sizes will add more traffic.

Concerns were raised about adequate school capacity, and coordination with the school district needs to take place. Several community members raised concerns about costs and impacts for adequate school size.

Preservation of the trees and wetland features were raised, a trail system that abuts the water resource areas was requested so that an improved trail system will make access to the area more user friendly. The community did not want to see storm drainage areas with chain link fence surrounding it, the natural features need to be preserved.

A question was raised about a swimming pool and Homeowner Association dues. The developer stated that they did not foresee adding a swimming pool but will likely include Homeowner Association CC&R's.

Concerned were raised about traffic control features, speed bumps or islands in the roadway to slow traffic down.

The PCNA President provided an overview of the land use development process, pre-application, Planning Commission and City Council Meetings with an opportunity for citizen involvement.

9:00 PM Adjournment