

# 4096 Cornwall Street; Pre-app Meeting with Icon & City Staff

June 6, 2019

To: Icon Construction  
City of West Linn Planning Department Staff

From: Pam Yokubaitis, on behalf of BHTNA, Cornwall Street residents, Stonegate residents, Tanner Woods residents, Barrington Heights residents, Reed Street residents, and Hidden Creek Estates residents

Thank you for allowing the residents surrounding 4096 Cornwall Street to express our concerns about the third proposed development of 4096 Cornwall Street. Collaboration at the pre-app meeting is extremely important so the city, developer, and citizens can jointly resolve matters of concern and share full transparency. This meeting is the *only* opportunity that citizens have to meet with city staff, thus the residents great interest in attending Icon's pre-app meeting today. With all 3 parties present, the exchange of ideas, intentions and concepts prevents time and money from being wasted. As already known, the residents intent is to inform and ensure that all surrounding properties to the proposed development are not negatively affected by the addition of a new development. We also want to be certain that the integrity of the construction at this property is of the highest quality due to the multiple issues previously addressed in testimony.

Residents from Stonegate and several surrounding subdivisions, now including Reed Road citizens, all agree that 4096 Cornwall Street should become the previously conceptualized "Phase 2" of Stonegate without traffic connecting to Cornwall Street. This matter requires city input at this juncture, which is exactly why *more than 65 residents* who couldn't attend today's meeting signed petitions expressing their support for this plan. We don't want Icon to waste time and money on preparing a plan without knowing that the surrounding neighborhood residents have another idea proposed for Landis Street, with reasons previously explained in written testimony with photos. **Landis Street not connecting with Cornwall and/or Sunset Streets is a popularly requested change for this proposed development, as evidenced by attached petition signatures. This matter must be addressed BEFORE this application is deemed complete.**

The purpose of this document is also to request that all loose ends be responded to by the city/Icon for the citizens to understand, such as:

1. Responses to the second round of testimony submitted
2. Responses to each item the Planning Commission and City Council cited
3. Responses to the referee's decisions

If documented responses are available online for each of these items to be read, this would be ideal for the citizens to know, because going forward is contingent on understanding these outcomes.

All of the citizens represented in this correspondence are requesting Icon invite their Geotechnical Professional Engineer to speak specifically with the citizens in a scheduled meeting. There are numerous questions and concerns that have been written in testimony that remain unanswered. Such a meeting could significantly reduce residents trepidation, educate and inform one another, and promote goodwill to support transparency. The residents want to learn what must be done and why, not what can't be done. Therefore, **we request a meeting with Icon's Geotechnical Professional Engineer BEFORE this application is deemed complete in an effort to afford transparency and establish a collaborative spirit.** Since the integrity of this land is in question due to the shear drop off at the end of Cornwall Street, explanations and solutions to our numerous divergent concerns expressed in prior testimony is vital BEFORE THE CORNWALL APPLICATION IS DEEMED COMPLETE.

In summary, it is the quality of life in the existing neighborhoods that must be maintained, and/or improved. With a collaborative spirit, transparency, education and good faith efforts, we all will contribute to making West Linn a better community for everyone.

# Petition: 4096 Cornwall Street Become Phase 2 of Stonegate

TO: City of West Linn Representatives,

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With connectivity, the number of cars projected per day on Landis and Cornwall Streets, as previously testified, clearly exceed what is either beneficial, safe, or up to code for the surrounding subdivisions. As stated in ICON's own investigations, the increase in car trips per day increases from 500% to 1000%.

Again, our concerns are:

1) Landis Street is only 24 feet wide. Parts of Cornwall Street are less than 16 feet wide with NO sidewalks, while neighboring thoroughfares like Beacon Hill Drive and Sunset Avenue are 30 feet wide and were designed to accommodate significant through traffic.

Landis Street and Cornwall Streets were clearly not designed or built for such connectivity.

2) When cars are parked along both sides of Landis Street, it becomes a one way road and cannot safely accommodate a significant increase in daily trips that would result when connecting it to Sunset Avenue or Cornwall Street.

3) The intersection of Stonegate Lane and Landis Street is at the top of a steep hill. The view around this corner is completely blind from both directions.

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5) Stonegate Lane is currently a quiet, dead end street. Connection to any road North of the proposed development would significantly increase daily traffic in both directions, making it far more congested and likely for vehicle-related accidents on Landis Street (which has already occurred as testified).

Therefore, **we ask the city of West Linn to acknowledge that the proposed development of 4096 Cornwall Street become Phase 2 of Stonegate's subdivision, as was originally intended.** The many issues addressed in prior testimony justify that *4096 Cornwall Street and Landis Street are both inadequate to become one long thoroughfare.*

Brian Fuchs	3723 Fairhaven Dr.	(503) 680-9627	6/5/2019
Name	Address	Phone	Date
Leann MacMillan	3715 Fairhaven Dr.	503-351-4718	6/5/19
Name	Address	Phone	Date
Gary Brashear	3705 Fairhaven Dr.	(503) 209-5403	6/5/19
Name	Address	Phone	Date
Karla Brashear	3705 Fairhaven Dr.	503-701-7594	6/05/19
Name	Address	Phone	Date
Justin Mehner	3705 Fairhaven Dr.	503-830-5619	6/05/19
Name	Address	Phone	Date

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*Christina B. Harty 3795 Fairhaven Dr West Linn OR 97068 6/4/19*

Name	Address	Phone	Date
Christina B. Harty	3795 Fairhaven Dr		6/4/19

*Jeanne C. Lee 3765 Fairhaven Drive West Linn, OR 6/5/19*

Name	Address	Phone	Date
Jeanne C. Lee	3765 Fairhaven Drive	503-502-3882	6/5/19

*SHERMAN R PAULY 3765 FAIRHAVEN DR 6/5/2019*

Name	Address	Phone	Date
SHERMAN R PAULY	3765 FAIRHAVEN DR		6/5/2019

*Kenneth Fuchs 3725 Fairhaven Dr 503-723-0781 6/5/2019*

Name	Address	Phone	Date
Kenneth Fuchs	3725 Fairhaven Dr	503-723-0781	6/5/2019

*Carol Fuchs 3725 FAIRHAVEN DR 503-577-5298 6/5/2019*

Name	Address	Phone	Date
Carol Fuchs	3725 FAIRHAVEN DR	503-577-5298	6/5/2019

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Name	Address	Phone	Date
Rama Jester	3475 Riverview	503-320-3928	6-5-19
David J. Jester	3475 Riverview	503-320-3930	6-5-2019
Connie Bear	3750 Fairhaven Dr	414-745-6251	6/5/2019
Jeff Bear	3750 Fairhaven Dr	414-759-8484	6/5/2019
[Signature]	3755 FAIRHAVEN DR.	(816) 616-7999	6/5/2019



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Angeline Sorenson 3780 Fairhaven Drive 503 320-2442 106/05/19  
 Name Address Phone Date

Jon Sorenson 3780 Fairhaven Drive 503-349-0001 106/05/19  
 Name Address Phone Date

Maquilda Campi 3565 Riverknoll 503-703-8024 106/05/19  
 Name Address Phone Date

Law Sjo 3565 Riverknoll (503) 701-1402 6/5/19  
 Name Address Phone Date

Di Stegell 3755 FAIRHAVEN DR. (503) 460-7723 6/5/19  
 Name Address Phone Date

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Elizabeth Brashear 3705 Fairhaven Dr. <sup>(503)</sup> 860-0722 9/5/19

Name	Address	Phone	Date
Elizabeth Brashear	3705 Fairhaven Dr.	860-0722	9/5/19

Gia Snyder 3817 Fairhaven Dr 503-319-5841

Name	Address	Phone	Date
Gia Snyder	3817 Fairhaven Dr	503-319-5841	

John Snyder 3817 Fairhaven Dr 503-319-5841

Name	Address	Phone	Date
John Snyder	3817 Fairhaven Dr	503-319-5841	1/1

Robin Henderson 3785 Fairhaven Dr 541 610 9179

Name	Address	Phone	Date
Robin Henderson	3785 Fairhaven Dr	541 610 9179	

ROC 3785 Fairhaven Dr 541 459 1724

Name	Address	Phone	Date
ROC	3785 Fairhaven Dr	541 459 1724	

Grant P 4987 Ireland Ln 714-916-7087 6/5/19

Name	Address	Phone	Date
Grant P	4987 Ireland Ln	714-916-7087	6/5/19

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Pam Yekubaitis 3760 Fairhaven Drive 503-656-5881 6/5/19  
 Name Address Phone Date

M A Yekubaitis 3740 Fairhaven 503-720-7445 6/5/19  
 Name Address Phone Date

[Signature] 3775 Fairhaven 801-232-5579 6/5/19  
 Name Address Phone Date

[Signature] 3775 Fairhaven 801-824-7818 6/5/19  
 Name Address Phone Date

\_\_\_\_\_  
 Name Address Phone Date

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Denada Harrop 3730 Fairhaven Dr, West Linn 503-722-5210 6/5/19  
 Name Address Phone Date

James Harrop 3730 FAIRHAVEN DR WEST LINN 503-722-5210 6/5/19  
 Name Address Phone Date

\_\_\_\_\_  
 Name Address Phone Date

\_\_\_\_\_  
 Name Address Phone Date

\_\_\_\_\_  
 Name Address Phone Date

STONEGATE SUBDIVISION PETITION

Regarding Proposed Development at the End Cornwall Street

It is known that Icon's proposed development at the end of Cornwall Street, adjacent to the Stonegate subdivision of which I am a resident, was originally designated to be Phase 2 of Stonegate. Landis Street was built with a residential pavement width of only 24 feet. Our narrow street will only allow room for one car to pass between 2 parked cars opposite from each other, so Landis Street is inadequate in multiple ways as previously testified, to become a thoroughfare connected to Cornwall Street. It is therefore the desire of the Stonegate residents listed below to make Icon's proposed development below Cornwall Street solely an extension of the Stonegate subdivision, with entrance and exit only from either Cornwall Street or Beacon Hill Drive.

Name: Lee Weinstein  
Address: 3624 Landis St. West Linn  
Phone: 303-819-7034  
Date: 6/4/19

Name: CAROLYN ROGERS  
Address: 3636 LANDIS STREET  
Phone: 971. 275. 2276  
Date: 6/4/19

Name: CHUNG LEE  
Address: 3652 Landis ST  
Phone: 503-635-9046  
Date: 6/4/19



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Name: Brittany Wolthuis

Address: 366A Landis Street, West Linn, OR 97068

Phone: 503-206-2202

Date: 6/4/19

Name: Lana Winther

Address: 3676 Landis Street, West Linn, OR 97068

Phone: 503-650-5800

Date: 6/4/19

Name: GLEN WINTHER

Address: 3676 LANDIS ST, West Linn, OR 97068

Phone: 503-650-5800

Date: 6-4-2019

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Name: Stephen Thornton

Address: 3612 Landis St.

Phone: 503-686-1503

Date: 6/4/2019

Name: Linda Karup

Address: 3612 Landis St.

Phone: 503-707-9197

Date: 6/4/2019

Name: Michele Thornton

Address: 3612 Landis St

Phone: 503-756-6953

Date: 6/4/19

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Name: DAN & JACQUE EATON

Address: 3688 Landis St,

Phone: 702-885-1178

Date: 6/4/19

Name: Tony & Jamey Taylor

Address: 3699 Landis St.

Phone: 503-277-8476

Date: 6/4/19

Name: Chris & Chelsea Diaz

Address: 3687 Landis St

Phone: 502-680-0249

Date: 6-4-19

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Name: Thomas Elm

Address: 2614 Beacon Hill Dr West Linn OR 97068

Phone: 661.345.8680

Date: 6/05/2019

Name: Bryan + Madeline Davis

Address: 2663 Beacon Hill Drive  
West Linn

Phone: 503-655-5242

Date: 6/05/2019

Name: JEFF KRAUSE

Address: 2652 Beacon Drive

Phone: 503 969 2522

Date: 6/4/2019

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Name: Travis Takano  
Address: 3648 LANDIS ST  
Phone: 503-557-2992  
Date: 6-05-19

Name: Tom Lambert  
Address: 3657 LANDIS ST.  
Phone: 617 827-3603  
Date: 6-5-19

Name: Jane O'Malley  
Address: 3600 Landis St.  
Phone: 415 250 0584  
Date: 6-5-19



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Name: DAN HASCALL

Address: 2688 BEACON HILL DR.

Phone: 503 205 4158

Date: 6/5/19

Name: ~~Geje~~ and Tom McKivor

Address: 3603 Landis St.

Phone: 206-295-4526

Date: 6/5/2019

Name:

Address:

Phone:

Date:

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<i>Edward A. ...</i>	4099 Cornwall		6, 5, 19
<i>Doris D. Clark</i>	4110 W. Cornwall St.		6, 5, 19
<i>Charlene ...</i>	4130 Cornwall St.	503-656-0053	6, 5, 19
<i>[Signature]</i>	4195 Cornwall St		6, 5, 19
<i>Vicki ...</i>	4225 Cornwall St West Linn, Or		6, 5, 19
<i>Diana Gurley</i>	2690 Sunset	503-752-7957	6, 5, 19
<i>Fred E. ...</i>	2708 Sunset Ave.	503-656-5084	6, 5, 19

*Joe* 2708 Sunset Ave. 503-656-5084 6-5-19  
*Jane S* 2758 Sunset Ave 503-656-5084

# Petition: ~~4096~~ Cornwall Street Become Phase 2 of Stonegate

TO: City of West Linn Representatives,

As residents living in Barrington Heights, Hidden Creek Estates, Reed <sup>Street</sup> ~~Road~~, and Cornwall Street/Sunset, which all surround Stonegate subdivision and Landis Street, **we request that Landis Street NOT be connected to the intersection of Sunset Ave. and Cornwall Street.** With connectivity, the number of cars projected per day on Landis Street, as previously testified, will clearly exceed what is either beneficial or safe for the surrounding subdivisions. Again, our concerns are:

- 1) Landis Street is only 24 feet wide, while neighboring thoroughfares like Beacon Hill Drive and Sunset Avenue are 30 feet wide and were designed to accommodate significant through traffic. Landis Street clearly was not designed or built for such connectivity.
- 2) When cars are parked along both sides of Landis Street, it becomes a one way road and cannot safely accommodate a significant increase in daily trips that would result when connecting it to Sunset Avenue.
- 3) The intersection of Stonegate Lane and Landis Street is at the top of a steep hill. The view around this corner is completely blind from both directions.
- 4) As you turn from Stonegate Lane onto Landis Street there is a 30 foot high rock wall immediately to your left (right if coming from Cornwall Street). This creates another blind spot from both directions.
- 5) Stonegate Lane is currently a quiet, dead end street. Connection to any road North of the proposed development would significantly increase daily traffic in both directions, making it far more congested and likely for vehicle-related accidents on Landis Street (which has already occurred as testified).

Therefore **we ask the city of West Linn to acknowledge that the proposed development of ~~4096~~ Cornwall Street become Phase 2 of Stonegate's subdivision, as was originally intended.** The many issues addressed in prior testimony justify that ~~4096~~ Cornwall Street and Landis Street are both inadequate to become one long thoroughfare.

Steven Vaughn 4270 Reed St 971 678 7007 6/5/19  
 Name Address Phone Date

Kelsey Vaughn 4270 Reed St 503 278 0879 6/5/19  
 Name Address Phone Date

Jane Kemsey 4191 Reed St. (253) 355-1607 6/5/19  
 Name Address Phone Date

Paul King 4191 Reed St. (253) 548-7094 6/5/19  
 Name Address Phone Date

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 Name Address Phone Date

\_\_\_\_\_  
 Name Address Phone Date

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 Name Address Phone Date

10 AM Thursday

# Petition: ~~4~~096 Cornwall Street Become Phase 2 of Stonegate

TO: City of West Linn Representatives,

As residents living in Barrington Heights, Hidden Creek Estates, Reed Road, and Cornwall Street/Sunset, which all surround Stonegate subdivision and Landis Street, **we request that Landis Street NOT be connected to the intersection of Sunset Ave. and Cornwall Street.** With connectivity, the number of cars projected per day on Landis Street, as previously testified, will clearly exceed what is either beneficial or safe for the surrounding subdivisions. Again, our concerns are:

- 1) Landis Street is only 24 feet wide, while neighboring thoroughfares like Beacon Hill Drive and Sunset Avenue are 30 feet wide and were designed to accommodate significant through traffic. Landis Street clearly was not designed or built for such connectivity.
- 2) When cars are parked along both sides of Landis Street, it becomes a one way road and cannot safely accommodate a significant increase in daily trips that would result when connecting it to Sunset Avenue.
- 3) The intersection of Stonegate Lane and Landis Street is at the top of a steep hill. The view around this corner is completely blind from both directions.
- 4) As you turn from Stonegate Lane onto Landis Street **there** is a 30 foot high rock wall immediately to your left (right if coming from Cornwall Street). This creates another blind spot from both directions.
- 5) Stonegate Lane is currently a quiet, dead end street. Connection to any road North of the proposed development would significantly increase daily traffic in both directions, making it far more congested and likely for vehicle-related accidents on Landis Street (which has already occurred as testified).

Therefore **we ask the city of West Linn to acknowledge that the proposed development of ~~4~~096 Cornwall Street become Phase 2 of Stonegate's subdivision, as was originally intended.** The many issues addressed in prior testimony justify that ~~4~~096 Cornwall Street and Landis Street are both inadequate to become one long thoroughfare.

*John J. Whitler* 4260 Reed Street, West Linn (503) 656-8398 6/6/19  
 Name Address Phone Date

*Susan Whitler* 4260 Reed St 503 656 8398 6.6.2019  
 Name Address Phone Date

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 Name Address Phone Date

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 Name Address Phone Date

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