

Willow Ridge Subdivision

Neighborhood Meeting Notes

A neighborhood meeting regarding the proposed six-lot Willow Ridge Estates was held at 7:00 pm on September 24, 2019 at Sunset Elementary School. Richard Givens, planning consultant on the project by Icon Construction and Development, LLC, made a brief presentation explaining the proposal and showing two alternate site plans of the proposed development. The first plan showed a connection of Landis Street through to Cornwall Street, as requested by City of West Linn engineering staff. The second alternate plan showed Landis Street ending at the north property line of the project so that it can be extended in the future. The meeting was well attended by residents of the area surrounding the subject property. A number of concerns were raised by those in attendance:

1. Traffic. Residents on Cornwall Street and Landis Street, as well as people from the surrounding area, are concerned about the impact on their neighborhoods of through traffic associated if Landis Street and Cornwall Street are connected. Cornwall Street is a substandard street with narrow and rough pavement. Mr. Givens explained that the City has plans to improve the street with a 20' paved section in conjunction with the proposed development. Landis Street is improved only to a width of about 24 feet of pavement. Residents are concerned that through traffic would be unsafe and would negatively impact their neighborhood. Some statements were made that neighbors had heard that the City had plans to widen Landis Street. Mr. Givens stated that he was unaware of any such proposal, but residents should discuss this with City staff. There was a general preference for the dead-end configuration. Most neighbors felt a connection should not be made until the roads were fully improved and, preferably, when other street connections were investigated by the City in other areas. The plan for an emergency vehicle connection at the end of the dead-end was generally supported.
2. Geology. Neighbors are concerned about development of the hillside and its potential to cause landslides. There is also concern about impacts on properties along Fairhaven from underground water. Mr. Givens noted that the geology report that had been done for an earlier application on the property indicates that the slope is stable. Further, the plans for collecting and draining storm water runoff from the site to an existing detention/storm system in Landis Street and to a drainageway to the east of the project site will reduce runoff from the site and will benefit downhill properties. Neighbors expressed doubts and want a further investigation. Mr. Givens stated that additional analysis will be provided in the new application.