



CITY OF West Linn

Memorandum

Date: October 16, 2020

To: West Linn Planning Commission

From: Jennifer Arnold, Associate Planner

Subject: Class II Variance to allow five driveways on a shared private access and modify a condition of approval from the original subdivision approval (SUB-15-02) at 2196 Tannler Drive

On October 14, 2020 Staff received written testimony from Ed Schwarz expressing his concerns regarding this project and provided a history of the development.

On October 15, 2020 Staff received written testimony from Alice Richmond expressing her support for this application.

From: [Savanna Oaks Neighborhood Association President](#)
To: [#Board - Planning Commission](#)
Cc: [Mollusky, Kathy](#); [Gabrielatos, Jerry](#); [Williams, John](#); [Wyss, Darren](#)
Subject: Testimony for October 21 Planning Commission Meeting
Date: Wednesday, October 14, 2020 5:23:34 PM
Attachments: [Emails with Staff re Savanna Heights.pdf](#)
[Comments for Planning Commission Meeting - Savanna Heights.pdf](#)
[Swartz-10-6-20.pdf](#)
[Community Comments - Tree Code - Planning Commission Meeting.pdf](#)

Dear Planning Commissioners,

At your upcoming October 21 meeting I plan to enter a brief statement on the tree code during Community Comments. I have attached that statement to this email.

Also, I will be testifying on agenda item 4., "Public Hearing: VAR-20-03, a request for approval of a variance to CDC 48.030(D) allowing a fifth lot to take access from a shared private drive at 2196 Tannler Drive and modification to Condition of Approval 13 from the Savanna Heights subdivision approval (SUB-15-02)."

I have attached my testimony to this email so that you will have time to review it in advance of the meeting. I have also attached supporting documents referenced in my testimony on item 4:

- "Email with Staff re Savanna Heights" contains emails between city staff and me regarding the Savanna Heights project and
- "Swartz-10-6-20" contains the city's response to my public records request for emails related to this issue.

I look forward to discussing these items with you at your October 21 meeting.

Regards,
Ed Schwarz
West Linn

Savanna Oaks Neighborhood Association President

President

Neighborhood Association Presidents

<#>



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Comments for Planning Commission Meeting - Savanna Heights

FILE NO.VAR 20-03

October 14, 2020

Good Evening Commissioners,

My name is Ed Schwarz and I live in West Linn. I am also the President of Savanna Oaks Neighborhood Association and am before you tonight in that capacity.

We are here this evening to discuss certain modifications to the Conditions of Approval for the 6-lot Savanna Heights development. The Savanna Heights development is at the corner of Bland Circle and Tannler Drive. During its recent lifetime, this property has had two different development companies as owners. The first owner developed the land, and the second owner is now building the houses.

In December 2015, the Planning Commission heard and approved the original developer's application for Savanna Heights. As part of the approval, thirteen Conditions of Approval were included by the Planning Commission. Condition of Approval 13 required that Lots 1 and 6 were to directly access the public street of Tannler Drive while the other four lots were to use a shared private driveway. The original developer adhered to these Conditions of Approval and placed the driveway and curb cut for Lot 6 on Tannler Drive, as required. Upon completion of the lot development, the original developer then sold the land to a new developer.

The new developer began construction of the house on Lot 6 earlier this year. It soon became apparent to me that the intent was to have the driveway for Lot 6 access the shared driveway, in apparent violation of Condition of Approval 13. **Our code limits to four the number of houses on a shared driveway and, in addition to violating the Condition of Approval, this would have been the fifth house on that shared driveway, also in violation of our code.**

Being the Neighborhood Association President, I was familiar with the Conditions of Approval for this development and began to inquire about this situation in March of this year. **After several months of communication with City planning staff there was still no explanation as to how this had happened other than an admission that a "mistake" had been made by city staff in allowing this to occur.** I have attached my emails with staff.

Earlier this month I filed a Public Records request to find out how this occurred without the public being noticed of a potential change in the Conditions of Approval, as is required by the code. I was also interested in how five lots could be allowed on a shared driveway without a variance being issued in advance of the construction. In response to my public records request I received several documents including emails between City Planning staff and the developer's project manager and Division Vice President which I have attached.

From my reading of the emails, it appears that, after a request from the developer to have Lot 6 take access from the shared driveway, a Planner discussed the matter with Engineering,

and possibly, other departments in the City and then simply OK'd the developer to proceed with using the shared driveway in violation of city code and the Conditions of Approval.

Based on the emails, it also appears to me that this was done with the Planner's knowledge that there was an existing Condition of Approval which required access from Tannler Drive. I quote from the Planner's January 23, 2019 email sent at 4:37 PM, "The final decision and order for the Savanna Heights Subdivision requires lot 1 and 6 to take access off of Tannler leaving the remaining lots to access via the private road." After another inquiry from the developer, there is another response from the Planner on January 25, 2019 at 3:25 PM, "I just got done talking to [Engineer] about this issue. The outcome is YES you can take access for lot 6 via the private drive (sic) under two conditions:" The Planner then went on to explain the two conditions being 1) removing the existing Lot 6 driveway and curb cut on Tannler Drive and 2) that the developer record an easement allowing Lot 6 to use the private driveway.

Strangely, as late as June 2019, the [Engineer] referenced above was still telling the developer that the driveway for lot 6 must be on Tannler Drive. But, after an additional email from the developer's project manager, the [Engineer] then stated, "Please provide a copy of the easement over the tract and revise your plans showing removal and restoration of the area of the existing driveway approach on Tannler. From what I read, the approval was conditioned on these two items being resolved." No other explanation was provided as to why the Conditions of Approval and city code were being ignored.

The appearance here is that the Planner and, possibly, other city staff, approved this while knowing that a Condition of Approval was in place. This does not appear to have been a "mistake" but, rather, was a willful ignoring of city codes and the Conditions of Approval. Actions such as these lead to distrust between the public and city staff.

I understand that a new policy has been considered so that a written response is to be provided to the Planning Commission confirming that all Conditions of Approval have been complied with prior to the approval of the Plat. I ask that this new policy be made official and that the Neighborhood Associations be given this information on the developments complying along with the Planning Commission.

Thank you.

Ed Schwarz, President
Savanna Oaks NA

Savanna Oaks Neighborhood Association President

From: Wyss, Darren
Sent: Monday, September 28, 2020 5:40 PM
To: Savanna Oaks Neighborhood Association President
Cc: Williams, John; Tim Ramis; Gabrielatos, Jerry; Gary Walvatne
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Ed,

The route necessary to resolve the issue is an application for a Class II Variance to allow five homes to take access from a shared driveway. This will also include a modification to the Conditions of Approval of land use file SUB-15-02. The Toll Brothers will be submitting an application immediately and the target date for the Planning Commission hearing will be October 21st, with an alternative date of November 4th if the timeline for the 21st cannot be achieved. Let me know if you have further questions. Thanks.

From: Savanna Oaks Neighborhood Association President
Sent: Monday, September 28, 2020 10:24 AM
To: Wyss, Darren <dwyss@westlinnoregon.gov>
Cc: Williams, John <JWilliams@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>; Gabrielatos, Jerry <JGabrielatos@westlinnoregon.gov>; Gary Walvatne <gwalvatne@comcast.net>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Darren,

Please provide the promised update on the outcome of your Tuesday discussion with the City Attorney.

Thank you.

Ed

From: Wyss, Darren <dwyss@westlinnoregon.gov>
Sent: Tuesday, September 22, 2020 4:28 PM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Cc: Williams, John <JWilliams@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>; Gabrielatos, Jerry <JGabrielatos@westlinnoregon.gov>; Gary Walvatne <gwalvatne@comcast.net>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Ed,

I apologize for the delay in getting back to you, but good timing on your part. Staff has a meeting scheduled with the City Attorney tomorrow to finalize next steps/process and develop a timeline to resolve the situation. After this discussion, staff will be able to provide a more detailed update to you. Again, staff appreciates your patience as we work through the resolution of this issue.

From: Savanna Oaks Neighborhood Association President
Sent: Tuesday, September 22, 2020 3:14 PM
To: Wyss, Darren <dwyss@westlinnoregon.gov>

Cc: Williams, John <JWilliams@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>; Gabrielatos, Jerry <JGabrielatos@westlinnoregon.gov>; Gary Walvatne <gwalvatne@comcast.net>

Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Darren,

It's been a month since your last email, and I wanted to check in with you on this situation. It seems to me that the city has had ample time to resolve this issue since my first email on this subject back in March.

Has any progress been made in talks with the developer?

I note on the developer's web site that the house in question has been sold (although the house is not yet complete). Are we going to let a resident move into this house without resolving this situation?

Ed

From: Gary Walvatne <gwalvatne@comcast.net>

Sent: Sunday, August 30, 2020 6:01 PM

To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>

Cc: Wyss, Darren <dwyss@westlinnoregon.gov>; Williams, John <JWilliams@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>

Subject: Re: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Hi Ed,

This afternoon, I drove by the home under construction on Lot #6 at Savanna Heights. I also saw the "Sold" sign posted on the private street side of the home. It was my understanding that the developer is working with the City to come back to the Planning Commission for an amendment to the permit conditions of approval. However, I am not aware of this action on the PC's schedule for September or October.

Best regards,

Gary

Gary Walvatne
West Linn Planning Commission

On Aug 23, 2020, at 8:12 AM, Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov> wrote:

Thank you.

Ed

From: Wyss, Darren <dwyss@westlinnoregon.gov>

Sent: Friday, August 21, 2020 5:33 PM

To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>; Williams, John <JWilliams@westlinnoregon.gov>

Cc: Tim Ramis <tim.ramis@jordanramis.com>; Gary Walvatne <gwalvatne@comcast.net>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Ed,
Sorry for the delayed response. I am not intimately involved in the discussion around the solution to this issue, therefore not fully up to speed, but will make sure to get a progress report next week and pass it along to you. Thanks for your patience and have a great weekend.

From: Savanna Oaks Neighborhood Association President
Sent: Thursday, August 20, 2020 3:55 PM
To: Williams, John <JWilliams@westlinnoregon.gov>
Cc: Wyss, Darren <dwyss@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>; Gary Walvatne <gwalvatne@comcast.net>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Hello again,

It has been almost two months since I have heard anything about the status of the negotiations with the developer. Has any progress been made?

I notice that there has been progress on the part of the developer because they are now listing the house we have been discussing as "Sold" on their web site.

I would appreciate receiving an update.

Thank you.

Ed Schwarz

From: Savanna Oaks Neighborhood Association President
Sent: Friday, June 26, 2020 9:10 AM
To: Williams, John <JWilliams@westlinnoregon.gov>
Cc: Wyss, Darren <dwyss@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

John,

Thank you for the update.

I look forward to receiving notice once a final agreement has been reached with the developer.

Regards,
Ed

From: Williams, John <JWilliams@westlinnoregon.gov>
Sent: Friday, June 26, 2020 6:56 AM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Cc: Wyss, Darren <dwyss@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Good morning Ed,

I checked in with staff and the City Attorney on the progress of this. City Attorney Ramis and Planning staff have been working with the developer on several options that would bring the project into compliance with West Linn's CDC. The best choice appears to be dedicating public access easements that enable the entire private drive to be an alley. If this option is not successful there are a couple of other options available. The developer has been informed clearly that there will be no occupancy allowed until a solution is implemented. A stop work order is in our toolbox if they do not make progress towards the solution.

Darren Wyss and Mr. Ramis may be able to provide further updates as this goes on. They will also be working with with the Commission and Chair Walvatne to ensure the PC Condition of Approval part of this is dealt with. One final piece is that we have also talked to the PC about a formalizing/clarifying a process for when and how PC Conditions of Approval may be modified in the future.

Sincerely,
John

From: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Sent: Wednesday, June 24, 2020 9:12 AM
To: Williams, John <JWilliams@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

John,

I would appreciate an update on the final resolution of this issue.

Per your email below, you were going to contact the City Attorney for a review. What was the outcome?

Thank you.

Ed

From: Williams, John <JWilliams@westlinnoregon.gov>
Sent: Monday, March 30, 2020 12:23 PM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>; #Board - Planning Commission <PlanningCommission@westlinnoregon.gov>; City Council <citycouncil@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Good afternoon, I'd like to send some thoughts on each point below.

1. I've already acknowledged this was a mistake. I'm not sure what else I can say. West Linn's Community Development Code contains dozens of sections and when printed is hundreds of pages long, so it's complex and a mistake was made. That's not an excuse of course – it's our job to know the rules. However, I can assure you it was in no way intentional, and I want to speak really strongly on this point. Our staff has no desire to, or incentive to, provide favors to developers. First of all, all of our staff work for the City of West Linn because they want to work in the public sector serving a community. That is our main goal, that is what their employment status is based on, and that is what we spend every day trying to do. If they wanted to facilitate developer work, they would work in the private sector – those jobs are available.

As you can see playing out in this entire exchange, there is absolutely no reward for an employee who makes a mistake that hinders public trust of our work. Indeed, in this community in particular, the consequences in terms of public attention are quite severe and incredibly embarrassing. It's not anything that any employee wants to go through.

2. Planning staff has historically believed that the modification process written in the CDC can be used to amend a condition of approval. I have now asked the City Attorney to review this question.
3. Since there are so many people copied on this chain who may not follow your correction below, I want to provide a little extra information. Condition of Approval #8 regarding signage on Satter Street that you referenced in the original email is taken from the Planning Commission's 2019 approval of SUB 18-04. This subdivision has not been constructed yet; when it does the referenced signs will be built. SUB 15-01, where the incident with the ambulance took place (due to a car parked illegally in front of a hydrant I believe) was constructed and signed exactly as approved by the Planning Commission.
4. I think I have addressed this already above. I believe all staff do enforce the code in the exact same manner.

One final thought. I think what's sometimes left behind in these types of exchanges is the hundreds of decisions, large and small, that are done completely correctly every month. I hope we can remember those as well to provide some context.

I would be happy to arrange a phone call to talk more about this if it would be more helpful.

Sincerely,
John

From: Savanna Oaks Neighborhood Association President
Sent: Monday, March 30, 2020 9:09 AM
To: Williams, John <JWilliams@westlinnoregon.gov>
Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>; #Board - Planning Commission <PlanningCommission@westlinnoregon.gov>; City Council <citycouncil@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

John,

I need to correct #3 in my email below. I used the wrong development application in this case.

The development I should have cited is SUB-15-01 (22850 Weatherhill Road).

My concerns remain about staff not enforcing our codes and COAs.

Ed

From: Savanna Oaks Neighborhood Association President
Sent: Sunday, March 29, 2020 4:55 PM
To: Williams, John <JWilliams@westlinnoregon.gov>
Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>; #Board - Planning Commission <PlanningCommission@westlinnoregon.gov>; City Council <citycouncil@westlinnoregon.gov>; Tim

Ramis <tim.ramis@jordanramis.com>

Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

John,

Thank you for your response. I have a few comments.

1. The public has a right to expect that city employees know their job. A significant part of the job of planning and engineering staff is to know the CDC and other related codes and requirements in the city. Overlooking Chapter 48.030 and its applicability in this case is a grievous error. If I am aware of this part of the code, why wasn't staff?
2. You did not address what in my mind is even more egregious than overlooking 48.030. That is that the requirement to have the driveway from lot 6 exit onto Tannler Drive was a **Condition of Approval** from the Planning Commission. Was staff also unaware of this COA?
3. You state that you are unaware of a situation like this happening in the past, but I can point you an issue from 2019. For the development at 22870 Weatherhill Road (see attached) the Planning Commission's Condition of Approval #8 was as follows "Parking: Satter Street as extended into the proposed development shall be posted no parking consistent with TVFR regulations prior to approval of the final plat." This COA was also either overlooked or ignored by staff. No signs limiting parking were posted on Satter Street. This resulted in a situation where TVF&R paramedics could not reach the house of a young girl due to cars being parked on the street. Eventually, they had to wheel her out of her house on a stretcher and down the block – which I can imagine would be traumatic. This issue was brought up at several public meetings, yet it apparently had no effect as here we are again with a COA not being enforced. I know that this occurred before you became Interim City Manager, but I would expect that staff would be aware of this issue. Isn't it much easier to sell homes which are not on a street that is posted as no parking? I'm not saying that staff did this developer a favor but there is no way for me to know.
4. Lastly, I would like to point out that I have personally been in pre-application meetings where developers specifically stated that they hoped that a certain former planning staff member would be assigned to their application. I cannot think of too many reasons why they would want a specific planner to be assigned unless they felt that this planner would be more lenient to their views of code interpretation. Shouldn't all staff members be enforcing codes equally?

Despite your contention that the driveway issue was a mistake, there is no way for members of the public to know if that was truly the case or if staff did this developer a favor.

Issues like this lead to distrust in the community regarding whose interests are being served by staff -- the public's or those of the development community.

Ed

From: Williams, John <JWilliams@westlinnoregon.gov>

Sent: Thursday, March 26, 2020 10:47 AM

To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>

Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>; #Board - Planning Commission <PlanningCommission@westlinnoregon.gov>; City Council <citycouncil@westlinnoregon.gov>; Tim Ramis <tim.ramis@jordanramis.com>

Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Good morning. I've looked into this issue and have the following report:

- First, West Linn’s Community Development Code does provide a process to make modifications to approved projects. See CDC 99.120 and 85.085 in particular. This allows staff to approve certain small changes, but requires the original hearing body to process more significant changes or changes that call into question compliance with a relevant approval criterion. We do process such applications from time to time, and these have been handled in both ways in the past depending on the applications.
- In this case, Planning staff received a request from Toll Brothers to change access on Lot 6, and looked at the modification criteria to assess which process was called for by the code. Looking at the CDC sections referenced above, the request was not more than a 10% change requiring approval by the original deciding body because the request was not changing housing types, the number of units was not changing, and the other quantifiable aspects of the code criteria didn’t apply. Therefore, as you have already heard from staff, the request was reviewed administratively by Planning, Engineering, and TVF&R with no public notice.
- I understand that, if the driveway had been proposed to move to a higher volume street, this would have been not supported by staff, but moving it onto the lower volume driveway did not trigger that type of concern. Also there was a thought that the change would actually free up a little on-street parking on Tannler. Therefore, the application was approved.
- Unfortunately, in their review of the modification request, staff overlooked the requirements of Chapter 48.030 which limit private 20’ accesses to four homes maximum. Had this section been applied, the application would not have been approved.
- This means we find ourselves in a difficult situation, with home construction well underway. I am asking staff to discuss with the City Attorney and Building Official to look at options immediately and will report back if we see any feasible options to correct this.

I want to underline that this was a human error which we regret. I am not aware of similar issues happening in the past and will look into ways to ensure that it does not happen again. In fact, what I’ve discovered is that staff looks very seriously at modification processes, and typically tries to discourage these from happening at all, because this community takes the land use application hearing process and citizen involvement so seriously.

Finally - thanks for your patience in waiting for me to track this one down. As you know...there is quite a lot going on right now.

Sincerely,
John

From: Savanna Oaks Neighborhood Association President
Sent: Wednesday, March 25, 2020 3:06 PM
To: Williams, John <JWilliams@westlinnoregon.gov>
Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>; #Board - Planning Commission <PlanningCommission@westlinnoregon.gov>; City Council <citycouncil@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

John,

[Any update on my request?](#)

Thank you.

Ed

From: Savanna Oaks Neighborhood Association President
Sent: Wednesday, March 18, 2020 5:24 PM
To: Williams, John <JWilliams@westlinnoregon.gov>
Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>; Planning Commission (planningcommission@westlinnoregon.gov) <planningcommission@westlinnoregon.gov>; City Council (citycouncil@westlinnoregon.gov) <citycouncil@westlinnoregon.gov>
Subject: FW: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

John,

I wanted to bring you into the loop on an email exchange I have been having with the Planning Department. As you will see at the bottom of this email chain, I am inquiring about a development currently being built at 23128 Bland Circle ("Savanna Heights"). This is the development at the corner of Bland Circle and Tannler Drive.

As you will see from the attached, this development was approved by the Planning Commission on December 2, 2015. Note that the Planning Commission included 13 Conditions of Approval. Condition of Approval 13 states "Access to Lots 1 and 6 shall be from Tannler Drive." At the time of this approval, there was already one home constructed on the property (Lot 1) and its access was from Tannler Drive. The other five lots were not yet developed. Savanna Oaks NA was aware of this development application and agreed with the Conditions of Approval.

As the land was developed, a common (flag) driveway was installed to service Lots 2, 3, 4, and 5. A curb cut driveway was placed on Tannler Drive to service Lot 6 as required by the Condition of Approval. That curb cut driveway is still in place today.

Once the land was developed, but before houses were built, the development was sold to Toll Brothers. Toll Brothers has been building the five houses for the past year or so. Construction recently began on Lot 6 (the last lot to be built) and it became apparent to me that access to Lot 6 is going to be from the shared driveway and not from Tannler Drive as required by the Condition of Approval. I sought the Planning Department's input on why this was allowed given the Condition of Approval requiring access from Tannler Drive and that, to my knowledge, there was no hearing before the Planning Commission, or any public notice, that this change had been made in the Conditions of Approval. So far, I have not received a complete answer to my inquiry although Jennifer Arnold is working on it. To date, she has told me that the change to allow access from the shared driveway was made by "Planning, Engineering, and Building Staff along with TVFR."

My concerns are as follows:

1. An existing Planning Commission Condition of Approval was apparently ignored by City staff.
2. City code was apparently violated as there are now five houses served by the common, flag-lot driveway while code limits the number to four houses.
3. The change was not presented to the Planning Commission.
4. No public notice of the change was provided.

The above is very concerning to me and violates the trust we citizens put into our city staff to serve the best interests of the citizens. I am not sure how I will be able to explain this situation to members of Savanna Oaks NA.

I would appreciate your looking into this situation and getting back to me with information as to how this change could happen without approval of the Planning Commission or any public notice, and any steps you are taking to ensure it doesn't happen again.

Thank you.

Ed

From: Savanna Oaks Neighborhood Association President
Sent: Tuesday, March 17, 2020 9:47 AM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Jennifer,

Understood.

Thanks.

Ed

From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Tuesday, March 17, 2020 9:19 AM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Subject: Re: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Hello,

I am working on another project and against a deadline. I will respond to your questions as soon as I can.

I would appreciate understanding as Planning Staff are working remotely and we do not yet have full access to our files. We are doing the best we can to serve the community and keep moving forward.

Jennifer

From: Savanna Oaks Neighborhood Association President
Sent: Monday, March 16, 2020 7:34 PM
To: Arnold, Jennifer
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Jennifer,

I was hoping to have a response to the questions below by today.

Please send me your response by Noon tomorrow (Tuesday, March 17) or let me know why you are unable to do so.

Ed

From: Savanna Oaks Neighborhood Association President
Sent: Thursday, March 12, 2020 8:00 PM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Jennifer,

Since the driveway location was a Condition of Approval from the Planning Commission, shouldn't the decision to allow it to be relocated have been submitted to the Planning Commission for approval?

In this case, it seems to me that the parties you mentioned (Planning, Engineering, Building Staff, and TVF&R) decided to modify the location of the driveway without putting it through the proper channels.

Also, was there any public notice or notice to the affected neighborhood association (Savanna Oaks NA) that the final decision of the Planning Commission was being modified by staff?

Can you please clarify for me why this did not need to go back through the Planning Commission?

Thank you.

Ed

From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Thursday, March 12, 2020 5:24 PM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Hello,

The driveway was permitted to be relocated with a recorded access easement and curb mitigation. This decision was coordinated with Planning, Engineering, and Building Staff along with TVFR.

Jennifer

From: Schroder, Lynn
Sent: Tuesday, March 10, 2020 4:50 PM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Cc: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Hi Ed,

I turned this this over to Jennifer Arnold. She will respond this week.

Lynn

From: Savanna Oaks Neighborhood Association President
Sent: Tuesday, March 10, 2020 4:36 PM
To: Schroder, Lynn <LSchroder@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Lynn,

Any update on this?

Thanks.

Ed

From: Savanna Oaks Neighborhood Association President
Sent: Monday, March 9, 2020 9:01 AM
To: Schroder, Lynn <LSchroder@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Lynn,

Yes, that is sort of the project I am interested in.

What I mean by "sort of" is that what you found was the original application and approval for the project. But the project was then developed in two pieces:

1. The lots were developed (infrastructure installed) but no houses were built.
2. Then, the land was sold to Toll Brothers and they are now the ones building the houses. I was looking for a project for the construction of the houses.

The original application and approval (from the project you found) was for lots 1 and 6 of the development to directly access Tannler Drive while the other lots used a shared driveway (flag lots). Looking at the signed final order from the Planning Commission, it states that "Access to Lots 1 and 6 shall be from Tannler Drive" was a Condition of Approval. The house on lot 1 currently accesses Tannler Drive directly. For lot 6, the original developer placed a driveway access on Tannler Drive. But now, I have noticed that as the house on lot 6 is starting to be built, it appears the house will not access Tannler Drive directly but, instead, will be accessing the shared flag lot street which serves lots 2-5. My concern is that I believe our code limits a flag lot driveway to four houses on the shared driveway and this change would make five houses accessing the shared driveway.

I am trying to find out if the Planning Commission order was modified by the city in a subsequent approval so that five houses can access the shared flag lot driveway?

Could you check with Darren Wyss to see if the original Planning Commission Conditions of Approval were subsequently modified to allow lot 6 to also access the shared driveway?

Thank you.

Ed

From: Schroder, Lynn <LSchroder@westlinnoregon.gov>
Sent: Monday, March 9, 2020 8:20 AM
To: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Subject: RE: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Hi Ed,

Is this the project to which you are referring?

<https://westlinnoregon.gov/planning/23128-bland-circle-six-lot-subdivision>

I went to completed projects from the project page and searched on "Bland Circle"

If you are looking for a different one, I can search further.

Lynn

From: Savanna Oaks Neighborhood Association President
Sent: Saturday, March 7, 2020 1:33 PM
To: Schroder, Lynn <LSchroder@westlinnoregon.gov>
Cc: Savanna Oaks Neighborhood Association President <savannaoaksna@westlinnoregon.gov>
Subject: Question re: Savanna Heights Development at corner of Tannler Drive and Bland Circle

Lynn,

With John Boyd unavailable, I am hoping that you can help me.

Could you please point me to the place on the city web site where I can find the planning department project files for the 5-home Savanna Heights development currently under construction at the corner of Tannler Drive and Bland Circle? I have searched and searched the web site and had no luck.

FYI, I am not looking for the original development application where the five lots were developed but the more recent application from Toll Brothers for the construction of the 5 houses.

Thank you.

Ed

Savanna Oaks Neighborhood Association President

President
Neighborhood Association Presidents

22500 Salamo Rd.
West Linn, OR 97068
savannaoaksna@westlinnoregon.gov
westlinnoregon.gov
503-657-0331

 **City of West Linn**
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Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public

From: [City of West Linn](#)
Sent: Wednesday, July 3, 2019 2:35 PM
To: apepper@westlinnoregon.gov
Subject: Important communication regarding record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

This is important communication regarding record # **935-19-000609-SD-01** at job site address **2196 Tannler DR, West Linn, OR 97068**.

Record Type: Residential Site Development
Record Status: In Review/Addl Info Rcvd
Description of Work: New 3 story Single Family Home
Workflow Task and Status: Infrastructure Review / Addl Info Received
Comment: Revised Site and Erosion plans added 7.03.2019

If you have questions, please contact **Adam Bernert** at 503-742-6054 or abernert@westlinnoregon.gov.

Your record is available online for tracking by clicking here:

https://aca.oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=19CAP&capID2=00000&capID3=000H0&agencyCode=WEST_LINN

Thank you.

West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov
<http://westlinnoregon.gov/building>

From: [Jaydee Dodd](#)
Sent: Wednesday, July 3, 2019 1:40 PM
To: [Pepper, Amy](#)
Cc: [Bernert, Adam](#); [Bloomfield, Alisha](#); [Clark, James](#); [Arnold, Jennifer](#); [Wyss, Darren](#)
Subject: RE: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068
Attachments: Savanna Heights- Lot 6 Site Plan.pdf; Savanna Heights- Lot 6 Erosion Control Plan.pdf

Hi Amy,

Attached are the revised site plans for the lot. I'll send over a copy of the easement once we have it. Please let me know if you need anything else. Have a great weekend!

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: Pepper, Amy <APepper@westlinnoregon.gov>
Sent: Wednesday, July 03, 2019 7:15 AM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Cc: Bernert, Adam <ABernert@westlinnoregon.gov>; Bloomfield, Alisha <ABloomfield@westlinnoregon.gov>; Clark, James <jclark@westlinnoregon.gov>; Arnold, Jennifer <jarnold@westlinnoregon.gov>; Wyss, Darren <dwyss@westlinnoregon.gov>
Subject: RE: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

Jaydee ~

Please provide a copy of the easement over the tract and revise your plans showing removal and restoration of the area of the existing driveway approach on Tannler. From what I read, the approval was conditioned on these two items being resolved.

Amy

From: Jaydee Dodd [mailto:jdodd@tollbrothers.com]
Sent: Tuesday, July 2, 2019 1:03 PM
To: Pepper, Amy <APepper@westlinnoregon.gov>
Cc: Bernert, Adam <ABernert@westlinnoregon.gov>; Bloomfield, Alisha <ABloomfield@westlinnoregon.gov>; Clark, James <jclark@westlinnoregon.gov>; Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

Hi Amy,

We got approval to not have the driveway access from Tannler Drive, but to have the access come from the tract road. Please let me know if this is not the case.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: City of West Linn <WestLinnNoReply@Accela.com>
Sent: Monday, June 24, 2019 1:29 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>; abernert@westlinnoregon.gov; abloomfield@westlinnoregon.gov; jclark@westlinnoregon.gov; jarnold@westlinnoregon.gov
Subject: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

EXTERNAL EMAIL

Plan revisions are needed for permit application **935-19-000609-SD-01** located at job site address **2196 Tannler DR, West Linn, OR 97068**. Please see comments below for details.

Workflow Task: Infrastructure Review

Comment: Lot 6 is required to take access directly from Tannler Drive, as approved in the subdivision land use decision. Revise the site plan and erosion control plan showing access from Tannler Drive.

If you have questions, please contact **Amy Pepper** at 503-722-3437 or apecpper@westlinnoregon.gov.

Your record is available online for tracking by clicking here:

https://aca.oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=19CAP&capID2=00000&capID3=000H0&agencyCode=WEST_LINN

Thank you.

West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov
<http://westlinnoregon.gov/building>

Amy Pepper
Senior Project Engineer
Public Works Support

22500 Salamo Rd
West Linn, Oregon 97068
apecpper@westlinnoregon.gov
westlinnoregon.gov
503-722-3437

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This e-mail is subject to the State Retention Schedule and may be made available to the public

From: [Pepper, Amy](#)
Sent: Wednesday, July 3, 2019 7:15 AM
To: [Jaydee Dodd](#)
Cc: [Bernert, Adam](#); [Bloomfield, Alisha](#); [Clark, James](#); [Arnold, Jennifer](#); [Wyss, Darren](#)
Subject: RE: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

Jaydee ~

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Sent: Tuesday, July 2, 2019 1:03 PM
To: Pepper, Amy <APepper@westlinnoregon.gov>
Cc: Bernert, Adam <ABernert@westlinnoregon.gov>; Bloomfield, Alisha <ABloomfield@westlinnoregon.gov>; Clark, James <jclark@westlinnoregon.gov>; Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

Hi Amy,

We got approval to not have the driveway access from Tannler Drive, but to have the access come from the tract road. Please let me know if this is not the case.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: City of West Linn <WestLinnNoReply@Accela.com>
Sent: Monday, June 24, 2019 1:29 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>; abernert@westlinnoregon.gov; abloomfield@westlinnoregon.gov; jclark@westlinnoregon.gov; jarnold@westlinnoregon.gov
Subject: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

EXTERNAL EMAIL

Plan revisions are needed for permit application **935-19-000609-SD-01** located at job site address **2196 Tannler DR, West Linn, OR 97068**. Please see comments below for details.

Workflow Task: Infrastructure Review

Comment: Lot 6 is required to take access directly from Tannler Drive, as approved in the subdivision land use decision. Revise the site plan and erosion control plan showing access from Tannler Drive.

If you have questions, please contact **Amy Pepper** at 503-722-3437 or apepper@westlinnoregon.gov.

Your record is available online for tracking by clicking here:

https://aca.oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=19CAP&capID2=00000&capID3=000H0&agencyCode=WEST_LINN

Thank you.

West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov
<http://westlinnoregon.gov/building>

From: [Kam, Joshua](#)
Sent: Tuesday, July 2, 2019 3:54 PM
To: [Pepper, Amy](#); [Bloomfield, Alisha](#); [Breithaupt, Lauren](#)
Cc: 'Scott Rainey.'
Subject: FW: SDC Deferrals

Importance: High

Hi Amy,

Scott from Icon is ready to sign SDC deferral agreements for the following properties below – could you let me know what the SDC fees are for each lot so I can draft the deferral agreements?

Thank you,
Josh

From: Scott Rainey [mailto:scott@iconconstruction.net]
Sent: Tuesday, July 02, 2019 3:35 PM
To: Kam, Joshua <JKam@westlinnoregon.gov>
Cc: Scott Rainey <scott@iconconstruction.net>
Subject: SDC Deferrals
Importance: High

Good Afternoon Josh,

I am hoping to pick up permits for the following permits soon. Can you please get the SDC deferral agreements put together and sent over at your earliest convenience? I set the intended dates for permit pick-up below so you could set the interest accordingly.

Tanner Ridge Lot # 9 – 4015 Roxbury Drive – Ready to pick up permit ASAP
Tanner Ridge Lot # 14 – 3165 Meadowlark Drive – Ready to pick up permit ASAP

Tanner Ridge Lot # 3 – 4053 Heron Drive – Will be picking up permits on 7/15
Tanner Ridge Lot # 5 – 4035 Roxbury Drive – Will be picking up permits on 7/15
Tanner Ridge Lot # 6 – 4029 Roxbury Drive – Will be picking up permits on 7/15

Thanks!

Scott Rainey

Residential Building Department Manager
ICON Construction & Development, LLC #150499
1980 Willamette Falls Drive, Suite 200 | West Linn, OR 97068
503.657.0406 office | 503.655.5991 fax
scott@iconconstruction.net
www.iconconstruction.net



From: [Scott Rainey](#)
Sent: Tuesday, July 2, 2019 3:35 PM
To: [Kam, Joshua](#)
Cc: [Scott Rainey](#)
Subject: SDC Deferrals

Importance: High

Good Afternoon Josh,

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Tanner Ridge Lot # 6 – 4029 Roxbury Drive – Will be picking up permits on 7/15

Thanks!

Scott Rainey

Residential Building Department Manager
ICON Construction & Development, LLC #150499
1980 Willamette Falls Drive, Suite 200 | West Linn, OR 97068
503.657.0406 office | 503.655.5991 fax
scott@iconconstruction.net
www.iconconstruction.net



From: [Jaydee Dodd](#)
Sent: Tuesday, July 2, 2019 1:03 PM
To: [Pepper, Amy](#)
Cc: abernert@westlinnoregon.gov; abloomfield@westlinnoregon.gov; jclark@westlinnoregon.gov; jarnold@westlinnoregon.gov
Subject: RE: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068
Attachments: Lot 6 Driveway approval.pdf

Hi Amy,

We got approval to not have the driveway access from Tannler Drive, but to have the access come from the tract road. Please let me know if this is not the case.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: City of West Linn <WestLinnNoReply@Accela.com>
Sent: Monday, June 24, 2019 1:29 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>; abernert@westlinnoregon.gov; abloomfield@westlinnoregon.gov; jclark@westlinnoregon.gov; jarnold@westlinnoregon.gov
Subject: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

EXTERNAL EMAIL

Plan revisions are needed for permit application **935-19-000609-SD-01** located at job site address **2196 Tannler DR, West Linn, OR 97068**. Please see comments below for details.

Workflow Task: Infrastructure Review

Comment: Lot 6 is required to take access directly from Tannler Drive, as approved in the subdivision land use decision. Revise the site plan and erosion control plan showing access from Tannler Drive.

If you have questions, please contact **Amy Pepper** at 503-722-3437 or apepper@westlinnoregon.gov.

Your record is available online for tracking by clicking here:

https://aca.oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=19CAP&capID2=00000&capID3=000H0&agencyCode=WEST_LINN

Thank you.

West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov
<http://westlinnoregon.gov/building>

From: [Jaydee Dodd](#)
Sent: Thursday, June 27, 2019 9:29 AM
To: [Arnold, Jennifer](#)
Subject: RE: Conditions of Planning Review Approval

Thanks Jennifer. We'll keep you updated on what happens once we start excavation.

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Thursday, June 27, 2019 9:27 AM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

Good Morning,

If you can save the tree – great! We know the current plan will not work with this property if the tree protection is in place, and wanted to provide you with an option to move forward with your existing house plan.

Jennifer

From: Jaydee Dodd [<mailto:jdodd@tollbrothers.com>]
Sent: Thursday, June 27, 2019 7:58 AM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Conditions of Planning Review Approval

Good morning Jennifer,

For 935-19-000404-DWL, if there was a way to save this tree in the field when we start construction, could we still save it instead of your recommendation? We would really like to save this tree.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: Bernert, Adam <ABernert@westlinnoregon.gov>
Sent: Tuesday, June 25, 2019 2:20 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

I would give Darren Wyss or Jennifer Arnold a call if you want any more information. Darren's number is 503-742-6064. Jennifer's is 503.742.6057

Thanks,

Adam

From: Jaydee Dodd [<mailto:jdodd@tollbrothers.com>]
Sent: Tuesday, June 25, 2019 2:18 PM
To: Bernert, Adam <ABernert@westlinnoregon.gov>
Cc: Michael Lill <mlill@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

Thanks for confirming. We'll look into the steps below.

Jaydee Dodd
Project Manager

Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: Bernert, Adam <ABernert@westlinnoregon.gov>
Sent: Tuesday, June 25, 2019 2:07 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

Yeah, of Course, My apologies, I couldn't figure out how to send them from the plan review processing page, so I just copied and pasted. These are for Lot 2, Address 2176 Tannler, permit number 935-19-000404-DWL.

You can see these status items via E-permitting by following the steps below:

If you wanted to look any status updates as they come, please follow these steps:

Step 1: <https://aca.oregon.accela.com/oregon/>

Step 2: Search - Building Permit

Step 3: Enter job site address in search menu (only include street numbers and **first 3 letters** of street name) or Permit Number

Step 4: Select "Record Info/ Schedule Inspections" - "Processing Status"

Step 5: Select which department review you'd like to see and press the + button to view comments

Thanks,

Adam

From: Jaydee Dodd [<mailto:jdodd@tollbrothers.com>]
Sent: Tuesday, June 25, 2019 2:01 PM
To: Bernert, Adam <ABernert@westlinnoregon.gov>
Cc: Michael Lill <mlill@tollbrothers.com>
Subject: FW: Conditions of Planning Review Approval

Adam,

I just wanted to confirm that these two emails are for Lot 2 at Savanna Heights. It doesn't specify on the email.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: NoReply@Accela.com <NoReply@Accela.com>
Sent: Tuesday, June 25, 2019 12:49 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Cc: Michael Lill <mlill@tollbrothers.com>
Subject: Conditions of Planning Review Approval

EXTERNAL EMAIL

Conditions of Planning Review Approval:

1. Hub and Tack survey required prior to footing inspection
2. Must comply with all conditions of approval from Planning Dept. File No. SUB-15-02
3. Removal of significant tree (#3991) acceptable with retention of significant tree (#4830) - dsw

Adam Bernert
Building Inspector I
Building

22500 Salamo Rd.
West Linn, OR 97068
abernert@westlinnoregon.gov
westlinnoregon.gov
503-742-6054

From: [Arnold, Jennifer](#)
Sent: Thursday, June 27, 2019 9:27 AM
To: '[Jaydee Dodd](#)'
Subject: RE: Conditions of Planning Review Approval

Good Morning,

If you can save the tree – great! We know the current plan will not work with this property if the tree protection is in place, and wanted to provide you with an option to move forward with your existing house plan.

Jennifer

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Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



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To: Jaydee Dodd <jdodd@tollbrothers.com>
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Thanks,

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Sent: Tuesday, June 25, 2019 2:18 PM
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Cc: Michael Lill <mlill@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

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Jaydee Dodd
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Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



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Project Manager

Toll Brothers

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Adam Bernert

Building Inspector I

Building

22500 Salamo Rd.

West Linn, OR 97068

abernert@westlinnoregon.gov

westlinnoregon.gov

503-742-6054

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This e-mail is subject to the State Retention Schedule and may be made available to the public

From: [Arnold, Jennifer](#)
Sent: Thursday, June 27, 2019 8:14 AM
To: [Wyss, Darren](#)
Subject: FW: Conditions of Planning Review Approval

From: Jaydee Dodd [mailto:jdodd@tollbrothers.com]
Sent: Thursday, June 27, 2019 7:58 AM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Conditions of Planning Review Approval

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Jaydee Dodd
Project Manager

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4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: Bernert, Adam <ABernert@westlinnoregon.gov>
Sent: Tuesday, June 25, 2019 2:07 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

Yeah, of Course, My apologies, I couldn't figure out how to send them from the plan review processing page, so I just copied and pasted. These are for Lot 2, Address 2176 Tannler, permit number 935-19-000404-DWL.

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Step 5: Select which department review you'd like to see and press the + button to view comments

Thanks,

Adam

From: Jaydee Dodd [<mailto:jdodd@tollbrothers.com>]
Sent: Tuesday, June 25, 2019 2:01 PM
To: Bernert, Adam <ABernert@westlinnoregon.gov>
Cc: Michael Lill <mlill@tollbrothers.com>
Subject: FW: Conditions of Planning Review Approval

Adam,

I just wanted to confirm that these two emails are for Lot 2 at Savanna Heights. It doesn't specify on the email.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035

Office: (971) 339-5179 | Cell: (360) 531-2772



From: NoReply@Accela.com <NoReply@Accela.com>

Sent: Tuesday, June 25, 2019 12:49 PM

To: Jaydee Dodd <jdodd@tollbrothers.com>

Cc: Michael Lill <mlill@tollbrothers.com>

Subject: Conditions of Planning Review Approval

EXTERNAL EMAIL

Conditions of Planning Review Approval:

1. Hub and Tack survey required prior to footing inspection
2. Must comply with all conditions of approval from Planning Dept. File No. SUB-15-02
3. Removal of significant tree (#3991) acceptable with retention of significant tree (#4830) - dsw

Adam Bernert

Building Inspector I

Building

22500 Salamo Rd.

West Linn, OR 97068

abernert@westlinnoregon.gov

westlinnoregon.gov

503-742-6054

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From: [Jaydee Dodd](#)
Sent: Thursday, June 27, 2019 7:58 AM
To: jarnold@westlinnoregon.gov
Subject: RE: Conditions of Planning Review Approval

Good morning Jennifer,

For 935-19-000404-DWL, if there was a way to save this tree in the field when we start construction, could we still save it instead of your recommendation? We would really like to save this tree.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



From: Bernert, Adam <ABernert@westlinnoregon.gov>
Sent: Tuesday, June 25, 2019 2:20 PM
To: Jaydee Dodd <jdodd@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

I would give Darren Wyss or Jennifer Arnold a call if you want any more information. Darren's number is 503-742-6064. Jennifer's is 503.742.6057

Thanks,

Adam

From: Jaydee Dodd [<mailto:jdodd@tollbrothers.com>]
Sent: Tuesday, June 25, 2019 2:18 PM
To: Bernert, Adam <ABernert@westlinnoregon.gov>
Cc: Michael Lill <mlill@tollbrothers.com>
Subject: RE: Conditions of Planning Review Approval

Thanks for confirming. We'll look into the steps below.

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Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
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503-742-6054

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From: [Bernert, Adam](#)
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Thanks,

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From: [Jaydee Dodd](#)
Sent: Tuesday, June 25, 2019 2:01 PM
To: [Bernert, Adam](#)
Cc: [Michael Lill](#)
Subject: FW: Conditions of Planning Review Approval
Attachments: Conditions of Site Review Approval

Adam,

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Thank you,

Jaydee Dodd
Project Manager

Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



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Sent: Tuesday, June 25, 2019 12:49 PM
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From: [Arnold, Jennifer](#)
Sent: Monday, June 24, 2019 2:15 PM
To: [Wyss, Darren](#)
Subject: FW: Savanna Heights

[Found the email chain](#)

From: JJ Portlock [mailto:jportlock@tollbrothers.com]
Sent: Friday, January 25, 2019 3:48 PM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Savanna Heights

This is great news, thank you for looking into it for me!

Thanks,

JJ PORTLOCK
Division Vice President

Toll Brothers

4949 Meadows Road, Suite 420

Lake Oswego, OR 97035

p 971-339-5176 c 425.829.1566

jportlock@tollbrothers.com | www.tollbrothers.com



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From: Arnold, Jennifer
Sent: Friday, January 25, 2019 3:25 PM
To: JJ Portlock
Subject: RE: Savanna Heights

Hey JJ,

I just got done talking to Amy about this issue. The outcome is YES you can take access for lot 6 via the private drive under two conditions:

- 1) The current driveway curb cut on Tannler needs to be removed and sidewalk/curb/planter strip replaced
- 2) An easement is recorded allowing lot 6 to use the private drive/flag lots to access their property

Let me know if this works for you or if you have any questions.

Jennifer

From: JJ Portlock [<mailto:jportlock@tollbrothers.com>]
Sent: Friday, January 25, 2019 1:34 PM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Savanna Heights

Jennifer,

Did you get an answer on this?

Thanks,

JJ PORTLOCK
Division Vice President

Toll Brothers

4949 Meadows Road, Suite 420

Lake Oswego, OR 97035

p 971-339-5176 c 425.829.1566

jportlock@tollbrothers.com | www.tollbrothers.com



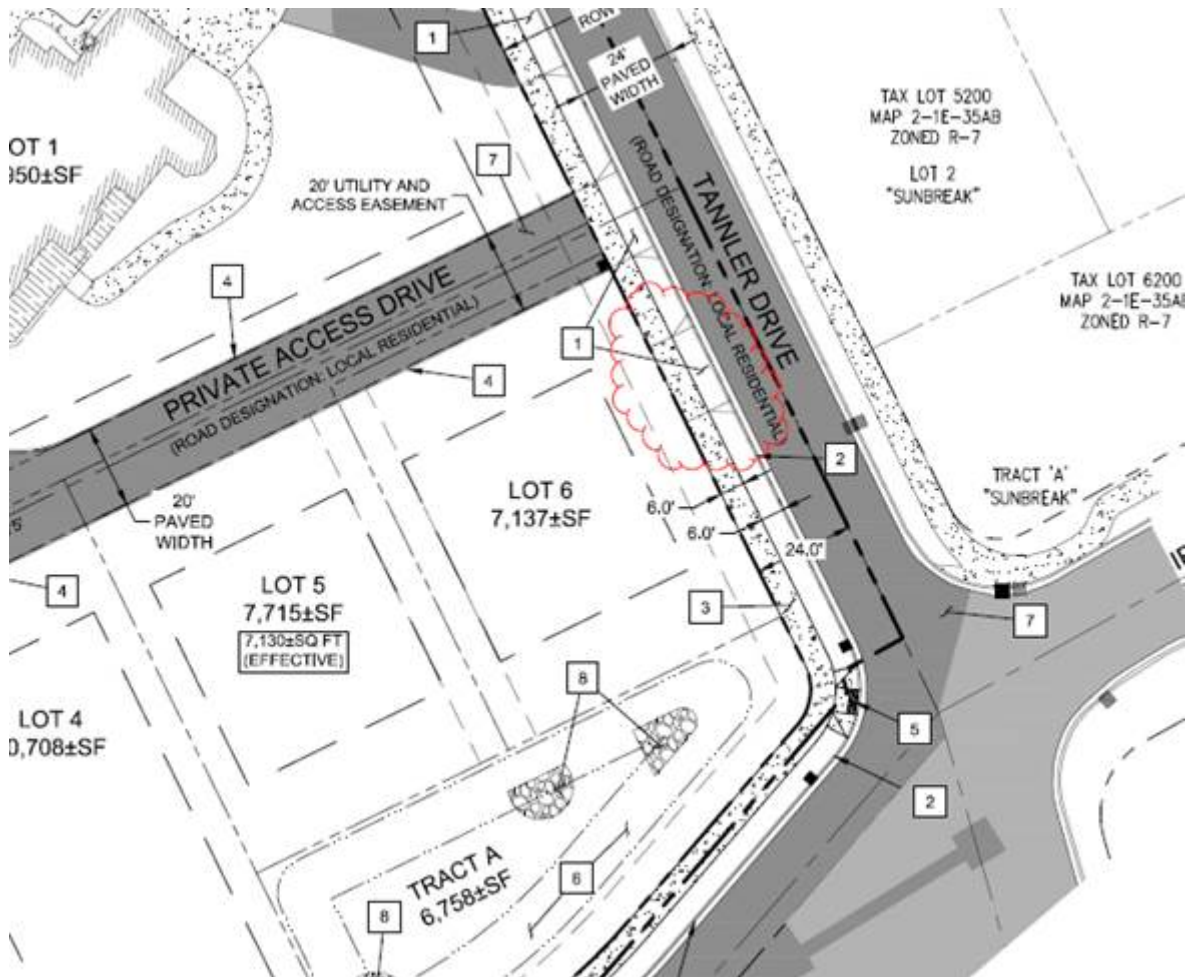
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4 YEARS IN A ROW

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From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Wednesday, January 23, 2019 4:37 PM
To: JJ Portlock <jportlock@tollbrothers.com>
Subject: RE: Savanna Heights

JJ,

The final decision and order for the Savana Heights Subdivision requires lot 1 and 6 to take access off of Tanner leaving the remaining lots to access via the private road. Lot 6 can only take access off of the private road if the road is upgraded to road standards. Currently, it is considered a shared driveway. The image below shows where the curb cut should be for the driveway off Tanner.



Jennifer

From: JJ Portlock [<mailto:jportlock@tollbrothers.com>]
Sent: Wednesday, January 23, 2019 4:23 PM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: RE: Savanna Heights

Jennifer,

Thanks for the quick review! Yes, we will put the FAR calc on the site plans. Also, can you confirm lot 6 can be accessed off the private road.

Thanks,

JJ PORTLOCK
Division Vice President

Toll Brothers

4949 Meadows Road, Suite 420

Lake Oswego, OR 97035

p 971-339-5176 c 425.829.1566

jportlock@tollbrothers.com | www.tollbrothers.com





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4 YEARS IN A ROW**

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From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Wednesday, January 23, 2019 11:52 AM
To: JJ Portlock <jportlock@tollbrothers.com>
Subject: RE: Savanna Heights

EXTERNAL EMAIL

JJ,

These homes look great. I don't see any issues with sidewall transitions or height requirements. I don't know what the floor area ratios look like for these homes, so my only advice would be to put that calculation on your plans. And keep the FAR for living space (excluding basements and garages) to no more than 45%.

Jennifer

From: JJ Portlock [<mailto:jportlock@tollbrothers.com>]
Sent: Wednesday, January 23, 2019 10:47 AM
To: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Subject: Savanna Heights

Jennifer,

Attached are the home plan elevations we plan on building at Savanna Heights. Can you take a quick look and let me know your thoughts on us meeting the Code interpretation. Thanks for your time.

Thanks,

JJ PORTLOCK
Division Vice President

Toll Brothers

4949 Meadows Road, Suite 420

Lake Oswego, OR 97035

p 971-339-5176 c 425.829.1566

jportlock@tollbrothers.com | www.tollbrothers.com



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Jennifer Arnold
Associate Planner

From: [City of West Linn](#)
Sent: Monday, June 24, 2019 1:29 PM
To: JDODD@TOLLBROTHERS.COM; abernert@westlinnoregon.gov; abloomfield@westlinnoregon.gov; jclark@westlinnoregon.gov; jarnold@westlinnoregon.gov
Subject: Plan Revisions are needed for record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

Plan revisions are needed for permit application **935-19-000609-SD-01** located at job site address **2196 Tannler DR, West Linn, OR 97068**. Please see comments below for details.

Workflow Task: Infrastructure Review

Comment: Lot 6 is required to take access directly from Tannler Drive, as approved in the subdivision land use decision. Revise the site plan and erosion control plan showing access from Tannler Drive.

If you have questions, please contact **Amy Pepper** at 503-722-3437 or apepper@westlinnoregon.gov.

Your record is available online for tracking by clicking here:

https://aca.oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=19CAP&capID2=00000&capID3=000H0&agencyCode=WEST_LINN

Thank you.

West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov
<http://westlinnoregon.gov/building>

From: [City of West Linn](#)
Sent: Thursday, June 20, 2019 6:17 AM
To: apepper@westlinnoregon.gov
Subject: Important communication regarding record # 935-19-000609-SD-01 at 2196 Tannler DR, West Linn, OR 97068

This is important communication regarding record # **935-19-000609-SD-01** at job site address **2196 Tannler DR, West Linn, OR 97068.**

Record Type: Residential Site Development
Record Status: In Review
Description of Work: New 3 story Single Family Home
Workflow Task and Status: Infrastructure Review / Awaiting Review
Comment: (No comment provided)

If you have questions, please contact **Alisha Bloomfield** at 503-742-6053 or abloomfield@westlinnoregon.gov.

Your record is available online for tracking by clicking here:

https://aca.oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=19CAP&capID2=00000&capID3=000H0&agencyCode=WEST_LINN

Thank you.

West Linn
22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov
<http://westlinnoregon.gov/building>

From: [Bloomfield, Alisha](#)
Sent: Thursday, June 20, 2019 6:09 AM
To: '[Jaydee Dodd](#)'
Subject: RE: Savanna Heights Lots 5 & 6 Corrected Permit Applications

Thank you Jaydee.
Have a good day,
Alisha

From: Jaydee Dodd [mailto:jdodd@tollbrothers.com]
Sent: Wednesday, June 19, 2019 2:13 PM
To: Bloomfield, Alisha <ABloomfield@westlinnoregon.gov>
Subject: Savanna Heights Lots 5 & 6 Corrected Permit Applications

Hi Alisha,

I've submitted both lots under the correct permit application. Sorry for the confusion. Please let me know if you need anything else.

Thank you,

Jaydee Dodd
Project Manager
Toll Brothers
4949 Meadows Road STE #420 Lake Oswego, OR 97035
Office: (971) 339-5179 | Cell: (360) 531-2772



Alisha Bloomfield
Building Inspector I
Building

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West Linn, OR 97068
abloomfield@westlinnoregon.gov
westlinnoregon.gov
503-742-6053



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From:

ALICE RICHMOND
PARKER CREST NA
3939 PARKER RD
WEST LINN, OR 97068

**CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. VAR-20-03**

See below

The West Linn Planning Commission will hold a **virtual public hearing on Wednesday, October 21, 2020, starting at 6:30 pm** to consider a request for a Class II Variance to allow five driveways on a shared private access and modify a condition of approval from the original subdivision approval (SUB-15-02) at 2196 Tannler Drive.

The Planning Commission will decide the application based on the applicable criteria in Chapters 48 and 75 of the West Linn Community Development Code (CDC).

You have been notified of this proposal because County records indicate that you own property within 500 feet of the subject property (Clackamas County Assessor's Map 2S-1E-35BA, Tax Lot 20806), or as otherwise required by Chapter 99 of the CDC.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of the application should relate specifically to the applicable criteria. Failure to raise an issue at the hearing or by written comment, or failure to provide sufficient specificity to respond to the issue, precludes raising the issue on appeal or before the Land Use Board of Appeals.

The complete application is posted on the City's <https://westlinnoregon.gov/planning/2196-tannler-drive-type-2-variance>. Alternatively, the complete application is available for inspection at no cost at City Hall, or copies can be obtained for a minimal charge. The staff report will be posted on the website ten days before the hearing and available for inspection at City Hall.

The hearing will be conducted according to Section 99.170 of the CDC. **Anyone wishing to present written testimony for consideration shall submit all materials before 12:00 pm on October 21, 2020.** Written comments can be emailed to jarnold@westlinnoregon.gov or mailed to City Hall.

The public can watch the meetings online at www.westlinnoregon.gov/meetings or on Cable Channel 30. To speak during the meeting, go to <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> to **complete the speaker sign-up form before 12:00 pm on the day of the meeting.** Instructions on how to access the virtual meeting will be emailed before the meeting. If you do not have email access or need assistance under the Americans with Disabilities Act, please call 503-742-6061 for assistance 48 hours before the meeting.

The final decision will be posted on the website. Persons with party status can appeal the decision by submitting an appeal application and fee to the Planning Department within 14 days of the final decision date.

Contact Jennifer Arnold, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6057 for additional information.

*yes! - This class II variance for shared drive ways request is justifiable; it would dicipline and minimise the ins and outs, and be more safely from these (now) 6 houses rather then each have theirs be coming multiple ones side by side, and, viable for better raistrained traffic - submitted by Alice Richmond
P R I A Dec 15 - 2020*