



CITY OF West Linn

Memorandum

Date: January 11, 2021

To: Mayor Jules Walters and Members of City Council

From: Darren Wyss, Planning Manager

Subject: Public Comment Received for Willow Ridge Subdivision Appeal (AP-20-05)

City Council will hold a public hearing on Monday, January 11, 2021 for the purpose of adjudicating an appeal (AP-20-05) of the West Linn Planning Commission (PC) approval of the Willow Ridge Six-Lot Subdivision (SUB-20-01) at 4096 Cornwall Street. The deadline to submit public comment was at noon on January 11, 2021.

Attached you will find five comment submittals:

1. William House
2. Ed Turkisher
3. Bob Mendel
4. Pam Yokubaitis
5. BHT Neighborhood Association (Appellant)

The comments are related to issues discussed at the Planning Commission public hearings. Please let me know if you have questions.

Public Testimony: Willow Ridge Proposed Development 4096 Cornwall St., West Linn, OR – AP-20-05

Testimony provided by William House – Retired geologist and West Linn resident

This testimony provides a one-page summary of detailed geologic/hydrologic reports presented at two previous testimonies.

The Willow Ridge Lot has two geological risk factors of concern. The first and most important is the presence of a groundwater flow zone outcropping on the property's slope. The second concerns the eastern half of the Willow Ridge development plot, where the Oregon State Department of Geology and Mineral Industries Shallow Landslide maps indicate a moderate to high susceptibility to shallow landslides. Geotechnical studies have addressed the landslide risk and I will focus only on the groundwater flooding risk.

This groundwater flow zone, known in geological terms as a "perched aquifer", is identified in a well several hundred feet to the north of Willow Ridge, at 4197 Reed Street. The well encountered a 19-foot-thick zone of flowing water, with its base at an elevation of 462 feet above sea level (ASL).

- The rock layers in this part of West Linn are mapped by the Oregon Department of Geology as being flat, meaning the base of the water-flow-zone will also be at 462 feet ASL on the Willow Ridge property.
- The water-flow-zone outcrops at the ground surface across the entire length of the Willow Ridge property, trending in a NW to SE direction.
- Multiple residents have testified in previous hearings that springs are very common in this zone and particularly problematic in the wet season.
- Icon maintained in the Planning Commissioner's hearing on November 4, 2020, that an examination of the Willow Ridge slope revealed no perched aquifer. Sadly, examining a weed-choked slope is an inadequate way to determine what's below ground, including the presence of a perched aquifer. Boreholes (wells) are the most accurate way to investigate such a geological feature. Fortunately, such a well exists (Reed St. Well), but for unspecified reasons, Icon said this well was irrelevant. However, they have not drilled another shallow borehole to confirm their position.
- This water-flow-zone poses a potential flooding risk to both new homes, whose foundations will be set in it, and existing homes down the slope from Willow Ridge. I say "*potential flooding risk*" because Icon has not undertaken adequate studies to define and address this risk.
- I suggest that, at a minimum, the City require Icon to fully address this future risk and provide new and existing homeowners with a guarantee that the water-flow-zone does not present a flooding risk.
- The recent GRI review confirms that "*GeoPacific provides geotechnical recommendations to address shallow groundwater that might be encountered during construction.*" I fully accept this statement. However, this misses real point of what might happen to residents after construction. What is the future flooding risk for new and existing residents in the Willow Ridge area? We know groundwater flooding a real risk because it's already happened adjacent to Willow Ridge. The City should require an answer to this question about the risk of future flooding from the perched aquifer.

GRI Letter

I appreciate the City seeking an independent review of the existing geological analyses and I respect the professional assessments and interpretations of GRI and other Geotechnical consultants involved in this project.

My only concern is the GRI letter states “*GeoPacific provides geotechnical recommendations to address shallow groundwater that might be encountered during construction.*” GRI then continue with their key statement of support “*In our opinion, the October 23, 2020, GeoPacific report adequately addresses the geotechnical development, slope stability, and groundwater risks for the project.*”

I have no reason to doubt GeoPacific’s contention that shallow ground water encountered during construction can and will be addressed. But in my opinion, this does not answer the core question—Will groundwater be a problem for the future residents of Willow Ridge and for existing residents at the base of the Willow Ridge Slope after construction? This is the risk factor that I believe needs examination.

.....

My full geological reports and accompanying testimony from previous hearings are on file with the City.
Report: Willow Ridge Geologic and Hydrologic Risk Parameters – Included in [Combined Public Testimony File](#)

William House Public Testimony 10/7/2020

AP-20-05 Public Testimony pages 278-300 of the .pdf document

William House Public Testimony 11/4/2020

AP-20-05 Public Testimony pages 355-359 of the .pdf document

Cornwall Testimony: Willow Ridge Proposed Development 4096 Cornwall St., West Linn, OR - Tax Lot: 6300

Testimony of Edward A Turkisher – owner 4099 Cornwall St. and a 26 year West Linn resident .

This testimony provides a three page summary of issues regarding more than 6 years of testimony, meetings and research presented throughout this often contentious proposal.

®November 24,2014 – ICON submitted their first proposal for a development at this Cornwall site.

April 26th, 2015 a meeting was held for concerned residents at Sunset School regarding this proposal. 51 residents attended and after lengthy discussion, a vote was held to determine the acceptability of the proposed development. **50 of 51 residents attending disapproved of the development out of hand (98%)**. This position regarding the development, and *every modification proposed*, has been rejected with **no exceptions** for the last six plus years. The residents don't want it! Not Barrington Heights, not Stonegate, not the residents of Landis Street, and certainly not the residents of Lower Cornwall Street!

As the sole presenter living on Cornwall Street, I, Ed Turkisher, am relied on to give honest and accurate testimony, and, supported by every single resident on Cornwall Street, to reject this development. Why does the City and the Planning Commission ignore the will of the people living here?

®There are two major problems.

1 – The City and Planning Commission has repeatedly exercised an ambiguous policy of modification and variance in following established code, and, a decidedly corrupt government that steals City funds, backtracks on zoning rules, and allows illegal development with the notion that is better “to ask forgiveness than to ask permission”. Just to site a few:

A city employee was prosecuted for stealing **thousands and thousands** of city funds.

The City allowed a developer to cut down hundreds of mature Douglas Fir Trees on lower Salamo on the condition that an agricultural vineyard be established, only to have the vines pulled up two years later to build exclusive homes in a development that had been previously denied.

An illegal pipeline was excavated through the center of Wilderness Park, approved by an unnamed city administrator, and put to a city-wide vote whether to require the rerouting of the pipeline. Because of the huge cost of rerouting, the pipeline was allowed to stay and “forgiveness” was granted.

The City insists that “connectivity” is the accepted policy for all of West Linn yet granted several “disconnects” on already established thoroughfares. I.e.: Miles Street up NE of Rosemont where connectivity existed for years on a street with 32 homes only to be blocked off a few years ago with a concrete curb and locked barricade. Which house is going to burn when the fire department can't find the key? How about Dollar Street which connected with Borland Road by the Fields Bridge for **Decades**

only to be closed and funnel ALL traffic into the 10th Street business area causing traffic backups EVERY DAY when a viable alternative already existed. That is “connectivity”?

But of course closer to the issue of Cornwall Development, Landis Street was developed with a variance that ignored city code and built a street that is too narrow for two cars to pass and now wants to extend that non-compliant street onto Cornwall which has basically been condemned for decades with a ZERO survivability rating established by the city.

The City of West Linn has a Terrible Track Record and now wants to kick the can down the road and let the next generations deal with their mistakes.

2 – ICON has tried to capitalize on the ambiguity of City Planners and was surprised when they were unable to get a “rubber stamp” after residents voiced consistent, thorough, and universal objection to their plans. The City established a record of ambiguity and “rubber stamping” while ICON tried to capitalize on that lax ambiguity. Do we need to resort to legal representation to block this inconsistency?

®The **Development** – water issues are covered by others and I agree with their concerns so I will not belabor the point except to suggest that the “Peer Report” submitted by GRI is misleading and factually incorrect. Among errors is the statement that “no noticeable springs exist on the property” submitted by GeoPacific. This is a fabrication. I would be happy to escort any Planning Commission member onto the property and show them TWO existing springs that weep groundwater year round. I have lived here for years. I knew the previous owner Rosco and his son. There are springs on the property and always have been. Besides, who is GRI? They are not MY peer nor any concerned resident’s peer and represent only ICON and the corrupt City seeking to approve an unacceptable development.

Cornwall Street is condemned. As stated previously, by the City’s own determination, Cornwall Street has a ZERO SURVIVABILITY rating!

If a development is approved, even if connectivity is not allowed, construction will have to occur from Cornwall Street because Landis St. is too narrow (city variance), has parked cars, and a blind turn prohibiting heavy equipment access. The last 200’ of Cornwall St. is 12’ wide. There is NO sewer on Cornwall. There are NO storm drains on Cornwall. There are NO sidewalks. There is NO substrate on Cornwall. The water feed is obsolete and only 1 ½” where it should be at least 2”. The city has no plans to reconstruct Cornwall St. claiming lack of funds due to numerous excuses...Covid, other priorities, high expense, etc. **YET**, just a few short years ago, the City completely dug up upper Sunset from Cornwall to Parker, replaced the substrate down below 2’ in depth, laid down semi-permeable gravel, and resurfaced the newly graded lane with a consistent, blemish free asphalt on a street greater in length than Cornwall with only six homes . More incredible, hundreds and hundreds of thousands of dollars (if not millions) were spent completely redesigning the tenth street business area on Willamette Falls Drive cutting down every single tree, removing the frontage lanes which protected businesses providing traffic free parking, disrupting business, pedestrians, and traffic for over a year, to experiment with someone’s idea for “improvement”. No funds available for Cornwall....for the last 30 years.

IF the ICON development is approved, the construction will have to occur from Cornwall. The average American car weighs about 1 ½ to 2 tons. A “D-8 Cat”, loader, excavator, dump truck or similar piece of equipment weighs from 30 to 60 tons....empty. Even with multiple tires on a trailered “lowboy”, the first time one of those vehicles motored up or down Cornwall St. the weight would crush the underlying water system. AS already stated, there is NO substrate on Cornwall. The water system has already been compromised numerous times. All of the patches on Cornwall (dozens) are from water system failure. The 2” overlay promoted by Icon will not solve anything without the substrate to protect it. Even if the city decided to reconstruct Cornwall, the development CANNOT be approved. There is not enough of an easement to provide code width, no room for sidewalks, and 4 of the eight homes (I don’t count ICON’s blue house which makes 9) would have a code road that entirely eliminated their front yards or ability to park. This does not address if “connectivity” is allowed and traffic increases **1000%** even though ICON claims they don’t have to report more than 30%. This proposal is a boondoggle and a farce.

®In conclusion, **This proposed development should be denied in its entirety!**

There are far too many issues, far too many obstacles that should *never* be kicked down the road, and finally, except for The City and ICON, **NO ONE WANTS THIS DEVELOPMENT!**

After six years of frustration, **please put an end to this ill conceived plan.**

Ed Turkisher, 4099 Cornwall St.

**AP-20-05 4096 CORNWALL STREET
DRAINAGE ANALYSIS AND TRAFFIC IMPACT ANALYSIS
TANNER STONEGATE SUBDIVISION CONCERNS**

Testimony provided by Robert Mendel, Member Tanner Stonegate Homeowners Association.

I. Bioswale and Storm Water Drainage

There are 6 large catch basins on Landis Street, Attach 1. Two catch basins at the low point of the street at 3648 Landis Street directs storm water to another catch basin at the west end of the property that feeds into a bioswale. The bioswale drains into wetlands and enters ground water and Tanner Creek on Tanner Stonegate common property, Tract C. The purpose of the bioswale is to keep heavy metals and pollutants entering the wetlands and the bioswale and drainage area must be free of debris to flow correctly. Specified grasses and plantings within the bioswale aid the filtering process and must be maintained. Willow Ridge will connect to the existing Landis Street storm water system and their drainage will enter the bioswale.

1. The Bioswale Maintenance Agreement, Attach 3, between the city of West Linn and Tanner Stonegate Home Owner's Association, dated 8/19/05, covers lots 1-37 of Tanner Stonegate subdivision ONLY.
2. The City is adding ICON's Willow Ridge burden to Tanner Stonegate bioswale not in accordance with the maintenance agreement.
3. There is no agreement how the City, Willow Ridge and Tanner Stonegate will support the current bioswale maintenance.
4. If the Willow Ridge development is approved, it is requested the City take responsibility of the bioswale and Tract C of Tanner Stonegate development. Water from the bioswale enters ground water and Tanner Creek. If issues occur, the City can no longer hold Tanner Stonegate solely accountable and assume responsibility and liability for events that may not be in our control based on the addition of Willow Ridge.
5. Five homes in Willow Ridge will have planters or mini bioswales. These bioswales will need monitoring by the City. There is no mitigation plan if planters fail or are removed by Willow Ridge homeowners and there is no impact analysis to the storm water system, the Tanner Stonegate bioswale and Willow Ridge. Run off must be properly managed because water also flows into federally protected wetlands located on Beacon Hill Drive in the Tanner Woods subdivision located in the BHT Neighborhood Association.
6. Tanner Stonegate has no interest in adding Willow Ridge liability to our bioswale responsibility.
7. Tanner Stonegate and ICON have no interest in adding Willow Ridge to the Tanner Stonegate HOA.

II. Traffic

The Tentative Plan, Attach 2, is the Willow Ridge Landis Street extension that will end in a stub out for future connectivity to Cornwall Street. Implementation of the Tentative Plan is currently the preferred plan and the plan of choice for Tanner Stonegate.

1. Data supplied by ARD Engineering states that Willow Ridge will increase Landis traffic 30% from 200 trips/day to 260 trips/day if Landis is a stub out.
2. If Landis Street becomes a through street to Cornwall Street, traffic will increase on Landis Street 294% or 588 trips/day. Landis Street become a short cut to Sunset Avenue. If 90% of the trips occur during a 12 hour period, this results in 1 car every 1.3 minutes.
3. The Tanner Stonegate BOD believe trip numbers may be understated. There is considerably more online shopping resulting in more deliveries plus city and homeowner service vehicles, friend and family visits, etc. which have not been properly identified. These added trips are not due to Covid-19 but because of demographic changes.
4. Landis Street has a city waiver narrowing the street to 24 feet plus there are two blind spots at the intersection of Stonegate Lane and Landis Street.
5. Children safety on Landis Street is an issue. With relatively small yards, children are riding bikes, scooters, and generally playing, etc. on driveways, sidewalks and sometimes in the street. Increased traffic from a Cornwall connection is a major neighborhood concern.
6. There is a school bus stop at Stonegate Lane and Beacon Hill Drive and parents wait in cars during drop off and pick up creating congestion. The Traffic Impact Analysis does not define total impact on Landis Street, Stonegate Lane and Beacon Hill Drive for the Cornwall connection. It also does not address student safety related to increased traffic and congestion.
7. Excess traffic on a narrow residential street such as Landis is a recipe for disaster. Landis Street, at 24' wide, was not designed as a thoroughfare but as a residential street. The Tanner Stonegate BOD wants to know how traffic safety concerns will be mitigated for blind spots, children safety and livability regarding a Cornwall connection. Future development of the farm property north of Stonegate Lane should be considered. This could provide a Stonegate Lane to Sunset connection that would be the least disruptive and most effective path.

Prior testimony from previous Planning Commission hearings are on file with the City

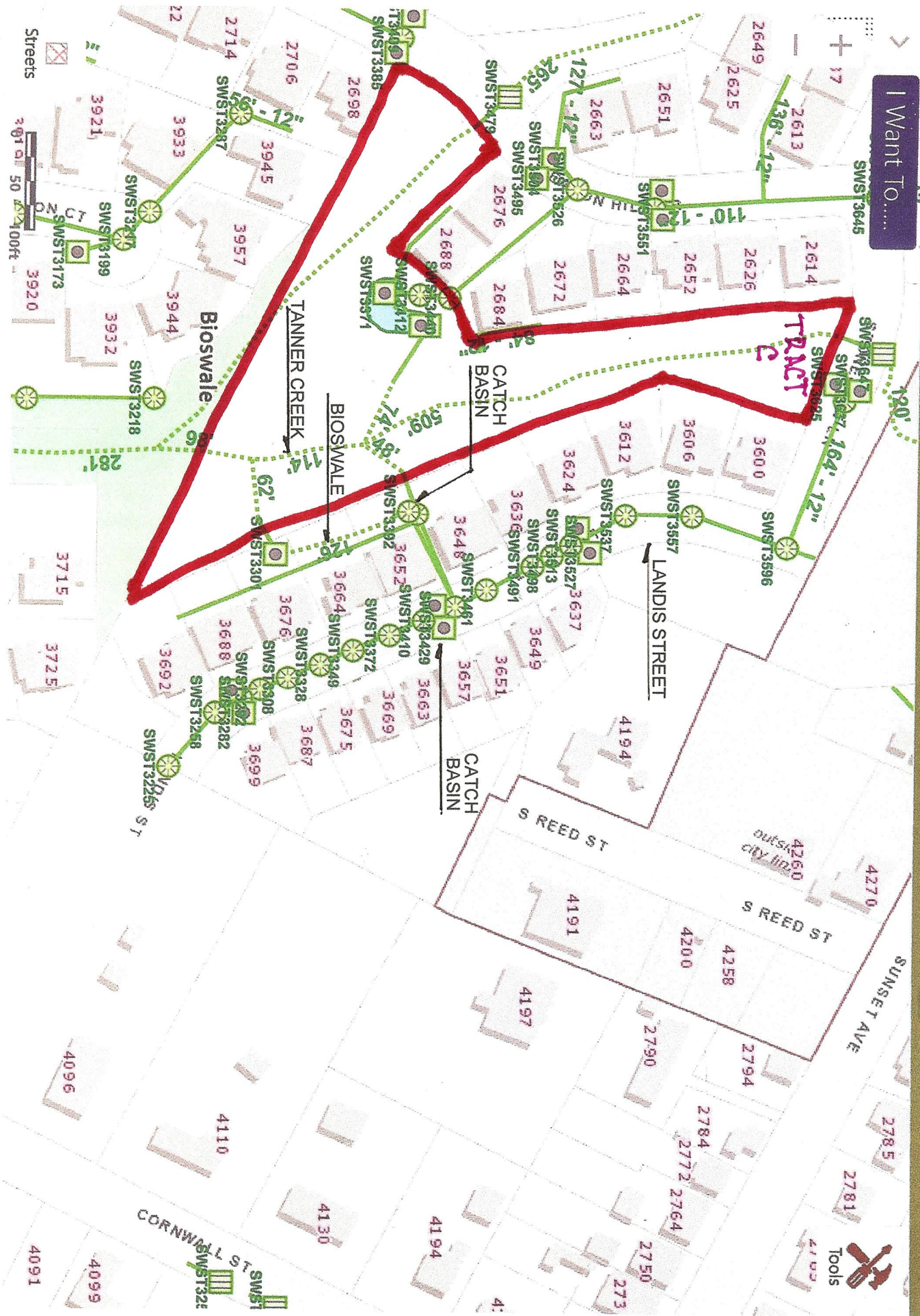


I Want To.....

I'm looking for...

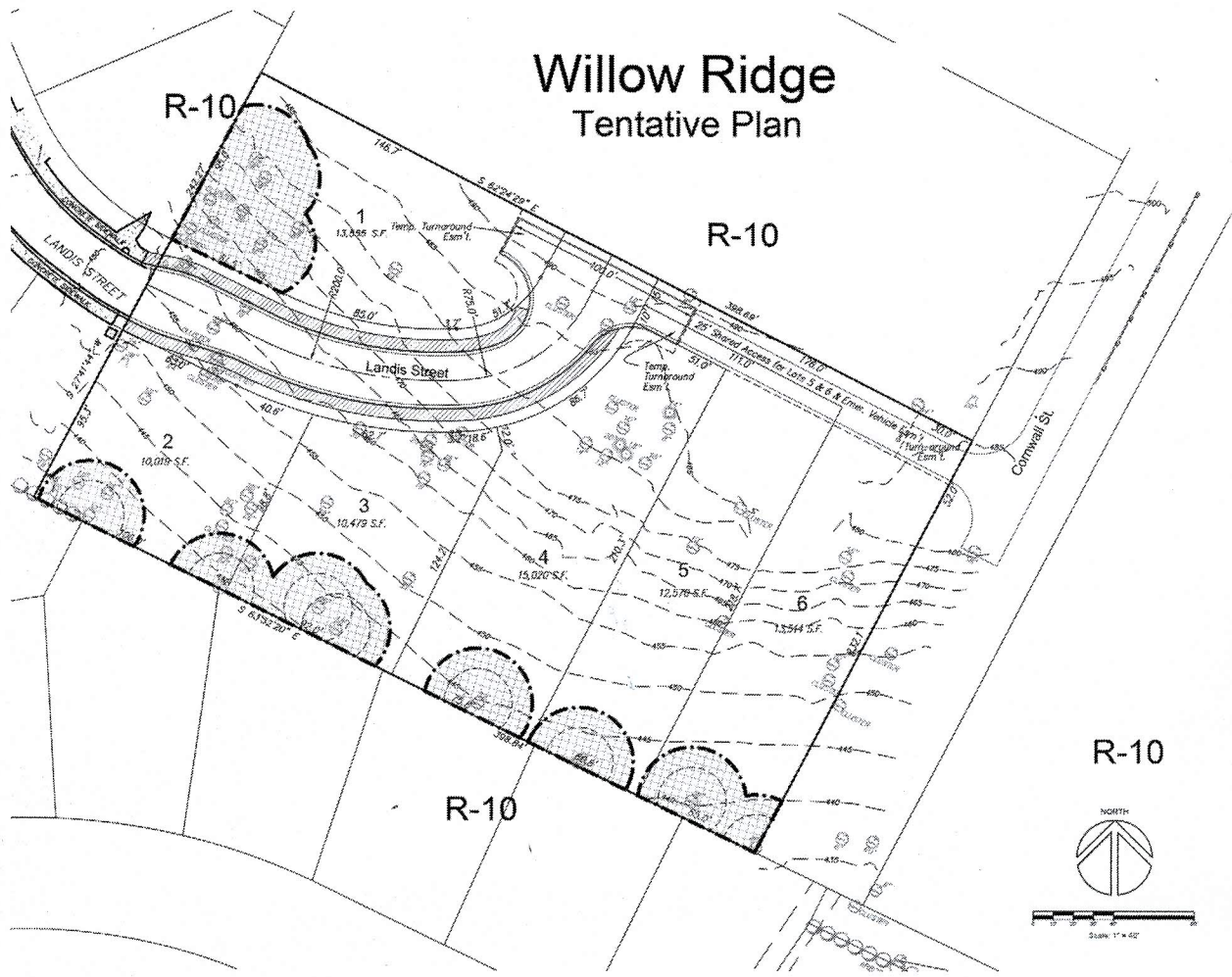


Sign In



Attach 1 Landis Stormwater System

Willow Ridge Tentative Plan



After Recording, Please Return to:
City of West Linn Engineering Div.
22500 Salamo Road
West Linn, OR 97068

Maintenance Agreement

This agreement is entered into between the City of West Linn, an Oregon municipal corporation ("City"), and Tanners Stonegate Homeowner's Association ("Owner"). City has approved development on Owner's property located at: Lots 1-37, Tanner's Stonegate Subdivision, City of West Linn, Clackamas County, State of Oregon.

As a condition of approval, Owner is required to provide and maintain on-site a private stormwater quality swale facility (the "facility"). In consideration for the City's approval and acceptance that the condition is being complied with, Owner agrees to maintain the facility as provided in this agreement. Owner is responsible for all maintenance obligations and for meeting all standards and criteria imposed in this agreement. The City has no obligation to maintain the facility but does have the right to inspect the facility as provided in this agreement.

- Owner shall maintain the facility such that all discharges meet State, Federal and Local water quality codes and regulations.
- Owner shall inspect all facility twice a year, once in late summer, prior to the rainy season, and once in the winter months. The inspection shall insure that the swale is in good condition and functioning properly.

- Maintenance for the facility shall at a minimum include:

Removal of all debris and rubbish that may interfere with the proper function of all outlet and inlet structures prior to the rainy season. Removal and proper disposal of accumulated sediment from bottom of the swale once sediment reaches a level render the facility as not properly functioning. No herbicide, pesticide or algae control applications shall be used withing the riparian areas or in the water of the facility without approval from City engineer. The swale bottom shall not be mowed shorter than 6-12 inches.

- Maintenance activities shall not negatively impact downstream water quality conditions (e.g. turbidity, oily discharge, etc.), flushing of system is prohibited.
- Written documentation of all inspections and maintenance activities shall be submitted to the City on an annual basis no later than the 1st of October. The documentation shall at a minimum include:
 - date and time of inspections and maintenance activities
 - name of person(s) conducting the inspections and maintenance activities
 - written narrative of observations and actions taken during the inspections and maintenance activities.
 - Identify the disposal location of any sediment, oils and/or greases collected from the facility.
 - Written statement of assurance that the facility are in properly functioning order with signature of authenticity.

- Maintenance, inspection and monitoring shall be completed at the sole expense of the facility owner, its successors and assigns.
- Owner grants the City the right to access and inspect the storm treatment facility, detention tanks and all related stormwater facility.

This agreement contains the entire understanding between the undersigned parties and many not be amended except by subsequent agreement and signature of both parties.

THE CITY OF WEST LINN
An Oregon Municipal Corporation

Tanner's Stonegate Homeowners Assn.
"Owner"

By: _____
Its: West Linn City Engineer

Bryan Lee Daub / President
Lawrence Jorgensen / SECRETARY
By: _____

Dated: _____

Its: _____
Dated: 8/19/05

STATE OF OREGON)
)ss.
COUNTY OF CLACKAMAS)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____, City Engineer for the City of West Linn, a Municipal Corporation, on behalf of the corporation.

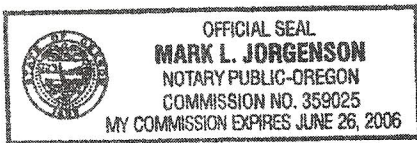
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
)ss.
COUNTY OF CLACKAMAS)

The foregoing instrument was acknowledged before me this 19th day of August, 2005, by BRYAN LEE DAUB, of the Tanner's Stonegate Homeowner's Association.
LAWRENCE JORGENSEN

Lawrence Jorgensen

Notary Public for Oregon
My Commission Expires: 6-16-06



West Linn City Council Hearing: AP-20-05 4096: Cornwall Street, West Linn, OR

January 11, 2021

written by Pam Yokubaitis, MPH, RHIA, FAHIMA

Hidden Creek Estates Subdivision Representative and BHT NA Secretary

I am grateful that we, the citizens, have the opportunity to address City Council about the proposed connectivity of Landis Street with Cornwall Street because **this subject has been repeatedly and vehemently objected to by ALL the surrounding residents on Landis Street, Cornwall Street, Reed Road, and Fairhaven Drive.** This issue has a copious amount of written testimony against the need "for the city to *force this matter* upon our neighborhoods!"

There are multiple traffic concerns cited in prior testimony from Ed Turkisher and Pam Yokubaitis supplying *numerous* reasons why **this is a very bad idea.** Even the report supplied by ICON's vendor, ARD, cites below in item 9: "**This street connection is contemplated in the city's Transportation System Plan as project LSC-16 "Landis Street extension to Cornwall Street" and is indicated as having priority "low".** ARD's Items 9, 10, 11 and 13 listed below support the citizen's perspective that there is no need for this connectivity to occur.

Also provided are **47 neighbors signatures on a petition** that was presented at ICON's 6/6/19 pre-app meeting for this proposed development to emphasize the residents strong opposition to Landis and Cornwall Streets ever being connected. **All the residents would like City Council to make a final ruling/determination against the connectivity of Landis Street to Cornwall Street ever being connected so that this bad idea is prevented from any future consideration.**

TRAFFIC AND ROAD CONNECTIVITY/ARD REPORT

(Pam Yokubaitis's testimony to the Planning Commissioners on 11/4/20)

1. Both plat maps promote road connectivity of Landis to Cornwall Street (eventually), so neither plat map is acceptable to any of the residents. It is a ruse to think one plan benefits the residents and the other may be more desirable to the Planning Commissioners. Both plat maps were *denied*, so start over and create a new plan.
2. **CITY STAFF: ALL OF THE SURROUNDING RESIDENTS STRONGLY OPPOSE LANDIS AND CORNWALL STREETS CONNECTING! HOW MANY MORE SIGNATURES DO WE NEED TO SUPPLY TO MAKE THIS UNDERSTOOD AT EVERY HEARING WE'VE TESTIFIED AT???? DO YOU HEAR US????? This idea is as ill thought out as turning Cornwall Creek into a retention pond! You have multiple other options, so pursue those ideas and stop altering YOUR NEIGHBORS quality of life and affecting our property values! Citizens First!!!!**
3. ARD Report: Page 2, 1st paragraph: *Correction:* Landis Street has a width of 25 feet, NOT 28.
4. ARD Report: Page 2, 1st paragraph: *Correction:* Continuous curb-tight sidewalks are in place along the west (*SOUTH, not West*) side of the roadway...
5. ARD Report: Page 2, 1st paragraph: *Correction:* Partial sidewalks are also in place along the east (*NORTH not East*) side of Landis Street, but...
6. ARD Report: Page 2, 1st paragraph: *Correction:* Existing partial sidewalks are also in place along the north (*SOUTH, not North*) side of Stonegate Lane. (See Pam Yokubaitis past testimony titled **FOUR MAJOR TRAFFIC SAFETY ISSUES** (in Stonegate, with photos)
7. *Correction:* The width and design of Landis Street is typical of a queuing street, which may (*DOES NOT*, not may not) fully accommodate simultaneous two-way travel at all points. (See photo of single car passing between 2 parked cars in prior testimony as justification for this correction.)
8. ARD Report: Page 2, 3rd paragraph: *Correction:* The street (Cornwall) has a paved width of 15 to 20' (no, 14' -18' feet wide), with no sidewalks on either side of the roadway.
9. ARD Report: Page 4, 1st paragraph, Tentative Plan states: Under the tentative site plan, Landis Street would be extended through the site, connecting to the southern end of Cornwall Street. **This street connection is contemplated in the city's Transportation System Plan as project LSC-16 "Landis Street extension to Cornwall Street" and is indicated as having priority "low". SO THE LANDIS CORNWALL CONNECTION IS NOT A PRIORITY CONCERN!**
10. ARD Report: Page 4, 2nd paragraph Alternative Plan states: **Several other local street connections are also indicated in the project vicinity, including LSC-15 (Landis Street extension from Stonegate Lane to Winkel Way), LSC-19 (New east-west connection from Reed Street to Cornwall Street), LSC-21 (New north-south connection from the Landis Street extension to the**

January 11, 2021

written by Pam Yokubaitis, MPH, RHIA, FAHIMA

Hidden Creek Estates Subdivision Representative and BHT NA Secretary

new east-west connection) and LSC-26 (Sabo Lane extension from Beacon Hill to Sunset Avenue). SO THE LANDIS CORNWALL CONNECTION IS NOT A PRIORITY CONCERN!

11. ARD Report: Page 4, 3rd paragraph Alternative Plan states: **Since the proposed Willow Ridge development would construct the Landis Street connection to Cornwall Street without the benefit of the several other local street connections anticipated in the city's Transportation System Plan, it is appropriate to examine the potential impacts of making this street connection without the support of the other street connections planned for the future. SO THE LANDIS CORNWALL CONNECTION IS NOT A PRIORITY CONCERN!**
12. ARD Report: Page 6, 2nd paragraph states: Notably, the guidelines include three recommended cross-sections for neighborhood streets. These consist of a 28-foot paved width with parking on both sides, a 24-foot paved width with parking on one side, and a 20-foot road width with no parking. The 24-foot and 28-foot cross-sections are described as "queueing streets" since vehicles may need to pull to one side to allow opposing traffic to pass, thereby limiting the effective traffic capacity of these roadways to 1,000 vehicles per day or less. This is less than ideal because Landis Street in Stonegate is only 25 feet wide and can't accommodate 2 lanes of traffic with parked cars on both sides. But Willow Ridge would be 28 feet wide. Such width inconsistency on the same road that winds through 2 adjacent subdivisions next to each other but narrows down to 25 feet wide in Stonegate is not only unexpected, but potentially hazardous because driving through Stonegate is more restrictive.
13. ARD Report: Page 7, last paragraph states: **Once a new street connection is provided between the east side of Stonegate Lane and Parker Road (using portions of LSC-15 and LSC-26), this street connection will provide a faster, more efficient travel route than the Cornwall Street/Landis Street connection.**
14. REREAD Pam Yokubaitis's previously submitted testimony titled FOUR MAJOR TRAFFIC SAFETY ISSUES as it pertains to this issue of connectivity and safety hazards that exist on Landis Street in Stonegate. Numerous photos have been provided.

**TESTIMONY FOR WEST LINN PLANNING COMMISSIONERS
REGARDING PA-17-43 6 lot ELD Subdivision at 4096 Cornwall Street**
Submitted by: Pam Yokubaitis

FOUR MAJOR TRAFFIC SAFETY ISSUES

I am testifying about multiple traffic safety issues that impacts Icon's proposed Willow Ridge development at the end of Cornwall Street in West Linn. The second set of plans submitted by Icon for expedited review no longer connects Landis Street to Cornwall Street, but now dead ends into private property. The original description of an "emergency vehicle road with a locked gate" has now also been labeled on maps as an "Alleyway", which connects the dead end of Landis Street to the end of Cornwall Street.

A. LOT 6 CONCERNS: THE EMERGENCY ROAD/ALLEYWAY

This new alleyway serves the purpose of being an access road to Willow Ridge's lot 6 driveway, in addition to serving as an emergency vehicle road. This arrangement is the **first traffic safety issue** because:

- 1) Lot 6 does *not* have a driveway that is directly connected to Landis Street, but this was not stated in the Applicants submittal. This homeowner must access his property utilizing the emergency vehicle road/alleyway just to get to his driveway.
- 2) The necessity to use this emergency road permanently for homestead access defeats the intended purpose of this being an emergency road (implying rarely used, and it was identified as having a *locked* gate!). Identifying this asphalt path now as an alleyway implies it's no longer just emergency access. Which is it? If it is providing connectivity, then Cornwall Street requires complete repaving because this now serves as a cut through. Read Ed Turkisher's 2 testimonies and Patrick Noe's about the extremely poor condition of Cornwall Road, with photos provided.
- 3) This homeowner has no street parking for guests at his home, which then creates traffic concerns of parked cars on Landis Street at a steep point in the slope, or on the Alleyway. It is unreasonable to deny street parking to any homeowner.

B. STONEGATE'S LOCATION FOR CONNECTIVITY MUST BE RE-EVALUATED

The proposed Landis Street stub out abutting private property near Cornwall implies that a road will eventually go through this land to Cornwall Street when this area is redeveloped. However, the issue of connecting Landis Street to Cornwall Street through Willow Ridge demands re-evaluation *because future connectivity of Stonegate's subdivision already exists, directly toward Sunset/Parker Roads*. This connectivity option was *not* previously mentioned. A Landis Street Road stub out is already built on the North side of Landis Street as you enter Stonegate's subdivision off of Beacon Hill onto Stonegate Lane. As you intersect with Landis Street, the stub out is immediately on your left. The existing (North) Landis Street road stub out is a far better option for connecting Stonegate to Sunset/Parker Roads for the numerous reasons listed below:

Connectivity from Landis Street to Sunset & Parker Roads



Stub out of (North) Landis Street, on left side at the end of Stonegate Lane.



Stonegate Lane bridge from Beacon Hill intersection, looking at Landis Street
(where van is seen)



Stonegate Lane bridge from in front of (North) Landis stub out, looking toward Beacon Hill intersection (reverse view of above photo).



1. SHORT & COST EFFECTIVE CONNECTIVITY: The (North) Landis stub out offers a much shorter and direct access to Sunset/Parker Roads for future road connectivity. This connectivity location affords much less disruption to surrounding neighborhoods, and being shorter in distance makes it more cost effective to serve more residents. The (North) Landis Street stub out is next to a farm, which is very close to Sunset/Parker Roads than the Landis Street and Cornwall connection. This location affords greater connectivity for more homes.

2. STREET PARKING ON (SOUTH) LANDIS: One Stonegate resident floated the idea to their HOA Board of requiring parking only on one side of their street. This was not well received by the HOA President. The interference Street parking presents is a **second traffic safety issue**. Homeowners have the right to parking in front of their property for themselves and their guests. Removing this right is unreasonable, avoidable and would anger many residents if they lost this privilege. This is an HOA issue to address and enforce, not one that the city should dictate when there is a better and safer alternative available.

Begin forwarded message:

From: travis <travis_wp@yahoo.com>

Subject: Re: Width of Landis

Date: November 13, 2017 at 2:25:29 PM PST

To: Steve Thornton <steve.thornton@localfresh.com>, Thomas Elin <elin.thomas.e@gmail.com>, Richard Santee <richardsantee@gmail.com>

Cc: Pam Yokubaitis <pam@yokubaitis.com>

Reply-To: travis <travis_wp@yahoo.com>

Richard,

Closing one side of the street will help construction vehicles, but I think it will also cause issues with the open side for parking if the closed side homeowners start using the other side as extra parking in front of other people's homes which takes away their use for their guests. Is the intent to have all homeowners not park in the street at all?

I think another option is to have Icon punch the emergency access road from Cornwall to upper Landis and have construction vehicles access that way of a more direct route than through Barrington. Also since Cornwall is in much need of an upgrade, why not use it then have the City repair the entire street after? Two birds with one stone! :-). Thoughts?

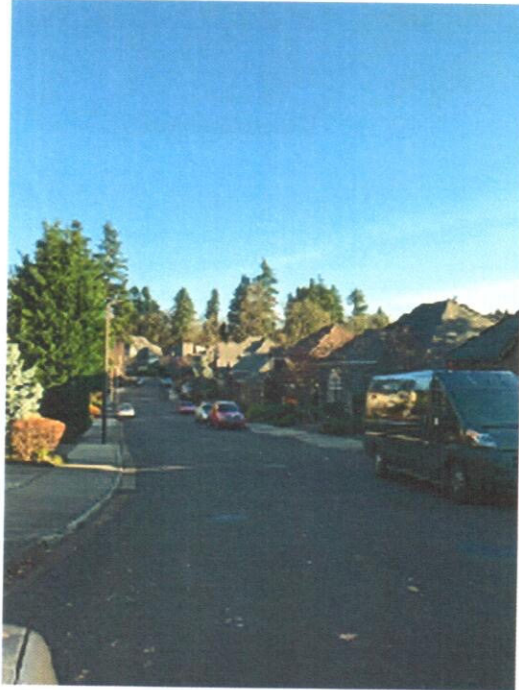
- Travis

On Monday, November 13, 2017, 1:53:40 PM PST, Richard Santee <richardsantee@gmail.com> wrote

Per Pam's request, I've measured the width of Landis at a couple of points and it is 25 ft. One problem is that if two cars are parked on the street across from each other, that leaves only 8-9 feet between them--not enough for the constructions vehicles that will be traveling to the job site. Would it make sense to close off one side of Landis to street parking? Is so, our HOA will need to request that of the City.

Richard

View of street parking on Landis Street looking East towards Willow Ridge



3. HAZARDOUS BLIND SPOT: There is a massive rock retaining wall that poses a dangerous blind spot to oncoming traffic in both directions at a bend in the road near Stonegate's entrance. This is a **third traffic safety issue**. Stonegate residents have had accidents amongst their own neighbors on this bend, which validates that (South) Landis Street is a hazardous corner, undesirable for increased traffic, with a steep slope to travel, narrow streets with parked cars to contend with and many residential homes to pass by.

(South) Landis Street with cars park on blind spot curve



4. LANDIS STREET ROAD WIDTH: There clearly is no space available to widen Landis Street. This road is only 25' wide, whereas Fairhaven Drive is 31' 10" wide and 19' 8" wide on the bridge (for traffic calming purposes). Since Landis Street is only 25' wide, the 7' width discrepancy between these 2 streets is substantial if Landis and Cornwall were to become as trafficked as Fairhaven Drive is today. In comparison, Cornwall Street is 18 feet wide and 14 feet wide in the narrowest part. These road widths don't match, but most importantly, the 25 foot width of Landis Street makes it impassable for street parking and 2 way traffic. This is a **fourth traffic safety issue.**

Only one vehicle is able to safely pass when two cars are parked on opposite sides of this residential street. This is grossly inadequate for a future dual lane thoroughfare, not to mention very inadequate for construction access to build Willow Ridge.

Landis Street looking East toward Willow Ridge;
Two way traffic isn't feasible with street parking



5. BUYERS PREFER QUIET STREETS: The East side of Stonegate's subdivision located on Beacon Hill has only one street (Landis) with 20 homes on it. The Willow Ridge property was originally intended to be Phase II of Stonegate as noted on former plat maps (I received this notification). By extending Landis Street into Willow Ridge and making it a dead end road, the quiet residential atmosphere that all surrounding homeowners on Landis Street, Cornwall Street, and Fairhaven Drive currently treasure is retained. Dead end streets are highly desirable to West Linn buyers, especially with young children because they have minimal traffic and noise, like cul-de-sacs and private streets. The Alleyway could serve as a turn around like the one below currently at the end of Landis Street.

(South) Landis Street Turn Around



6. NEIGHBORHOOD EXPLOITATION: Connecting *both* ends of Landis Street as connectivity arteries will significantly alter the essence of all adjacent existing neighborhoods (Stonegate, Cornwall, and Hidden Creek Estates) due of increased traffic and noise. Adding through traffic exploits half of Stonegate's nestled subdivision for the city's needs and ignores all existing surrounding homeowners rights to their peaceful neighborhoods. Fairhaven Drive residents directly beneath Willow Ridge are sandwiched between Landis Street and Fairhaven Drive road noise. This would subject them to traffic noise in both their front and now back yards. If Landis connects to Cornwall which connects

to Sunset, which then connects back to (North) Landis through any number of ways, a large loop for traffic has been created. Landis Street was not intended to be heavily trafficked when Stonegate was originally being designed. Taking a long, meandering maze of roads through Stonegate, Willow Ridge then Cornwall, just to get to Sunset Road doesn't make sense when a shorter, more cost effective point of connectivity exists that provides a direct connection to two major roads (Sunset and Parker).

7. STONEGATE CONNECTIVITY THROUGH NORTH LANDIS STREET IS A WIN-WIN-WIN FOR ALL NEIGHBORHOODS AND THE CITY: Residents living on Landis Street in Stonegate and Willow Ridge, on Cornwall Street, and on Fairhaven Drive beneath Willow Ridge ALL can *retain* their quiet neighborhoods without additional traffic noise by utilizing the (North) Landis Street stub out for connectivity and not joining Landis Street to Cornwall. The city still retains neighborhood connectivity using a much shorter road, opens up traffic connectivity to more Parker Road and Sunset residents, and a proper size road from the existing stub out for the volume of traffic anticipated can be built, with no existing residents being affected by this buildout.

The above 7 points make a strong case for re-thinking Landis Street connectivity to Cornwall Street, because the shortest path for connectivity for the most residents to one of two major roads can best be accommodated from (North) Landis Street. Since Stonegate's connectivity can be easily modified at this juncture, *this alternative plan is worthy of serious consideration and examination.*

C) TRAFFIC VOLUMES ARE GROSSLY MISREPRESENTED IN DEVELOPER'S APPLICATION:

The traffic estimate in the developer's application grossly underestimates the volume of cars because it does NOT account for all the neighborhood traffic coming from Beacon Hill toward Sunset, nor does it account for traffic from Sunset going towards Landis Street. (Read Ed Turkisher's testimony.) The developer's numbers at best represent a *guesstimate* of additional traffic of just Willow Ridge and Stonegate residents passing through on Landis Street. Since a traffic study can't be conducted to statistically record traffic volume at this time because connectivity isn't established, the numbers presented in the developer's application fails to account for all through traffic coming from surrounding the neighborhoods of Cascade Summit, Barrington Heights, Sabo Lane, Winkel Way, Sunset, Parker Road, etc.

D) DEVELOPER INTENDS TO USE CORNWALL STREET AS THE ACCESS POINT TO WILLOW RIDGE DEVELOPMENT SITE

During our recent meeting with Icon and a few BHT neighbors, the developer explained to BHT's VP that all construction traffic will come down Cornwall Street because it is the most direct route. Thus, the risk of damage from trucks to Barrington Heights center islands will be zero. Ed Turkisher's testimony describes the current state of Cornwall

Street; also known as the street in the worst condition in West Linn. The developer has only committed to repave where he lays pipe down Cornwall Street. But this is grossly inadequate, so repaving of the entire street should be required for the current residents. It is naive to think heavy equipment can utilize this residential road of the poorest quality and only do patch repairs when finished.

Furthermore, it is also known that the developer has already platted lots for Cornwall Street redevelopment (See Willow Ridge Plat A) on the private property where they



propose to stub out Landis Street. This demonstrates the developer's serious interest in developing adjacent Cornwall property in the future. Cornwall Street will be destroyed when construction is finished, so the developer needs to take much greater responsibility to upgrade Cornwall Street than just do patch repairs.

To summarize, it is the desire of the surrounding residents to retain our quiet residential neighborhoods that we currently enjoy. Adding significant traffic noise past numerous homes affecting four surrounding neighborhoods is avoidable with a better solution, therefore the alternative option of using (North) Landis Street for future connectivity should be the chosen course of action.

Flag Lot 6 won't have direct street access to Landis, so the road to this home can't be called an emergency vehicle road (as was told to us at our recent BHT meeting), and an emergency vehicle road that is *locked* is a conflict of purpose. Of interest is that all the online maps now refer to this same road as Alleyway.

The attached Willow Ridge Offsite Shadow Plat A layout above reveals this developer is showing great interest now in buying the private Cornwall properties adjacent to Willow Ridge. *But we don't support connectivity between these two Willow Ridge developments for traffic safety reasons.*

Traffic volumes predicted by the developer are woefully inadequate. Logic reveals that connectivity that uses (North) Landis Street, the shortest path, is far less costly, more useful, and it minimally impacts surrounding residents, which makes this *the best solution.*

Lastly, Cornwall Street is in horrible condition and will further deteriorate with use from heavy construction equipment. The residents on this road deserve this street to be useable before, during and after any construction. Repairing Cornwall Street only where pipe has been laid will be very inadequate. Serious consideration for repaving this entire street properly should be a requirement of this developer, who obviously is already anticipating doing future development on Cornwall Street.

I thank you all for thoroughly examining these safety issues, viewing this matter not only as a West Linn resident and Planning Commissioner, but also as a judge who must decide what is in the best interests of our community long term. As the mayor says, "CITIZENS FIRST".

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

June 6, 2019

To: Icon Construction
City of West Linn Planning Department Staff

47 SIGNATURES
AGAINST LANDIS/
CORNWALL CONNECTIVITY

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,

As residents living in Barrington Heights, Hidden Creek Estates, Reed Road, and/or Cornwall Street/Sunset, which all surround Stonegate subdivision and Landis Street, **we request that Landis Street NOT connect to the intersection of Sunset Ave. and/or Cornwall Street.** 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.
- 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.

Name	Address	Phone	Date
<i>David N. ...</i>	4099 Cornwall		6, 5, 19
<i>David Quinn Clark</i>	4110 W. Cornwall St.		6, 5, 19
<i>Charlene Imholt</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>Jerry E. ...</i>	2708 Sunset Ave.	503-656-5084	6, 5, 19

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

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Brian Fuchs	3723 Fairhaven Dr.	(503) 680-5629	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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west linn OR 97008
 Christine B. Hany 3795 Fairhaven Dr 6/4/19
 Name Address Phone Date

Jeannio C. Lee 3765 Fairhaven Drive West Linn, OR 6/5/19
 Name Address Phone Date
 503-502-3882

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

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

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

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

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Elizabeth Brashear 3705 Fairhaven Dr. 860-0722 6/5/19

Name	Address	Phone	Date
<i>Gia Snyder</i>	<i>3817 Fairhaven Dr.</i>	<i>503-310-5841</i>	

Name	Address	Phone	Date
<i>John Snyder</i>	<i>3817 Fairhaven Dr.</i>	<i>503-310-5841</i>	<i>1/1</i>

Name	Address	Phone	Date
<i>Robin Henderson</i>	<i>3785 Fairhaven Dr</i>	<i>541 610 9179</i>	

Name	Address	Phone	Date
<i>RO [Signature]</i>	<i>3785 Fairhaven Dr</i>	<i>541 459 1724</i>	

Name	Address	Phone	Date
<i>Grant P</i>	<i>4987 Ireland Ln</i>	<i>714-916-7017</i>	<i>6/5/19</i>

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Angeline Sorenson	3780 Fairhaven Drive	503-320-2662	10/05/19
Name	Address	Phone	Date

Jon Sorenson	3780 Fairhaven Drive	503-349-0001	10/05/19
Name	Address	Phone	Date

Margie Campi	3565 Riverknoll	503-703-8024	10/05/19
Name	Address	Phone	Date

Jan C...	3565 Riverknoll	(503) 701-1402	10/6/19
Name	Address	Phone	Date

Di Stegell	3755 FAIRHAVEN DR.	(503) 460-7723	10/6/19
Name	Address	Phone	Date

10 AM Thursday

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

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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:

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John P. 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

Name Address Phone Date

Name Address Phone Date

Name Address Phone Date

Name Address Phone Date

Name Address Phone Date

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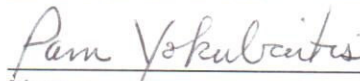



2) When cars are parked along both sides of Landis Street, it becomes a one way road and cannot safely accommodate a significant increase in daily trips that would result when connecting it to Sunset Avenue or Cornwall Street.

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.

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.*

	3760 Fairhaven Drive	503-656-5881	6/5/19
Name	Address	Phone	Date
	3740 Fairhaven	503-720-7445	6/5/19
Name	Address	Phone	Date
	3775 Fairhaven	801-232-5579	6/5/19
Name	Address	Phone	Date
	3775 Fairhaven	801-824-7818	6/5/19
Name	Address	Phone	Date
_____	_____	_____	____/____/____
Name	Address	Phone	Date

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 Road, and/or Cornwall Street/Sunset, which all surround Stonegate subdivision and Landis Street, **we request that Landis Street NOT connect to the intersection of Sunset Ave. and/or Cornwall Street.**

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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<i>Linda Harrop</i>	<i>3730 Fairhaven Dr., West Linn</i>	<i>503-722-5210</i>	<i>6/5/19</i>
Name	Address	Phone	Date

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

			/ /
Name	Address	Phone	Date

			/ /
Name	Address	Phone	Date

			/ /
Name	Address	Phone	Date

**West Linn City Council Hearing: AP-20-05: 4096 Cornwall Street, West Linn, OR
January 11, 2021**

written by Pam Yokubaitis, MPH, RHIA, FAHIMA
BHT NA Secretary and BHT NA Elected Representative for 4096 Cornwall Street

WE ARE ALL IN THIS TOGETHER; THIS IS OUR HOMETOWN

Almost everyone who has been involved with this proposed development since 2015 is a West Linn resident. We all are neighbors to each other, we enjoy the quality of life here and we are proud of our community. Whether you're a volunteer in West Linn, an employee working here, a business owner or a resident, we all share a common bond: we value West Linn. This appeal is *not* about one side winning or losing. This proposed development is about US, the West Linn residents, determining what is in the best interests for our current and future homeowners in the long term. City Council is obliged to serve and protect all citizens and improve West Linn's quality of life, so let us not forget: united we stand, divided we fall, so a "win-win" is always in the best interest for all.

REPEATED WATER FLOODING IN WEST LINN HOMES

The Barrington Heights, Hidden Creek Estates and Tanner Woods subdivisions in West Linn, OR comprise the BHT Neighborhood Association (NA). From the very beginning, BHT's involvement regarding this proposed development was to *provide information* to the city and developer about the 4096 Cornwall Street property. We wanted to educate everyone about this land because it presents unusual complexities. Eight Fairhaven Drive residents share the property line with the Cornwall proposed development. These homeowners have for years experienced continuous erosion on their property from water that drains from 4096 above. The most significant concerns learned about the Cornwall property is that it reveals evidence of landslide and water hazards. BHT's concerns about this proposed development of the Cornwall property originates from knowing that flooded crawl spaces occurred to 2 Hidden Creek Estates homes at 3795 & 3745 Fairhaven Drive.

BHT NA's concerns were magnified when the Sunset School fiasco occurred, because the school's footprint was moved, which resulted in surrounding Sunset homeowners having springs pop up in their yards and water flooding crawl spaces. Then word spread that homeowners insurance would not pay for ground water flooding, so irate Sunset residents were left paying out of pocket for damages that resulted from negligence in development planning. ***NO ONE was held accountable for the property damage done to the Sunset residents homes!***

BHT NA has confirmed that landslides are also not covered by homeowners insurance, so these 2 natural hazards are issues of legitimate concern regarding this proposed development. A third and most recent example of water flooding occurred in the Stonegate subdivision at Chelsea Diaz's home located at 3687 Landis Street, where she too had to pay out of pocket for expensive water flooding remediation. Her property is located only 2 homes away from the 4096 Cornwall property line on the West side of the proposed development. Lastly, when I explained to West Linn resident and geologist, Bill House the plight of 3 homeowners all living very close/adjacent to the Cornwall property and all experiencing water flooding, he voluntarily decided to explore this issue because there had to be a source for creating these repeated problems. Bill's submitted testimony report reveals his findings using public data from a large bore hole, the well that was installed above Chelsea's home. ***No intelligent discussion nor queries occurred at EITHER of the Planning Commissioners hearings about Bill House's geologic findings, concerns, and recommendations!*** Bill was criticized and dismissed as if irrelevant during these hearing meetings. This is another reason why BHT NA has filed this appeal. Bill has shared new evidence with the intent to understand the source of a repeated problem that has occurred around this proposed development, and no one seems interested in identifying WHAT is causing these water floodings? ***The source for these 3 local water floodings MUST be identified and addressed before development occurs because aquifer(s) are located under this Cornwall property proposed for development, and all that water gets released downhill!***

Having three water flooding situations occur around the Cornwall property *before* development, new and existing residents must be *guaranteed* that no water flooding will occur and that new springs won't pop up on any surrounding private property *during and after* construction is completed. Such assurances are necessary to protect homeowners and our community at large. ***BHT NA believes there is a need for a risk assessment of the 4096 Cornwall property. ICON along with their multiple geotechnical experts should be required to present to City Council this risk assessment and a guarantee plan to protect new and existing residents before approving this development.*** There is a significant amount of BHT NA property beneath the proposed development that could be affected since these homes are already built on top of underground springs. (See attached map.) This includes all of Hidden Creek Estates (HCE) subdivision, located directly beneath the proposed development, as well as Tanner Woods subdivision on Beacon Hill Drive, located beneath HCE subdivision. All the underground springs, plus Cornwall Creek and Tanner Creek (located on each side of these 2 subdivisions) drain into Tanner Woods federally protected wetland ponds in the Tanner Woods subdivision. There is a significant amount of BHT NA residential property at risk of water flooding beneath the 4096 Cornwall property, which justifies the need for a risk assessment being required.

HYDROLOGIST FINDINGS SUPPORT BILL HOUSE'S TESTIMONY & OTHER UNRESOLVED WATER & LANDSLIDE CONCERNS

1. The GRI Report disseminated by Darren Wyss via email to City Council on 1/7/20 states: The October 28, 2020, memorandum by RNSA concludes that shallow groundwater is present on the site and "it appears to be confined to flowing through the property on top of the underlying clay-rich weathered basalt. No springs were seen on the property during site work and there **does not appear to be any groundwater flowing horizontally** through an underlying basalt interflow zone..." They note that "intercepting groundwater along the upper area boundary of the property would reduce migration across the lower portion." HOWEVER, as I reported in my 11/4/20 written testimony for the Planning Commissioners, at the bottom of page 2, I wrote: "RNSA Report, page 3: Regarding Test Pit 1, top paragraph: ***The groundwater appears to be moving laterally rather than vertically until it intercepts the permeable top soil and root permeable zone 3 to 4 feet thick then flowing downslope. Roger Smith's conclusion does not support his own field findings since he DID observe groundwater moving laterally. This evidence supports Bill House's Exhibit 8 lateral water movement of outcrop water flow zone.***
2. Bill House's report findings have yet to be addressed. His issues remain our concerns, so they are listed on the following page.

SUMMARY

A geological risk assessment of the water hazard on 4096 Cornwall Street is necessary to fully understand what we are dealing with. Ignorance is not an option. The decision made by City Council will set precedent for current and future residents. Council has a moral and ethical obligation to protect the citizens they represent and our quality of life in West Linn. New and existing homeowners must be guaranteed protection from ground water flooding; any future water flooding event will further scar our community. Attached to this testimony are 62 BHT NA ballots supporting this appeal to City Council, with 2 votes against. These ballots are submitted for the record, and to emphasize that the BHT NA residents are genuinely concerned about the potential for future water flooding events on our private property, and within our NA.

**West Linn City Council Hearing: AP-20-05: 4096 Cornwall Street, West Linn, OR
January 11, 2021**

written by Pam Yokubaitis, MPH, RHIA, FAHIMA
BHT NA Secretary and BHT NA Elected Representative for 4096 Cornwall Street

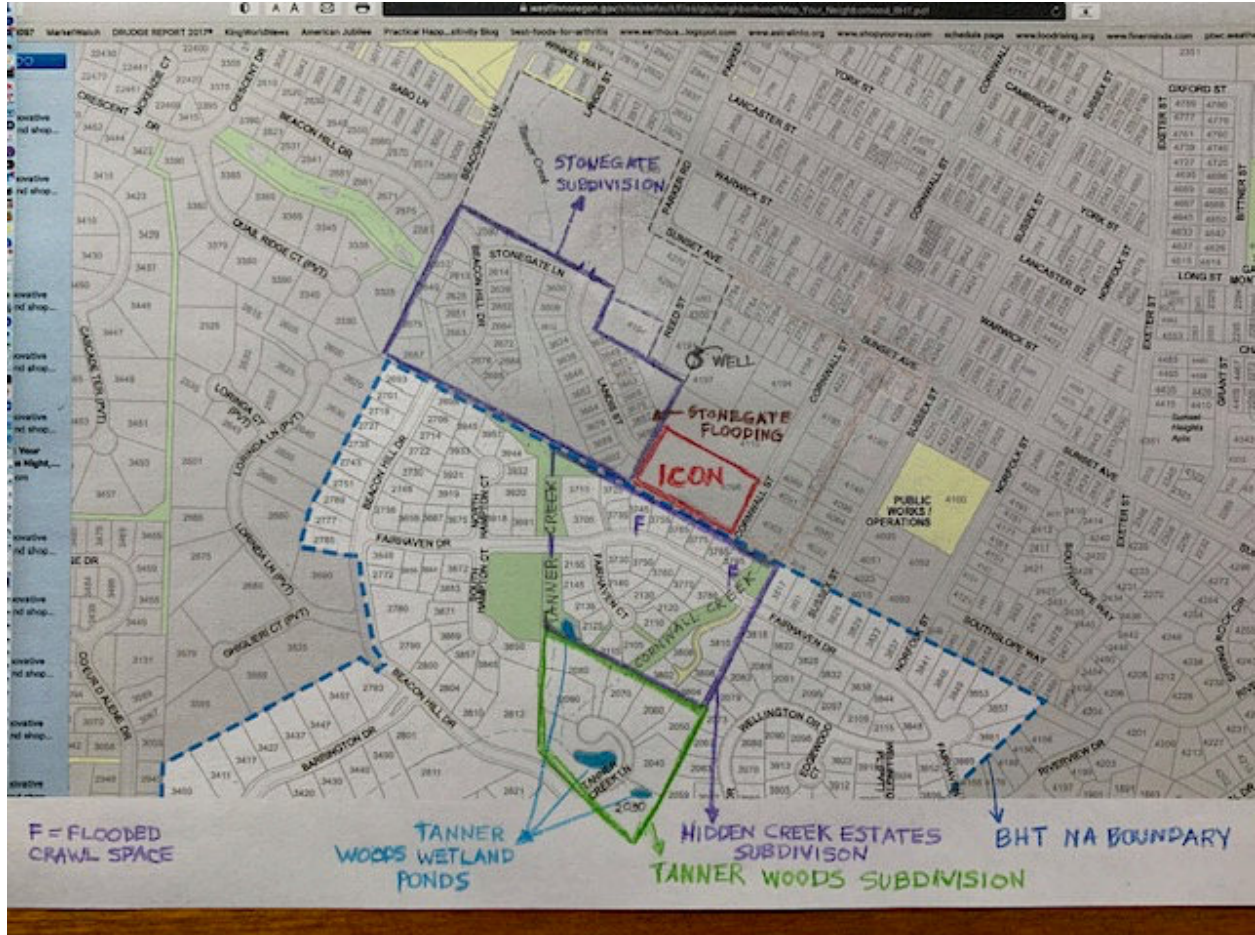
Below are concerns and issues documented in Bill House's 20+ page geology testimony titled: Public Testimony: "Willow Ridge Geologic and Hydrologic Risk Parameters." These items remain unresolved:

1. Page 2, item 1, 2nd paragraph: The application does not recognize the presence of a perched water table outcropping on the Willow Ridge slope at approximately 460 feet above sea level (ASL). Flooding and slope stability risks associated with this geological feature are not addressed in the Willow Ridge development application (Exhibit 7).
2. Page 2, item 2, 2nd paragraph: Geological risk from shallow landslides is discussed in the application but these discussions do not include an analysis of how groundwater flow from the perched water table may affect slope stability, nor do they specifically address slope instability issues related to the excavation of slope-toe materials along the perched water table (Exhibit 10).
3. Page 2, item 5, 5th paragraph: Ground disturbance from construction or increased ground water percolation above an elevation of 460 feet ASL will affect the formation of new springs. These changes in groundwater flow may pose increased flooding risk to the properties at a base of the Willow Ridge slope and may also create slope stability issues.
4. Page 2-3, last paragraph: A history of flooding on (Fairhaven) properties has been previously noted in past public testimony. Both flooding of backyards with surface waters and flooding of crawl spaces with ground water seepage have been noted. Construction along the water table discharge zone needs to mitigate risk for both surface runoff and flow from the existing ground water drainage system where it outcrops on the Willow Ridge slope.
5. Page 3, 2nd paragraph: GeoPacific's 12/18/19 letter states that "No ground water was encountered in any of the test pits." This is inconsistent with the 2016 Carlson Geotechnical report showing groundwater seepage in three of the seven test pits (TP-4, TP-5, & TP-6). Two of these pits (5&6) are located on the SW lower slope below the perched water table outcrop, and they experienced ground water seepage at a bout 4 feet BGS, demonstrating lower slope water flow in the soils. This is interpreted to be part of the groundwater drainage from the perched water table. Plans to mitigate crawl space flooding risk from changes in the groundwater drainage system on the Willow Ridge property are not addressed in the application. Note: GeoPacific letter also referenced geotechnical work from 12/12/19. This work could not be located and the reference is assumed to be for the 12/10/15 work done by Carlson Geotechnical.
6. Page 3, 4th paragraph: Previous public testimony from Stonegate residents has demonstrated the relationship between drainage changes due to upslope construction and increased water flow from the perched water zone (2017 testimony from Chelsea Diaz). The perched water table outcrops behind the Diaz home, and flooding problems from that zone coincided with upslope construction (Exhibit 8).
7. Page 3, 5th paragraph: The Eastern half of the Willow Ridge Development plot is shown on Oregon State Department of Geology and Mineral Industries Shallow Landslide maps as having a moderate to high susceptibility to shallow landslides (Exhibit 9). Any construction activities resulting in increased soil water content or removal of slope-toe materials will increase this risk.
8. Page 3, 7th paragraph: Willow Ridge property contains geologic and hydrology conditions not usually encountered with residential construction in this area. The fact that a perched water table outcrops on this slope is not addressed in this application. The groundwater hydrology of this property is particularly important since homes are planned for construction along this perched water table. Construction may also increase the risk of groundwater related flooding and slope instability unless engineering solutions are designed and implemented to mitigate these risks.
9. Page 5, 4th paragraph: Observations from the water well demonstrate the existence of a perched water layer between approximately 460 feet above sea level and 480 feet ASL. The term perched refers to an aquifer that is located above a deeper primary water bearing formation. Given the tubular nature of the basal rock layers, this water would be expected to exit to the surface in locations where the topography cuts lower than the water zone. (Exhibit 6)
10. Page 7, 6th paragraph: The two factors to evaluate for (destabilization) risk are: planned removal of material during construction, or increased water flow (surface or subsurface) at the base of the slope. The current understanding of the geology is that water is currently exiting the toe of the steepest slope in the form of springs. Any changes above this seep zone that result in increased ground water will cause increased water flow from the existing seeps or the formation of new seeps at the toe of the slope. This increased flow could destabilize the slope toe and result in increased risk of landslide (Exhibit 10).
11. Page 8, paragraph 4, states: regarding ICON's 1/7/20 Development Application: "The application notes the potential for perched water aquifers in the basalts, but does not discuss the risk implications of the proven perched aquifer encountered in the Reed Street Well, nor does it specifically address mitigation of that risk.
12. Page 8, paragraph 5 states: "The geotechnical report dated 1/7/16 does not address the public testimony presented in 2017 by Chelsea Diaz. The Stonegate homes are exposed to the same geological and hydrological conditions that exist on the Willow Ridge property. The homes are below the base of the water flow zone just like the Fairhaven Drive homes on the SW edge of Willow Ridge property. Flooding risk from a new development due to changes in ground water flow is a proven risk that is not specifically discussed in the application and needs to be addressed to understand what control measures will be considered for mitigating ground water discharge from the perched water table."
13. Page 8, paragraph 6 states: This groundwater flow system is not discussed in the application, and no plans are presented for mitigation.
14. Page 9, 1st paragraph states: Given that the Oregon State Department of Geology and Mineral Industries Shallow Landslide maps identify the Willow Ridge property as having moderate to high susceptibility to shallow landslides, plans to mitigate this risk should be part of the planning process.
15. Page 9, 2nd paragraph states: While surface water drainage is discussed in the application, ground water drainage is not, and plans should be in place to mitigate the risk posed by this element of the hydrologic system.
16. Page 9, 3rd paragraph states: The application does not specifically address the 467-481 feet ASL zone or measures to ensure that during construction, slope stability will be maintained to prevent shallow rockslides.

West Linn City Council Hearing: AP-20-05: 4096 Cornwall Street, West Linn, OR
January 11, 2021

written by Pam Yokubaitis, MPH, RHIA, FAHIMA
BHT NA Secretary and BHT NA Elected Representative for 4096 Cornwall Street

BARRINGTON HEIGHTS NEIGHBORHOOD ASSOCIATION AND ITS PROXIMITY TO OTHER SUBDIVISIONS
LEFT BOTTOM PHOTO: 11/8/20 Running Springs on 4096 Cornwall RIGHT BOTTOM PHOTO: Location of numerous running springs



Schroder, Lynn

From: City of West Linn via City of West Linn <webmaster@westlinnoregon.gov>
Sent: Monday, January 11, 2021 11:16 AM
To: Schroder, Lynn
Subject: City of West Linn Website submission: Submit a Land Use Application

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Submitted on Monday, January 11, 2021 - 11:14am Submitted by anonymous user: 192.168.4.254 Submitted values are:

Applicant Name: Pamela Riebel Yokubaitis

Project: AP-20-05 WL City Council Hearing 1/11/21

Email: pam.yokubaitis@icloud.com

Phone: 503-349-8928

Transmittal Contents: 2020 BHT NA Ballots to Appeal to the West Lin City Council - 64 Residents Attachment 1:

https://westlinnoregon.gov/system/files/webform/ap-20-05_wl_city_council_hearing_01.11.21_-_yokubaitis.pdf

Attachment 2:

Comments or special notes: Ballots emphasize BHT NA residents are concerned about future water flooding.

Payment Type: Credit Card - The Finance Department will call you to collect payment.

The results of this submission may be viewed at:

<https://westlinnoregon.gov/node/52160/submission/68148>

2020 BHT NA BALLOT TO APPEAL TO THE WEST LINN CITY COUNCIL

Barrington Heights, Hidden Creek Estates and Tanner Woods
Neighborhood Association
(Referred to as BHT NA)

On 11/4/20 the West Linn Planning Commissioners voted 5 to 1 to proceed with development of 4096 Cornwall Street, **SUB-20-01**. As well known, BHT NA homes contiguous to this proposed development continue to experience erosion on their Fairhaven Drive properties, and all water draining from this address affects BHT's Cornwall Creek, Tanner Creek, and our Tanner Woods federally protected wetlands ponds. There remains shared concern that altering this land may cause water problems to surrounding private property, *which homeowners insurance does not cover*. Water has remained the most significant concern of BHT's involvement in reviewing the multiple proposed development plans.

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Christina B. Henry 11/16/2020
SIGNATURE

3795 Fairhaven Drive West Linn OR 97068
ADDRESS

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3785 FAIRHAVEN DR, WEST LINN, OR

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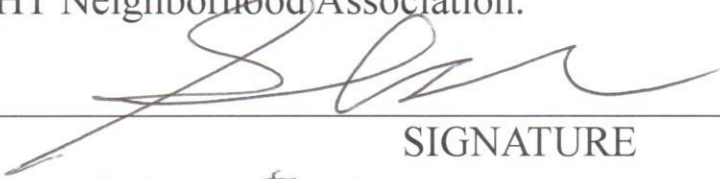
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SIGNATURE

Jeannie C. LEE

3765 Fairhaven Drive, West Linn OR 97068

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Dac Stegell 11-16-2020
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Photo + Juelle Chin 10/18/20

SIGNATURE

3735 Fairhaven Dr.

ADDRESS

2020 BHT NA BALLOT TO APPEAL TO THE WEST LINN CITY COUNCIL

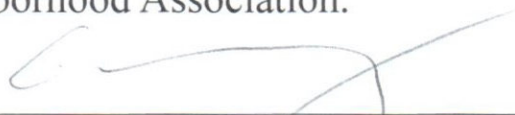
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11/16/2020

SIGNATURE

3725 Fairhaven Dr. West Linn. OR 97068

ADDRESS

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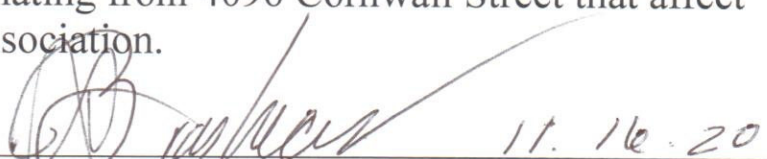
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SIGNATURE

3105 Lilian Elizabeth Brushear
ADDRESS

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SIGNATURE

2145 FAIRHAVEN CT. WEST LINN, OR. 97068

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Marka M. Calvey 11/16/2020
SIGNATURE

2125 Fairhaven Ct West Linn OR 97068
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Alan Walsh

11/17/2020

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Ingrid Radulisk

SIGNATURE

2115 Fairhaven Ct West LINN, OR

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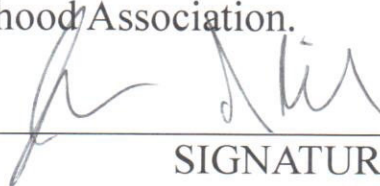
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Rebel Steerer Rebel Steerer
SIGNATURE

2110 Fairhaven Ct West Linn OR
ADDRESS 11/14/20

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11/16/20

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Gloria Astete

11/17/2020

SIGNATURE

2120 Fairhaven ct West Linn OR 97068

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2130 FAIRHAVEN CT, WEST LINN OR 97068

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11/16/2020

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Chris G. [Signature] 11/16/20
SIGNATURE

2140 Fairhaven Ct
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Linda Harrop

11/16/20

SIGNATURE

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SIGNATURE

3730 FAIRHAVEN DR. WEST LINN

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Connie B...

11/16/20

SIGNATURE

3750 Fairhaven Dr West Linn OR 97068

ADDRESS

2020 BHT NA BALLOT TO APPEAL TO THE WEST LINN CITY COUNCIL

**Barrington Heights, Hidden Creek Estates and Tanner Woods
Neighborhood Association
(Referred to as BHT NA)**

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SIGNATURE

11/14/20

3750 Fairhaven Dr West Linn

ADDRESS
OR
97068

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Malpueberty 11/16/20
SIGNATURE

3760 Fairhaven Dr., West Linn 97068
ADDRESS

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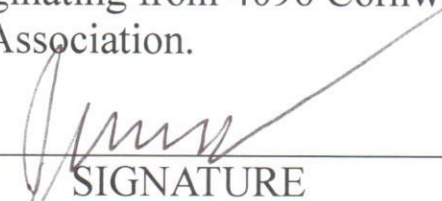
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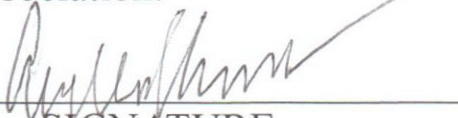
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Ann Bartell

SIGNATURE

11/17/2020

3810 Fairhaven Dr. West Linn 97068

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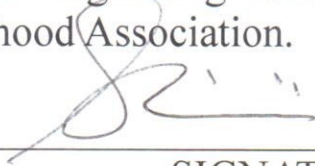
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SIGNATURE

3850 South Hampton Ct.

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3818 FAIRHAVEN DR, WEST LINN, OR 97068
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3818 Fairhaven Dr. West Linn, OR 97068

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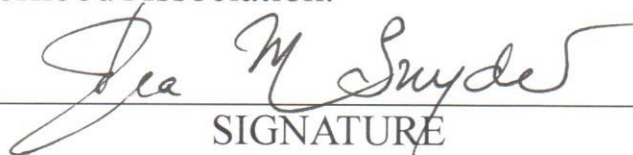
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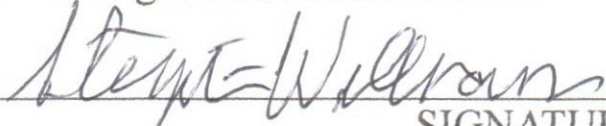
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3821 Fairhaven Dr. West Linn OR

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SIGNATURE

3822 Fairhaven Dr.

ADDRESS

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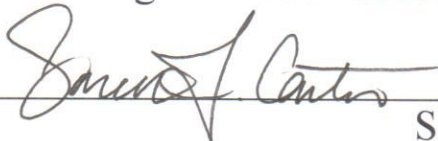
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3822 Fairhaven Drive, West Linn, OR 97068

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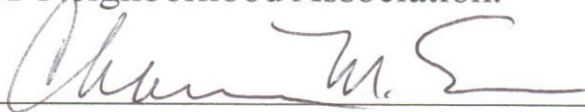
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SIGNATURE

3829 Fairhaven Dr. W.L. Or 97068

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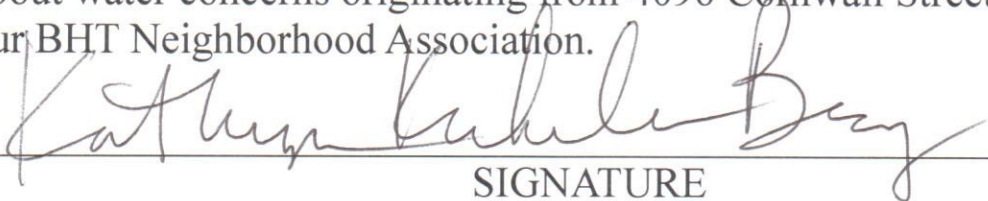
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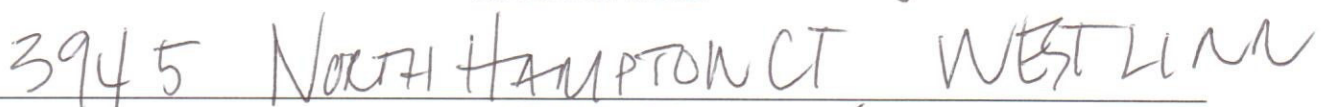
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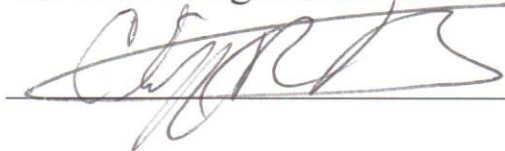
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SIGNATURE

3945 North Hampton Court, West Linn, OR 97068

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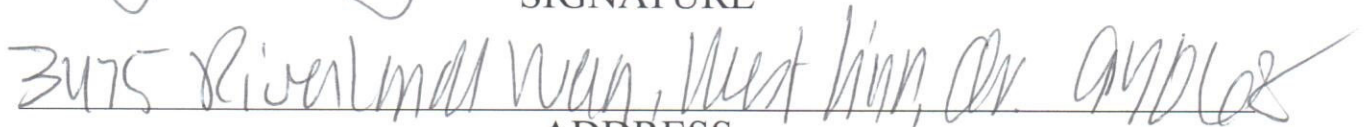
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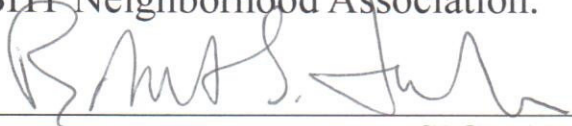
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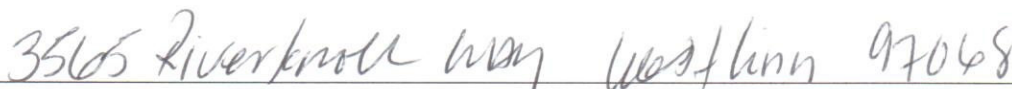
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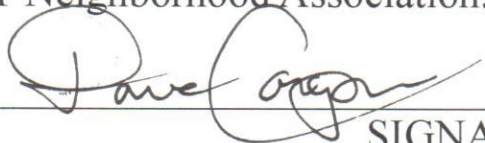
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3565 Riverknoll Way West Linn 97068

ADDRESS

2020 BHT NA BALLOT TO APPEAL TO THE WEST LINN CITY COUNCIL

**Barrington Heights, Hidden Creek Estates and Tanner Woods
Neighborhood Association
(Referred to as BHT NA)**

On 11/4/20 the West Linn Planning Commissioners voted 5 to 1 to proceed with development of 4096 Cornwall Street, **SUB-20-01**. As well known, BHT NA homes contiguous to this proposed development continue to experience erosion on their Fairhaven Drive properties, and all water draining from this address affects BHT's Cornwall Creek, Tanner Creek, and our Tanner Woods federally protected wetlands ponds. There remains shared concern that altering this land may cause water problems to surrounding private property, *which homeowners insurance does not cover*. Water has remained the most significant concern of BHT's involvement in reviewing the multiple proposed development plans.

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William Gray 11/17/2020
SIGNATURE

3810 Fairhaven Dr.
ADDRESS

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Barrington Heights, Hidden Creek Estates and Tanner Woods
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Jana Dillingham 11/16/20
SIGNATURE

3802 Fairhaven Dr. West Linn OR 97068
ADDRESS

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Scott Dillingham 11/16/20
SIGNATURE

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SIGNATURE

11/17/20

2030 Tanner Creek Lane

ADDRESS

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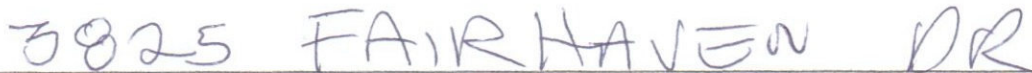
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Meredith Schmidt
SIGNATURE

3825 FAIRHAVEN DR
ADDRESS

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SIGNATURE

11/16/20

2135 Fairhaven CT West Linn
ADDRESS