



CITY OF West Linn

ROSEMONT SUMMIT NEIGHBORHOOD ASSOCIATION

MEETING MINUTES

Thursday, November 2nd 2017

7:00 PM – West Linn Adult Community Center

1. Call to Order

- Meeting was called to order at 7:00 PM

2. Approved Agenda

- Minutes from meeting on October 5th 2017 were approved

3. Neighborhood Meeting with Applicant of 7-lot PUD on 21305 Shannon Lane

David Baker, President Rosemont Summit NA, introduced the Team, including: David Shelofsky, Developer, Peter Fry, Consultant, Luke Lappin and Ben Altman, Pioneer Design Group. He explained the team is here to present a proposed 7-Lot development at 21305 Shannon Lane.

David Shelofsky noted the team is in the early stages of preparing the development application, and that they have completed a Pre-Application conference with the City. The City requires early contact with the neighborhood Association, and we want your feedback, particularly on various aspects of the development to be discussed tonight. And, we are taking notes.

Project Summary

Ben Altman provided an orientation for the Site, referring to an aerial photo and noting surrounding streets.

Peter Fry then described the development, as being a 7-Lot subdivision. Access to the Site is proposed by an extension of Horton Road from the west side, and then a Cul-de-Sac off of the street extension. The zoning would allow 10 units, but with the steep slopes and streams that density did not seem reasonable.

Peter noted that the site has lots of trees, drainage courses and steep slopes, the majority of which will be preserved. That is why we are only proposing 7 lots. He noted that we are not proposing to extend Athena Road. It is really steep through there and we don't believe it

makes sense to run a road through this sensitive resource area. We are, however, proposing a pathway connection linking to Shannon Lane.

Questions and Answers

1. What access option do you have, if you are not able to acquire the land to extend Horton?

RESPONSE: David Shelofsky noted, we are negotiating with the adjacent property owner to acquire land to allow for an extension of Horton Road from the west side to provide access to the site. If that option doesn't work out we could come in off of Shannon Lane. But the Shannon access has design challenges, and more impacts on the resource area, so we do not prefer that option.

2. First, I want to thank David and his team for coming tonight. In the notice letter there is reference to a variance to street standards. What is that for?

RESPONSE: Peter Fry stated the variance is for not extending Athena, and not installing a cul-de-sac or turn-around. We do, however, think a pathway connection is a good idea. The pathway would allow some circulation, while minimizing the impacts to the resource area.

3. What will you do with Shannon Lane?

RESPONSE: David, at this point we are thinking it would just be part of the pathway. We do want to know what you think about the pathway.

4. How many trees will be removed?

RESPONSE: David stated we are very sensitive to the trees. That is why we do not want to extend Athena, and only provide a pathway. You will note that all of the lots are on the west side of the stream. Our intent is to restore and revegetate the resources area with native plantings. So we will preserve the maximum number of trees as we can, in particular the Oaks.

Peter added that the City has a really good code for protecting trees.

5. What about the resource area in terms of ownership? I have family and friends in Hidden Springs and they have a long bad history over uncertain ownership.

RESPONSE: David stated that ownership is undecided at this time. We are currently showing the east side lots as being very large and extending clear to the east boundary. In this case, the land would be privately owned, with a public easement for the pathway.

Another option we are considering is to place all of the resource area in a Tract. The Tract could be owned by the HOA or by the City. If the HOA owns it, there would be a need for a public easement for the pathway. The decision will be made through the review process with the City.



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6. Will Horton ultimately be extended all the way through?

RESPONSE: Peter stated, Yes, at some time, depending upon development of the adjacent property. Horton Road is designated on the City Comprehensive Plan as a “connectivity street.”

7. What about Shannon, if you don’t extend Horton, how will you get access?

RESPONSE: David noted we would need to design an extension of Shannon, but basically it would connect to the cul-de-sac instead of Horton. But we really don’t want to have to do that.

8. If Horton is the only access, would there be any improvement to Miles to provide another way out? These lots will just add more traffic to Horton with only one way in and out.

RESPONSE: Peter, we would not be required to provide off-site street improvements.

David Baker noted the City Code has standards for the number of lots serve by a cul-de-sac.

9. Will the cul-de-sac be a public street? That is not what the variance is for is it.

RESPONSE: Peter state Yes it will be public. And, no, the variance is for not extending Athena.

10. I live on Athena and support not extending it. What chances are there that the City will approve the variance?

RESPONSE: David noted that the City staff seems supportive of the variance to protect the resource. But it will be up to the Planning Commission. We thing the chances are pretty good,

11. What are the chances you will be able to acquire the land for Horton?

RESPONSE: David noted we are talking to the owners, one of whom is here tonight. It seems possible, but nothing is set yet.

12. There was an earlier plan showing condos. What about that plan?

RESPONSE: Peter stated that was his fault. He had shown that plan just as an example of what might go here. But that is not what is being proposed. We are just looking at the 7 lots for detached homes.

13. How many were supportive of the pathway?

RESPONSE: By a show of hands, approximately 75% supported, with 25% not supportive.

David Baker noted that the pathway may be required as a condition for the variance to not extend Athena.

14. Could Horton be an easement?

RESPONSE: Peter stated, no. The City will require it to be dedicated right-of-way.

15. Where would the pathway be located, which side of the stream, by it or above it?

RESPONSE: Peter stated we do not know exactly at this time. David stated we are just completing the detailed site survey, which will give us much better information. We also just hired a resource biologist who is analyzing the streams and habitat areas. With that information we will be able to better make locational decisions. We will work that out before we make the submittal to the City.

16. What about sewer and water services? The existing water line is not constructed to City standards. It is too shallow for paving over within the road.

RESPONSE: Luke noted sewer will be extended from the line in Athena. The storm design will provide detention and water quality treatment. We are looking a low impact design, with planters for the streets and probably the lots also. The steep slopes are not conducive to pond detention, and the LIDA design is more compatible with the resource area.

There are two water lines, a 14" within an easement across the southern portion of the property, and a 6 inch line that comes from Miles to Horton.

The 14" is in a different pressure zone, and serves properties to the north and west. We will need to extend from the 6" line in Horton.

17. There is quite a big grade change on Horton. How will you deal with that?

RESPONSE: Luke stated we will need a retaining wall. We have not designed that detail yet, but will. We may also consider adjusting the sidewalk to narrow the cross-section and allow for a shorter wall. At this time we do not know how tall the wall will need to be.

18. What about timing for the project and how long might we expect for construction activities?

RESPONSE: Peter, we still have quite a bit of work to do, so as soon as we can, but we likely won't be submitting until next year. We need to resolve the access and also determine how best to deal with the resource area.

David noted he plans to hand-pick builders for the homes. Best guess on timing is maybe a year to 18 months. Ideally they will all go in about the same time, but that all depends on the market.

19. Will these be spec homes of custom designed?



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RESPONSE: David noted likely a mix, but more custom, all high end homes.

20. For Horton, what about the other end?

RESPONSE: Peter stated the City Plan calls for it to be connected. The timing depends on development of the adjacent property.

21. What about the storm water from upstream? They buried large tanks there on Horton where you are planning to extend the road?

RESPONSE: Luke stated he didn't know about the tanks but will check that out. He assumes they are for detention. We will check that out.

22. What about the pond, it is a real problem?

RESPONSE: Peter stated, yes, we know it is a problem and it needs to be addressed. We don't have a specific solution at this time, but will be working with the resource biologist and the City to determine the best solution. Luke noted we need to understand what function, if any, the pond serves relative to the overall storm drainage system.

23. There are deer and other wildlife in the wooded area. What happens to them?

RESPONSE: Peter, again we are working with the resource biologist on those details. David noted, generally out intent is to preserve and enhance the resource area.

David Baker noted that we were out of time and they have other NA business to deal with. He thanked the team for the presentation. He reminded people that there will be additional opportunities to comment on the plan once the application is submitted. The City will provide notice and there will be a public hearing before the Planning Commission.

5. Old Business

- Pedestrian safety improvements on Summit Street and Pimlico Drive

- David Robinson updated the group on meeting with the Transportation Advisory Board.

6. New Business

- Creation of a special committee to assist the RSNA and the City in developing questions and reviewing concerns related to the community's land use process.

- The membership decided to not form a special committee.

7. Announcement of Next Meeting

- Next regular meeting on December, 6th 2017 at 7:00 PM

8. Adjourn

- Meeting was adjourned at 9:30 PM