

Savanna Oaks Neighborhood Association Special Meeting

October 3, 2023

Call to Order:

The meeting was called to order by President Frank Carini on Zoom at 7:03 p.m.

There were 19 SONA members present at the onset of the meeting. This met the quorum requirement of a minimum of ten members to approve the SONA agenda. In addition, there were two guests from the community in attendance from the Willamette NA. There were five members of the presentation team from AKS Engineering and Forestry and David Weekly Homes. SONA's online meeting announcement and agenda were posted to the City of West Linn's website and email reminders were sent to members.

Agenda:

Frank Carini called for any changes or additions to the agenda. No members requested changes so the agenda was approved.

New Business: PA-23-08 Proposed 15-lot Subdivision at 22910 Weatherhill Road.

President Frank Carini introduced the subject of the Special Meeting: PA-23-08 Proposed 15-lot Subdivision at 22910 Weatherhill Road. This is one of the first projects submitted to the City of West Linn under SB458 in June 2023.

Prior to the presentation, Frank Carini gave a few introductory comments about the history of the project and about SB458. President Carini noted that SB458 allows an expedited approval process for middle housing types (duplexes, triplexes, quadplexes, townhouses, and cottage clusters.) Projects submitted in this way do not require approval from either the City Council or Planning Commission. If the project meets the criteria, the City of West Linn Planning Manager signs off on the project for approval. Finally, under this bill, cities are not allowed to require driveways, vehicle access, parking, or min/max street frontage, or requirements inconsistent with House Bill 2001.

Frank Carini introduced Grace Wolff of AKS Engineering and Forestry. She then introduced the members of presentation team in attendance; Zack Pelz and Darko Simic of AKS Engineering and Forestry; Max Bondar and Bruce Howard of David Weekly Homes.

The project was presented visually in the form of a three-slide PowerPoint presentation. Some of the key points of the presentation were:

- The project has changed from a 48-unit development to 50-unit development on the subject property.
- It was presented as attached mix of tri, quad and five-plex housing units, but no final decision has been made as to the design configuration. Detached cottage style homes are still being considered.
- Lots sizes range between 2,008 SF and 6,270 SF.
- There will be street improvements along the frontage of Weatherhill Road and Bland Circle.
- The final design has not yet been submitted for approval.
- Timing is still tentative, but land improvement may start in 2025 with home construction starting in 2026.
- David Weekly Homes has a presence in Oregon and referenced their recent development in Hillsboro.

During the Question-and-Answer portion of the discussion, the following points were brought up:

- A number of the homes will have frontage with driveways on Weatherhill Road.
- The frontage road improvements will be half to 3/4ths street improvements, not full street improvements.

- With a higher number of housing units and substantial grading for streets due to the slope, a large number of trees will be removed which is more than a standard development scheme.
- There were several areas of traffic concerns.
 - First, the grade along street “A” may be quite steep. The large turnout and high angle between street “A” and “B” may cause visibility concerns for traffic. There was also concern that the street would not be passable under snow/ice conditions.
 - Local streets (Bland Circle and Weatherhill Road) already have substantial traffic and bottlenecks. This project (and a couple of other developments currently under construction) will exacerbate these problems and will not be addressed. For example, there are currently narrow sections of Weatherhill Road and Bland Circle located between the development and Salamo Road.
 - Traffic flow onto other local streets (e.g., Tannler Drive) will see additional traffic.
 - Traffic flow onto main arteries (Salamo Road, Blankenship Road) will also see additional traffic. In addition to the number of vehicles, left turns across traffic onto Salamo Road from Weatherhill Road and Bland Circle will increase substantially. Also, left turns onto Blankenship Road from Tannler will increase. These present safety issues.
 - Salamo Road is already backed up during times of peak traffic. This project will add to the traffic leaving the neighborhood.
- There were concerns that this project would not be “affordable” housing. A representative from David Weekly Homes stated that the current cost would be around \$650,000 - \$750,000, but they are trying to balance the property’s high development costs with unit size and quality.
- In the plan as presented, street “C” would dead-end into existing houses along Satter Street. Lack of screening along boundaries and the dead-end street could impact the existing housing values.
- Increased density has not been incorporated into current planning since the area is currently zoned for lower density housing. As a result, how will the additional demand for roads, schools, infrastructure (water, utilities) be addressed by the city of West Linn and West Linn-Wilsonville School District?
- There were concerns about the lack of parks in the immediate vicinity of the development. A high-density development increases the need for open spaces which is not part of this development.

Community Comments:

There was some discussion that the concerns and issues raised above should be presented to the City Council and city of West Linn at a future date.

Next Meeting:

President Carini stated that the next Savanna Oaks NA meeting will be held on November 7, 2023 as a virtual meeting via Zoom.

President Carini, seeing no further business, adjourned the meeting at 9:02 p.m.

Submitted by Lori Carini, SONA Secretary