

Savanna Oaks Neighborhood Association (SONA)

Meeting Minutes — Neighborhood Development Technical Review

Date: November 4, 2025

Location: Virtual (Google Meet)

Time Called to Order: 7:05 PM

Chair: Roberta Schwarz [President, SONA]

Recorder: Scott Zurschmit [Secretary, SONA]

1. Call to Order and Quorum

President, Roberta Schwarz, called the meeting to order at 7:05 PM, confirming that a quorum was present (minimum 10 members). The maximum recorded attendance was 72 participants, making this one of the most attended SONA meetings to date.

2. Approval of Agenda

A motion was made and seconded to approve the agenda with one change — to move the White Oak Savanna Park Update before the developer presentation. Vote: Unanimous approval by show of hands. Result: Motion carried.

3. Approval of Previous Minutes (April 8 Meeting)

Treasurer, Ed Schwarz, presented minor corrections including quorum clarification, spelling correction, updated financial figures, and addition of closing statement. Motion to approve minutes as amended passed by acclamation.

4. Treasurer's Report

Reported by Treasurer. Previous Balance: \$4,564.54. Income: \$1,500 neighborhood donation + \$1,589.13 city stipend. Expenses: \$4,500 trail labor, \$982 gravel, \$13.59 Zoom, \$3.73 Google Meet. Current Balance: \$2,100.20. Transition from Zoom to Google Meet saves approximately 50% monthly cost.

5. White Oak Savanna Park Update

Highlights include the 12th Annual Student Planting Day with 152 fourth and fifth graders, 500 Camassia bulbs, and 100 sword ferns planted. Over 21,600 volunteer hours accumulated since inception. A new connecting trail completed this year creates a full loop for the first time.

6. Presentation — Proposed Development at Tannler & Blankenship

Presented by Brad Kilby (Harper Hoff Peterson Regalus / Branch Engineering) and Lloyd Hill (Mill Creek Residential Trust). Project scope: 320 multifamily units in 11 buildings, 10,520 sq. ft. commercial space on 11.4-acre site zoned OBC. Tiered layout preserving oak

grove, 502 parking spaces, Tannler Drive realignment proposed. Initial technical difficulties resolved during presentation.

7. Discussion and Questions from the Floor

Residents expressed concerns regarding traffic, infrastructure capacity, project density, and community impact. Developer representatives clarified that a Kittleson & Associates traffic study is underway and mitigation will be required if service levels are exceeded. No affordable units planned; project will be entirely market-rate with smaller studios. Next public meeting set for November 12.

8. Pending and Action Items

1) Complete and publish traffic study (Brad Kilby / Kittleson / City) by mid-December 2025. 2) Decide on street vacation (Developer). 3) Clarify sale/lease status of commercial units (Brad Kilby). 4) Resolve SB 1537 interpretation (Developer/City). 5) Prepare construction traffic management plan (Developer / City). 6) File public records request for project documentation (SONA Board, if required). Treasurer noted that a lot of this information will be provided as part of the project documentation on the City of West Linn web page.

9. Announcements

Follow-up Meeting: Willamette Neighborhood Association, November 12, 7:00 PM at the Adult Community Center (hybrid format). Contact savannaoksna@westlinnoregon.gov for recording of the November 4, 2025 meeting or updates.

10. Adjournment

There being no further business, the meeting was adjourned at 8:52 PM. Minutes to be submitted by Secretary and edited/approved by SONA membership at the following meeting.

Roberta Schwarz, President, SONA

Scott Zurschmit, Secretary, SONA