

Savanna Oaks Neighborhood Association Meeting
December 3, 2013
7:00 PM
Minutes

Meeting was called to order at 7:00 pm by SONA President, Ed Schwarz.

In attendance were 20 members of SONA, one member of Willamette NA, and four guests representing the proposal for the zoning change. They were Mr. Robinson (attorney), Mr. Mahoney, Mr. Morgan (both of Con Am), and Mr. Parker (property owner).

Meeting minutes from the November 5, 2013 SONA meeting were reviewed and approved by a unanimous vote.

In the absence of the Treasurer, Ed Schwarz reported on the SONA bank balance. The account currently stands at \$1,986.65. There were no expenditures reported in the past month.

Old Business:

1. An update was given on the Holiday Craft Fair fundraiser for the White Oak Savanna.
2. An announcement was made for a final fundraiser of the year for the Savanna at West Linn HS on Sunday December 8th from 10:30 to 4 at the Holiday Boutique.
3. A report was made on the progress of the fundraising toward the acquisition of the White Oak Savanna.

New Business:

1. Mr. Mahoney and Mr. Morgan of Con Am, a San Diego Corporation, made a presentation on the proposed zoning change for the property located at the corner of Tannler Dr. and Blankenship Rd. (which is across the street from the White Oak Savanna). A map and two charts were put up on the white boards and the Con Am representatives said that they would both be made available to the SONA President so that they would be available online for SONA.
2. Con Am representatives stated "Con Am manages 50,000 apartment units up and down the Coast. They build, hold and operate and are good stewards of the land".
3. The proposal for the 11.3 acre parcel is approximately 210 apartment units to be built at a rate of approximately 21 units per acre on 10.1 acres with R2.1 zoning and 1.2 acres would remain with the existing zoning of OBC. However it was also stated that 3 to 3.5 acres would be designated park or open space. The question was asked "Where would the park land be located?" And the answer was that it would be in the upper acreage and would provide a buffer between the single family homes and these apartment units.
4. Mr. Parker, the current owner of the property, would be keeping the 1.2 OBC acreage so that only the 10.1 acres would be built on by Con Am.

5. The apartment buildings were described as “Class A, top of the market, relatively high end”. The average size would be 900 to 1,000 square feet with 2 bedrooms, 2 bathrooms with a washer and dryer and granite countertops.
6. The reps were asked how many tenants the apartments would hold and they said they did not know. Then they stated 1.2 is the average for a one bedroom. That number was questioned by the SONA members as too low.
7. It was noted that the project representatives did not have a conceptual drawing of the proposed development and that put the neighbors at a disadvantage. It was stated by the reps. that the zoning change would come first and then a design review would necessitate another meeting with the SONA.
8. The apartment units could be 45 feet in height. They will cover max. 50% of lot.
9. There will be a pre application meeting on this zoning proposal on December 5th at 10 am at the City Hall. The time line is: Formal application in January, then 30 days for completion of application, then 120 for approval or denial by City Council. The targeted completion date is 2 years after the design review which would probably make it sometime in 2016.

After the presentation was concluded and the four guest left, the members of SONA discussed the zoning application and a motion was made and seconded for a Resolution to support that the current OBC zoning be maintained. After further discussion, the motion was unanimously approved. This Resolution is submitted as an attachment.

Additional New Business:

1. Notice of the December 9th City Council Public Hearing on adopting a new comprehensive trails system was given.
2. The January 2014 meeting of SONA was cancelled due to the proximity to January 1st, a national holiday.

Meeting was adjourned at 8:15 pm.