

ROSEMONT SUMMIT NEIGHBORHOOD ASSOCIATION

A RESOLUTION FOR DESIRED FEATURES AT OPPENLANDER FIELD DEVELOPMENT

WHEREAS, The Rosemont Summit Neighborhood Association (“RSNA”) boundaries include the property known as Oppenlander Fields, and

WHEREAS, RSNA wants the proposed development at Oppenlander (“The Development”) to provide good homes for new buyers and good neighbors for the existing residents nearby, and

WHEREAS, RSNA has met with the proposed developers of The Development, Venture Properties, and reviewed and discussed the plans, and

WHEREAS, It is the practice of all parties such as the Developers, West Linn City Council and such departments as Planning, Parks, and others involved in implementing such developments to include feedback from residents and all have indicated the desire for feedback and communications prior to the submission of a formal development application so as to be able to optimize this development for the current and new neighbors

NOW, THEREFORE, THE RSNA makes the following requests:

1. That a new traffic study specifically reviewing the potential traffic implications from the proposed ingress and egress to The Development from Rosemont Road and Miles Court, as well as traffic in nearby intersections along Rosemont Road, and
2. That the existing grove of mature trees on The Development be preserved, and
3. That provisions for a green space be made, which could include a playground or other area for the public to enjoy, consistent with the West Linn 2019 Parks Master Plan, and funded by System Development Charges generated by construction of houses in The Development, and
4. That the Private Access Tract C as described (in the 8/3/2026 proposed plat) be eliminated and a cul-de-sac redesigned for the homes in that part of The Development, and
5. That a gated and locked emergency access from Miles Drive to The Development be established with no limitation on pedestrian and bicycle access, and
6. That the Developer submit a Wetlands Delineation Report to the Oregon Department of State Land which includes a review of stormwater control and documents all effects of the proposed construction on animal, plant, and water resources, and
7. That the Developer create Covenants, Conditions and Restrictions (“CCRs”) that are included in the land deeds for each property, are consistent with CCRs of neighborhoods surrounding the Development and contain provisions related to noise from outdoor utility equipment and that address parking and visual elements, and
8. That the Planning Department staff be instructed to provide guidance at no charge to the RSNA and their designated representative(s) to identify and understand how to apply existing West Linn city code to the proposed Development.

I attest that this resolution was PASSED and ADOPTED at an RSNA meeting this 20th day of August, 2026 and takes effect upon passage.


Abby Farber, President RSNA