

ROSEMONT SUMMIT NEIGHBORHOOD ASSOCIATION

A RESOLUTION FOR DESIRED FEATURES AT OPPENLANDER FIELD DEVELOPMENT

WHEREAS, The Rosemont Summit Neighborhood Association (“RSNA”) boundaries included 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,

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 entrance to The Development from 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, 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
5. That a gated and locked emergency access from Miles Drive to The Development be maintained (no limitation on pedestrian and bicycle access).
6. That the Oregon State Department of Environmental Quality (DEQ) conduct a wetlands review to document all effects of the proposed construction on animal, plant, and water resources.
7. 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 this timely work.

This resolution was PASSED and ADOPTED at an RSNA meeting this ____ day of _____, 2026 and takes effect upon passage.

Abby Farber, President RSNA

William Ramirez, Secretary, RSNA