



22500 Salamo Rd.
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WEST LINN ECONOMIC DEVELOPMENT COMMITTEE

December 6, 2013
8:00 AM
Bolton Room, City Hall

Summary Notes

Attendees:

Ben Kittelson, Dan Gardner, Linda Neace, Gail Holmes, Jesse Knight, Rennie Muzii, Ryerson Schwark

Meeting Time:

8:01 am to 9:02 am

Public Comment

- Roberta Schwarz, a member of the Savanna Oaks Neighborhood Association, came and gave comment on a potential zoning change on undeveloped land near Tannler Drive in West Linn. This was after a developer had a pre-application meeting with the Planning Department of the City. She also submitted resolutions from the Savanna Oaks Neighborhood Association and the Willamette Neighborhood Association opposing the potential zone change. The resolutions are attached to these Summary Notes

Discussion:

- Non-Residential Street Maintenance Fees: Committee discussed three proposals to change the street maintenance fees. The concern was generally that any raise in fees would not create meaningful revenue for maintaining streets since there aren't very many businesses in the City. There was consensus that the tier proposal did not generate enough revenue to be worth the hassle of administering it, so the group focused on raising the cap on commercial businesses. The discussion focused on how feasible it would be to raise the cap 75%, many of the businesses that would be affected could afford that increase and it would sufficiently separate the big

businesses from the mid-sized ones. There was a motion to recommend to the City Council that the commercial cap should be raised by 75%. This motion was seconded and passed 6-0. The Committee then considered the possibility of raising the public cap, consensus was that it was not worth it. There was a motion to keep leave the public cap alone, it was seconded and passed 4-0.

- Committee Goals for Next Year: the Committee discussed goals for next year and how to encourage economic development and help businesses. There was a consensus around separating out “Guiding Principles” from “Goals” because many felt the 2013 goals mixed the two together. The Committee wanted to add goals about reaching out to the business community, helping to make retail/office space easier to find, and working on regulatory improvements for use of signs and special events. They also wanted to put a priority on doing the home based business survey. Staff will create a goals sheet and guiding principles for review by the Committee over email.
- Rezoning of Commercial Lands: The Committee Chair Gail Holmes spoke about the pre-application meeting she attended with the City’s Planning Department and a potential developer for a site near Tannler Drive in West Linn. Staff stressed that there was no application currently, that they would be more than willing to give information to the Committee once an application was submitted, and read a letter from the potential developer’s land use lawyer (the letter is attached to these Summary Notes). The Committee talked generally about the limited supply of commercial land in the City, but agreed that it was too early to take a position on the possible development. As a result they tabled discussion on the issue until after an application to rezone the land is submitted.
- Other Business from the Committee: staff gave an update on the CPP Tourism grant process, Linda Neace will come with an update next meeting on a commuter rail project which may pass near West Linn, and then the meeting was adjourned.

Motions or Proposals:

- Ryerson Schwark motioned to recommend raising the non-residential street maintenance fee cap by 75% to \$892.50 a month. Rennie Muzii seconded. Passed: 6-0
- Rennie Muzii motioned to leave the non-residential street maintenance fee public cap alone, keeping it at \$300 a month. Linda Neace seconded. Passed: 4-0 with Ryerson Schwark and Jesse Knight abstaining.

Kittelson, Ben

From: Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]
Sent: Thursday, December 05, 2013 12:30 PM
To: Kerr, Chris; Jordan, Chris; 'jeff@parkerdev.com'; Kittelson, Ben; 'rmorgan@conam.com'; 'mmahoney@conam.com'; Spir, Peter
Subject: West Linn Economic Development Committee Meeting on December 6

Dear Chris,

Jeff Parker, the owner of the vacant OBC parcel on the west side of Tannler Drive, and ConAm, the prospective purchaser of part of the property, have asked me to write to you on their behalf.

We attended a pre-application meeting for the property with the Planning Department this morning. Gail Holmes was there as a representative of the Willamette Neighborhood Association. Ms. Holmes told us that she is the Chair of the City's Economic Development Committee and that item 4 of tomorrow's Committee meeting is a discussion of the property that was the subject of today's pre-application meeting.

Neither Mr. Parker nor ConAm can attend the meeting tomorrow given the short notice which they received.

Mr. Parker and ConAm believe that any discussion about a potential application for this property should occur only after an application is submitted when the Committee has the benefit of a full and complete application. Additionally, any discussion of the property without notice to and presence of the property owner and ConAm would not have the benefit of their presence to answer questions. Also, until an application is submitted that addresses the approval criteria, it is premature to speculate about economic development impacts.

Mr. Parker and ConAm request that the Committee table discussion about this property until a future date after an application has been submitted and deemed complete and the owner and purchaser can be present to answer questions. We think this is the fairest way to proceed and to assure the Committee that it has all the information on which to have an informed discussion. A discussion before then would be based on incomplete information and would not benefit the Committee or the community.

Thanks very much for consideration of our request. Mike

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Savanna Oaks Neighborhood Association

December 3rd, 2013

Resolution

During this regularly scheduled meeting of the SONA on December 3rd, 2013 the assembled members of the Savanna Oaks Neighborhood Association passed the following resolution:

Be it resolved that the Savanna Oaks Neighborhood Association is in favor of retaining the existing zoning of Office Business Center (OBC) for the approximately 11.3 acre property located at the northwest corner of Tannler Dr. and Blankenship Road in West Linn. The SONA is also in favor of retaining the designation "Commercial" on the Comprehensive Plan map for this property. This is in the best interests of the West Linn community. The reasons include but are not limited to the following:

1. CDC 21.010 The purpose of this zone is to provide for groups of business and offices in centers, to accommodate the location of intermediate uses between residential districts and areas of more intense development, to provide opportunities for employment and for business and professional services in close proximity to residential neighborhoods and major transportation facilities, to expand the City's economic potential, to provide a range of compatible and supportive uses, and to locate employment where it can support other commercial uses.
2. The current zoning represents the highest and best use of this property for the Savanna Oaks Neighborhood Association.

For the above stated reasons SONA favors retaining the existing zoning of OBC for the 11.3 acre property located at the northwest corner of Tannler Dr. and Blankenship Rd in West Linn.

Aye: 20
Nay: 0
Abstain: 0

Submitted by Ed Schwarz
Savanna Oaks Neighborhood Association President

Willamette Neighborhood Association

Willamette Neighborhood Association (WNA)
Pacific West Bank - Willamette Marketplace
Date: November 13, 2013

Call to order: 7:00pm

Attendance: Julia Simpson - WNA President; Michael Selvaggio- WNA Vice President;
Elizabeth Hall – WNA Co-Secretary; Elizabeth Rocchia - WNA Treasurer
Attendance Sheet attached for complete list.

Treasurer's Report

WNA Account at US Bank (with Yoga): Balance \$3267.50
WNA Account: \$2109.03

AGENDA

Rob Morgan, Jeff Parker and Micheal Robinson: **Tannler Rezoning Presentation**

Overview of Con Am Group proposal to request zoning change to higher residential ratio:

Discussion of highest and best use of this land and development potential for future of West Linn and immediate Willamette Neighborhood concerning parking, commercial street frontage, residential mix, land impact, street congestion and difficult traffic junction.

Motion: Be it resolved, that the 11/13/2013 presentation concerning the Tannler West Rezoning, did not convince the WNA that a zoning change represents the highest and best use of this property for the Willamette Neighborhood. At this time, WNA makes the motion to advocate the status quo.

Motion Passed. All in favor. No abstaining.

Motion: Accept West Linn City proposal to pay for single sign at Willamette Falls Drive and 10th Street and for the Willamette Neighborhood Association to pay for 2nd sign near Fields Bridge Park. Willamette Neighborhood Association to pay up to and not to exceed \$850 for 2nd sign near Fields Bridge Park.

Motion Passed. All in favor. No abstaining.

Meeting adjourned: 8:40.
Respectfully Submitted with Assistance,
Elizabeth Hall