

2. Agenda Bill 07-06-06 PUBLIC HEARING - Adoption of the Marylhurst Neighborhood Plan as a Part of the West Linn Comprehensive Plan  
 ORDINANCE - Amending the Comprehensive Plan Adding the Marylhurst Neighborhood Plan

Mayor King opened the public hearing on MIS-06-50, a proposal to adopt the Marylhurst Neighborhood Plan as a part of the West Linn Comprehensive Plan. Bill Monahan explained the hearing purpose and Mayor King reviewed the hearing procedure.

Mayor King asked if there were any conflicts of interest or *ex parte* contacts to declare. Councilor Burgess stated that he has a lot larger than the zoning. There is an issue of flag lots, and someone could contest his voting on this issue. He does not plan on developing a flag lot; however, it is a possibility. He does not feel this will sway his decision as it relates to this plan.

No one in the audience challenged the impartiality of any Council member or the jurisdiction of City Council to hear this matter.

Thomas Soppe, Associate Planner, reviewed the staff report with the Council. A map was submitted that showed the subject site and surrounding areas. The Marylhurst Neighborhood Association (MNA) wrote this plan after procuring input from multiple citizens in the neighborhood. In the fall of 2006 the MNA approved the draft Marylhurst Neighborhood Plan (MNP). Staff reviewed the MNP for compliance with Chapter 98, which itself requires compliance with the Statewide Planning Goals and rules adopted under ORS Chapter 197, applicable federal and state statutes, applicable Metro plans and rules; applicable Comprehensive Plan policies and map, and applicable provisions of implementing ordinances. Staff found the draft MNP to be compliant with all of these items and recommended approval in its staff report presented to the Planning Commission at the public hearing of May 10, 2007. The Planning Commission unanimously recommended that the City Council approve the MNP as submitted to become a part of the West Linn Comprehensive Plan.

Staff is recommending the following revisions:

- Change “filed” to “field” in Action Item 5 under Goal 6.
- Add to “Water” under neighborhood profile, “Currently the City of West Linn is reviewing the water storage requirements for current and future needs during the Water Master Plan update.”
- Add to end of “Relationship to the Comprehensive Plan” on Page 2: “The goals and policies of the Marylhurst Neighborhood Plan will have the same effect as goals and policies of the West Linn Comprehensive Plan, as applied to the Marylhurst Neighborhood. They supplement the goals

and policies of the Comprehensive Plan, and do not conflict with them. Where the Marylhurst Neighborhood Plan does not discuss a particular issue, the Comprehensive Plan goals and policies shall have authority. The actions contained in the Marylhurst Neighborhood Plan are carefully considered but non-binding recommendations. While the City of West Linn may chose to take different actions to implement the goals and policies of the plan, these actions should be given special consideration and influence.”

- On Page 12 under Goal 3, Policy 2, change Action 2 to “Support only the creation of flag lots that provide the best design that is most compatible with the existing neighborhood.”
- On Page 12 under Goal 3, Policy 2, change Action 3 to “Support subdivision of existing lots only to the extent that is compatible with the atmosphere of the neighborhood.”
- Page 12, Goal 3, Policy 2, Action Item 1 states, “Maintain existing zoning (lot sizes) per the Comprehensive Plan or downzone residential lots to maintain current densities.” Staff is asking for a recommendation to this language. Could down zoning create legal problems per Measure 37? Should it be removed from this action item, or should it be reworded?

Mayor King asked if there was any additional correspondence. Mr. Soppe submitted the City Manager’s memo dated today suggesting two additional amendments, which staff supports.

- Circled page 22, Goal 4, Transportation, Policy 4, Item 1, change to: “Encourage residents to adequately maintain sidewalks adjacent to their property” and “Work with the city to establish prioritized list of needed sidewalks.”
- Circled page 23, “Where appropriate, encourage residents to direct roof water into an on-site drainage system rather than directing water to a drain sewer.”

Council President Gates asked if the attorney has reviewed the entire plan. Mr. Monahan said yes.

Council President Gates asked if the last two recommendations made by the City Manager had been reviewed by neighborhood association leadership. Mr. Soppe stated that the information was just received and had not been reviewed by the neighborhood association.

Council President Gates referred to circled page 30, the chart where it shows the Marylhurst Neighborhood Association as the responsible party for the multi-purpose room. Mr. Soppe stated that there has been no dialogue between the neighborhood association and staff about this item.

Councilor Burgess referenced Goal 4, Transportation Policy 4, Action 1, and suggested the language “work with” rather than “provide the City with” and suggested the same change be made on #4 on the street light installation. Mr. Soppe stated that he supports that suggestion.

Councilor Burgess asked about the access from Skyline Neighborhood to Rosemont to discourage through traffic as indicated on circled page 30. He suggested changing the language, “...reduce through traffic to Rosemont through Marylhurst.”

Councilor Burgess noted that one of the issues before the Planning Commission and which has been discussed by Council is whether there is a road or connection within the park. He asked if this is a separate issue.

#### Testimony in Favor

Bob Thorn, 2380 Valley View Drive, stated that he is here representing the MNA. He has been involved now 30 months to get this plan completed. Their process has been very successful. They have had professionally run meetings by Cogan, Owens, Cogan. Questions were created to present to the residents and a survey was prepared and completed with the responses received. In August last year at the Neighborhood picnic the plan was presented. Last fall the plan was voted in unanimously. They have had a good turnout. Residents understand what the plan is.

Councilor Burgess thanked the Neighborhood Association for the well-written plan.

Council President Gates asked if there are any other concerns to the neighborhood if the two proposed staff changes were made. Mr. Thorn stated that 50% of some residents at the meetings wanted sidewalks and 50% didn't. Some people would like to see some continuous sidewalks but there are some places the residents do not want a flat mandate to put in sidewalks.

Council President Gates asked if there was concurrence that the S-curves going up the hill should be addressed soon. Mr. Thorn stated that this is also 50/50. Some want the hill left alone because it is bad and others want sidewalks on the hill.

Councilor Carson stated that this is a very nicely written plan and represents a lot of work from the neighborhood. She asked Mr. Thorn's comments on the multi-purpose room and how it will be maintained over time. Mr. Thorn stated that the entire organization had not addressed this during the first six months of meetings. It was something that came later after the results of the first six meetings were reviewed by Cogan, Owen and Cogan. The association has no

plan on construction. They talked about having some place for public gathering, but did not consider an indoor facility.

Mayor King stated that the plan proposes a pavilion, an umbrella-like tree, as well as a multi-purpose center all for meeting spaces. He asked if the association was taking the responsibility for building the multi-purpose center. Mr. Thorn stated that he didn't see that happening.

#### Staff's Final Comments - None

Councilor Burgess asked what happens when the neighborhood plan is in conflict with the comprehensive plan. Mr. Soppe stated that the plans are configured so they will not conflict with the Comprehensive Plan.

Mr. Monahan stated that staff has an awareness of the necessity to make sure that the supporting documents stay as supporting documents and that they are intertwined with the Comprehensive Plan. It is difficult when you take them on a piecemeal basis. It is important to make sure that the recommendations and actions within each plan area don't create conflicts between the boundaries of one neighborhood association and the other. Staff is responsible for taking a look at the updated Comprehensive Plan. The awareness is crucial to maintain the integrity of the plan.

Mayor King closed the public testimony portion of the hearing and opened the meeting to discussion of the issues.

Council President Gates stated that he is in concurrence with the recommended changes by staff. He noted that he had a few changes to suggest:

- Circled page 8, Relationship to the Comprehensive Plan, the language in the second paragraph should be changed to more general language; possibly, "The plan has been amended many times since then." Mayor King stated that a lot of these changes were general updates, particularly in 2000.
- Circled Page 24, Goal 7, Business, first action item, delete the word "any" to read, "Support putting cell towers in locations that minimize impacts..."
- Circled Page 30, Goal 6, Item 4, for consistency's sake he suggested that the responsibility for the multi-purpose area be changed to the City.

Page 25

Councilor Burgess noted that on circled page 12, Parks and Recreation, second sentence, it states that, "This site was one of the only undeveloped sites in West Linn." This statement is not correct. Maybe it was the only un-annexed site in West Linn. Fields, Robinwood, Midhill, and Tanner were all undeveloped. The only unique thing about this site was that it wasn't annexed when purchased.

Councilor Burgess referred to circled page 19, Goal 2, Action #1, "Create a committee to work in conjunction with city staff to annually assess the enforcement. . ." He is concerned that there may be raised expectations that staff will work with each neighborhood association on an annual enforcement program. He suggested changing the language to say, "Create a committee to inform staff of their annual assessment of enforcement..."

Councilor Burgess noted the following changes on circled page 20:

- Goal 3, Action #1, should stop after Comprehensive Plan.
- ~~Goal 3, Action #2, delete the words "best," "most," "only," and "atmosphere."~~
- Circled page 21, direct access issue
- Circled page 22, Goal 4, Transportation, Public Works should review this to see if it is something they can do to provide public safety
- Circled page 22, #4 using the same language as used in City Manager's memo

Mayor King noted his suggested changes:

- Circled page 9 there needs to be an additional space under "Neighborhood Associations."
- Circled page 12, Physical Description, "The neighborhood contains several smaller bodies of water including Arbor and Robinwood Creeks." If these are the only bodies of water, the wording should be changed to "several small streams" or "contains Arbor and Robinwood Creeks."
- Concerned the reference "The majority of Marylhurst is zoned for single-family detached residential housing within R-15." There are a lot of R-10 and smaller lots. He suggested that the R-15 creates a false impression. Mr. Soppe stated that it could be left out or say "predominantly R-15."
- The last sentence may be incorrect. The master plan was approved by Council and the Parks and Recreation Department. Before the Planning Commission is a land use application. Should this be broken down into two -- land use application and approved master plan -- or leave out the application reference?
- In the next sentence it goes to Marylhurst Heights Park. The official name is Marylhurst Park.
- Councilor Burgess made a suggestion regarding the reference to the 2005 Park and Recreation Open Space Update. The plan has not been adopted; he is not sure there was a 2005 update.
- The language on circled page 19, Goal 2, Natural Environment, #3 regarding educating homeowners on care of natural resource lands and maintaining older trees with proper pruning methods is limiting. It is really broader than older trees and pruning. Possibly language could be added to make it clearer.
- Suggests language about educating about fire and thinning; there are a lot of green spaces in this neighborhood.

- Agrees with changes to circled page 20, Item #2, Land Use and stopping at the word “Comprehensive Plan” and suggestions for replacement language in #2 and #3.
- Circled page 20, Item #5, has nothing to do with city government; it refers to creating partnerships with adjacent neighborhoods to work on shared zoning issues. What shared zoning issues is this referring to?
- Circled page 20, first action, item #3, limit truck traffic on neighborhood streets. Is this already done? Given the commerce laws there is not much the city can do except signs keeping out trucks carrying development-related materials.
- Circled page 24, first item #5 of Goal 6 should be changed to read **“Develop play fields free of permanent structures.”**

Councilor Carson stated that she supports the recommended changes by Councilor Burgess and staff. She suggested changes to:

- Circled page 9, second paragraph under Neighborhood Associations, “They elect officers, adopt bylaws, and propose geographical boundaries.”
- Regarding the concerns about the multi-purpose room, she suggests #3 and #4 be combined with the possible language, “To work with the Parks Department in the design of a multi-purpose space for the Neighborhood Association meetings and activities.” This would alleviate her concerns about the room.

**Council President Gates stated that he would like to see a revised copy of this document before a vote.**

Councilor Burgess suggested that on circled page 24, he agrees with the Mayor’s suggested language on #5 and suggested adding the intent, “To maximize flexibility and use.” The intent is not to get locked into baseball fields, soccer fields, with backstops and pitching mounds.

Mayor King referred to circled page 6 and the list of city staff. He suggested listing the planning team and staff in the neighborhood that coordinated a lot of this document.

**Council President Gates moved to continue this hearing to July 9<sup>th</sup> to allow time for staff to incorporate the suggestions tonight and draft a final revised version of the plan for review, comments and possible adoption. Councilor Burgess seconded the motion.**

**Ayes: Burgess, Gates, Carson, King**

**Nays: None**

**The motion to continue this hearing to July 9, 2007, carried 4-0.**

Mayor King stated that this plan was simple and straightforward. He was hoping to see less task orientation and more vision. This ended up being too much detail for a vision. If the plans end up a list of tasks rather than what the neighborhood will do or what they want the neighborhood to look like, what's the point?

~~3. Agenda Bill 07-06-07 PUBLIC HEARING Street Vacation of  
 a Portion of Hood Street Right of Way~~

~~Council President Gates moved to continue Agenda Bill 07-06-07 to June 25, 2007. Councilor Carson seconded the motion.~~

~~Ayes: Gates, Carson, Burgess, King~~

~~Nays: None~~

~~The motion carried 4-0.~~

~~Mayor King suggested appointing Bright Phillips to the Arts Commission to a term ending December 31, 2008, and Tina Decker to the Police Advisory Committee for a term ending December 31, 2007.~~

~~Council President Gates moved to approve the appointments of Bright Phillips to the Arts Commission and Tina Decker to the Police Advisory Committee. Councilor Carson seconded the motion.~~

~~Ayes: Gates, Carson, King~~

~~Nays: None~~

~~Abstentions: Burgess~~

~~The motion carried 3-0-1.~~

~~Councilor Burgess stated that he abstained because he had not reviewed the suggested appointments.~~

#### Adjournment

~~Mayor King announced that Council will adjourn into a worksession and will not be returning to a public meeting. The meeting adjourned at 8:25 p.m.~~

~~The picnic will be held in Marylhurst Park. It has been confirmed that no park development activity will have begun by that date.~~

~~Meat has been ordered, as well as about \$345.00 worth of non-perishable items, allowing these items to be purchased with funds from the 2006-2007 budget.~~

~~A local band will perform 2 45 minute sets.~~

~~There were 75 attendees last year, with 50 being adults and 25 being children. Hopefully scheduling the party after Labor Day and the start of school will allow for more families to attend.~~

~~Karie Oakes has offered to setup a clay play table for children.~~

~~A question was raised by Karie Oakes as to whether the neighborhood association should accept \$1500.00 from Phil Gentemann as offered at the last meeting. She noted that that amount was offered by Mr. Gentemann to help fund the effort of working with the city to improve the planning process and improve the ability of neighborhood associations to work with the Planning Department on land use issues. It was agreed that this topic should be placed on the July agenda for further discussion and possible action by the association.~~

## **Marylhurst Neighborhood Plan**

Bob Thorn was present at the city council meeting on June 11, and updated the membership on what occurred. After closing the public hearing and during discussion, the city council had questions about specific details of the plan and asked staff to revise some language prior to formal acceptance. Items of concern include the desire to establish a neighborhood meeting place, which could be interpreted to mean a physical building that might require maintenance. There was also mention in the plan of forming a sidewalk committee that would require meetings with city staff on an annual basis, and the council was not sure they wanted to make that commitment or set the precedent of having the neighborhoods establish such committees that would require staff time. It is expected that the changes will be very minor and clarifying in nature.

Concern was raised by several members present that the city council should not be modifying the language of the neighborhood plan without allowing for additional review and/or comment from the neighborhood association.

A motion was made by Karrie Oakes that the neighborhood association should contact the city council and ask to receive a draft of the changes and for the ability to comment prior to final approval by the council. This motion was seconded by Richard Morrison and carried on a voice vote.

President Frank Wesson appointed Karrie Oakes as the person to undertake communications with the city on this matter.



## Marylhurst Park

President Frank Wesson updated the membership on the status of the park. The development plan has not yet been presented to the Planning Commission. As such, it is unlikely that any development will take place this season.

John Huntsman introduced the membership to the fact that a number of neighbors have raised concerns about the plans for the park and are petitioning to revise the development plan to leave the land in a more natural, open space state. He pointed out several reasons why this group is taking such action including:

- The city's need for recreational fields has been somewhat met by the acquisition of Mary S. Young park from the state.
- The city budget is under considerable stress, which could be somewhat relieved by less development in Marylhurst Park.
- The current park proposal will require significant grading on the North West end of the property abutting Valley View Dr., and is likely to generate considerable drainage issues for neighbors on that street.

As of the meeting date, there are approximately 30 signers of the petition.

Much discussion followed, with views both in favor of the current plan and for a less developed park expressed.

It was agreed that more discussion of the issue, as well as more details on the status of the park would benefit the neighborhood association. This issue will be discussed at the July meeting. At that meeting, Parks Director Ken Worcester will be asked to attend and to provide an elevation view of the area adjacent to Valley View Dr.

## Park Labyrinth

At the May meeting, it was decided that the issue of whether to approve the use of neighborhood funds for the creation of a labyrinth in the park would be discussed at this meeting. Considering that the park is not under development in this fiscal year, it was determined no such decision was necessary at this time.

A motion was made by Jim Koll and seconded by Karie Oakes that the remainder of the 2006-2007 budget funds be used by the Marylhurst Neighborhood Association to designate a park feature such as a labyrinth.

The motion carried on a voice vote.

During subsequent discussion, the issue was raised as to whether such a budget allocation would be allowed, a motion was made by Jim Koll and seconded by John Huntsman to amend the previous motion with the following language:

**City of West Linn  
PLANNING & BUILDING DEPT.  
MEMORANDUM**

**TO:** Chris Jordan, City Manager

**FROM:** Tom Soppe, Associate Planner

**DATE:** June 27, 2007

**SUBJECT:** City Council adoption of Marylhurst Neighborhood Plan (MISC-06-50)

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The City Council voted on June 11 to have staff make Council's requested changes to the draft Marylhurst Neighborhood Plan (MNP) so Council could review the updated draft and adopt the MNP at the July 9 meeting. This memo reviews the changes requested by Council and fulfilled by staff, and are listed per where they can be found in the attached updated draft MNP. Pages referred to in this memo are the "circle page" in the packet. All changes to policies and action items also have been changed on the Action Chart.

P. 3. Neighborhood Plan Leadership Team names have been added.

P.6. Relationship to Comprehensive Plan, second paragraph. Rewritten to provide more general language.

P. 7. Lower left paragraph added to clarify relationship to Comprehensive Plan.

P.7. Neighborhood Associations. Changed to "propose geographical boundaries". Extra space between paragraphs also removed.

P.10. Physical Description. Language about creeks changed as requested.

P.10. Land Use. Language about density/zoning changed as requested.

P.10. Parks and Recreation. The Parks master plan was already approved by council; Plan is not the 2005 update; changes made to reflect this.

P.10. Parks and Recreation. Marylhurst Heights Park changed to Marylhurst Park (universal search done to catch this on any other pages).

P.10. Parks and Recreation. Sentence about site acquisition deleted.

P. 11. Water. Section on storage added.

P.17. Goal 2, Policy 1, Action 1. Rewritten to create a committee to inform staff, etc., as requested.

P.17. Goal 2, Policy 1, Action 3. Rewritten as requested regarding maintaining and replacing older trees, etc..

P.18. Goal 3, Policy 1, Action 3. Rewritten to discourage *through* truck traffic.

P.18. Goal 3, Policy 2, Actions 2 & 3. Rewritten as requested.

P.19. Goal 4, Policy 1, Action 1. Rewritten as requested to no longer require through connection to be in next neighborhood.

P.19. Goal 4, Policy 2, Action 1. Worded to reflect what is desirable and realistic according to Public Works Department, as requested by City Council.

P.20. Goal 4, Policy 4, Action 4. Rewritten as requested.

P.21. Goal 6, Policy 1, Action 5. Rewritten to clarify as requested, and to add working with the Parks and Rec. Department.

P.22. Goal 7, Policy 1, Action 1. Deleted “any”.

P.23. Goal 6, Policy 1, Action 5. “filed” changed to “field”

P.29. Goal 6, Policy 1, Action 4. Changed responsible party to City.

:/generalp/memos/CC-memo-Marylhurst NP changes

Only pages relevant to changes included. This is not the complete plan. The full plan can be found here: <http://www.ci.west-linn.or.us/SOURCE%20FILES/Planning%20Files/Marylhurst%20Plan%20FINAL.pdf>

This updated document posted to the MNA link on the City's Website 8/17/2007



# Marylhurst Neighborhood Plan

Endorsed by:

Marylhurst Neighborhood Association

November 28, 2006

City of West Linn  
Oregon

# Acknowledgements

## **West Linn City Council**

Mayor Norman King  
Council President Mike Gates  
Councilor Scott Burgess  
Councilor Jody Carson  
Councilor Michele Eberle

## **West Linn Planning Commission**

Chair Michael Jones  
Commissioner Robert Martin  
Commissioner Michael Babbitt  
Commissioner Michael Bonoff  
Commissioner Michelle Wittenbrink  
Commissioner John Kovash  
Commissioner Paul Fisher

## **West Linn Staff**

Chris Jordan, City Manager  
Bryan Brown, Planning Director  
Gordon Howard, Staff Attorney  
Peter Spir, Associate Planner  
Tom Soppe, Associate Planner  
Teresa Zak, Administrative Assistant  
Dylan Digby, Staff Assistant II  
Kathy Aha, GIS

## **Neighborhood Plan Leadership Team**

Bob Thorn  
Jeff Treece  
Brian Eastman  
Frank Wesson  
Karie Oakes  
Vickie Frazier  
David Richards  
Richard Morrison  
Jim Kelty  
Doanne Brown  
Molly Spearing  
Jim Koll

# Introduction

## Neighborhood Plan Purpose

The purpose of a neighborhood plan is to identify issues that are of concern to the residents of the neighborhood, and to devise strategies for addressing these concerns. In conjunction with broader policies and implementation measures contained within the City's Comprehensive Plan, the neighborhood planning process is intended to protect and enhance livability within specific neighborhoods, as well as help fulfill the overall community vision and create a more livable city. More specifically, the neighborhood plan is intended to:

1. Educate both city government and neighborhood residents about the concerns of each and their visions for the future.
2. Promote collaboration between the City and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
3. Create a "sense of place" within the community by identifying and developing the assets within each neighborhood.
4. Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
5. Achieve sensible and coordinated project and program planning within

each neighborhood and among all neighborhoods.

6. Strengthen neighborhoods.

## Relationship to the Comprehensive Plan

In general, a comprehensive plan is intended to provide broad policy direction that is implemented through more specific development regulations and capital expenditure programs. Comprehensive plans do not, however, typically address the more immediate needs and concerns of individual neighborhoods. This is the purpose of a sub-area or neighborhood plan [Gates] "amended many times since then" so removed dates as irrelevant.

The West Linn Comprehensive Plan was adopted in December, 1983, and has been updated and amended multiple times since then. The Comprehensive Plan provides the basis for plans, ordinances, and other implementing documents that set forth more detailed direction regarding specific activities and requirements. All city plans and implementing ordinances must be consistent with the Plan. Furthermore the Plan is comprehensive in scope and its goals and policies are intended to be supportive of one another. West Linn's Comprehensive Plan provides guidelines and standards for decision makers, including city employees and officials, citizens, developers, community groups, and

other local, state, regional, and federal agencies.

The purpose of the Marylhurst Neighborhood Plan is to integrate neighborhood needs into the City's budget process; Multi-Year Street Improvement Program; Neighborhood Traffic Control Program; Parks, Recreation, and Open Space Plan; and other planning and funding programs. The policy statements included in the Plan may also be used by the City Council to guide future decisions involving development proposals and plan amendments affecting the neighborhood.

The goals and policies of the Marylhurst Neighborhood Plan will have the same effect as goals and policies of the West Linn Comprehensive Plan, as applied to the Marylhurst Neighborhood. They supplement the goals and policies of the Comprehensive Plan, and do not conflict with them. Where the Marylhurst Neighborhood Plan does not discuss a particular issue, the Comprehensive Plan goals and policies shall have authority. The Actions contained in the Marylhurst Neighborhood Plan are carefully considered, but non-binding, recommendations. While the City of West Linn may choose to take different actions to implement the goals and policies of the plan, these Actions should be given special consideration and influence.

Soppe, CC meeting, 6/11/07 recommended staff revisions after stating full compliance and recommending approval as written to the PC, 5/10/07. PC unanimously recommended approval of the MNP to CC

## Neighborhood Associations

The City of West Linn encourages, recognizes and supports neighborhood associations. A primary purpose of neighborhood associations is to facilitate communication between the residents of West Linn and their elected leaders, the city's staff, and members of advisory boards and commissions.

Each neighborhood association is made up of citizen volunteers. They elect officers, adopt by-laws, and propose geographical boundaries. Each association is entitled to identify its own interests and set its own agenda. Neighborhood associations do not levy dues. Membership in neighborhood associations is open to anyone who lives, works or owns property within its boundaries.

Orig: establish (incorrect)

Neighborhood association activities may include monitoring and expressing neighborhood views on land use issues or city policies and priorities, establishing neighborhood programs such as Neighborhood Watch and traffic safety projects, neighborhood beautification, organizing cultural or social functions such as neighborhood picnics or pot-lucks, neighborhood clean-ups, etc. Unlike privately organized homeowners and recreation associations, neighborhood associations receive support from the City of West Linn.

Under the city's Neighborhood Assistance program, neighborhood associations may be

[King] Removed: The neighborhood contains several smaller bodies of water, including [Pg11 CC 6/11/07]

# Neighborhood Profile

REMOVED: This site was one of the only undeveloped sites in West Linn and was a key acquisition. [Pg11 CC 6/11/07]

## Physical Description

Marylhurst is one of eleven neighborhoods in West Linn. Located in the northwest portion of the city, the 171-acre neighborhood is bordered by the Skyline neighborhood to the north, Robinwood neighborhood to the east, Hidden Springs neighborhood to the south, and by West Linn’s urban growth boundary and city limits to the west.

Marylhurst lies atop a ridge that overlooks the Willamette River. The topography of the neighborhood includes moderate to steep slopes. Elevations on top of the ridge average 550 feet. The neighborhood contains Arbor and Robinwood Creeks.

## Population

The population of Marylhurst is 745 according to 2005 estimates by Portland State University. This accounts for 3.1% of the city’s population.

## Land Use

[King] Removed: (R15)

The majority of Marylhurst is zoned for low-density residential housing. Several, small portions of the neighborhood are zoned for single-family detached and attached residences. There are currently 267 low-density single-family residential units in Marylhurst. There are no commercial properties in the neighborhood; however,

there is an adult care facility and a number of home-based businesses.

## Parks and Recreation

Although Marylhurst currently does not have any park land, the Park, Recreation and Open Space Plan Update identifies Marylhurst Park as a priority to provide active-oriented recreation opportunities in underserved northwest West Linn. A master plan was developed for the site by the MNA Park and Recreation Committee and West Linn Parks and Recreation Department. The plan was approved by the Parks and Recreation Advisory Board and the City Council.

Proposed facilities for Marylhurst Park include: parking, two small soccer open turfs for use as sport practice fields and community gatherings, playground equipment, picnic shelters, covered basketball courts, skate park, BMX track, natural wetland, restrooms and parking. Trail connections through and around the site will be developed to restore native landscape and individual natural features will be sign posted to educate the community. Trails will be linked to the Boundary Trail Greenway. Public art is budgeted and will aesthetically enhance the park.

## Public Facilities

### Transportation



Marylhurst does not contain any major or minor arterials, but includes several roads classified as collectors, including Suncrest Drive, Hillcrest Drive, and Marylhurst Drive. Street improvements are planned for Marylhurst and Hillcrest Drives to allow for bicycle travel. Many areas lack or have inadequate sidewalks. Sidewalk and pathway improvements are planned throughout the neighborhood, but the greatest need is on Suncrest, Hillcrest and Marylhurst Drives.

West Linn is primarily a single-family residential community where income and car ownership is high. There currently is little incentive to use transit as only two public bus lines operated by TriMet serve West Linn. Marylhurst is not served by either bus route.

### **Water**

The existing water system in West Linn includes a reliable long-term source of water and the water quality is excellent. Continued investment in distribution improvements is needed. **Currently the City of West Linn is reviewing the water storage requirements for**

**current and future needs during the Water Master Plan update.**

### **Storm Drainage**

Overall, the storm drainage system is in variable condition as several areas were built without adequate drainage systems.

Recommended improvements in Marylhurst include replacing a number of under-capacity road and driveway culverts and under-capacity storm drains.

### **Sanitary Sewer**

Upgrades are needed for several sewer segments throughout the neighborhood.

## **Public Services**

Public schools in West Linn are part of the West Linn-Wilsonville Oregon School District. There are no schools in the Marylhurst neighborhood. West Linn is served by its own police department and by the Tualatin Valley Fire and Rescue Service District. The West Linn Public Library, which services Marylhurst, is located in the Bolton neighborhood.

## Neighborhood Vision

*The Marylhurst neighborhood is a safe, friendly and quiet neighborhood of homes where new additions blend in with the existing neighborhood character. We value our quality of life and want to nourish the natural environment, open spaces and old trees. We wish to see our infrastructure improved with continuity of our sidewalks given a high priority by the City.*

# Goals, Policies and Actions

## Goal 1. Public Safety

Maintain the Marylhurst neighborhood as a safe place to live and raise families.

**Policy 1: Keep neighborhood residents well-informed about how to prepare for emergencies.**

### ACTION

- 1. Work with the City to provide emergency preparedness and response education to neighborhood residents.

*Partners: City manager.*

**Policy 2: Undertake initiatives to reduce crime.**

### ACTIONS

- 1. Facilitate and support the development of neighborhood watch and safe house programs.
- 2. Educate neighbors about community policing.

*Partners: Police department.*

## Goal 2. Natural Environment

Maintain and improve the quality of the natural environment.

**Policy 1: Preserve and enhance water quality, wildlife habitat, trees and vegetation, slope stability and open spaces.**

### ACTIONS

- 1. Create a committee to annually assess the enforcement of community development code, land and tree conservation easements and other regulations designed to protect natural resources, and to inform city staff of said assessments.
- 2. Work with city staff to enforce the city's tree preservation ordinance by providing information and support.
- 3. Educate and encourage homeowners to care for natural resource land, maintain older trees with proper pruning and thinning methods, replace older trees when necessary, and implement proper tree placement. ← Burgess: Added
- 4. Allow for pruning of trees to enhance views using guidelines approved by the city arborist.
- 5. Notify public utilities to prune trees that are in power lines or otherwise causing hazards.

*Partners: Public works, planning & building, city arborist, public utility companies.*

**Policy 2: Adopt and implement the Sustainable West Linn Strategic Plan "Recommendations for Neighborhoods, Schools and Civic Organizations."**

### ACTION

- 1. Place adoption of these recommendations on the MNA meeting agenda.

## Goal 3. Land Use

Preserve and enhance the character of the Marylhurst neighborhood as a peaceful and attractive community.

**Policy 1: Keep the Marylhurst neighborhood quiet and peaceful.**

### ACTIONS

1. Work with the City to evaluate and enforce noise regulations.
2. Preserve existing open spaces to serve as a buffer from new development.
3. Discourage through truck traffic and other through traffic on neighborhood streets.

*Partners: Code enforcement, police department, planning and building.*

**Policy 2: Maintain current balance of land uses and density.**

### ACTIONS

or downzone residential lots  
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1. Maintain existing zoning (lot sizes) per the Comprehensive Plan to maintain current densities.
2. Support the creation of flag lots that provide design that is compatible with the existing neighborhood.

Original: Restrict the creation of flag lots.

3. Support subdivision of existing lots to the extent that it is compatible with the neighborhood.

Orig: Restrict further subdivision of existing platted lots.

4. Ensure that the Neighborhood Association reviews, reports and recommends actions to the neighborhood on proposed projects and/or zoning changes as well as to provide testimony at public hearings.

5. Create a partnership with adjacent neighborhood associations to work together on shared zoning issues.

*Partners: Planning & building, adjacent neighborhoods.*

**Policy 3: Maintain the compatibility of Marylhurst's single-family homes.**

### ACTIONS

1. Work with the City to review the community development code for neighborhood compatibility standards and strengthen if necessary:
  - Accessory dwelling units, tear downs, building height, lot coverage, setbacks, floor-to-area ratios and other standards.
2. Provide full opportunity for citizen involvement throughout the planning process.

*Partners: Planning & building, developers.*

**Policy 4: Take steps to ensure an attractive neighborhood appearance.**

### ACTIONS

1. Enforce existing regulations intended to maintain the appearance of private property and address nuisances and safety concerns.
2. Educate neighborhood residents on city ordinances and procedures to file complaints.
3. Work with the City to host an annual neighborhood cleanup.

*Partners: Code enforcement*

curves

- Install a third chevron warning sign between the two existing signs

3. Reinforce sight distance standards.

*Partners: Public works, planning & building.*

**Policy 3: Develop and maintain safe and convenient bicycle lanes and paths to provide connectivity throughout the city and surrounding communities.**

#### **ACTION**

1. Work with the City to identify and develop bicycle lanes on appropriate streets in and adjacent to the neighborhood.

*Partners: Public works, planning and building.*

**Policy 4: Develop and maintain safe and convenient places for pedestrians, including sidewalks and other paths.**

#### **ACTIONS**

1. Encourage residents to adequately maintain sidewalks adjacent to their property.
2. Work with the City to establish a prioritized list of needed sidewalks.
3. Link Marylhurst sidewalks and off-street paths to those of adjacent neighborhoods and communities.
4. Ensure a safe pedestrian route from the Marylhurst Neighborhood to transit stops on Highway 43.
5. Work with the City to establish a prioritized list of areas for new streetlight installation, including Marylhurst Drive.

*Partners: Public works.*

**Policy 5: Augment the regions public transportation system.**

#### **ACTIONS**

1. Work with Metro to improve public transportation along Willamette Drive and to develop public transportation along Rosemont Drive; the two nearest arterials serving Marylhurst Neighborhood.
2. Work with the City and other partners to fund vans that connect Marylhurst residents to the regional transit system.

*Partners: Planning & building, Tri-Met, alternative transit systems.*

## **Goal 5. Infrastructure**

Develop and maintain high-quality street, water, sewer and storm water infrastructure.

**Policy 1: Place power lines underground in conjunction with street construction/repair.**

#### **ACTION**

1. Ensure Marylhurst streets are on the list for placing utilities underground.

*Partners: Public works, planning & building.*

**Policy 2: Make improvements to the storm water system, including the replacement of under-capacity road and driveway culverts and storm drains.**

#### **ACTIONS**

1. Identify areas that lack adequate drainage and inform the Public Works Department.
2. Educate neighbors on how to report storm drainage problems in high water situations.
3. Encourage residents to keep storm drains free of debris and pollution.
4. Where appropriate, encourage residents to direct roof water into an on-site drainage system rather than directing water to the storm sewer.

Partners: Public works.

**Policy 3: Improve the sewer system.**

**ACTION**

1. Encourage the City to identify potential failures and replace sewer segments where necessary.

Partners: Public works.

**Policy 4: Ma  
distribution**

Orig #4: Create a multi-purpose room as part of the proposed facilities, to provide space for neighborhood association meetings and activities.

**ACTIONS**

1. Educate neighbors about water conservation and aquifer protection measures
2. Maintain and improve pipelines, pump stations and reservoirs where necessary.

Orig #5: Develop a practice field free of any permanent structures.

Partners: Public works.

**Policy 5: Encourage the City to construct green streets as part of new and re-development efforts.**

**ACTION**

1. Identify areas to develop green streets.  
Partners: Public works.

## Goal 6. Parks and Recreation

Provide a variety of recreational opportunities and facilities for Marylhurst residents.

**Policy 1: Develop Marylhurst Park according to the Marylhurst Park Master Plan to benefit Marylhurst residents and reduce negative impacts on adjacent properties.**

**ACTIONS**

Orig #3: Construct a covered pavilion as part of the park's proposed facilities.

1. Ensure that the proposed there is adequate off-street parking for its proposed uses and that increased traffic does not negatively affect the park's neighbors.
2. Ensure that park design and uses will provide adequate buffering for surrounding residences.
3. Work with the Parks and Recreation Department to create a multi-purpose facility for neighborhood association activities.
4. Develop a multi-purpose playing field within Marylhurst Park that maintains flexible use of available space.
5. Develop a multi-purpose path for runners and walkers.
6. Identify a site to plant a large, umbrella-like tree to serve as a community gathering place. Involve the community in donation and planting of the tree.

- 8** 7. Encourage the inclusion of a labyrinth walk in the proposed park.

*Partners: Parks and recreation, planning & building, public works.*

**Policy 2: Acquire land and develop additional parks and recreational facilities that serve the Marylhurst neighborhood where possible.**

#### **ACTION**

1. Pursue acquisition of Department of Transportation property adjacent to the proposed Marylhurst Park.

*Partners: Parks and recreation.*

## **Goal 7. Business**

Provide an environment conducive to home-based businesses while preserving the neighborhood character.

**Policy 1: Encourage the City to invest in increased communications capacity.**

#### **ACTION**

1. Support putting cell towers in locations that minimize impacts on neighborhood residents.

*Partners: Chamber of commerce, public works, planning & building, communications industry.*

## **Goal 8. Neighborhood Involvement**

Ensure Marylhurst is a welcoming place for new and current residents from all backgrounds.

**Policy 1: Encourage neighborhood involvement.**

#### **ACTIONS**

1. Establish a community meeting place and bulletin board.
2. Distribute neighborhood information via electronic and traditional means on a regular basis.
3. Develop meeting policies that foster openness, mutual respect, inclusiveness and consensus among participants, and produce positive results.

**Policy 2: Work with the City to develop a neighborhood gathering place.**

#### **ACTIONS**

1. Sponsor events that bring neighbors together in a social setting.
2. Encourage residents to organize block parties and other neighbor to neighbor activities.
3. Encourage use of the new Marylhurst Park as a gathering place.

# Action Chart

The following Action Chart summarizes policies and actions in table format. In addition, the chart identifies the relative priority of each action along with the agencies and organizations responsible for implementing the actions.

Recommended actions identified as having a “short-term” priority are considered by the Neighborhood Association to be the most important. “Medium” priority action items are somewhat less important. “Long-term” actions are considered least important.

## ACTION CHART—MARYLHURST NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
<b>GOAL 1. PUBLIC SAFETY</b>				
<i>Policy 1: Keep neighborhood residents well-informed about how to prepare for emergencies.</i>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Work with the City to provide emergency preparedness and response education to neighborhood residents.	M	•	◦	
<i>Policy 2: Undertake initiatives to reduce crime.</i>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Facilitate and support the development of neighborhood watch and safe house programs.	M	•	◦	Police Department
2. Educate neighbors about community policing.	M	•	◦	Police Department
<b>GOAL 2. NATURAL ENVIRONMENT</b>				
<i>Policy 1: Preserve and enhance water quality, wildlife habitat, trees and vegetation, slope stability and open spaces.</i>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>



REMOVED[Burgess]: to work in conjunction with city staff

Policies and Action Steps	Timeframe	Responsible Party(s)		
1. Create a committee to annually assess the enforcement of community development code, land and tree conservation easements and other regulations designed to protect natural resources, and to inform city staff of said assessments.	M	•	◦	
2. Work with city staff to enforce the City's tree preservation ordinance by providing information and support.	M	◦	•	
3. Educate and encourage homeowners to care for natural resource land, maintain older trees with proper pruning and thinning methods, replace older trees when necessary, and implement proper tree placement.	M	◦	•	
4. Allow for pruning of trees to enhance views using guidelines approved by the city arborist.	M	•	◦	
5. Notify public utilities to prune trees that are in power lines or otherwise causing hazards.	M	•	◦	Public utilities
<b>Policy 2: Adopt and implement the Sustainable West Linn Strategic Plan "Recommendations for Neighborhoods, Schools and Civic Organizations."</b>				
<b>Action:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Place adoption of these recommendations on the MNA meeting agenda.	M	•	◦	
<b>GOAL 3. LAND USE</b>				
<b>Policy 1: Keep the Marylhurst neighborhood quiet and peaceful.</b>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Work with the City to evaluate and enforce noise regulations.	S	◦	•	Police Department
2. Preserve existing open spaces to serve as a buffer from new development.	S	◦	•	
3. Discourage through truck traffic and other through traffic on neighborhood streets.	S	◦	•	
<b>Policy 2: Maintain current balance of land uses and density.</b>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>

Orig. Restrict the creation of flag lots.

Orig. Restrict further subdivision of platted lots.

REMOVED[Burgess]or downzone residential lots

Policies and Action Steps	Timeframe	Responsible Party(s)
1. Maintain existing zoning (lot sizes) per the Comprehensive Plan to maintain current densities.	S	•
2. Support the creation of flag lots that provide design that is compatible with the existing neighborhood.	S	•
3. Support subdivision of existing lots to the extent that it is compatible with the neighborhood.	S	•
4. Ensure that the Neighborhood Association reviews, reports and recommends actions to the neighborhood on proposed projects and/or zoning changes as well as to provide testimony at public hearings.	M	•
5. Create a partnership with adjacent neighborhood associations to work together on shared zoning issues.	M	• ◦ Adjacent neighborhoods
<b>Policy 3: Maintain the unique and consistent architectural style of the Marylhurst's single family homes.</b>		
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b> <b>City</b> <b>Other</b>
1. Work with the City to review the community development code for neighborhood compatibility standards and strengthen if necessary.	S	•
2. Provide full opportunity for citizen involvement throughout the planning process.	M	•
<b>Policy 4: Take steps to ensure an attractive neighborhood appearance.</b>		
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b> <b>City</b> <b>Other</b>
1. Enforce regulations intended to maintain the appearance of private property and address nuisances and safety concerns.	S	• ◦ Code enforcement;
2. Educate neighborhood residents on city ordinances and procedures to file complaints.	S	• ◦ Code enforcement
3. Work with the City to host an annual neighborhood cleanup.	M	•
<b>Policy 5: Encourage the inclusion of public art as an aspect of new neighborhood development.</b>		
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b> <b>City</b> <b>Other</b>
1. Include art in public projects in the neighborhood.	M	•

Policies and Action Steps	Timeframe	Responsible Party(s)		
2. Identify places throughout the neighborhood to install public art and seek the support of arts organization to implement such opportunities.	M	•	◦	
<b>GOAL 4. TRANSPORTATION</b>				
<b>Policy 1: Minimize out-of-town traffic that cuts through the neighborhood.</b>				
<b>Actions:</b>				
1. Participate in the Transportation System Plan Update process to <b>discourage through traffic</b> through the Marylhurst Neighborhood.	S	•	◦	
2. Use traffic calming techniques where speeding is frequent and endangers bicyclists and pedestrians.	S	◦	•	
<b>Policy 2: Improve automobile safety as necessary, especially along the neighborhood's steep curves.</b>				
<b>Actions:</b>				
1. Work with the City to identify and prioritize areas in need of street repair.	S	•	◦	
2. Use traffic calming techniques to slow traffic along Marylhurst Drive and other collector streets.	S	◦	•	
3. Reinforce sight distance standards.	M	◦	•	
<b>Policy 3: Develop and maintain safe and convenient bicycle lanes and paths to provide connectivity throughout the city and surrounding communities.</b>				
<b>Action:</b>				
1. Work with the City to identify and develop bicycle lanes on appropriate streets in and adjacent to the neighborhood.	M	•	◦	
<b>Policy 4: Develop and maintain safe and convenient places for pedestrians, including sidewalks and other paths.</b>				
<b>Actions:</b>				
1. <b>Encourage residents to adequately maintain sidewalks adjacent to their property.</b>	S	•	◦	
2. <b>Work with the City to establish a prioritized list of needed sidewalks.</b>	S	•	◦	
3. Link Marylhurst sidewalks and off-street paths to those of adjacent neighborhoods and communities.	M	◦	•	

REMOVED[Gates] develop a direct access from Skyline Neighborhood to Rosemont Street that does not pass through



Encourage residents to adequately maintain sidewalks adjacent to their property.

Work with the City to establish a prioritized list of needed sidewalks.

2. Link Marylhurst sidewalks and off-street paths to those of adjacent neighborhoods and communities.

Replaced[King]: Provide the City with a list of priority areas in need of sidewalks or sidewalk repair.

20 29

Added [Burgess]

REVISED 7/3/07

Orig: Provide the City with a list of priority

Policies and Action Steps		Timeframe	Responsible Party(s)		
4.	Ensure a safe pedestrian route from the Marylhurst Neighborhood to transit stops on Highway 43.	S	◦	•	
5.	Work with the City to establish a prioritized list of areas for new streetlight installation, including Marylhurst Drive.	M	•	◦	
<b>Policy 5: Augment the region's public transportation system.</b>					
<b>Actions:</b>					
1.	Improve public transportation along Willamette Drive and develop public transportation along Rosemont Drive; the two nearest arterials serving Marylhurst Neighborhood.	M	◦	•	Tri-Met, Metro
2.	Work with the City and other partners to fund vans that connect Marylhurst residents to the regional system.	L	◦	•	Tri-Met, other transit systems
<b>GOAL 5. INFRASTRUCTURE</b>					
<b>Policy 1: Place power lines underground in conjunction with street construction/repair.</b>					
<b>Action:</b>					
1.	Ensure Marylhurst streets are on the list for placing utilities underground.	S	◦	•	
<b>Policy 2: Make improvements to the storm water system, including the replacement of under-capacity road and driveway culverts and storm drains.</b>					
<b>Actions:</b>					
1.	Identify areas that lack adequate drainage and inform the Public Works Department.	M	•	◦	
2.	Educate neighbors on how to report storm drainage problems in high water situations.	M	•	◦	
3.	Encourage residents to keep storm drains free of debris and pollution.	M	•	◦	
4.	Where appropriate, encourage residents to direct roof water into an on-site drainage system rather than directing water to the storm sewer.	L	•	◦	
<b>Policy 3: Improve the sewer system.</b>					
<b>Action:</b>					

Added [King]

Policies and Action Steps	Timeframe	Responsible Party(s)		
1. Encourage the City to identify potential failures and replace sewer segments where necessary.	M	◦	•	
<b>Policy 4: Maintain and Improve the water distribution system.</b>				
<b>Actions:</b>				
1. Educate neighbors about water conservation and aquifer protection measures.	L	•	◦	Other
2. Upgrade pipelines, pump stations and reservoirs where necessary.	M	◦	•	
<b>Policy 5: Encourage the City to implement green streets as part of new and re-development efforts.</b>				
<b>Action:</b>				
1. Identify places to develop green streets.	M	◦	•	Other
<b>GOAL 6. PARKS AND RECREATION</b>				
<b>Policy 1: Develop Marylhurst Park according to the Marylhurst Park Master Plan to benefit Marylhurst residents and reduce negative impacts on adjacent properties.</b>				
<b>Actions:</b>				
1. Ensure the proposed Marylhurst Park has adequate off-street parking for its proposed uses and that increased traffic does not negatively affect the park's neighbors.				
2. Ensure that park design and uses will provide adequate buffering from surrounding residences.				
3. <del>Work with the Parks and Recreation Department to create a multi-purpose facility for neighborhood association activities.</del>				
5. Develop a multi-purpose playing field within Marylhurst Park that maintains flexible use of available space.	S	Orig: Develop a practice filed free of permanent structures.		
6. Develop a multi-purpose path for runners and walkers.	S			
7. Identify a site to plant a large, umbrella-like tree to serve as a community gathering place. Involve the community in donation and planting of the tree.		[King] Change requested but ignored: "Develop a practice fields free of permanent structures."		

Policies and Action Steps	Timeframe	Responsible Party(s)		
87. Encourage the inclusion of a labyrinth walk in the proposed Park.	M	•	◦	
<b>Policy 2: Acquire land and develop additional parks and recreational facilities that serve the Marylhurst Neighborhood where possible.</b>				
<b>Action:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Pursue acquisition of Department of Transportation property adjacent to the proposed Marylhurst Park.	L	◦	•	
<b>GOAL 7. BUSINESS</b>				
<b>Policy 1: Encourage the City to invest in increased communications capacity.</b>				
<b>Action:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Support putting cell towers in locations that minimize impacts on neighborhood residents.	M	◦	•	Chamber of Commerce; Communications industry
<b>GOAL 8. NEIGHBORHOOD INVOLVEMENT</b>				
<b>Policy 1: Encourage neighborhood involvement.</b>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Establish a community meeting place and bulletin board.	M	•	◦	
2. Distribute neighborhood information via electronic and traditional means on a regular basis.	S	•	◦	
3. Develop meeting policies that foster openness, mutual respect, inclusiveness and consensus among participants, and produce positive results.	S	•	◦	
<b>Policy 2: Work with the City to develop a neighborhood gathering place.</b>				
<b>Actions:</b>	<b>Timeframe</b>	<b>MNA</b>	<b>City</b>	<b>Other</b>
1. Sponsor events that bring neighbors together in a social setting.	S	•	◦	
2. Encourage residents to organize block parties and other neighbor to neighbor activities.	S	•	◦	
3. Encourage use of the new Marylhurst Park as a gathering place.	S	•	◦	

4. Agenda Bill 07-07-06 Adoption of Marylhurst Neighborhood Plan as Part of the West Linn Comprehensive Plan  
ORDINANCE No. 1550 Amending the Comprehensive Plan Adding the Marylhurst Neighborhood Plan

Mr. Soppe reported that the changes requested by Council at their June 11<sup>th</sup> meeting have been incorporated in the updated version of the Marylhurst Neighborhood Plan and are available tonight for review and comment.

Mayor King stated that at the last Council meeting this hearing had been closed. He opened the hearing to deliberations by the Council.

Mayor King stated that he received an e-mail asking if public testimony would be allowed. There is no one here tonight for public comment so the public testimony portion of the hearing was not re-opened.

**Councilor Burgess moved to adopt the Marylhurst Neighborhood Plan as amended by the Council as part of the West Linn Comprehensive Plan as amended per the staff report dated June 27, 2007, and July 3, 2007, and read Ordinance No. 1550 for the first time by title only. Council President Gates seconded the motion.**

Councilor Burgess thanked those involved in developing this plan, indicating it is a good neighborhood plan. He will be voting in favor of this motion.

Councilor Carson also thanked those who worked on this plan. She asked that Council get a clean copy of the revised Marylhurst Neighborhood Plan and suggested that the Plan be posted on the City website.

**Ayes: Carson, Burgess, Eberle, Gates, King**

**Nays: None**

**The motion carried 5-0.**

**Councilor Burgess read Ordinance No. 1550 for the second time by title only, an ordinance amending the comprehensive plan adding the Marylhurst Neighborhood Plan, as amended, and moved to adopt said ordinance. Council President Gates seconded the motion.**

**Ayes: Eberle, Gates, Carson, Burgess, King**

**Nays: None**

**The motion carried 5-0.**

At the request of the City Attorney, Mayor King read LUBA appeal information as follows: Any party with standing may appeal the decision of the City Council to