

**A RESOLUTION OF THE BOLTON NEIGHBORHOOD ASSOCIATION  
REGARDING ECONOMIC OPPORTUNITY ANALYSIS PLN-15-01 (EOA) and  
PROPOSED COMPREHENSIVE PLAN AMENDMENTS  
AUGUST 18, 2015**

**WHEREAS**, the citizens of the City of West Linn were not provided with design alternatives to the Arch Bridge Concept Plan accepted by Resolution No. 2014-20 (the current concept plan); and

**WHEREAS**, the City will benefit from citizen input and public hearings on alternative concept plans which call for less density, increased open space and public river views; lower building height; 50% maximum lot coverage; acquisition of the Mill Street river front lots for a public park and/or open space; and

**WHEREAS**, a new Principle stating: "Future development within the area is to consider and take appropriate measures to enhance and honor the cultural and historic value of the area." was not added to the concept plan; and

**WHEREAS**, the former City Hall/Police Station building is of historic significance to the State of Oregon and the City of West Linn and should be restored and preserved; and

**WHEREAS**, the current concept plan was accepted by the West Linn City Council in violation of Chapter 100 of the Community Development Code (CDC) in that it was accepted without:

1. At least one public hearing before the planning commission;
2. A recommendation from the planning commission to the city council;
3. At least one public hearing before the city council; and
4. The opportunity for anyone with standing to challenge the acceptance/adoption of the current concept plan by filing an appeal with LUBA; and
5. City council resolution 2014-20 states that the resolution "does not constitute a legislative enactment."; and

**WHEREAS**, the EOA appears to be an attempt at an end run around West Linn's CDCs by imbedding a supporting document to the current concept plan into West Linn's Comprehensive Plan; and

**WHEREAS**, the EOA at pages 24-25 contains a direct quote from the current concept plan that is not in the best interests of the City and citizens of West Linn; and

**WHEREAS**, EOA Goal 1, Policy 6 and proposed Comprehensive Plan amendment Goal 1, Policy 6 purports to: "Encourage economic development through streamlined permitting processes and development fees" which are not in the best interests of the City and citizens of West Linn; and

**WHEREAS**, EOA Goal 1, Policy 9 and proposed Comprehensive Plan amendment Goal 1, Policy 9 purports to: “Pursue Comprehensive Plan and Community Development Code changes to implement the objectives and principles of the *Arch Bridge/Bolton Concept Plan*.” which is not in the best interests of the City and citizens of West Linn; and

**WHEREAS**, EOA Goal 1, Policy 10 and proposed Comprehensive Plan amendment Goal 1, Policy 10 purports to: “Consider incentives such as reduced system development charges (SDCs) and shared parking districts to encourage commercial and mixed use development.” which is not in the best interests of the City and citizens of West Linn and the small business owners in West Linn all of whom will be required to pay the costs of development if SDCs are reduced; and

**WHEREAS**, EOA maps continue to list the White Oak Savanna, which is a park within the City of West Linn, as vacant buildable land and/or other employment zoned parcels; and

**WHEREAS**, the EOA at page 20 anticipates the loss of 249 industrial jobs in the City of West Linn between 2015 and 2035, but fails to plan for redevelopment in the specific location of West Linn Paper, the largest industrial employer in the City of West Linn providing 200-249 jobs as stated at page 8 of the EOA;

**NOW, THEREFORE, THE BOLTON NEIGHBORHOOD ASSOCIATION RESOLVES:**

**SECTION 1.** The Planning Commission should recommend that the City Council of West Linn not adopt the EOA and not adopt the proposed Comprehensive Plan Amendments suggested by City Staff under PLN 15-01.

PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF AUGUST, 2015.

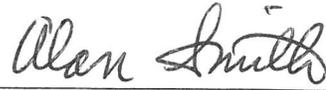


Bolton Neighborhood Association (BNA)

By: Alan Smith, President BNA



APPROVED THIS 18<sup>TH</sup> DAY OF AUGUST, 2015.

A handwritten signature in cursive script that reads "Alan Smith". The signature is written in black ink and is positioned above a horizontal line.

Alan Smith, BNA President

