

Willamette Neighborhood Association

Willamette Neighborhood Association
Willamette Falls Fire Station #59
Date: August 1, 2012

Agenda

Call to order at 7:05.

1. Attendance; Beth Smolens, Julia Simpson, Elizabeth Rocchia, Shannen Knight, Rae Henry, Andy Rocchia, Vicki Handy, Linday Neace Tom and Delores Tripou, Earl Davis Bill Baiger, Jerry Overen, Joana Overen, Willamette Rasmussen, Kathie Halicki.
Guests: Lee Winn, Ron Le Blanc.

2. Minutes from June 13, 2012 accepted as written.

3. Treasurer's Report

- a. US Bank balance: \$4835.28
 - 1. WLHT-\$ 1209.04 (1000+209.04 carry over from 2011)
 - 2. Yoga- \$1050.00
- b. Pacific West Bank balance: \$478.64

*The NAP (Neighborhood Association Presidents committee) has been meeting for about 2 years and is working on how to fairly distribute shrinking City budget allocations for NAs. Beth reported that the Committee has come up with a formula and the WNA will receive more money this year. The policy has been added to the end of the minutes for residents to view.

Guest Speakers:

Lee Winn , Winn Architecture, LCC 29719 SW Charlotte Lane, Wilsonville, OR 97070, [503-803-6996](tel:503-803-6996).

1. Subject:

The plans for the property 11.5 acres on Tannler Rd. and Blankenship Rd. owned by Jeff Parker of Blackhawk Co. Jeff was unable to attend the meeting. The property currently has an approved 3-office building plan; however office buildings are not currently in demand, while high-end apartment buildings are in demand. Current zoning is "OBC" and a zone change is not being applied for. R 2.1, similar to the Summerlin Apartments, is allowed under the OBC section of chapter 21 of the building code. This clause allows for "mixed use"—which could allow office space on the lower level and an adjoining apartment next to or above the office. The plan is for the upper 4 acres of the property to be donated to the city. Six four-story, 45' high, buildings plus a community club-house will be built with garages, storage and offices on the lower level (one (1500 sq. ft.) office on either end of each building) and a total of 280 apartments (800-1200 sq. feet). The apartments will be flats and each will have a balcony and individual A/C. A full traffic study will need to be done before traffic patterns can be decided. The map provided shows one entrance/exit on Tannler and one on Blankenship.

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2. N/A concerns/questions are as follows:
 1. Traffic problems, especially the exit from Tannler. This is a major concern about this project.
 2. Possible traffic light on Blankenship across from Albertson's? Will ODOT approve?
 3. Willamette and Trillium could be heavily impacted.
 4. Will buildings obscure the view from existing houses?
 5. What about green features? Roof gardening? Passive recreation? Solar heating?
 6. Is low-income housing included in the plan?
 7. Perhaps the upper building could be lower than 45' high.
 8. Pedestrian-friendly access (sidewalks) is needed.
 9. What kind of landscaping? Grass?
 10. Playgrounds and dog park areas are not shown in the plan but will be needed. This is a big concern.

3. Discussion:

Committee Reports

WLHT

Living history tour, planned for September 15 in Willamette, was discussed www.willamettelivinghistory.org

Storage of the (replica of) the Willamette meteorite and possible future location was discussed.

Respectfully Submitted by,

Julia Simpson, Vice President

Other*

*On July 1, each "active" NA may claim \$ 300 from this allocation to establish the NA operational budget. This amount is referred to as the "fixed" amount and is to be credited to the NA debit card account. If there is insufficient budget for each NA to receive \$300, the

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allocation is divided equally among the active NAs. The Treasurer of the NA normally makes this request, though any officer may make the request. In doing so, the officer certifies that the NA meets the minimum requirements to be considered “active”:

- The NA held at least two meetings during the past twelve months that conformed to Oregon Public Meeting Law, including sending minutes to the City by email or other means. In case there is insufficient attendance at any meeting for a quorum, it still counts toward the minimum requirements for an active NA. Minutes must be submitted even if quorum is not met.
- There was a budget item on the agenda for at least one of these meetings
- There was an election meeting per the NA by-laws
- The NA has an acting board of at least three officers
- A NA may choose not to request funds

On September 1, any funds that have not been requested by active NAs as described above are allocated as follows:

- Ten percent is reserved as emergency funds
- The remaining balance is distributed to the active NAs who requested funds. The amount each active NA receives is proportional to the population in that NA as a fraction of the sum of population in all active NAs. This amount of the allocation is referred to as the “variable” amount.
- Any NA, active or not, may request emergency funds by submitting a proposal to the City, which includes a description of the intended use. Two weeks prior to requesting emergency funds, the requesting NA must send email to the Presidents of all NAs (via contact information on the City website), stating the intent to request emergency funds. The Presidents of the NAs have no responsibility in allocating this budget, but are given the opportunity to comment to the City about the release of funds. The primary purpose of the emergency fund is to assist NAs to become or remain active or to help cover unexpected expense in line with their charter, though it is entirely up to the City whether or not to accept a proposal.
- On or after June 30, any remaining emergency funds are allocated to the active NAs per the same rules for the “variable” funds above.