

## West Linn Sustainability Advisory Board Meeting Minutes – August 15<sup>th</sup>, 2024

1. Call to order at 6:11
  - a) Members present: Mike Carlson, Greg Smith, Victoria Meier, Tiffany Haley
  - b) Staff Liaison: Dylan Digby – present
  - c) Jenniann Workman, Nicole Jackson, - guests
2. Public comment – no members of the public joined to provide comment
3. Member check-ins
  - a) Victoria – update on tomatoes and Dan Reesor
  - b) Greg – Also checked in w Dan; cancer is shrinking & can rejoin us in January; trouble w a giant mole in his yard
  - c) Mike – getting his yard ready for native plantings, Backyard Habitat certification
  - d) Tiffany - just sent a social media plan to Mike & Greg today
  - e) Dylan – no comment yet
  - f) Jenniann - Got some mulch, interested in native certification
  - g) Nicole - just moved back from Nashville, appreciates the weather (it's not the South.)
4. Approval meeting minutes from June 20
  - a) Postponed: Greg will send the minutes by email tomorrow
5. Friends of Willamette Wetlands – Jenniann Workman and Nicole Jackson
  - a) Jenniann Workman walks the wetlands; She's a founding member of FWW and accidentally took on more admin responsibilities than she intended. She says there's a lot we can do and introduced Nicole.
  - b) Nicole Jackson walks the wetlands, where she has seen river otters and many other wild creatures. This is a unique area in the larger portland area. She presented an overview with great slides, noting that all the photos are local, not stock.
  - c) Friends of Willamette Wetlands is dedicated to preserving the ecosystem, which is the largest wetland in West Linn with no development to the edge of the river. There is concern because 53% of Oregon's wetlands have been lost to development. FWW is a committee of six; 40+ volunteers; an email list that goes to over 200 people.
  - d) The developer, Mr. Shultz, who lives in West Linn, wants to put in 26 duplexes, half on 5th Ave, half on a private driveway. FWW finds 8 areas of concern: it's located in the FEMA floodplain; it's within the 100-foot wetland buffer zone; there's conflict on the roads with wildlife; current infrastructure doesn't support high influx of traffic; 5th Ave is designated a Safe Route to Schools; Metro Title 13 Habitat and Riparian Corridor; the Publisher's Pond Remediation would not support a hotel; and it's all in conflict with the Natural Hazards Mitigation Plan.
  - e) The process is currently in pre-application. The official Land Use Application will be sometime this fall; the FWW petition has 1,478+ signatures. While it will not change the council's minds, it will help educate folks. In 2019, Parks and Rec. had a 20-year plan to make it a park, but it was sold recently. Nicole is looking for why. We want to be aspirational but can be realistic. We don't

trust the developers' sense of "mitigation" because you can't bring back wildlife once they're gone. We need to preserve this natural resource. (Me - very happy to see the bits in the SAB plan)

f) Nicole quoted the SAB Strategic Plan for West Linn; there are six distinct places that support preserving the wetland on pages 27, 30, 31, and 32. (See her slide.)

g) Conversation after Nicole's presentation:

1. Mike - What is the formal strategy for the city? Is there code for opposing the development? JW & NJ - The city has been clear that we must find code that's being violated: the flood plain is one; current code is 4 homes per driveway, not 20; traffic concerns. We will appeal based on city code & violations. There exists an alternative review process if a natural resource has already been disturbed; The City says they'll make it better, which is an area that needs more research; Example: what is their reason that the 100 foot buffer zone isn't needed?
2. Greg - Raised the question if there are ways to modify this plan, ways to find a middle path. He mentioned the struggle to use land within the urban boundary rather than developing farm land, and he knows of housing in N. Portland where the wetlands were preserved with new housing built. He knows of someone to bring into this discussion. Nicole - Isn't sure how willing the developer would be to listen. Jenniann - Hopefully the development here could be less dense, plots not so long and narrow that don't come into the wetland; It is his property and he's likely to get a green light. The pre-application proposal probably won't fly. Staff says, we need more information.
3. Greg - Considering natural hazards: Think about a hotel on land with liquifaction. It's a good chance it would all be ruined. It's a real hazard. Read Dylan's report! It's's in there.
4. Jenniann - Asked if the planning commission will ask us for advice. Mike - Not likely.
5. Greg - Raised the question of a letter to council: Would it help? Dylan - have to ask Legal. Greg - We can write individually, but not as a group because of bias problems. We are an extension of the council. Dylan - Says our individual opinions are fine, just not as a group. Jenniann - The city will ask for public comments AFTER the proposal is made. We must wait for that period. Then a letter could work.
6. Mike - Dylan, please ask Legal if we can write letters identifying ourselves as members of SAB. Is there a sense of the timeline? Nicole - Sometime this fall; the Planning commission has a timeline, and a certain number of days.

6. West Linn Sustainability Consultant Proposal - The Good Company -

a) Dylan - the proposal is ready to sign; do we have any more to say about it? We'll be working along side them. Scheduled to meet 4 times w us;

Mike - it looks like they've agreed to do what we asked them to do; one person will be a primary contact w us; Greg is reassured; Mike doesn't want to hold off; Legal has looked at it; Go for it

7. Tiffany Haley spoke on renewed public outreach, with slides.

- a) Need to develop a strategy to build a social media plan to establish who we are & what we do; start small and target the right community
- b) Brand awareness; grow social media following; Improve community engagement
- c) LO has an extensive list serve, but they are not a city entity; Question to Dylan, Can we do this? Dylan will ask Legal, says it seems reasonable.
- d) Tiffany - it would help us to connect w businesses. It would be great to have WL businesses be able to say that they are WL sustainable businesses. Other ideas like checklists for homeowners.
- e) Mike - Q - can we create and maintain a social media outlet? Dylan - it would be a harder sell; someone would have to moderate the content; archive it; What would work is a small paragraph & a photo on the city's website, no more than once a month.
- f) Tiffany created a logo. Are we allowed to do that? Dylan - Possibly. Tiffany should run it by communications, Danielle Choy & Doug Erikson after Dylan mentions it to them.
- g) Tiffany can submit it & the city will decide. Printed is twice a year; online is weekly.

8. New business

a) We talked about leaf blowers & what Lake Oswego is doing. Put that on next month's meeting. Greg will try to write an op ed on electric leafblowers w Tiffany.

9. Action Items

- a) Dylan - looking at Legal boundaries about what we can do re wetlands
- b) Dylan will keep moving along with the sustainability consultants; he can schedule the first meeting with us in September.
- c) Dylan will give a heads up to Danielle Choy and Doug Erikson.
- d) Tiffany will contact them to see how to go about a newsletter.

10. Adjourned at 7:35