



Bolton Neighborhood Association

Monthly Meeting Minutes

June 19th, 2018

11 neighbors, One John Morgan

7:00 pm – 9:00 pm

TVFR Station 58, corner of Buck and Elliott off highway 43 at West A.

- 1. Gavel to Order:** went around and introduced ourselves for the newer neighbors attending.
- 2. Print out the Draft Meeting Minutes from May and hand out. Give ten minutes to read and discuss. Motion:** Pass the May 2018 Minutes. Seconded. Passed Unanimously.
- 3. John Morgan.** Eight plans going back 30 years. None have implemented. Consultant as Project Manager in April 2016. Up till now mostly Oregon City side was the focus. Now a new aspect is to combine West Linn side. Singular experience for this community, out of state, and international acclaim. The experience of the Falls goes back 10k year culturally, but the focus is the beauty of the Falls. Their majesty.

Old City Hall district is the vacant land that has the potential for the most development. PGE owns the island the Mill is on: 17-year lease with two 10-year extensions. The relationship goes back 126 years. The Lease has become extremely complicated, so now PGE is doing a review of the Lease. 6 weeks ago, both Mill and PGE hired out a third party for a master plan. Means they will have to file an application to make changes. WL informed them that they will have nothing without council voting and rezoning. Both now understand they don't want to act independently, but the city also has to be involved with the infrastructure. Sewer, water storm drainage infrastructure type needs.

Transportation has to change. Peggy pointed out the areas that are part of the BNA, WNA and Sunset NA. PGE asked WL to hold off doing anything until they find out what they are doing. Both groups expect to be ready to go by September. PGE said they are committed to the stewardship of

their land. Brooke Bergland is the lead on the project. Steve will give PGE a call to Brooke. Alma reiterates BNA participation. There is no steering committee on WLWF. However as this gets further along there will be more focus instead of the current community outreach strategy. Bolton business district has to be at the table. This one is the most fragile. This has to be crucial for this plan.

Land use issues, redevelopment, old city hall, affects traffic usage. Transportation focus is current idea now. The Mill Site is stunning. Remarkable things can happen there. What are the niches for redevelopment. What will work in the next 50-100 years but also celebrate Oregon. John believes this has to be an experiential place. Buildings are in disrepair, but they think the bones are good. Assessment of the buildings being done by PGE and Mill. Roofs need to be replaced. Attorneys are working it out between the two groups, but no acrimony between them.

ClackCo working with community business for water-based recreation, will come out publicly soon, but ClackCo has barely scratched opportunity, but none can be done without about 5000 beds. RV sites, Campsites, and Hotel need to be ramped up. There is an application to SHPO for State Heritage and National area: from LO Old Iron Tower down to Aurora and Champoeg.

Locks Corp of Engineers will give to responsible party, but if no party will decommission. Mayor is chair of that group. City wants to see the locks reopened.

Peggy, can the city rezone this now so we protect ourselves? If yes, can we do a master plan for this whole thing and can it be enforced? How much leverage does the city have to oversee this plan? The Two (PG&E and The Mill) own 98% of the land and can bring in architects but they are encouraged by WL interest to work with the city. Measures 37, 49, 50 greatly limit a city's jurisdiction to rezone to lower a value. This is an extremely "real deal" that impacts any zoning changes. This is about trust. City Council adoption of ideas will come about most likely in about a year from now as opposed to the original plan to begin adoption of ideas at the first of 2019.

Mill ponds tested okay, but the original study showed PCBs, John says he will be meeting in three weeks to get the update of the tests. BNA requests a way to get the results for assurance to resolve in our minds which report is true.

Access is the chief concern. The traffic situation is what the city can work on. Fourth graders from Willamette ES worked on their master plan five or six weeks ago and came up with a model. One photo on the website. They said the hardest part was figuring out the access. So that is the issue for all of us. We have four major travel ways: 99, 43, 205 and WF Drive. We are burdened with that now. One issue is access into the site, WF Drive major talk now because it is a city arterial street. It is impacted by the pass-through interstate traffic.

How can we discourage people from using WF Drive? Oslo, Norway highway authority use gates to close off side streets, what if ramp meters on WFD toll?

Traffic options. Eight configurations, about a year ago community presentation and now four in the handouts. ODOT was here at BNA last month please go to their web page for information. Politically it appears that ODOT is dumping their problems back onto the City. Traffic signals impede traffic flow, but circles can alleviate the flow if not too much traffic. Map 4 is preferred by most citizens, but also an idea to combine Map 3 and Map 4, but ODOT has to be taken in with Maps 3, 4 and a Combined, but cost is \$20-30 million. Lance sent Option 4 to ODOT for comment. Historic City Hall would be on a retaining wall or something. These traffic plans are conceptual. September is a target for the Two to get back to the City.

Informal count of which Options are preferable. Need more time to study this. Option 4. Pedestrians and cyclists and natural effects. Without knowing what the Mill and PGE are doing it will limit the potential of what can be done, that is the concern for Number four. Question the old city hall on a wall, too many unknowns without I205 ODOT plans. Can't zone until we know what people are going to do with the properties, without knowledge of that no way to zone appropriately. Circles are dangerous, as in New Jersey took away their traffic circles because of the amount of traffic. Roundabouts block all four entryways if too much traffic. Option 4 seems to be the best and would like to see the Combo 3 and 4. Option 4. Having a traffic signal on this side would back up into OC, not sure they would appreciate that. Option 4 but need to wait. Option 4, and roundabouts are trouble. Need to see more information about how that would design wise work out in relation to old City Hall, does not need to stay on the spot, can be moved. Option 4. Roundabouts in the plan are small and assume no truck drivers. How much congestion are willing to accept? Option 4. Overbuilding is a concern, and environment part is a huge concern. PCBs question in the ponds? Please make the results of the tests public. Disagree with zone first. Take a look at some sort of WL flavor or character back and forth zoning using all the information the city is getting to use as negotiation with the Two owners and coming up with ideas to bring back to the public. Amazing opportunity with the historic designation coming through.

4. Old Bolton Fire Station Task Force update. Skip until next meeting.

Motion: Requests the BNA to reassign the OBFS Task Force members to become the steering committee for the OBFS in the event that a non-profit need to be established. Passed 10-0-1.

5. Port a Potty at Maddax Woods.

They were asking to put a handicap porta potty in there. Is it required to have handicap porta potty in the park Permanent? They had one for the handicap lighting but swapped out for a normal one.

Motion: BNA requests parks director to provide a permanent handicap sized porta potty to replace

the non-handicapped port a potty at Maddax Woods at the current location now. Motion Seconded. Passed Unanimously.

6. Ice Cream at Hammerle Park in July.

Ice cream social. Sally will help. Need volunteers on July 11th. Only one this year and there is the West Linn Community Band, the same ones who did the picnic. About 6:30 is on a weekday. Steve is giving Alma his contact phone number for Sally to contact. **Motion:** Approve BNA expense up to 200 dollars for the Ice cream social: Seconded. Unanimously passes.

7. Neighborly Concerns.

CC approved 1k for new Maddax Woods lighting stuff is wearing out. Now a request that BNA support purchasing new lights.

Vince, what is the status of the parking district, repeal, and the initiative. The initiative. At Circuit Court student Rory filed a motion against the current parking zone. That will be heard by the Court on August 9th. The city attorney thinks there should not be a problem to protect the zone. The same student proposed an initiative for a proposal on the ballot in November. Needs 3,000 signatures to get on ballot. Can start as of yesterday. The first ballot language was not legal, the second one was rejected, and the city attorney was issued a ballot title. Write letters to council, testify, and talk to neighbors. Council needs to hear from people who value the zone. Write to Tidings, about safety as main focus.

How best to have residents have the voice? BNA consider to hire an attorney to speak as a friend of the city. Home Rule issue, does the city have the power to regulate its own property? The city council needs to make the SD come up with a parking proposal/plan. There is Town Hall introducing the Chief of Police.

8. Adjourn the meeting: 9:30 pm.