



BOLTON NEIGHBORHOOD ASSOCIATION

DRAFT MINUTES: Tuesday, July 21, 2026

Library/Zoom Hybrid Meeting

Meeting Called to Order: Christi Lanz: 7:01 PM

Welcome to Attendees: 16 attending; 10 in person including guests: Carol Bryck (City Council), David Dodds (Robinwood), Mike Kapagian (Robinwood), Kathie Halicki (Willamette NA President), and Wyatt Parno (Hidden Springs); 6 online, including: Bob & Jan McCarthy, Patrick Hogan, Wendy (last name n/a), Athena (last name n/a) & Roger Shepherd.

Draft June 16, 2026 Minutes: Motion was made to approve the minutes as written; seconded & approved. Thank you, Amanda.

Draft Agenda: Motion was made to approve the agenda w/o amending; seconded & approved.

Treasurer's Report, Alfred Brown: Bank Balance: \$3393.47 (unchanged from previous meeting).

Communications Coordinator Report, Lisa Wolff: N/A

Reports from other officers: Vince Miles provided two reports: 1) The acquisition of two meeting signs, one of which was used to replace numerous signs stolen from Hammerle Park. \$34 was spent from initial budget of \$75; 2) Maintenance effort at the Bolton Volunteer Garden on June 25th. At the end of the work session, **Secretary Amanda Brookshire** had an opportunity to interact with a nearby resident and co-owner of a pair of dogs that use the community garden as a toilet. Despite assurances to be good neighbors and clean up after the dogs, the conditions have only worsened as observed by Vince on July 19th. **Councilor Carol Bryck** looks forward to reading a letter that is being prepared by Vince to request assistance from the City.

New Business :

Carol Bryck, Framing Our Future : Councilor Carol Bryck presented the City's long-term, community-driven effort to understand what services residents value most and how to secure sustainable revenue to support them in the years to come. Councilor Bryck discussed the range of City services and the ever-increasing costs to provide them, noting that revenue is generally stagnant. A comparison of permanent property tax rate with neighboring communities was discussed, as was possible funding mechanisms (increasing fees and/or taxation) to reinforce current services.

<https://yourwestlinn.com/framingourfuture>

The current status on the decommissioned Bolton Fire Hall adjacent to TVF&R Station 58 as well as the upcoming City Council election in November of 2026 was also briefly discussed.

Public Comment:

1. **Willamette Neighborhood Association President Kathie Halicki** discussed Oregon House Bill (HB) 4037 which became effective on July 1, 2026. Senate Bill 974 and HB4037, now State law, amends parts of several statutes (ORS Ch. 197A & ORS 197.320) and limits local governments when applying clear and objective standards, criteria, and procedures to many housing applications within urban growth boundaries, certain unincorporated areas, and non-resource lands. On the pretense of addressing the state's housing crisis by refining land-use approvals and accelerating affordable, middle-housing construction, HB4037 raises legitimate concerns for a number of reasons:
 - The newly established law limits public participation during the application process and on appeals for qualifying housing applications;
 - Constrains local governments to only provide notice of an application to owners located within 100 feet of the subject property, or 500 feet for projects with 20 or more units; and
 - Local governments generally may not require a public hearing before issuing a decision, and only the applicant may appeal these decisions to the Land Use Board of Appeals.
 - The effect from the passage and implementation of HB4037 on the City's ambitious redevelopment projects Vision43 and Waterfront Project are uncertain at this time, but does induce the collective anxiety of the community.
2. The WLWV School Board approval of a year-long lease at Bolton School to Clackamas ESD Heron Creek Therapeutic Program was discussed. Approached by numerous residents, Lisa conveyed the collective concerns for inadvertent interaction between K-12 students with complex emotional, behavioral, and mental health needs and the surrounding community (including students from nearby WLHS). The WLWV School Board's approval of a year-long lease with Embrace Preschool to occupy Stafford Primary was also briefly discussed.
3. **Clackamas County Water Environmental Service Willamette Pump Station and Force Main Project** : The existing Willamette Pump Station and Force Main have served West Linn since 1986. Improvements and upsizing are needed for WES to continue to provide a reliable sanitary sewer system to serve the community at the present and in years to come. The Willamette Pump Station and Force Main Project will replace the existing pump station with modern, and more efficient pumps, improve alignment of infrastructure, increase capacity, and allow Clackamas WES to be better prepared for emergencies. Bolton NA Treasurer Alfred Brown has been assigned as special designee for this project. clackamas.us/wes/willamette-pump-station

4. **Lady B : Alma Coston** announced that despite extensive vandalism to the treasured vessel as well as equipment owned by the Bernert family business, Wilsonville Concrete, the 40-foot, steel-hulled tugboat was purchased by an individual who wanted to remain anonymous.

Updates:

• **Bolton Primary; Historic Register:** Christi briefed the BNA membership on the June 26th meeting held by the State Advisory Committee on Historical Preservation (SACHP) at Tryon Creek State Park to consider the proposed Nomination of Bolton School to the Register of Historic places. Although the WLWV school district did not express opposition prior to the SACHP meeting, a consultant acting on behalf of the district recommended Bolton Primary not be considered to be placed on the historic register. The SACHP Board requested a revision and re-submission of the application before an anticipated meeting in October.

https://www.oregon.gov/oprd/OH/Documents/OR_ClackamasCounty_BoltonSchool_form.pdf

• **Postcard and Ice Cream Social Fliers:** Vince announced that the Pdf's of the annual postcard and 2026 Ice Cream Social flyer were given to Amanda and Christi for final review. The Pdf for the postcard was subsequently sent to Danielle Choi for additional review before being submitted to the City's preferred printer (small, family-owned business in WL) for processing. No date given for anticipated delivery by USPS.

- Bolton NA Ice Cream Social, Friday, August 28th at 5:00 - 8:00 PM

Next BNA Meeting: August 18, 2026

Future Agenda Items:

- **Presentation from Clackamas Water Environmental services regarding the Willamette Pump Station and Force Main project. Sunset NA is anticipated to attend virtually.**
- Goals for BNA in 2026: Socials, music in the park, community outreach, and emergency preparedness. • Walking History
- Updates on Vision 43 & Waterfront Development projects, as well as Framing Our Future.

Adjourn: 8:42 pm Thank you, everyone, for another great meeting.

Announcements:

- Work Party at Maddax Woods every 3rd Saturday 9am-noon. [Bring your work gloves!]
<https://volunteer.solveoregon.org/opportunity/a0CVL00000D5RCF2A3/maddax-woods-monthly-cleanup>

Check out the final draft of the waterfront vision plan on the city webpage:
yourwestlinn.com/waterfront-community-vision.

- West Linn Garden Club meets the 1st Monday of each month at West Linn Lutheran Church. Become part of one of the oldest garden clubs in Oregon!
- Get the West Linn Weekly Newsletter. <https://westlinnoregon.gov/e-news>

Reminders: Stay up to date with your Bolton Neighborhood by visiting our community website at <https://westlinnoregon.gov/bolton> and on our BNA Facebook page:

<https://www.facebook.com/BoltonNeighborhoodAssociation?mibextid=ZbWKwL> See

BNA Hot Topics: <https://westlinnoregon.gov/bolton/hot-topics-announcements> :

Christi Lanz, President at: BoltonNA@WestLinnOregon.gov

Bolton Neighborhood Association Board Members

Christi Lanz, President; Vince Miles, Vice President; Alfred Brown, Treasurer;

Amanda Brookshire, Secretary; Lisa Wolff, Member at Large