

ECONOMIC DEVELOPMENT COMMITTEE
Meeting Notes of February 10, 2022

Members Present: Vice-Chair Shannon Ilas, Russel Williams, Heather Jones, Michael Bernert, and Shannen Knight
Members Absent: Jon Robinson
Council Liaison present: Todd Jones
Staff Liaison: Chris Myers, Associate Planner

1. Call to Order

Chair Ilas called the meeting to order at 6:00 pm.

2. Public Comment for Non-Agenda items

None.

3. Chair and Vice-Chair Nominations/Elections

R. Williams nominated Shannon Ilas to continue as Chair. Member Bernert seconded. **Ayes: R.Williams, Jones, Bernert, and Knight. Nays: None. Abstentions: Ilas. The motion passed 4-0-1.**

Bernert nominated Shannen Knight to continue as Vice-Chair. Chair Ilas seconded. **Ayes: R.Williams, Jones, Bernert, and Ilas. Nays: None. Abstentions: Knight. The motion passed 4-0-1.**

4. Approval of Meeting Notes: [Draft Meeting Notes 12-09-21](#)

Chair Ilas tabled the meeting notes approval until member Robinson can participate.

5. Report and Discussion 2022 Community Development Code Amendments Working Group Meeting Update

Chair Ilas provided a report on the 2022 CDC Working Group efforts.

6. Discussion: Highway 43 Zoning Changes

Associate Planner Myers noted that the Highway 43 Zone Change is a docket project. Members discussed the vision for the Highway 43 corridor.

Myers noted that the process of rezoning would include consultant expertise. He also discussed potential grant funding. Myers would provide the current zoning map for the corridor at the next meeting.

Chair Ilas talked about the possibility of food trucks.

Vice-Chair Knight suggested that the areas adjacent to the highway should be rezoned mixed use to allow the option of some commercial development. Mixed-use increases property values. She was open to changing setbacks in a mixed-use zone.

Councilor Jones asked for if the City has a commercial needs inventory. Myers responded that he would bring the most recent Economic Opportunities Analysis to the next meeting.

Knight asked for an analysis from the City Finance Department about revenue derived from different tax bases.

R. Williams noted that the City does not collect hotel taxes.

Bernert asked if there are other tools besides zoning that the City has to encourage changes in the Highway 43 corridor.

Myers noted that there is a Highway 43 Concept Plan for highway improvements. There are 23 segments.

7. Items of Interest from EDC Members

Members discussed the status of the Economic Coordinator position.

Vice-Chair Knight noted that the Oregon Senate is considering SB 8 that would limit standards and conditions of approval that local governments may apply to certain affordable housing. It would require local governments to allow development of certain affordable housing on lands not zoned for residential uses and allow the establishment of certain affordable housing at increased density.

Vice-Chair Knight noted that some people in the Willamette Neighborhood Association do not support the proposal to locate a food cart pod at the old gas station in Willamette Falls Drive.

Chair Ilas noted that the LPGA tournament withdrew from the Pete's Mountain venue because of parking and course difficulty.

Chair Ilas asked about creating a tourism video. Myers would touch base with the Communications staff about producing a video.

Vice-Chair asked about the annual Clackamas County tourism grants.

8. Adjourn

Chair Ilas adjourned the meeting at approximately 7:15pm.