

## August 25, 2015 Marylhurst Neighborhood Association Minutes

1. President Oakes called the meeting to order at 7:00 PM. VP/Secretary Cummings, five additional MNA members and two guests noted in attendance. President Oakes presented the agenda and the minutes. MNA member Cathy Boucher moved to approve the agenda and the minutes with a second by Cary Cummings. Motion approved per voice vote with none opposed.
2. Pres. Oakes reported that Treasurer Wilson was unable to attend but had emailed to report that the balance remained unchanged.
3. (a) Ms. Roberta Schwarz presented reasons why she believes the Planning Commission should deny the application DR-15-11 Tannler Drive Class II Design Review and lot line adjustment at their next meeting. The property is zoned Office Business Commercial (OBC) Mixed Use. The City Council denied an application to rezone this property to residential use earlier this year for several of the same reasons that should cause the Planning Commission to deny this application. This application essentially attempts to do an end run around Council's last decision by designating approximately 98% of the building to residential use and a minute portion to OBC. There does not appear to be anything in place that guarantees the small area designated for office business commercial use will become a reality. ODOT has rated traffic at the immediate intersection at F minus with no known mitigation to improve the situation. The proposed four-story building would exceed the three-story scale normally allowed and set an undesirable precedence. Changing the use to primarily residential rather than OBC could cause more crowding in the schools.  
(b) Ms. Schwarz read a resolution pertaining to the Bolton Arch Bridge planning process that asked to have more than one plan to choose from for the Arch Bridge area as promised in the IGA with Metro. Of specific interest would be a plan with less density, buildings no higher than three stories. Maximum lot coverage should not to exceed 50%. Acquire Mill St. and river front area for public park/open space use. Properly preserve and protect historical/cultural resources such as the Police Station, for example. Lastly, it asked City Council to stop implementing the plan it accepted on December 15, 2015.  
(c) Ms. Schwarz gave her reasons in favor of adopting a resolution in opposition to recently proposed changes to Comprehensive Plan Goal 9 in addition to a major reduction in system development fees that would result in placing financial burdens associated with the impact of development on the residents.
4. Labyrinth upkeep- MNA member Bev Burke is leading efforts to clean-up the labyrinth each morning this week from 7:30 to 8:30 AM. Several people have volunteered each day so far.
5. Upcoming Ice Cream Social- MNA member Cathy Boucher organized volunteers to pass out flyers to each house in the neighborhood. Neighbors are invited to exhibit their talents and businesses at MNA's upcoming Ice Cream Social at Robinwood Station September 19, 2015. \$400 has been budgeted for ice cream and supplies. Several people offered to help with the event.
6. Movie in Marylhurst Park- MNA VP Teri Cummings reported that several people visited with MNA's table before the movie "Box Trolls" began.

7. The proposed Bolton Arch Bridge resolution appeared on the overhead and read aloud. Pres. Oakes affirmed that MNA voted to approve a similar resolution from the Bolton NHA at the November 25, 2014 meeting that objected to a process that failed to provide citizens an opportunity to testify in a public hearing prior to approval the City Council December 15, 2014. Ms. Boucher moved to approve the proposed Bolton Arch Bridge resolution with an additional statement that acknowledges MNA's November 25, 2014 vote to approve a similar resolution. Member Brian Eastman seconded the motion. Concerns were voiced about mandates that might be involved, traffic congestion, Council's 2014 goal setting session discussion about having just one plan and managing the potential dissenters in addition to the Council's choice not to have a public hearing prior to bringing the plan to City Council. Pres. Oakes explained that City Councilors changed the wording from "Master Plan" to "Concept Plan" the very same night they accepted it. Then she pointed out where CDC Chapter 100 requires a Planning Commission hearing and recommendation for such plans supporting the Comprehensive Plan, as would be the case with a "concept" plan. West Linn's IGA with Metro listed several things such as "alternative plans" that were apparently not delivered. Metro paid the full amount offered in the IGA despite what appears to be a serious lack of compliance. Pres. Oakes and at least one other person though an audit was in order. When Pres Oakes requested financial records related to the IGA from West Linn, the City informed her that it would cost \$462.00 to obtain the records. Then when Pres. Oakes requested a waiver of fees in the public interest, the City assigned an intern in training to produce the records, which would take longer than usual. The motion was approved by voice vote with no votes in opposition.
8. Pres. Oakes read the letter MNA approved her to write Planning Commission stating MNA's concerns about timing of the notice as well as wording that seemed overly restrictive about public input for the Planning Commission's hearing process on proposed amendments to the Comprehensive Plan Goal 9 and reduced System Development fees among other things. A resolution written to oppose said amendments appeared on the overhead and read aloud. Ms. Cummings moved to approve the resolution with a second from Ms. Boucher. A brief discussion lead towards a voice vote to approve with none opposed.
9. The proposed resolution to deny DR-15-11 Tannler Drive Class II Design Review and lot line adjustment appeared on the overhead and read aloud. MNA member Cary Cummings moved to approve the resolution with a second from MNA member Mr. Morrison. Motion approved unanimously per voice vote with none opposed.
10. Pres Oakes briefly explained that the current development on Suncrest was approved by the Planning Director. Notice about the decision might have been missed because new MNA officers were elected. Pres. Oakes pointed out notices mailed to MNA about Council, Planning Commission and land use meetings and decisions for members to read.
11. Meeting adjourned at 8:35 PM. The next MNA meeting will be September 22, 2015.

Minutes submitted by Teri Cummings, MNA Secretary

**MARYLHURST NEIGHBORHOOD ASSOCIATION**

**AUGUST 25, 2015 MEETING**

**RESOLUTION REGARDING ARCH BRIDGE-BOLTON PLANNING**

**WHEREAS**, the citizens of the City of West Linn were not provided with design alternatives to the Arch Bridge Concept Plan accepted by Resolution No. 2014-20; and

**WHEREAS**, the City will benefit from citizen input and public hearings on alternative concept plans which call for less density, increased open space and public river views; and

**WHEREAS**, a new Principle stating: "Future development within the area is to consider and take appropriate measures to enhance and honor the cultural and historic value of the area." was not added to the concept plan; and

**WHEREAS**, the former City Hall/Police Station building is of historic significance to the State of Oregon and the City of West Linn and should be restored and preserved; and

**WHERE AS**, Marylhurst Neighborhood Association by Resolution on November 25, 2014 requested the Planning Commission hold at least one public hearing with public testimony and make a recommendation to the City Council.

**NOW, THEREFORE, MARYLHURST NEIGHBORHOOD ASSOCIATION RESOLVES:**

**SECTION 1.** The Marylhurst Neighborhood Association requests the City Council request that City Staff and the Arch Bridge consultants prepare and publicly disclose concept alternatives for the Arch Bridge area showing less density than the concept plan accepted by Resolution No. 2014-20, including concept alternatives with building height limitations of no more than three stories, 50% maximum lot coverage, acquisition of the Mill Street river front lots for a public park/open space and public river views and river front setbacks.

**SECTION 2.** The Marylhurst Neighborhood Association requests the City Council request that City Staff schedule public hearings for consideration of the concept alternatives required in Section 1.

**SECTION 3.** The Marylhurst Neighborhood Association requests the City Council request that City Staff add a Principle to any redevelopment concept plan considered for the Arch Bridge area, which states:

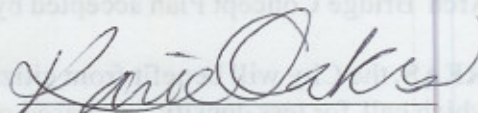
"Future development within the area is to consider and take appropriate measures to enhance and honor the cultural and historic value of the area, specifically including, but not limited to, the preservation and restoration of the former City Hall/Police Station building."

**SECTION 4.** The Marylhurst Neighborhood Association requests the City Council request that City Staff, the Planning Commission and any consultant hired to assist with implementation of the concept plan accepted by Resolution No. 2014-20, immediately cease and desist from pursuing implementation of that concept plan until such time as the City Council directs otherwise.



PASSED AND APPROVED THIS 25 DAY OF AUGUST, 2015 BY THE MAJORITY OF MEMBERS PRESENT CONSTITUTING A QUORUM AND VOTING ON THIS RESOLUTION AT THE MEETING.

VOTE: 7 IN FAVOR, 0 OPPOSED, 0 ABSTAINED



Karie Oakes, President

Marylhurst Neighborhood Association

Attachment: Marylhurst Neighborhood Association Meeting Sign-in Sheet

**MARYLHURST NEIGHBORHOOD ASSOCIATION MEETING**

ATTENDANCE SIGN IN SHEET DATE: August 25, 2015

The following information is only to be used for the purpose of MNA:

NAME ADDRESS EMAIL/PHONE

Cathy Bouchon, 2055 Sylvan Way

~~Cathy Cummings~~ 2190 Valley Ct

RICHARD MORRISON 1890 VALLEYVIEW DR WL. rmorr46508@aol.com

BRIAN EASTMAN 1827 Sylvan Way

Teri Cummings 2190 Valley Ct.

Ralph Olson 2045 Hillcrest Dr

(not member) David New PO Box 1036 <sup>97207</sup> Portland vand.e@efn.org

Karie Oakes 1125 Marylhurst DR, West Linn



**MARYLHURST NEIGHBORHOOD ASSOCIATION  
AUGUST 25, 2015 MEETING  
RESOLUTION FOR WEST LINN PLANNING PROJECT PLN-15-01  
FOR COMPREHENSIVE PLAN AMENDMENTS TO GOAL 9 ECONOMIC DEVELOPMENT**

**WHEREAS**, Metro's Chief Operating Officer's recent recommendation is that, for the first time in nearly 40 years, the Urban Growth Boundary **not** be expanded because there is no need to do so for either expected new housing or job growth; and

**WHEREAS**, the System Development Charges (SDCs) paid for by developers will actually go down (see Addendum Planning Commission Staff Report for the public hearing July 29, 2015 Exhibit 1, Goal 1, Policy 10) and the citizens will pay the difference if the proposed amendments to Goal 9 of the West Linn Comprehensive Plan, including the adoption of the Economic Opportunities Analysis ("EOA"), pass; and

**WHEREAS**, the White Oak Savanna is listed on four maps in Appendix D of the Outreach Summary of above referenced amendments as "Other Employment Zoned Parcels," "Buildable Employment Lands," and "Vacant Buildable" even though staff was directed to, and agreed to, remove this land from these maps at the April 6, 2015 Joint Work Session of the Planning Commission and City Council; and

**WHEREAS**, the Stakeholder Groups listed in the EOA do not include the people of West Linn, although they include a special interest group of developers which goes by the name of "Clackamas County Business and Economic Development" (see Exhibit B, page 1); and

**WHEREAS**, it does not serve the best interests of the people of West Linn to streamline permitting processes and development fees as is proposed in Exhibit 1, Goal 1, Policy 6 of the above referenced Addendum document; and

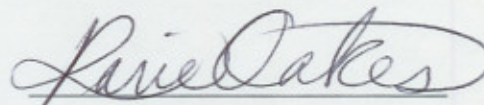
**WHEREAS**, the rate of unemployment in Clackamas County listed in Exhibit B, page 4, under the title "Unemployment Rates" of the above reference document does not reflect the current rate of 5% but a 2013 rate of 6.8% which is 36% higher than the current rate and which, therefore, undermines the entire economic analysis in the EOA for West Linn,

**NOW, THEREFORE, MARYLHURST NEIGHBORHOOD ASSOCIATION RESOLVES:**

**SECTION 1.** The Marylhurst Neighborhood Association requests the Planning Commission to recommend denial of the changes in the proposed text amendments to the Comprehensive Plan and recommend denial of adoption of the Economic Opportunities Analysis ("EOA") prepared by Cogen Owens Greene dated July 2015.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2015 BY THE MAJORITY OF MEMBERS PRESENT CONSTITUTING A QUORUM AND VOTING ON THIS RESOLUTION AT THE MEETING.

VOTE: 6 IN FAVOR, 0 OPPOSED, 0 ABSTAINED.



Karie Oakes

President Marylhurst Neighborhood Association

Attachment: Marylhurst Neighborhood Association August 25, 2015 Meeting Sign-in Sheet



**MARYLHURST NEIGHBORHOOD ASSOCIATION MEETING**

ATTENDANCE SIGN IN SHEET DATE: August 25, 2015

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Ralph Olson 2045 Hillcrest Dr

(not member) Rand New PO Box 1036 Portland <sup>97207</sup> vand\_e@efn.org

Karie Oakes 1125 Marylhurst DR, West Linn



## **RESOLUTION**

### **A RESOLUTION OF THE MARYLHURST NEIGHBORHOOD ASSOCIATION REGARDING WEST LINN PLANNING PROJECT DR-15-11**

#### **FOR 2444, 2422 & 2410 TANNER DR CLASS II DESIGN REVIEW AND LOT LINE ADJUSTMENT**

To the West Linn City Council and West Linn Planning Commission:

The Marylhurst Neighborhood Association respectfully represents as follows:

**WHEREAS** development of mid to high density apartment units near the intersection of Tanner Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

**WHEREAS** this mostly four story apartment development is out of character with not only the surrounding neighborhoods but with all of West Linn; and

**WHEREAS** potential stresses on local infrastructure and public services are issues of concern for Marylhurst residents and businesses; and,

**WHEREAS** the Marylhurst Neighborhood Association would like to emphasize that there are only two I-205 on-ramps and off-ramps in West Linn proper and that it has been publically stated that ODOT will not allow mitigation with either a light or a roundabout at the above intersection because of its proximity to an on-ramp and off-ramp; and,

**WHEREAS** the Tanner property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

**WHEREAS** 80 new homes have either been approved or are in the planning process for Weatherhill Road and Bland Circle and will use the same streets and intersection listed above; and

**WHEREAS** CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of "applicable standards of any provision" of the Community Development Code; and,

**WHEREAS** Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tanner property as to contribute to the commercial spaces in West Linn; and,

**WHEREAS** it is the sense of the Marylhurst Neighborhood Association that the plan for the Tanner development presented to the Association drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,



**WHEREAS** it is the sense of the Marylhurst Neighborhood Association that imposing a transparently residential development into an OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

**WHEREAS** it is the sense of the Marylhurst Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property;

**NOW, THEREFORE, MARYLHURST NEIGHBORHOOD ASSOCIATION RESOLVES:**

**SECTION 1.** That it is the position of the Marylhurst Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

**SECTION 2.** That the Marylhurst Neighborhood Association finds that the proposal is not compatible with the Marylhurst Neighborhood Association's Neighborhood Plan and,

**SECTION 3.** That the Marylhurst Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010, and urges the Planning Commission and the City Council to deny the Class II Design Review application and lot line adjustment; and,

**SECTION 4.** A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the minutes of the Marylhurst Neighborhood Association.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2015 BY THE MAJORITY OF MEMBERS PRESENT CONSTITUTING A QUORUM AND VOTING ON THIS RESOLUTION AT THE MEETING. VOTE: 6 IN FAVOR, 0 OPPOSED, 0 ABSTAINED.



Karie Oakes

President

Marylhurst Neighborhood Association



**MARYLHURST NEIGHBORHOOD ASSOCIATION MEETING**

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