



CITY OF
West Linn

Parker Crest Neighborhood Association
Special Meeting Agenda

Date and Time: August 24, 2015 – 5:15PM
Place: 3016 Sabo Lane, West Linn, OR 97068
NA President: Bill Relyea – 503-636-1292 – wrelyea@comcast.net
Facebook: Parker Crest Neighborhood Association

ATTENDEES

- Gerald Pasquentino
- Claudia Relyea
- William Relyea
- Roberta Schwarz

MINUTES

5:20 PM The meeting was called to order by PCNA President Bill Relyea
5:22 PM The Agenda items were reviewed
5:23 PM Roberta Schwarz was introduced and she provided an overview of the Tannler development
5:45 PM A general discussion was held about the Tannler development.
6:00 PM A resolution about the Tannler development was introduced, a motion was made to accept the resolution and it was seconded. A vote was held on the resolution and it passed unanimously.
6:10 PM The water resource area on Sabo Lane was discussed. No additional actions were taken.
6:20 PM The Arch Bridge Concept Plan was discussed. A resolution about the Arch Bridge Concept Plan was introduced, a motion was made to accept the resolution and it was seconded. A vote was held on the resolution and it passed unanimously.
6:30 PM The meeting was adjourned.

ATTACHMENTS

- PCNA Sign In Sheets

- PCNA Resolution – Tannler and Blankenship Development
- PCNA Resolution – Arch Bridge Concept Plan



City of
West Linn

**PARKER CREST NEIGHBORHOOD ASSOCIATION
RESOLUTION
AUGUST 24, 2015 MEETING**

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

The Parker Crest Neighborhood Association respectfully represents as follows:

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 new 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:

**NOW, THEREFORE, PARKER CREST NEIGHBORHOOD ASSOCIATION
RESOLVES:**

SECTION 1. The Parker Crest Neighborhood Association requests the City Council to pass a motion directing City Staff and the Arch Bridge consultants to 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 Parker Crest Neighborhood Association requests the City Council to pass a motion directing City Staff to schedule public hearings for consideration of the concept alternatives required in Section 1.

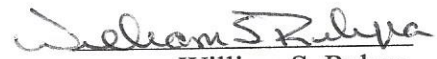
SECTION 3. The Parker Crest Neighborhood Association requests the City Council to pass a motion directing City Staff to add a Principle to any redevelopment concept plan considered for the Arch Bridge area, which states:

“Future development within the new area is to consider and take appropriate measures to enhance and honor the cultural and historic value of the area.”

SECTION 4. The Parker Crest Neighborhood Association requests that the City Council pass a motion directing City Staff, the Planning Commission and any consultants 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.

SECTION 5. 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 Parker Crest Neighborhood Association.

PASSED AND APPROVED THIS 24th DAY OF AUGUST 2015



William S. Relyea
President, Parker Crest Neighborhood Association



City of
West Linn

**PARKER CREST NEIGHBORHOOD ASSOCIATION
RESOLUTION
AUGUST 24, 2015 MEETING**

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

The Parker Crest Neighborhood Association respectfully represents as follows:

WHEREAS development of mid to high density apartment units and (OBC) Office Business Center) near the intersection of Tannler 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 Parker Crest Neighborhood Association residents and businesses; and,

WHEREAS the Parker Crest Neighborhood Association would like to emphasize that there are only two areas of 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 roundabout at the above intersections because of proximity to an on-ramp and off-ramp; and,

WHEREAS the Tannler 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 intersections 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 “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 Tannler property as to contribute to the commercial spaces in West Linn; and,

WHEREAS Community Development Code 21.505(2) requires that for multiple family units to be allowed in an OBC zone the units must be “...in conjunction with commercial development”

and the current proposal does not provide for adequate business and commercial development to meet this requirement; and,

WHEREAS it is the sense of the Parker Crest Neighborhood Association that the plan for the Tannler development plan 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 Parker Crest 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 Parker Crest 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, PARKER CREST NEIGHBORHOOD ASSOCIATION RESOLVES:

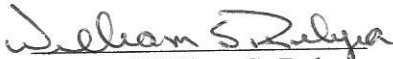
SECTION 1. That it is the position of the Parker Crest Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

SECTION 2. That the Parker Crest Neighborhood Association finds that the proposal is not compatible with the Parker Crest Neighborhood Association's Neighborhood Plan and/ or Vision Plan; and,

SECTION 3. That the Parker Crest 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 CDC 21.050(2), 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 Parker Crest Neighborhood Association.

PASSED AND APPROVED THIS 24th DAY OF AUGUST 2015


William S. Relyea

President, Parker Crest Neighborhood Association

