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6799 Larson ave.
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July 29, 2015

**Via email only to ckerr@westlinnoregon.gov and
cwl_planningcommission@westlinnoregon.gov**

Chris Kerr and Members Planning Commission
West Linn City Hall
22500 Salamo Road
West Linn, OR 97068

RE: Comments in opposition to Comprehensive Plan text amendments and adoption of Economic Opportunity Analysis (PLN-15-01) for the Planning Commission Public Hearing on 07/29/2015

Dear Mr. Kerr and Members of Planning Commission:

I am writing to express my objections to the proposed CDC text amendments and adoption of the EOA.

The Memorandum and Exhibits attached thereto, dated July 14, 2015, which Angela Dreher and I sent to Mayor Russ Axelrod and the letter I sent to Councilor Jenni Tan dated July 24, 2015, are incorporated by reference as if fully set forth herein. For your convenience, copies of the Memorandum and letter are attached.

Additionally, I have the following objections and comments:

1. The reference to the current Arch Bridge/Bolton Concept Plan at pages 24-25 of the EOA should not be adopted for the reasons set forth above.
2. At page 26 of the EOA, Goal 1, policy 1 and Exhibit 1, page 2, Goal 1, the term "family wage" should be changed to be consistent with the EOA recommendation at page 18 of the EOA to "above average wages."
3. At page 27 of the EOA, Goal 1, policy 6, 9, and 10 and Exhibit 1 page 2 of the proposed CDC amendments Goal 1, policy 6, 9 and 10 should not be adopted.
4. At page 27 of the EOA, Goal 2, policy 2 and Exhibit 1, page 3 of the proposed CDC amendments Goal 2, policy 2, the clause "focused on parcels constrained by the Willamette River floodplain or other environmental constraints" should be deleted.
5. A policy should be added to the Comprehensive Plan stating:
"Future development within the Arch Bridge/Bolton 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."

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6. The existing Goal 11 which states: "Encourage the economic vitality of the four existing commercial areas." should not be removed from the CDC.
7. The existing Goal 12 which states: "Support efforts and programs that promote tourism in the City." should not be removed from the CDC.

Additionally, the City should focus efforts on recruiting a natural resources based clean/light industrial employer to the Arch Bridge/Bolton area to replace the 249 jobs which the City's "preferred scenario B" at page 20 of the EOA anticipates will be lost by 2035 presumably from the closure of the West Linn Paper Mill, such as a solar panel manufacturer.

An industry like solar power could tie-in to the heritage aspects of the first long distance power transmission from PGE, which will remain in the area for the foreseeable future, rather than having such an intense focus on building six story office buildings when there is already so much available office space in the 205 Corporate Center and other areas of the City and Lake Oswego. West Linn's office market experience is probably closer to the Southeast submarket area rather than the I-5/Kruse Way submarket area.

Less focus on low paying retail and service sector jobs and more focus on jobs which actually pay enough to allow a family or individual to live, and work, in West Linn would be more beneficial to the City.

Respectfully,


Karen J. Park

MEMORANDUM IN SUPPORT OF PROPOSED RESOLUTION
REGARDING ARCH BRIDGE PROJECT

To: Russ Axelrod, Mayor
Members, West Linn City Council

From: Angela Dreher, Ph.D.
5767 Terrace Dr.
West Linn, OR 97068

Karen Park, J.D.
6799 Larson Ave.
West Linn, OR 97068

Date: July 14, 2015

We submit this memorandum and exhibits in support of the attached proposed resolution which we urge the City Council to adopt regarding the Arch Bridge concept plan.

In summary, we do not believe the Arch Bridge concept plan accepted by the City Council on December 15, 2014, through Resolution 2014-20, presents redevelopment concepts in the best interests of the City of West Linn in that it fails to:

1. Take appropriate measures to enhance and honor the cultural and historic value of the area;
2. Respect the scale and character of the community of West Linn;
3. Ensure that redevelopment does not alter for the worse, the quiet, primarily residential character of West Linn that makes the City so attractive to its citizens;
4. Preserve and enhance scenic views and sites; and
5. Ensure that the citizens of West Linn do not bear a substantial portion of the financial burden of redevelopment while getting little in return.

The attached proposed resolution requests City Staff, any consultant hired to assist with implementation and the Planning Commission to ensure that any proposed Comprehensive Plan changes, design standards or proposed CDC amendments remedy those failures, and requests City Staff to pursue preparation, public disclosure and public hearing to consider development alternatives.

**ALTERNATIVE PLANS SHOULD BE DEVELOPED, DISCLOSED
AND SUBJECT TO PUBLIC HEARING**

The CET grant application submitted to Metro dated April 18, 2013, states:

“f. Proposed milestones and deliverables.

** * **

“Task II – Design Alternatives (6 months)

“Staff and the consultant will develop and conduct a web-based survey. The consultant will work with staff to develop and analyze land use and circulation concepts and design options, hold a community workshop, meet with the advisory committee twice, refine the land use and circulation concepts, prepare a draft plan, and check-in on the project with the City Council.”

(Exhibit 2, page 2). Attached to the CET grant application is a document titled Highway 43 Implementation Options. (Exhibit 1, page 3-4). That document states, in part:

“Potential redevelopment of the Arch Bridge area is best explored through an alternatives analysis using renderings or computer simulations to identify potential street modifications, the location, scale and character in infill development and public spaces. A public process would be used to test the desirability and feasibility of the alternatives. This effort would yield a master plan that would provide the basis for amending the comprehensive plan, zoning code and drafting design guidelines.”

(Exhibit 2, page 4).

Exhibit A to the CET Grant IGA, under milestone 4, states:

“City Council review and approval of Design Alternatives and Master Plan

“a) Design alternatives and Master Plan concepts

b) Workshop agenda and handouts from a community workshop to identify community preferences among viable options”

(Exhibit 2, page 5).

Despite the representation to Metro in the CET grant application, City Council approval of that grant application, and Exhibit A to the CET Grant IGA, that alternative plans and public input on those alternative plans, would be part of the process, no alternative Arch Bridge plans were provided to the general public prior to the acceptance by the City Council of the current Arch Bridge plan.

It does not appear that the Arch Bridge consultant considered the previous recommendation of ECO Northwest made in its August 1988 West Linn Waterfront Study, which stated, in part:

“Even if it decides to forgo comprehensive commercial development, we think the City should consider developing as open space the waterfront. By making minor adjustment to James River’s [the prior mill owner] existing parking, the City may be able to acquire land along the edge of the escarpment (between the Mill and Territorial Street rights-of-way) to create public open space around city hall that will give residents a sense of place and access to the riverfront and locks. All the designs we proposed show how the waterfront might be developed for public access.”

(Exhibit 1, pages 2-3).

Development alternatives that explore less density, more open space and the potential for City acquisition of the Mill Street river front lots for park and public space should be prepared and presented to the citizens of West Linn and City Council for consideration and public hearing.

CITIZEN COMMENTS AND CONCERNS SHOULD BE HEARD

The Arch Bridge consultant's Storefront Studio Week Summary, April 2014, summarized the results of an online survey to obtain citizen input in development priorities including the Arch Bridge area.

For the Arch Bridge area, the summary states that "river views" were seen as most important. (Exhibit 3, page 1)

The summary also states:

"Design features comprising "civic spaces" received the next highest level of support across the entire planning area. Key concepts including "retail/commercial activity" and "increased development intensity" were generally seen as low priorities by respondents, though these considerations were given higher-priority scores in zones two and three, where such features are already present and appreciated."

(Exhibit 3, page 1). Given the high density, minimal public river view and civic spaces in the current concept plan, it does not appear that citizen input influenced the final plan proposed by the Arch Bridge consultant.

The Arch Bridge/Bolton Town Center Advisory Committee's meeting notes from Meeting 6, held on October 29, 2014, reflect that after hearing a description of the development proposal from the Arch Bridge consultant the committee suggested the consultant better incorporate the historic context of the area, and:

"The committee recommended additional emphasis on the open spaces; trails and plazas;"

(Exhibit 4). It does not appear the Arch Bridge consultant added additional open space, trails or plazas or altered the plan in any way to better incorporate the historic context of the area in response to the Advisory Committee.

The City Council adopted Resolution 2014-20, which accepted the current concept plan. That resolution specifically states:

"SECTION 4. The "Objectives and Principals" [sic] Section of the Concept Plan shall be modified to include a new principal [sic] 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."

(Exhibit 5, page 2). The new principle required by the City Council does not appear in the final plan posted on the City's website.

During the Month of May 2015, we solicited input from attendees of Marylhurst, Savanna Oaks, Bolton, Sunset, Willamette, Robinwood, and Skyline Ridge Neighborhood Association meetings, asking them to tell us what they would like to see in the Arch Bridge area. We received more than 80 responses and one response from Parker Crest which did not have a meeting in May 2015. Those responses are attached as Exhibit 6.

The overwhelming majority of responses have a similar theme of accessible, public open space, low density, 3 story building height limitations, and development that honors and preserves the area history and historic buildings.

Like some of the other responders, we strongly oppose exclusivity and monopolization of the Arch Bridge area river front by a wealthy few; be they private citizens or business establishments. Historically, the area of Willamette Falls was a tribal gathering place for trading and celebration. That specific historical context should be enhanced and honored in any redevelopment of the area; rather than effectively making the Willamette river at the Arch Bridge a "gated community" accessible only through a \$350,000 condominium or a reservation at an expensive restaurant.

The City of West Linn should not be eager to give up the Mill Street right of way, without first exploring options for acquisition of the Mill Street river front lots for a public park. The Arch Bridge plan contemplates millions of dollars in financial contribution to the redevelopment of the area by the citizens of West Linn through general obligation bonds, the acquisition and decommission of the gas station property, building a public parking structure,¹ tax credits and other development incentives.

Redevelopment in the public interest should equal the public financial contribution to ensure that private interests are not the sole beneficiary of redevelopment which is only made possible through public funds.

THREE STORY MAXIMUM BUILDING HEIGHT IS APPROPRIATE

Metro's website summarizing the 2040 Growth Concept states, in part:

"Town centers provide services to tens of thousands within a two-to three-mile radius. One-to three-story buildings for employment and housing are characteristic. Town centers have a strong sense of community identity and are well served by transit. They include:

¹ The July 2014 Progress Report presented by the Arch Bridge consultant states, in part:
"Dense structures are financially feasible if the cost of parking is not included. Bringing public support to the projects can incentivize development. (i.e., provide structured parking; vertical housing tax credit, provide land at reduced cost)."

- small city centers – Lake Oswego, Tualatin, West Linn, Forest Grove, Milwaukie”

(Exhibit 7, page 3).

The City’s own website in the FAQs for Arch Bridge/Bolton acknowledges that one to three story buildings are typical for town centers. (Exhibit 7, page 4).

The Arch Bridge consultant acknowledges that one to three story buildings for employment and housing are characteristic of town centers. (Exhibit 7, page 6).

However, the current concept plan contemplates, and City Staff appears to be pursuing, zoning changes to allow five to six story housing structures and mixed use buildings. The Arch Bridge consultant’s Existing Conditions Report dated April 2, 2014, states, in part:

“The [General Commercial] zone [which includes the Arch Bridge area] has a height limit of 45’ feet or 3 ½ stories. (The height limit is one story and ten feet lower within 50 feet of residential districts.) Typically mixed use development in emerging urban centers is at least four stories, as a higher yield from dwellings on the upper floors is necessary to make development feasible. Two stories of units are typically insufficient to accomplish this. Another limiting factor is the 50% maximum lot coverage. The challenge of this regulation can dissuade potential developers since it involves limited yield on the investment.”

(Exhibit 8, page 1).

We strongly oppose any zoning changes, CDC amendments or other regulation which allows any part of the City of West Linn to become an “emerging urban center” or which encourages development more appropriate for an urban center, rather than the small primarily residential community which West Linn is.

The Comprehensive Plan warns against attempts to expand West Linn’s limited land available for commercial development in Goal 2: Land Use Planning, and states, in part:

“Any attempt to significantly expand this land base with the intent of providing greatly enhanced employment and shopping opportunities for West Linn residents has a high probability of altering, for the worse, the quiet, primarily residential character of West Linn which makes the City so attractive to its citizens.”

(Exhibit 9, page 1). The current Arch Bridge concept plan clearly attempts to increase available employment and mixed use “land” vertically, through buildings up to 75 feet high, which are more appropriate for a Kruse Way type or downtown Portland development, but simply not right for West Linn and an area that has received Oregon State Historic Area designation and is on course for National historic designation.

The Comprehensive Plan defines a Goal in the plan as: "A statement indicating a desired end or aspiration including the direction the City will follow to achieve that end." The Comprehensive Plan's Goal 5 is to: "Preserve and enhance scenic views and sites." (Exhibit 9, pages 2-3). We urge the City Council to ensure that the redevelopment of the Arch Bridge area and any zoning or building code amendments achieve those ends.

THE POLICE STATION/CITY HALL BUILDING MUST BE PRESERVED

The Police Station/City Hall building was built in 1936 as Public Works Administration (PWA) project number Oregon 1045. (Exhibit 10, page 2). The PWA was intended to provide unemployed workers during the Great Depression with the "dignity of work" rather than a hand out. The PWA was dedicated to building infrastructure to help lift the country out of the depression. (PBS.org, Bridge to Somewhere: Public Works Administration). The building was designed by the prominent architects Claussen and Claussen, the original architects of the Guardian Building/Loyalty Building in downtown Portland at 317 SW Alder St., which is on the National Register of Historic Places.

The building is dedicated to former Mayor Frank Hammerle, and the members of the 1936 City Council. (Exhibit 10, page 1). In an article written by West Linn resident, John Klatt, published in the West Linn Tidings on December 4, 2014, Mr. Klatt notes that Mayor Hammerle was the longest serving mayor in West Linn serving from 1925 through 1940, with Hammerle Park being dedicated to Mayor Hammerle while he was still in office. (Exhibit 10, pages 3-4).

At various times the building housed the post office, a food market, a dentist office, a credit union, the library, City Hall and the City police. (Exhibit 10, pages 5-8).

Preliminary assessments of the building by prominent local architect, Todd Iselin, Iselin Architects PC, and Michael Wieber, NW Seismic, show that the building can be retained, restored and reused. (Exhibit 11, pages 1-2).

The City should not allow the building to deteriorate from neglect. It is our collective responsibility and duty as citizens of West Linn and the current stewards of the building to ensure that the building is restored and preserved for future generations. To allow the building to deteriorate or be demolished would be a dishonor to former Mayor Hammerle, the 1936 City Council and all of our elders who made this City such a great place to live; as well as a disservice to future generations. It is only by demonstrating to our young people through our actions which honor and respect past generations that we can have even a glimmer of hope that our own actions may be remembered in a positive way by future generations.

We each have the responsibility of participating in the redevelopment of a historically significant and irreplaceable part of our town. Let's move forward with a plan for redevelopment with confidence the plan will stand the test of time. To that end, we urge the City Council to pass the attached proposed resolution.

Respectfully,

Angela R. Dreher, Ph.D.

Karen J. Park, J.D.

KAREN J. PARK
6799 LARSON AVE.
WEST LINN, OR 97068
Kparklaw@aol.com

July 24, 2015

Via email only to jtan@westlinnoregon.gov

Councilor Jenni Tan
West Linn City Hall
22500 Salamo Road
West Linn, OR 97068

RE: City Council Meeting on 07/20/2015

Dear Councilor Tan:

I am writing to ask you to reconsider your position stated at the 07/20/15 City Council meeting wherein you expressed your view that attendance by the members of the Arch Bridge/Bolton Town Center Advisory Committee in any discussions or work sessions involving any modifications or changes to the current Arch Bridge concept plan constitutes sufficient citizen involvement and engagement in those discussions. I respectfully disagree with that view.

Attached as Exhibit 1 is a copy of the first page of the Advisory Committee meeting packet from the first meeting on 02/27/2014, titled "Charge to the Committee." As you can see, the Advisory Committee was not charged with presenting development ideas, concepts or recommendations to the consultant, Planning Commission or City Council. The Committee was specifically instructed:

"Note that [the Advisory Committee's responsibility] does not include making a recommendation to the Planning Commission or City Council. The Advisory Committee is principally a sounding board and is not charged with advocating a position."

I believe your insistence that the Advisory Committee participate in any discussion or work session with the Mayor and other members of the City Council on modifications, changes or development of alternate plans for Arch Bridge is contrary to the stated purpose of the Advisory Committee.

I have attached as Exhibit 2 the sections of the notes of the Advisory Committee meetings I obtained from the City's website and from Lori Hall, which lists the members present at the meetings. If the record of the meetings is correct, the Advisory Committee originally consisted of 17 members, only 7 of whom attended at least 6 of the scheduled meetings. 8 of the original members attended 3 or fewer scheduled meetings. The lack of consistent participation in the meetings by the Advisory Committee members when considered together with the specific stated

Councilor Jenni Tan
July 24, 2015
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purpose of the Advisory Committee, clearly demonstrates the Advisory Committee was never intended to represent or express the views of the citizens of West Linn on the concept plan.

Unlike the Mayor and members of the City Council, the members of the Advisory Committee are not elected public officials charged with carrying out their official duties as representatives of the general public; rather they were hand-selected by City Staff and appointed to their positions by the City Council.

Please reconsider your opposition to halting the work of Cogen Owens Greene (COG) to implement the current Arch Bridge concept plan and your refusal to engage in work sessions with the Mayor and other members of the City Council to develop alternate plans for moving the Arch Bridge project forward. Your intransigence on this issue serves no purpose but only wastes money being spent on COG, which is a disservice to the citizens you were elected to represent. It appears that there is some undisclosed underlying motivation for the urgent push to implement the current concept plan. If you are aware of what that motivation is, please disclose it to the public so that we can try to understand your position.

It is, or should be clear to everyone who observed the 07/20/15 City Council meeting that any motion to accept Planning Commission recommendations for CDC amendments or Zoning changes to implement the current concept plan will not pass the City Council as it is now constituted. The Mayor and members of the City Council have an obligation to safeguard the assets of the City. Pursuit of the doomed mission of implementation of the current concept plan is financially irresponsible.

During the Community Comments at the City Council meeting on 07/20/15, I heard several people repeat the fallacy that the current plan is just a concept, subject to change, and that we need to proceed with CDC and Zoning amendments to stave off any development which could occur under the current CDCs. However, if the CDCs are amended in such a way as to allow the full implementation of the current concept plan the aspects of the current concept plan which most of us find so objectionable could be made part of any application for redevelopment and could not be prevented by the Planning Department because it would be allowed by the CDCs.

For City Staff or members of the City Council to continue to let the citizens of West Linn believe that the current plan is simply a concept which is subject to change post implementation of CDC and Zoning amendments designed to implement that very plan is intellectually dishonest and should cease.

Respectfully,


Karen J. Park

cc: Mayor Russ Axelrod
Councilor Brenda Perry, Councilor Thomas Frank

Shroyer, Shauna

From: Kerr, Chris
Sent: Wednesday, July 29, 2015 11:23 AM
To: Shroyer, Shauna
Subject: FW: Numerous notice errors for PLN-15-01

From: Karie Oakes [mailto:karieokee@aol.com]
Sent: Wednesday, July 29, 2015 11:14 AM
To: Kerr, Chris
Cc: Shroyer, Shauna; Boyd, John; CWL Planning Commission; CWL Council
Subject: Re: Numerous notice errors for PLN-15-01

Mr. Kerr,

Thank you for stating your position. I would appreciate if you would answer these questions I have about the process before the hearing tonight.

1) I am still not clear on this statement in the notice: **It is important to provide all evidence both oral and written, to the Planning Commission. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application.**

Does this mean that the PC hearing is the only time to present evidence and that the Council is the hearing body on appeal?

2) Can the PC remove the hearing from the agenda tonight?

3) Do you plan on giving the PC my testimony and any others tonight at their pre-meeting conference?

Thank you in advance for answering my questions. It will be helpful in preparation of my testimony.

Karie Oakes

Chris Kerr, Community Development Director
Community Development, #1538



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-----Original Message-----

From: Kerr, Chris <ckerr@westlinnoregon.gov>
To: 'Karie Oakes' <karieokee@aol.com>
Cc: Shroyer, Shauna <SShroyer@westlinnoregon.gov>
Sent: Wed, Jul 29, 2015 10:55 am
Subject: RE: Numerous notice errors for PLN-15-01

Staff disagrees with your assertions and believes that all notice requirements have been met. The Planning Commission will have your testimony, including your notice violation arguments, for their own consideration.

Thanks
CK

From: Karie Oakes [<mailto:karieokee@aol.com>]
Sent: Tuesday, July 28, 2015 3:09 PM
To: Kerr, Chris
Cc: Boyd, John; CWL Planning Commission; CWL Council
Subject: Re: Numerous notice errors for PLN-15-01

Mr. Kerr,

Thank you for adding my email to the record. Please copy me when you send it to the PC or let me know when the PC has received it.

I addressed the email to you and fully expected that you would reply to it in your capacity as the Community Development Director, with the duty to provide notice pursuant to 98.040(A)(2)(a). I raised some serious concerns and questions about the process that I think need to be clarified in advance of the hearing.

98.040 DUTIES OF DIRECTOR

- A. The Director shall:
2. Upon the initiation of a legislative change, pursuant to this chapter:
 - a. Give notice of the Planning Commission hearing as provided by CDC 98.070 and 98.080;

I look forward to your reply.

Thank you,

Karie Oakes

Chris Kerr

Community Development Director
22500 Salamo Rd
West Linn, OR 97068
ckerr@westlinnoregon.gov
westlinnoregon.gov
Phone (503) 723-2538



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-----Original Message-----

From: Kerr, Chris <ckerr@westlinnoregon.gov>
To: Karie Oakes <karieokee@aol.com>
Cc: Boyd, John <jboyd@westlinnoregon.gov>
Sent: Tue, Jul 28, 2015 1:21 pm
Subject: Re: Numerous notice errors for PLN-15-01

Thank you for the email. It will be added to the record and provided to the planning commission before their meeting.

CK

On Jul 28, 2015, at 11:38 AM, Karie Oakes < karieokee@aol.com > wrote:

Dear Mr. Kerr,

I received the notice below from Shauna Shroyer that the city posted the information for project ID #PLN-15-01 Adoption of EOA and Comprehensive Plan Amendments on July 17, 2015, just 12 days before the Planning Commission hearing on the project. Are you aware that West Linn Community Development Code intends the city to make this information available at least 20 days prior to the hearing?

CHAPTER 98 LEGISLATIVE HEARINGS
98.070 PUBLIC HEARINGS – NOTICE

C. Legislative notice, where there is a proposal to amend the Comprehensive Plan or to amend or to adopt new land use regulations of this development code, shall be effected as follows:

6. The City should make reasonable efforts to post notice of the proposal on the City's website at least 20 days prior to the hearing or meeting. Failure to comply with this section is not a procedural defect entitling any party to a delay in the hearing process.

I also received written notice of the PC hearing for PLN-15-01 which states, "At least 10 days prior to the hearing ,a copy of the proposed amendment and associated staff report will be available for inspection and also on the City's web site". Clearly, city staff erred twice in application of 98.070(C)(6). I wondered if an inappropriate code had been applied, but no where in the CDC did I find that posting information at least 10 days prior to the hearing is acceptable for any hearing.

I noticed on the project page for PLN-15-01, you listed the notice required as Type A. This type of notice is not listed in Chapter 98 for legislative hearings, but is listed in Chapter 99 for quasi-judicial hearings. I did not understand why you would list Type A, until I noticed the table in 99.080(E) erroneously lists Type A for legislative action. The notice requirements for legislative and quasi-judicial hearings are different. It baffles me why you would list Type A notice when clearly it does not apply and you did not meet the requirements of a Type A notice.

Lastly, I ask that you please explain the statement on the written notice and notice in the Tidings, "**It is important to provide all evidence, both oral and written to the Planning Commission. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application.**" This sounds like the mumbo jumbo of someone confused about de novo. I understand the legislative process is the PC will make a recommendation to the City Council which will make a final decision and LUBA is the authority on appeal. The City Council is not limited to the evidence presented to the Planning Commission when making it's final decision and the City Council can not review it's own decision.

Considering the defects of the notices, I think it appropriate to re-notice the PC public hearing for PLN-15-01, to ensure the public process is respected and understood by all.

Thank you for your consideration of my comments. I have copied the Planning Commission and would like your assurance that you will send it to them immediately. Time is of the essence and there is no reason that this email be withheld and later sent to the PC in a batch of emails, as has been the case previously.. This is a legislative issue requiring an open public forum.

Sincerely,

Karie Oakes

Chris Kerr

Community Development Director
22500 Salamo Rd
West Linn, OR 97068
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westlinnoregon.gov
Phone (503) 723-2538



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-----Original Message-----

From: Shroyer, Shauna <SShroyer@westlinnoregon.gov>

Sent: Fri, Jul 17, 2015 4:15 pm

Subject: FYI and for Posting - 7/29/15 PC Meeting

Good Afternoon,

The city website has been updated with information regarding the [7/29/15 PC Meeting](#). The notice is attached for posting.

Have a great weekend.

Shauna

Shauna Shroyer

Administrative Assistant

22500 Salamo Rd.

West Linn, Oregon 97068

SShroyer@westlinnoregon.gov

westlinnoregon.gov

Phone (503) 742-8635



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<Agenda 07-29-15.pdf>

Shroyer, Shauna

From: Kerr, Chris
Sent: Wednesday, July 29, 2015 11:18 AM
To: Shroyer, Shauna
Subject: FW: Was there a council vote on the below please?

Chris Kerr, Community Development Director
Community Development, #1538



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From: Kerr, Chris
Sent: Monday, July 27, 2015 8:08 AM
To: 'Alan Smith'; CWL Council; Wyatt, Kirsten; Shroyer, Shauna; Jordan, Chris
Subject: RE: Was there a council vote on the below please?

Alan -

I believe you are looking at the draft language proposed in the "Background" section of Chapter 9 of the Comprehensive Plan.

The EOA hasn't been adopted by the Council yet. They will hold their hearing after the Planning Commission makes a recommendation. The proposed language was prepared for the Planning Commission's public hearing draft making an educated guess that it would be adopted in July 2015. Think of the date as a placeholder to be adjusted when it is adopted. For example, if the Council adopts it in August, it will be changed to "In August 2015".

The EOA is still under review by the Planning Commission so I'll provide your email to them as well.

If you have any questions you can email or call me directly.

Thanks
CK

From: Alan Smith [<mailto:aalansmith57@gmail.com>]
Sent: Saturday, July 25, 2015 8:25 PM
To: CWL Council; Wyatt, Kirsten; Shroyer, Shauna; Jordan, Chris; Kerr, Chris
Subject: Was there a council vote on the below please?

"In July 2015, the City adopted the West Linn Economic Opportunities Analysis (EOA), which complies with Statewide Planning Goal 9 and its associated statutory requirements."

Sincerely,

Alan Smith

Shroyer, Shauna

From: Kerr, Chris
Sent: Wednesday, July 29, 2015 11:17 AM
To: Shroyer, Shauna
Subject: FW: Improperly Noticed Planning Commission Meeting

Chris Kerr, Community Development Director
Community Development, #1538



Please consider the impact on the environment before printing a paper copy of this email.
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From: Kerr, Chris
Sent: Tuesday, July 28, 2015 1:44 PM
To: Rebecca Adams
Cc: Boyd, John
Subject: Re: Improperly Noticed Planning Commission Meeting

Thanks. This will added to the record and distributed to the planning commissioners

CK

On Jul 28, 2015, at 1:28 PM, Rebecca Adams <radams014@gmail.com> wrote:

Please add this to the public record for the Planning Commission meeting on July, 29th, 2015 and forward to all Commission Members and City Councilors immediately.

Councilors, Mayor, and Commissioners,

I have a concern that this meeting has not been properly noticed (12 days is an insufficient notice period for Comprehensive Plan alteration) and that the notice itself is misleading by implying the City Council has already adopted the EOA. On one hand the notice seems to be about an upcoming adoption of EOA goals into the Comp. Plan. On the other hand, a statement that the City adopted this EOA in July 2015 is included just under the Boldfaced "Background" heading in the section title Exhibit '1'. While the underlining of this statement may mean something in planning circles, there is no key provided in the document to explain what the underline means. Underlining to the layman, generally means emphasis. So from a layman's point of view, this implies the council has (emphatically) already adopted this EOA in order to be compliant with state requirements. Why should one comment on an issue that was already decided? Why bother to attend a hearing if you believe the Comp. plan has already been altered by this adoption of EOA goals.

These EOA goals have quite a number of profound contradictions to our existing Comprehensive Plan, not the least of which is the overbuilt Arch/ Bolton Town Center Plan, the degradation of publicly accessible viewpoints that would likely occur under the City Staff's Arch/ Town Center Plan, the out of "character" density shifts included in the Arch/ Bolton Town Center Plan, the shifting of System Development Fees on to the general tax payer if they would be lessened for the

developers, and the curiously specific hotel line item. That is just to name the most glaring aberrations that have no business being put into our Comprehensive Plan.

So much of this EOA is in profound conflict with portions of our Comprehensive Plan that errors in posting, whether time related or through unclear, confusing language are a serious matter potentially denying many citizens the fair right to be heard and gain standing on this far reaching matter. Please act right away to insist that staff rewrite their proposal in clear plain English without the participation suppressing ambiguity of this document. Any reposting should include the proper time lines and a clear indication that testimony would be accepted at both the Planning Commission meeting and a later Council Meeting.

Thank you for taking some time with this,

Our Comprehensive Plan and our citizens deserve no less.

Rebecca Adams
1941 Buck Street
West Linn, Oregon
97068

Shroyer, Shauna

From: Kerr, Chris
Sent: Wednesday, July 29, 2015 11:17 AM
To: Shroyer, Shauna
Subject: FW: PUD Task Force question

Chris Kerr, Community Development Director
Community Development, #1538



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This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Kerr, Chris
Sent: Wednesday, July 29, 2015 7:27 AM
To: 'Arthur'
Subject: RE: PUD Task Force question

I don't know what information you're looking for. I would suggest giving me a call to discuss. It might be less confusing than emails.
CK

From: Arthur [<mailto:aalansmith57@gmail.com>]
Sent: Tuesday, July 28, 2015 9:10 PM
To: Kerr, Chris
Subject: Re: PUD Task Force question

Well. Okay. Better late than never, eh? One more question. I have asked the city to send me the supporting documentation for the opening statement in Exhibit 1 attached to your email of July 17, 2015. To date I have not received the information supporting this statement "In July 2015, the City adopted the West Linn Economic Opportunities Analysis (EOA)...". What do you think adopted in this case means? Thank you.
Alan

On July 27, 2015, at 10:30 AM, "Kerr, Chris" <ckerr@westlinnoregon.gov> wrote:

Alan:

This task force completed their work back in 2011 and this is no longer an active project.

However, the City often establishes citizen groups to assist with planning projects - so there will likely be more opportunities to be involved.

Thanks
CK

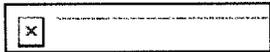
From: Alan Smith [mailto:]
Sent: Saturday, July 25, 2015 8:57 PM
To: Wyatt, Kirsten <kwyatt@westlinnoregon.gov>; Hall, Lori <>; CWL Council <cwl_council@westlinnoregon.gov>; Shroyer, Shauna <SShroyer@westlinnoregon.gov>
Subject: PUD Task Force question

I am looking to attend a meeting of the following task force, but before I go, will you please give me the names and the affiliations of the citizens on the Residential Infill/PUD Task Force?

Thank you.

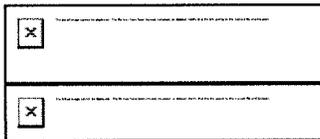
Alan Smith

Kirsten Wyatt, Assistant City Manager
Administration, #1428



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Chris Kerr
Community Development Director
22500 Salamo Rd
West Linn, OR 97068
ckerr@westlinnoregon.gov
westlinnoregon.gov
Phone (503) 723-2538



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