



## Willamette Neighborhood Mixed-Use Transitional Zone Working Group

### Meeting 2 Agenda

January 25, 2018

5:00 – 7:00 pm

Council Chambers, West Linn City Hall (2<sup>nd</sup> Floor)  
22500 Salamo Road  
West Linn, OR 97068

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1. Introductions
2. Meeting 1 Summary/Meeting 2 Materials (Review/Group Discussion)
3. Update on MU Working Group Request to Add Property Owner as Member (Staff)
4. MU Working Group Meeting Guidelines (Group Discussion/Agreement)
5. Mixed-Use Definition (Group Discussion/Recommendation)
6. Comprehensive Plan Goals/Policies & Willamette Neighborhood Vision (Group Discussion)
7. Chapter 59 Purpose/Map/Current Uses (Group Discussion)
8. Adjourn

**MU Working Group  
Scheduled Meetings  
City of West Linn**

1. January 4, 2018  
5:00 – 7:00p.m.  
Bolton Room, City Hall (22500 Salamo Rd.)
  
2. January 25, 2018  
5:00 – 7:00p.m.  
Council Chambers, City Hall (22500 Salamo Rd.)
  
3. February 22, 2018  
5:00 – 7:00p.m.  
Council Chambers, City Hall (22500 Salamo Rd.)
  
4. Tentative  
March 22, 2018  
5:00 – 7:00p.m.  
Bolton Room, City Hall (22500 Salamo Rd.)
  
5. Tentative  
March 26, 2018  
5:00 – 7:00p.m.  
Bolton Room, City Hall (22500 Salamo Rd.)
  
6. TBD



## Willamette Neighborhood Mixed-Use Transitional Zone Working Group

### Comparison of Uses in Similar Zoning

Category of Use	West Linn	Lake Oswego (Foothills Mixed-Use)	Oregon City (Mixed-Use Downtown)	Milwaukie (Downtown Mixed-Use)	Tigard (Downtown Mixed-Use)	Tualatin (Urban Renewal District)	Carmel, CA (Service Commercial)
Day Care	C	P	P	p*	P	p*	C
Office (Business/Professional)	C	P	P	p*	P	p*	P
Retail Sales	C	P	p*	p*	p*	p*	P
Medical/Dental Clinic	C	P	P	p*	P	p*	P
Bar	C	P	P	p*	P	p*	C
Bakery	C	P	p*	p*	P	p*	C
Restaurant	C	P	P	p*	P	p*	C
Food Markets/Grocery	N	p*	p*	p*	p*	p*	C
Hotel/Motel	N	P	P	P	P	p*	P
Personal Services	C	P	P	p*	P	p*	P
Repair/Rental and Service	C	P	P	p*	P	p*	p^
Fitness/Exercise Facility	N	p*	P	p*	P	p*	N
Residential Use	P	P	P	P	P	P	p*

\* Includes maximum size limitation

^ Includes other conditions

P = Permitted

N = Not Permitted

C = Conditional



Willamette Neighborhood Mixed-Use Transitional Zone Working Group  
Meeting 1 Summary – January 4, 2018

Attendees Rishi Bansal, Noelle Brooks, Jim Farrell, Gail Holmes, Shannen Knight, Jim O’Toole, Roger Straus, Russ Williams (Members)

Darren Wyss, John Williams (Staff)

Sally Banz, Matt Truax, Fred Truax, Griff Truax, David Lawrence, Hengameh Modarresi, Javad Farza, Mafar Farza, Jim Stell, Tim Stell, Ralph Tahrán, Leslie Brenner (Property Owners and Representatives)

Public Comment

- All attendees introduced themselves and spoke about the unique circumstances of the properties they own, as well as their experience working with a property zoned mixed-use
- Property owners are looking for clarity as some feel unsure of whether they are supposed to be residential or commercial

Discussion

- MU Working group members introduced themselves and stated what they hope to get out of the process.
- Staff led a discussion about the informational materials provided in the project binders, including:
  - Purpose and goal of the working group
  - Meeting guidelines
  - Council goals and definition of mixed-use
  - Review of Chapter 59 code language
  - Use matrix for all commercial, industrial, and mixed-use zoning in West Linn
  - Applicable comprehensive plan goals and policies
  - Willamette Neighborhood Vision Statement and Action Plan
  - 30 properties currently zoned mixed-use
- MU Working group members inquired about expanding the discussion outside of the two purposes set by Council. Staff responded this will be part of the process and the group could recommend future reviews/changes
- A discussion took place on permitted vs. conditional uses and how going through a conditional use process can be expensive and time consuming, thus discouraging some people from pursuing that particular use of the property
- A working group member indicated the Willamette Neighborhood has discussed updating its Vision Statement and Action Plan
- The working group discussed adding a property owner as a member
- The group briefly discussed needing to look at potential changes to mixed-use zoning locations
- A working group member asked about the costs of a conditional use permit. It was generally agreed that \$20,000 is a realistic estimate

- A property owner asked if the intent is to make the zone more commercial friendly. Staff pointed to the 2017 Council Goals, the purpose of the working group, and the need for neighborhood compatibility
- The group discussed the natural elevation buffer along Willamette Falls Drive between properties 26 and 27 and the need to visit the properties before the next meeting
- The group discussed the importance of feedback from the property owners
- The working group asked for the recording of the meeting to be posted on the website
- There was a brief discussion on the potential redevelopment of the mill ponds and any impact on this process
- Shannen Knight was elected chair of the MU Working Group
- Jim O'Toole was elected vice-chair of the MU Working Group
- The working group voted unanimously to request the City Council add property owner David Lawrence as a ninth member of the group
- The second working group meeting is set for February 25<sup>th</sup> and discussed dates for Meeting 3

#### Working Group Recommendations

- Request City Council add property owner David Lawrence as a ninth member of the group

#### Working Group Follow-Up Tasks

- Review Working Group Meeting Guidelines and be prepared to discuss/edit/come to agreement at Meeting 2
- Be prepared to discuss a definition for mixed-use and make a recommendation at Meeting 2
- Be prepared to discuss mixed-use zoning purpose/map/current uses

#### Staff Follow-Up Tasks

- Place meeting materials and recording on the website
- Send email to interested parties with a link to the meeting materials
- Develop a comparison of allowed uses in other city's mixed-use zones, including Lake Oswego, Los Gatos and Carmel, CA
- Add Historic District boundary to the property location map
- Work with the Chair to develop a letter to Council re: Appointment of David Lawrence to group
- Send email to MU Working Group to confirm third meeting date (Feb. 22, 2018)
- Send email to MU Working Group with meeting materials/agenda for second meeting (Jan. 25, 2018)