



Willamette Neighborhood Mixed-Use Transitional Zone Working Group
Meeting 2 Summary – January 25, 2018

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

Darren Wyss, John Williams (Staff)

Matt Truax, Fred Truax, Griff Truax, Hengameh Modarresi, Javad Farza, Jim Stell, Ralph Tahrán, Leslie Brenner, Rae Gordon (Property Owners and Representatives)

Public Comment

- Several property owners asked clarifying questions during the working group discussions
- Owners of properties 3 & 4 (on the map) feel the mixed-use zoning is too limiting and would like changed to a more commercial focused zone

Discussion

- Staff led a review of the materials distributed for Meeting 2
 - Meeting schedule (Holmes will be absent in March, O’Toole absent in April)
 - Permitted/Conditional Use matrix comparing other cities
 - Meeting 1 Summary (no edits were requested)
 - David Lawrence was appointed to the MU Working Group by City Council to represent property owners
 - Meeting Guidelines (clarification was requested and made regarding lack of consensus and how the dissenting opinion would be presented) were finalized and agreed upon
- Staff led a discussion on the MU Working Group’s second purpose: mixed-use definition:
 - Should the definition be added to the Community Development Code?
 - Definition versus specific uses allowed in a zone
 - Remove “most frequently” from current definition
 - Replace “homes” with “residential”
 - Add “that are complementary and integrated uses”
- A brief discussion took place on the Willamette Neighborhood Vision document and the original process to implement the mixed-use zone
 - Staff agreed to research availability for meeting minutes from the era when the document was written
- Staff provided information on the location of mixed-use zoned properties in relation to the historic district and commercial design district
- The working group discussed how well some of the mixed-use zoned properties fit the purpose of the zone:
 - 8th Ave mixed-use properties located between General Commercial would make more sense to be GC
 - Owners of properties 3 and 4 would like changed to a more commercial focused zone
 - Difference between GC and mixed-use in regards to single-family homes

- 8th Ave R-10 zoning between 12th and 14th would make more sense to be mixed-use to serve the purpose of a transition zone
- Staff was tasked with reaching out to property owners to gauge interest in a zone change along 8th Ave
- The group agreed to revisit properties 1-2, 3-4, and 27-30 at a future meeting
- The working group discussed the Permitted/Conditional Use matrix comparing other cities:
 - Impact of day care facilities – staff will bring more information
 - Need to consider traffic and noise
 - Office (Business/Professional) – move to permitted
 - Retail Sales – move to permitted
 - Medical/Dental Clinic – move to permitted
 - Bar/Bakery/Restaurant – keep as conditional
 - Food Markets/Grocery & Hotel/Motel – add to conditional with size limitation for hotels
 - Personal Services – move to permitted
 - Repair/Rental and Service & Fitness/Exercise Facility – move to permitted with restrictions
 - Residential Use – remain as permitted

Working Group Recommendations

- Working definition of mixed-use:
A combination of different types of uses that are complementary and integrated uses. This ~~most frequently~~ refers to allowing ~~homes~~ residential and businesses to be located in the same area (e.g. apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).

Working Group Follow-Up Tasks

- Review the 93 currently listed uses from the West Linn Community Development Code (matrix found on two 11x17 sheets in your binders) and create a list of any uses that you believe should be added to the list of permitted or conditional uses beyond those discussed at our meeting.

Staff Follow-Up Tasks

- Contact property owners along 8th Ave. for feedback on potential zone changes.
- Check on availability of Willamette Neighborhood Association meeting minutes from the timeframe when the mixed-use zone was discussed and implemented.
- Research and provide information on Day Care Centers vs. Family Day Care
- Research and provide example language to address permitting only small scale hotels to operate similar to a B&B
- Research and provide example language to address permitting, but limiting repair type businesses
- Research and provide example language to address permitting, but limiting fitness type businesses (yoga studio was used as an example)