



Willamette Neighborhood Mixed-Use Transitional Zone Working Group  
Meeting 3 Summary – February 22, 2018

Attendees Gail Holmes, Shannen Knight, Roger Straus, David Lawrence (Members)

Darren Wyss, John Williams (Staff)

Matt Truax, Fred Truax, Griff Truax, Javad Farza, Ralph Tahrán, Renee Rosal, Laura Rosal (Property Owners and Representatives)

Public Comment

- A property owner asked clarifying questions regarding parking along 8<sup>th</sup> Avenue and the substandard width of the roadway
- Owners of properties 3 & 4 (on the map) requested Meeting Summary 2 be amended to reflect they would like changed to a more commercial focused zone, not specifically campus industrial
- Property owners asked for further clarification on differences between the general commercial zone and the uses being proposed by the working group for the mixed-use zone

Discussion

- Staff led a review of the staff tasks from Meeting 2
  - Contact property owners along 8<sup>th</sup> Avenue for feedback on potential zone changes
  - Check on availability of Willamette Neighborhood Association minutes from timeframe when the mixed-use zone was discussed and implemented – staff found minutes from 2002 when the neighborhood plan process was starting, but then nothing more until 2006
  - Research and provide information on Day Care Centers vs. Family Day Care – staff recommends leaving the permitted/conditional use as is in Chap. 59 as it is same in the general commercial zone
  - 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 similar to a yoga studio – feels like it fits definition of personal service facility
- Staff led a discussion of materials distributed for Meeting 3
  - Meeting schedule (Holmes will be absent in March)
  - Meeting 2 Summary (no edits requested from working group members)
  - Updated (based on Meeting 2 discussion) Permitted/Conditional Use matrix comparing other cities
  - CDC Chapter 59 proposed changes to permitted/conditional uses
    - Included CDC definition for reference and eliminated any uses that do not have a definition
    - For example, boutiques and craft shops are not defined but fit into definition of general retail services
  - Working definition of mixed-use: eliminated redundant “use”
  - Map of property owners along 8<sup>th</sup> Avenue and response to potential zone change
- Staff led a discussion on the draft proposal for updated permitted/conditional use list in Chap. 59

- Under Permitted Uses – working group members were unsure if Convenience sales and personal services should be included because of grocery stores but agree that barber/beauty salon is appropriate
- Staff agreed to discuss and bring back potential solutions
- No changes to proposed list for Permitted under prescribed conditions
- Under conditional uses, Working group members felt Business equipment sales and service should be removed and parking facilities added
- Working group members requested clarification on whether parking facilities referred to paid parking lots or spaces associated with a business. Staff agreed to bring back information
- Working group members requested more information on best way to limit the scale of hotel/motel other than restricting the number of rooms. Staff agree to bring back information
- A brief discussion took place on the benefit of permitting small-scale manufacturing in the rear of businesses that produces goods (jewelry, pottery, furniture) for retail sale in the front. Staff was asked to research a definition and implementation strategy. The working group felt it relevant to both the mixed-use and general commercial zones.
- The working group discussed the map of property owner responses to potential zone changes along 8<sup>th</sup> Avenue. It is apparent there is support for a change from mixed-use to general commercial on the west end of 8<sup>th</sup> and the group asked staff to once again reach out to property owners who did not respond the first time. Staff agreed.
- Topics for Meeting 4
  - Final recommendation on definition and permitted/conditional uses
  - Final recommendation on future zone changes
  - Final recommendation on potential changes to other sections of Chapter 59 (staff will provide examples for review)
  - Small-scale manufacturing discussion

#### Working Group Follow-Up Tasks

- Arrive to Meeting 4 prepared to make final recommendations.

#### Staff Follow-Up Tasks

- Propose a solution to Convenience sales and personal services versus Personal service facilities.
- Research parking facilities and what uses are captured under the definition
- Research and propose a solution to limiting the size of a hotel/motel
- Research and propose a definition and implementation strategy for small-scale manufacturing
- Reach out to property owners along 8<sup>th</sup> Avenue that did not respond about potential zone change