



Willamette Neighborhood Mixed-Use Transitional Zone Working Group  
Meeting 4 Summary – March 22, 2018

Attendees Shannen Knight, Roger Straus, David Lawrence, Noelle Brooks, Jim Farrell, Russ Williams (Members)  
Darren Wyss, John Williams (Staff)  
Matt Truax, Fred Truax, Griff Truax, Pamela Paetzhold (Property Owners and Representatives)

Public Comment

- A question was asked about addressing parking by building a city owned lot – the group members and staff discussed the challenges/opportunities associated with such an endeavor

Discussion

- No edits were proposed to the summaries for Meetings 2 & 3
- Reviewed the five staff tasks assigned at Meeting 3 and would address each one in more detail as the group works thru its recommendations
  - 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
- Staff led a discussion of materials distributed for Meeting 4
  - Memo outlining four potential recommendations the group has discussed related to the two purposes assigned by City Council
  - Memo also outlines four additional potential recommendations the group has discussed related to rezoning along 8<sup>th</sup> Avenue, rezoning the outlying mixed-use properties, and future changes to Chap. 59 design/dimensional standards
  - Chap. 59 recommended changes based on previous three meetings, with staff commentary addressing requests for more information from Meeting 3
  - Recommended change to definition of mixed-use
  - Additional updates to definitions in the community development code
  - Recommended change to Chap. 19: General Commercial to maintain consistency in the code
  - Updated map with feedback from property owners along 8<sup>th</sup> Avenue
  - Highlighted sections of Chap. 59 design/dimensional standards, with staff commentary on reasons to evaluate and potential solutions
- MU Working Group Purpose #2 discussion – definition of mixed-use
  - MU working group reached consensus and recommended definition from Meeting 2
  - Intent will be updating the comprehensive plan definition and adding it to the CDC
- MU Working Group Purpose #1 discussion – updated Chap. 59 permitted/conditional use lists
  - Discussion around personal service facilities and what types of “trade school” would be acceptable in the zone and this led to recommending adding “including instructional” to the definition of the use “Business Support Services”

- MU Working Group reached consensus on the permitted use list presented in the meeting packet, with the addition of the small change to definition of “Business Support Services”
- The group discussed small-scale manufacturing under accessory uses, debated how to limit the size, and reached consensus that 5,000 sq. ft. as presented works fine
- The group discussed uses permitted under prescribed conditions/conditional uses and reached consensus on the list as presented in the meeting packet
- Additional CDC (Chap. 2) definition changes/additions - the group reached consensus on changes to “Convenience Sales and Personal Services”, “Personal Service Facilities”, “Business Support Services”, and adding “Manufacture or repackaging of goods for on-site sale”.
- The group reached consensus that small-scale manufacturing should be added to accessory uses in Chap. 19: General Commercial to be consistent with the mixed-use zone
- MU Working Group additional recommendations for future evaluation/changes
  - The working group discussed the map of property owner responses to potential zone changes along 8<sup>th</sup> Avenue. There was consensus to recommend further evaluating a potential change from mixed-use to general commercial on the west end of 8<sup>th</sup> and a potential change on the east end from R-10 to at least mixed-use, if not some of the properties going to general commercial
  - The group reached consensus that properties 1-2, 3-4, 27-30 should be evaluated in the near future for zone changes as they do not meet the purpose of the transition zone between commercial and residential uses
  - The group discussed the dimensional/design standards in Chap. 59 and the need to make them more flexible for potential redevelopment of properties in the future. Some ideas for potential changes: allowing a zero lot line at the front yard and side yard abutting a street, move from maximum building size to lot coverage standard, making maximum FAR 0.45, eliminating maximum lot size, and removing the residential style design standards.
  - The group discussed how parking is managed in the Willamette Main Street area and reached consensus that the on-site parking exemptions in Chapter 58 should be re-evaluated.
- Staff outlined the legislative process to move the group recommendations forward

#### Working Group Follow-Up Tasks

- Review draft memo with recommendations and provide feedback to staff

#### Staff Follow-Up Tasks

- Develop a draft memo with the MU Working Group recommendations and distribute for review