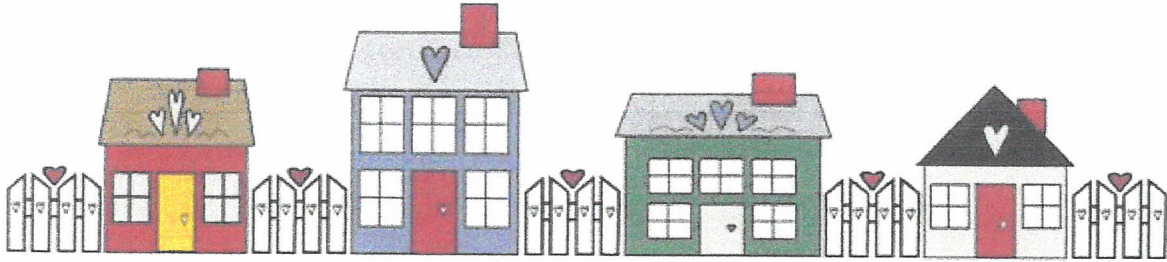


Welcome to the Neighborhood!



To: City of West Linn

From: Willamette Neighborhood Association

Re: CDC changes to support Business in the General Commercial Zone

Date: November 16, 2016

At the WNA meeting held 9/14/16, Anne Chay, Owner of the Willamette General Store gave a presentation of a future cider business that is interested in being part of the Willamette Business area. The current code requires this use to be a Conditional Use Permit which would be cost prohibited for this business. After Anne's Presentation, Shannon Knight of Willamette Historic Main Street Board of Directors made a motion to support a cider brewing business, for onsite consumption to written into the City Code, John Wyatt seconded the motion, and the motion passed unanimously.

I am writing this letter in support of changing West Linn's current CDC to give an outright use for manufacturing of raw goods to produce a product that will be consumed on site.

Sincerely,

A handwritten signature in black ink that reads "Gail Holmes". The signature is written in a cursive, flowing style.

Gail Holmes

WNA President

Welcome to the Neighborhood!



Willamette Neighborhood Association

October 12, 2016

7:00pm – West Linn Police Station, Community Room
(entrance on side of the building)

Revised Agenda

- **Welcome:** Gail Holmes, WNA President
- **Minutes:** Kathie Halicki
- **Treasurer Report:** Elizabeth Rocchia
- **WNA Officer Nominations:**
- **SG Architecture:** 1754 Willamette Falls Dr., Proposed 2 story office building, approx. 6,000SF, General Construction Zoning. Project Manager is Kevin Godwin, 503-201-0725
- **General Store:** Possible tenant discussion with owner Anne Chay.
- **Candidate 5 minutes:** John Carr, Gail Holmes, Beth Smolens. Unavailable: Keith Morris at Boy Scout Meeting. No Response: Mayor Axelrod. Previous WNA Meeting: Teri Cummings, Richard Sakelik.
- **Items of interest:**

West Linn updates:

- City announcements.

Willamette Neighborhood Association **draft** minutes for 10/12/16

Gail Holmes brought the meeting to order at 7:05.

Corrections to minutes of 9/14//16: \$20,000. Was for flower beds, walkways, not holiday lighting. Bob moved that the minutes be adopted with changes/clarifications, Debbie seconded, motion passed unanimously.

Elizabeth informed us that we have \$5022.78 in our account.

Main Street asked us for \$1,000. For solar lighting on 17 (2 strings per tree) small trees and then using what is left over to help pay for some of the wreaths. They are exactly sure how much the lighting will cost, but they are quoting us \$900. The 50 wreaths are being made by one of our businesses at a cost of \$24.per wreath. Bob made the motion and Mary seconded. It passed unanimously.

There were no nominations for WNA officers.

For the next 2 presentations Mayor Axelrod left the room, John Carr and Beth Smolens did not:

1). SG Architecture= Pacific Northwest Properties, 14th St. and Willamette Falls Dr. They are looking build a 6,000 sq. ft. 2 story office building. It is in the Historic district. The property is 5,000 sq. ft. They will have zero set back in the front, 5' to the east and west, 10 ft. in the rear. There are 3 large trees on property, "none of which are significant". They will not commit to saving any of them. They would like to align with the other bungalows on each side. They would like to put a porch on the front to bring it to the sidewalk. They would like a variance that would exempt them from putting up the canopy. Parking is not required nor provided. They can't go underground. They will generate 8-16 parked cars. Shannon stated that Main Street would fight them on several of their requests since it does not fit into the long range plans of Main Street, which is "a shopping community". Perhaps commercial on the first floor and office on the second (developer won't go for that). They are not trying to attract retail for the bottom floor. Retail is not viable. An accounting firm is to go in on the bottom floor. Traffic engineer said that they would only generate 6 trips per day (why 8-16 parking spaces but only 6 trips?) City not requiring traffic study. They had a Sept. pre-ap. Their next step in the Historic Review Board, chapters 55 and 58, the Planning Commission (month after Historic Review Board), early spring start to build. Jennifer Arnold is the City Planner involved.

2). General Store- Ann Chay. She would like to turn the General Store (historic) into a cider brewery. It would have hard cider, snacks, and a bakery (to go compliment the cider), continue the BBQ theme. The cider would only be sold on site. It is zoned general commercial. They would like to refurbish the coy pond, retarp the green house. They would like to open March 1st. They would be open from noon to 10:00 p .m, or perhaps 4-10:00p.m. She will have some events: open mike night, other breweries/cideries, lecturers, music, etc. The city seems to take issue with the making of cider in a General Commercial Zone. Just down the street McMenamins brews and sells beer. WNA does not see the difference. Shannon made a motion for a letter of support of the cider brewery to be written to the city. John Wyatt seconded. Motion passed unanimously. The city should make amends for Ann keeping the building in original form. Historic treasure. They have an OLCC license for their Woodburn business so she doesn't foresee an issue for the West Linn business. They would then need get their TTB license. After getting TTB it would then take about 3 month OLCC for West Linn. Motion passed unanimously.

Main Street = 1). The theme for Halloween is the Flintstones. Shops will give out candy from 3-6pm.

2). 24" fresh wreaths for each business (50 in all). Each business is to decorate it, it is a contest. The wreaths will be judged Dec. 8th. On Dec. 10th the carriage rides start. There will be Pop-Up Xmas shops in Lavender Bleu. It will be a Craft/Art Bazaar. They will open mid- November, there will be 10-11 booths. Each booth space will cost \$50. A day. They will be open on weekends from 10-6.

We had 4 candidates introduce themselves to WNA. John Carr, Beth Smolens, Gail Holmes, and Russ Axelrod.

We need to compose a letter ASAP to go to the city. I don't know if we/Ann can wait until next month's meeting.

	First	Last	WNA	NA	Address	Zip	Email	Ph#	
1	Gail	Holmes	X		801 Wendy Ct.	97008	Holmes2411@gmail.com	503-318-7317	
2	Martha	Rickman	X		197 W F Tr	97008	erovmia@gmail.com	509-457-5666	
3	Ann	Charay			1980 Wilamette Falls Dr # 120-2413	97068	Charay LLC@gmail.com	503-358-7680	
4									
5	Trent & Jen	Dorman			2486 Debor Rd W	97068	trent@dormanpa.com	503-658-8157	
6	Melanie	Mallick	X		2307 Fabun D. W	"	Mallicki@gmail.com	(503) 723-6958	
7	Bob	SEA			10940 So Barnes Rd	97225	Steffene86-Andy.net	503-947-4685	
8	Kevin	SEA			"	"	keadwin@sc-4cc.net	503- 472 4724-0725	
9	Bob	Bruno			1620 S ^m AVE	97068			
10	Brad	Hulquist	X		1519 6th Aven	97068	bradhulquist@comcast.net	503-860-7115	
11	Mike	Mallick	X		1356 Jay Court	97068	Mikehall1115@aol.com		
12	Vicki	Hood	X		949 Willamette Falls	97068	cloudwatcher1@gmail.com	971-645-009	
13	Jeff	Hood	X		"		Petryx@gmail.com	971-645-0090	
14	Kerstin	Brewster	X		1700 Blackhawk Rd.	97068	BZAJ2977@aol.com	971-645-0090	
15	Steve	Sutherland					steven.sutherland@gmail.com		
16	Steven	Kinsht	X		1291 11th St	97068	SPORTS@scad.org	503-345-0015	
17	Beth	Smolens	X		1852 4th AVE	97068	smolensc@gmail.com	503-680-6141	
18	Sandi	Gardew	X		1769 4th Ave	97068	sgardew@hotmail.com	503-305-8601	
19	Pauline	Beatty	V		1690 Smith Ave	97068	pb@jimbeatty@aol.com	503-656-5620	
20	Annelva	Schweder	X						
Guest									
1	Russ	Myers			1448 Wilamette Drive		myersruss@stun-oregon.com	503-302-8449	
2	Thomas	Malley			25425 SW Trowe Dr		WENRE1@DREBELL.NET	509-305-5815	
3	John	Watt	X		1190 SW Trowe Cir		MHASTAW@YAHOO.COM	503-752-9137	
4	John	Corn			3086 S. Shore Ln				
5	Peggy	Kirkendall			1925 W. 2nd St.		Peggy@willnetglbc.com	503-709-2743	