

Attachment C: Public comments received since May 16, 2012 (last Planning Commission public hearing regarding CUP-12-02/DR-12-04)

Zach Pelz

City of West Linn Planning Department

22500 Salamo Rd.

West Linn, OR 97068

zpelz@westlinnoregon.gov

rec 10/3/2012
ZP

Application #: CUP12-02 (WTP), CUP12-04 (Pipelines)

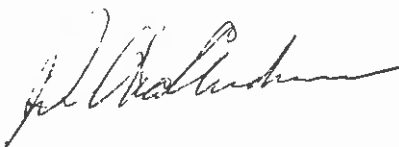
Dear Sir,

As a West Linn resident I want to express my support for the water plant and pipeline project being proposed by Lake Oswego and Tigard.

These two communities are showing great forethought and are willing to invest their citizen's water revenues to assure their communities have a quality drinking water supply which will allow them to remain high quality places to live and work. By way of comparison West Linn seems destined to under invest in the basic infrastructure of water, roads and sewers and seems to be willing to achieve "mediocre," as it establishes itself for the future. Property values will diminish, fire insurance costs will rise, and car repairs will increase, and lead us to a slow degradation of our superior school system.

Maybe it's too late for West Linn but why should we try to impart our isolationist, non-cooperative ethos on others is beyond me.

Sincerely,



P A Andrews

2781 Oxford

West Linn, Oregon

Dear Zach,

Zach Pelz

City of West Linn Planning Department

22500 Salamo Rd.

West Linn, OR 97068

zpelz@westlinnoregon.gov

rw 9/30/2012
ZP

Application #: CUP12-02 (WTP), CUP12-04 (Pipelines)

Dear Zach,

I would like to express my support of the proposal presented by Lake Oswego and Tigard for a remodel/expansion of the existing water treatment plant located on Kenthorpe Way.

If the surrounding cities to want to invest in this facility, which they own, and our land use rules are followed, they should be able to build it.

One of the things that allows us to live the lifestyle we enjoy is a high quality water source. It is the basic necessity for a community. I have lived in West Linn my whole life and currently own a home in West Linn. I have always appreciated the fact that we have some of the best water here in West Linn and I believe that this proposal will only help maintain the integrity and quality of our water. I understand that the emergency water supply for the West Linn water system is this plant, and that it has provided us water both to consume and to be used for firefighting purposes numerous times in the past. This gives our family an added sense of comfort and protection.

I appreciate that immediate neighbors are opposed, but this proposal provides a demonstrable benefit to the entire West Linn community and should be completed.

Thank you for your consideration!



Ray Benski

1925 16th St.

West Linn, Oregon 97968

Peiz, Zach

From: Pete Bedard [pete.bedard@gmail.com]
Sent: Wednesday, October 03, 2012 9:59 AM
To: Peiz, Zach
Cc: Kerr, Chris; planningcommission@westlinnoregon.gov; Planning Commission Board; shanonmv@comcast.net; rebecca.walters@adp.com
Subject: Greg McKenzie presentation

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Zach,

This is a follow up email to our conversation on Monday regarding Greg McKenzie presenting at the upcoming planning commission meeting. It is our understanding, you and I, that Greg McKenzie will not have a special time slot allocated from him on the agenda. Greg McKenzie will need to sign up for public comments if he wants to speak. His mediation process has done more to muddy the waters than anything else. He was hired by Chris Jordan, a Lake Oswego resident and was paid by the City of Lake Oswego. He was supposed to mediate solutions to the Good or Great Neighbor Plan. He said he didn't have a pony in the race, but secretly invited residents of Lake Oswego and Tigard to attend the meeting with West Linn residents but did not allow West Linn residents to attend the Lake Oswego meetings or the Tigard meetings. Why was that? He said he would share with the West Linn residents why he did that when the time was right. We still have not heard from him as to why he did that. He never fully understood what the West Linn residents were asking for. Go to www.westlinnfirst.com if you want to learn more. He came back to the last meeting with everything the LOTWP agreed to being paid for by some new franchise fee. That puts us all back to square one. The franchise fee should not be used to address the issues that LOTWP said they would address and pay for. Several issues also came out of his last meeting that have yet to be answered by him, LOTWP members present at the meeting or Chris Kerr. Greg McKenzie has not completed the job he was hired to do so should not, as we both agree, be on the agenda for the upcoming planning commission meeting. Thank you.

Pete Bedard
503-635-5464

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Monday, September 17, 2012 7:05 AM
To: Pelz, Zach
Subject: WTP Architecture_Deny CUP12-02

Follow Up Flag: Follow up
Flag Status: Flagged

Planner Zach Pelz,

Please distribute. Somehow, after a fitful night of sleep, I started thinking about this horrendously ugly WTP that I have begun to render anew. This time, I will give myself plenty of time to document the incongruousness, proposed violations, and audacity of it all. I realized that what is being proposed is truly out-of-scale with the neighborhood and the whole of the application entirely without merit, not to mention lacking consideration for the adjacent property owners. My thoughts turned on how to frame the discussion and how to best communicate the abomination that Joel Komerack is stuffing down our throats. This project is so hideous that it defies any precedent* and is quite blatant in manifesting it's industrial-based program.

What kind of municipality allows this type of development to go unchecked and then blame the affected residents because they are complaining about the inappropriateness? I really am asking myself if we live in a free society? Who on earth would freely choose to live next to this monstrosity? And who among us has been free to criticize or talk to our representatives on the pure ugliness of these proposed buildings? My thoughts transgressed towards George Lucas and his Star Wars franchise and I believe I understand the connection. George Lucas has produced a type of cultural acceptance of overbearing Imperialism that is "cool". The reality is anything 'but'. In cinema, the director has romanticized large overbearing structures and urban living units that expand beyond the horizon and stretch towards the heavens. The soft lighting of the sunsets and night shots with city lights blocking out the stars create a entertaining stupefaction that lulls the senses into an almost catatonic state. In a movie theater surrounded in THX, the image of the environment and the assault on "democracy" is deftly handled in the creativity of George Lucas.

Sadly, Joel Komerack is no George Lucas. In the light of day, the proposed buildings and gigantic security walls allude more to 'gitmo' than Robinwood. And dealt with the harsh reality of a fixed budget and confining residential fabric, Joel has misplaced his sense of humanity with a cheaper version of a Sith apprentice. It appears from looking at the construction drawings, tiny as they are, that not even Joel's architects have come close to approaching any of their previous design successes. It appears that the architects were not given a choice at all in participating at any level on forming the required symbiotic relationship asked in the conditional use process; blending industrial with residential that promotes the general welfare of the public and meets the aesthetic environment of West Linn, described primarily as a bedroom community. I think the outcome is exactly what one can expect to see come out of a dark republic vested in cosmic dominance. As we are in the nascent part of the 21st century, no doubt 100 years from now the battle for water will certainly be classified as one of the issues our society today had to overcome; especially if we are still here 100 years from now.

This is why the STYLE of buildings proposed for the WTP in Robinwood shall be called;

"Early-Late Imperialism".

Another deciding factor in describing *Early-Late Imperialism* is the willful discrimination over design principals. The proposed design has no precedent in the State, let alone the country. But my criticism does not need to extend that far because conditional use requirements apply to local(West Linn) jurisdiction only. The design is discriminatory towards Robinwood in that this proposal would never fly in any other neighborhood. Imagine if West Linn had proposed something this ugly up in Cascade Summit? Think it can't happen? What about the proposed Aquatic Center? If this type of style is allowed, every other neighborhood in West Linn will suffer the consequences in one form or another; literally.

West Linn cannot afford, let alone allow, this type of development to move forward. Luke Skywalker would be very, very unhappy.

Deny CUP 12-02. See <http://civictomfoolery.blogspot.com/p/architecture.html>

* There is one precedent. The play structure called "Peter Spir's Folly" in my blog CivicTomfoolery. The play structure foreshadows the tall height and inappropriate materials that will be placed too close to existing homes in Robinwood. With this precedent already built and unchangeable, despite it's non-conformance to Chapter 55, Planning Director Sonnen instructed Commissioners to henceforth think independently and not listen to his own staff and their reports. The Planning Director and Planning Commission Chair belatedly agreed that the planning staff had misled the commission and had not clearly presented what had been proposed.

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Sunday, September 16, 2012 8:51 PM
To: Pelz, Zach; RNA Great Neighbor Committee
Subject: CUP 12-02_CUP12-04 Chp 24 and 44 Fencing

Follow Up Flag: Follow up
Flag Status: Flagged

Zach Pelz,

For the record, the revised drawings for the water treatment plant are STILL full of errors and omissions.

According to Sheet 14.0 from Greenworks(Page 98 of the submitted drawing .pdf), the details indicate a funky looking, structurally inadequate vision blocking "screen". However, on sheets 12.1 to 12.4(pages 86 through 89 in the submitted drawing.pdf), the "VISUAL SCREEN FENCE" is not called out.

Is there a discrepancy between the narrative of the applicant and the submitted drawings? OR have all the earlier visual screens been omitted?

It is my preliminary observation that the drawings are still uncoordinated and possibly incomplete. As I gather information in support of a incomplete submittals that is riddled with continuing errors, how will the City of West Linn support that the applicant has met the burden of proof and the the City of West Linn conducted a thorough review?

Is the City of West Linn culpable in providing an incomplete review?

I sincerely request all Planning Commissioners to deny this application. The project lacks merit and does not satisfy many components of the CDC.

Gary Hitesman

Pelz, Zach

From: DJ Heffernan [djheff1@gmail.com]
Sent: Friday, September 14, 2012 5:42 PM
To: Stowell5050@aol.com; patvicsmith@q.com; lamontking@comcast.net
Cc: shanonmv@comcast.net; noelblake@comcast.net; RNAGNC@gmail.com; ericjones2009@aol.com; Kerr, Chris; Pelz, Zach
Subject: Re: Westside Path response

Pelz, Zach

From: Stowell5050@aol.com
Sent: Friday, September 14, 2012 4:45 PM
To: patvicsmith@g.com; lamontking@comcast.net
Cc: shanonmv@comcast.net; noelblake@comcast.net; RNAGNC@gmail.com; ericjones2009@aol.com; Kerr, Chris; Pelz, Zach; djheff1@gmail.com
Subject: Re: Westside Path response

That's to bad. Was there any mention about screening from their property.

In a message dated 9/14/2012 12:44:03 P.M. Pacific Daylight Time, patvicsmith@g.com writes:

Hi all -

As requested I followed up with two of the adjacent property owners and asked about their interest/concern about a westside path.

They both said they do NOT want one.

- Vicky

Pelz, Zach

From: Vicky and Pat [patvicsmith@q.com]
Sent: Friday, September 14, 2012 12:44 PM
To: lamontking@comcast.net
Cc: Stowell Bob; Shannon Vroman; Steve Blake; Kevin Bryck; Eric Jones; Kerr, Chris; Pelz, Zach; DJ Heffernan
Subject: Westside Path response

Hi all -

As requested I followed up with two of the adjacent property owners and asked about their interest/concern about a westside path.

They both said they do NOT want one.

- Vicky

Pelz, Zach

From: shanonmv@comcast.net
Sent: Thursday, September 13, 2012 3:44 PM
To: lamontking@comcast.net
Cc: Vicky and Pat; Stowell Bob; Steve Blake; Kevin Bryck; Eric Jones; Kerr, Chris; Pelz, Zach; DJ Heffernan
Subject: Re: Facilitator's Comprehensive Summary

Follow Up Flag: Follow up
Flag Status: Completed

Lamont, the important concerns and questions around things that don't fit within the context of the code are items we had expected LOT to address as part of their effort to be a "Good Neighbor". They boxed everyone and everything out that was not directly related to code stuff. Their initial presentation to us and request to us as a community about wanting to be a "Good Neighbor" and wanted a "Good Neighbor Plan" was a bunch of crap. They took our time and hear our thousands of ideas and ignored them all. The mitigation list is about code issues. That should not have anything to do with the "Great Neighbor Plan".

It would be nice to think our city would expect and ask that LOT honor their pitch of presenting a "Great Neighbor Plan" and actually address some concerns, above and beyond the mitigation list, because it is the RIGHT thing to do as a Good Neighbor.

Shanon

From: lamontking@comcast.net
To: "DJ Heffernan" <djheff1@gmail.com>
Cc: "Vicky and Pat" <patvicsmith@q.com>, "Stowell Bob" <stowell5050@aol.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Steve Blake" <noelblake@comcast.net>, "Kevin Bryck" <RNAGNC@gmail.com>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Sent: Thursday, September 13, 2012 2:40:48 PM
Subject: Re: Facilitator's Comprehensive Summary

Thank you for your candid statements. I understand the limitations placed on what we can expect based on land use rules. I am not satisfied with the fact that LO is coming into our neighborhood with this type of project and not concerning themselves with the people who live here. LOT originally came in and set a tone of "we will do what we want and you can live with it". Last week, we were reminded of their attitude by the email from Jane Heisler, which was viewed by many as condescending and mocking. People in our neighborhood have passion about this project because it effects their every day life and the perceived arrogance that was taken has angered some people.

Moving ahead, I understand the futility in resisting this project solely on principle. My goal tonight is to point our specific areas that relate to safety and issues that can be addressed on a land use basis. I am not convinced the geology of the site has been vetted thoroughly evidenced by several major changes made by LOT in the past year. I was told their original drillings only went to 30' and when the soils issues were mentioned, they went deeper. Now they have a reduced footprint and pilings to address problems that were originally not considered. I would like their geology reports reviewed by

an outside expert to see if they now account for the high probability of an earthquake that exists in a red zone. The Missoula flood soils and their tendency to liquify are a concern that I hope the city will address. It seems to me that much of the information we have was prepared by LOT and I wonder if some of the highly technical issues should have been peer reviewed?

Look forward to seeing everybody at the meeting tonight!

Lamont

From: "DJ Heffernan" <djheff1@gmail.com>

To: lamontking@comcast.net

Cc: "Vicky and Pat" <patvicsmith@q.com>, "Stowell Bob" <stowell5050@aol.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Steve Blake" <noelblake@comcast.net>, "Kevin Bryck" <RNAGNC@gmail.com>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "Zach Pelz" <ZPELZ@westlinnoregon.gov>

Sent: Thursday, September 13, 2012 1:13:42 PM

Subject: Re: Facilitator's Comprehensive Summary

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1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent data collection procedures and the use of advanced analytical techniques to derive meaningful insights from the data.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and analysis processes, thereby improving efficiency and accuracy.

4. The fourth part of the document addresses the challenges associated with data management, such as data quality, security, and privacy. It provides strategies to mitigate these risks and ensure that the data remains reliable and secure throughout its lifecycle.

5. The fifth part of the document concludes by summarizing the key findings and recommendations. It stresses the importance of ongoing monitoring and evaluation to ensure that the data management processes remain effective and aligned with the organization's goals.

MEMORANDUM

Daniel Heffernan Company
2525 NE Halsey Street
Portland, OR 97232

DATE: September 12, 2012
TO: West Linn Robinwood Neighborhood
FROM: DJ Heffernan
SUBJECT: Mitigation Measures - Recommendations

This memorandum summarizes recommendations to the Robinwood Neighborhood Association (RNA) and its subsidiary Great Neighbor Committee (GNC) regarding conditions of approval that the groups may wish to propose to the West Linn Planning Commission (WLPC) when it resumes deliberation of proposed improvements to the City of Lake Oswego Water Treatment Plant (WTP) located in West Linn, OR. The recommendations relate to mitigation measures intended to address unavoidable impacts to the neighborhood during and after construction of WTP improvements by the Lake Oswego/Tigard Water Partnership (LOTWP), and related improvements to the raw water supply and finished water delivery pipelines, which will be constructed through the Robinwood Neighborhood in West Linn.

The LOTWP submitted an application to the City of West Linn (COWL) for land use approval to expand the WTP's capacity in February of 2012. A decision on that application was postponed in order to consider the related land use impacts of the pipeline improvements in conjunction with the WTP improvements. LOTWP submitted a land use application for land use approval of the pipeline improvements in July of 2012. About that same time, LOTWP submitted amendments to their land use application for the WTP site improvements, which significantly altered the proposed site design while retaining the fundamental capacity and planned uses for the site.

In the spring of 2012, the GNC/RNA worked on a set of mitigation measures to the COWL, which the GNC/RNA deemed essential for securing support for the project. The mitigation measures focus on concerns related to the design, construction, and operation issues related to the WTP. The mitigation measures also addressed anticipated design and construction impacts related to the pipeline improvements in Mapleton Drive and OR Hwy 43. Some of the recommended construction mitigation measures were discussed tangentially in the planning staff report to the West Linn Planning Commission. It is unclear, after all the work the neighborhood put into the mitigation measures, why they were not referenced directly in the staff report.

A summary of the mitigation measures related to construction is attached. One of the themes that emerged in discussions about construction mitigation is that these issues will continue to evolve well past the land use approval decision. It was agreed by the LOTWP and neighborhood representatives that an ongoing framework is needed to continue to work on construction management and mitigation issues throughout the project rather than try to anticipate every issue and resolve them as part of the land use decision process.

We recommend, therefore, that the mitigation issues listed below and other issues related to construction management not be itemized as separate conditions of approval but rather consolidated into a single condition of approval. For discussion, I refer to this condition as the "Construction Monitoring" condition. The condition would require that all parties with a clear and immediate interest in the project enter into a "Construction Monitoring Agreement" (CMA).

The condition would call for a separate CMA for each of the three anticipated major construction contracts. These contracts relate to the raw water line tunneling staged at the lower end of Mapleton (HDD), the open cut pipeline work in Mapleton and OR 43 (Pipelines), and the treatment plan construction (WTP). The parties to these agreements may differ depending on their interest in each construction element. We anticipate at a minimum that the selected contractor, COWL, the Robinwood Neighborhood Association, Tualatin Valley Fire and Rescue (TVF&R), and the LOTWP's construction management representative would be party to all three agreements. Other interests that would be party to one or more of the agreements include Oregon State Parks, ODOT, and other West Linn neighborhood associations that border the construction area.

The COA need not include a proscriptive set of remedies to address construction management concerns; that is the purpose for addressing these concerns through an ongoing process that provides the opportunity for involvement of the interested parties at a time when there is a better understanding of construction methods and impacts related to final design. The COA however, should include an itemized list of construction concerns raised by the city and neighborhood interests during the land use review process and require that they be addressed in the CMA. This list no doubt will be added to as details of permitting and construction practices emerge through the final design, bidding, contractor selection, and permitting process.

The COA also should specify that the CMA must in place before construction commences for each contract; for example prior to the city issuing a grading permit for construction at the WTP. The COA may include remedies for resolving disputes by participants to the CMA to ensure that process for developing the CMA is not abused. These measures could include binding arbitration or mediation.

It also is recommended that the COWL staff report for the WTP be modified to include an explanation for this recommendation. Specifically, the discussion of Key Concerns on page 19 should include a summary of neighborhood concerns related to project construction and review the process that was followed to negotiate this proposed resolution. In addition, COA # 2 on page 20 should be significantly revised to reference not only the applicant's proposed construction management plans but also the addition of this proposed monitoring program. An important addition to the program beyond the specific mitigation measures outlined below should include an independent "Construction Ombudsman"

MEMORANDUM

Daniel Heffernan Company

10/4/12

whose role would be to intervene in the CMA process should disputes arise. The League of Oregon Cities may be able to provide this service on an on-call basis.

ATTACHMENT 1 – RNA Construction Mitigation Summary***Treatment Plant Construction***

1. Construction /mitigation single point of contact with 24 hour hotline for reporting, using LOCOM. Require contractor to report construction related complaints to the West Linn when they occur and summarize responses addressing complaints each month in a written report to the West Linn.
2. Independent mitigation compliance monitoring consultant selected by GNC and paid by LOTWP, with all contractors subject to accelerating fine schedule for non-compliance with Conditions of Approval. Require that the contractor or construction manager hold regular meetings in the neighborhood to explain the status of the project.
3. Green construction practices, including: all construction vehicle using Ultra Low Sulphur Diesel, limited vehicle idling and limited use of generators.
5. Separate the pathway, landscaping and perimeter screening/buffer contract from the plant construction contract to ensure these improvements are not dropped as a result of cost overruns.
6. Construction workers may not park on local streets. Workers must park on-site or at designated off-street parking sites and bussed to the worksite. Delivery trucks may not park or wait on residential streets. They must either enter the construction site or wait in designated off-site staging areas. Access to adjacent residential properties shall maintained at all times.

Residential Street Construction

1. Maintain daily access to all driveways / residences by vehicle with access closures limited to (DEFENSIBLE TIME HERE). Require the contractor to inform residents about all planned access closures by telephone, email and in writing at least 10 work days prior to a closure. Maintain one traffic lane open at all times on residential streets for emergency vehicle access.
2. Off-street staging area required. No loading, unloading or staging of equipment or materials on residential streets, except materials (pipe and fill) for immediate placement into excavation. No equipment or materials in ROW after work hours, except construction safety and warning devices.
3. Temporary information signs and lights on Hwy43 and Nixon intersections to indicate street closures and local access conditions on Mapleton and Kenthorp.
4. Relocate Storm Water Grate at Hwy 43 & Mapleton to a location out of the Mapleton travel lane.

HWY 43 Construction

1. Maintain 2-way traffic with cones wherever width of ROW allows. Minimize 1-way traffic and flagging to 'as absolutely necessary', not the default.
2. Maintain bike and pedestrian lane during construction for children going to school
3. GNC representative and City of West Linn invited to all LOTWP / ODOT Meetings related to LOTWP transmission pipeline planning and permitting.

Additional Construction Concerns Identified in Facilitated Discussions

- 1.

MEMORANDUM

Daniel Heffernan Company

10/4/12

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Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Wednesday, September 12, 2012 1:05 PM
To: Pelz, Zach; RNA Great Neighbor Committee
Subject: CUP 12-04 Deny the WTP and pipeline

Lake Oswego's Communications Director and the City of West Linn like to make a big issue out of
"civility"

to turn the public consciousness away from the FACTS of the proposed Water Treatment Plant. The LO Communication Director will call for West Linn police back up and feign "a lack of civility" at public meetings solely for the purpose of distraction. When, in fact, LO's problem is the project lacks merit. For LO, Tigard, and West Linn, this Trojan Horse approach has no bearing or basis of fact when it comes to getting their project approved. But if enough people can be persuaded that poor lil' LO is being treated unfairly, then the LO Communications Director would have done her job!

Simply put, the water plant is too big for the site LO owns and LO creates unmitigated risks, depreciating property values, and the destruction of a well-established diverse neighborhood in a city where they have no jurisdiction! So to succeed, you need to co-opt the process. Because what city in Oregon would chop off it's own nose to spite it's face?

Answer? According to the WL cms' view of his own town, anyone who disagrees with his singular autocratic style of governance is called out as a "problem" and "uncivil". Worse yet, the project proposal would not have even been considered if it wasn't for the West Linn city manager who wouldn't know a proper conditional use process no matter how many attorneys he hires. To the West Linn city manager, a "community advocate" is a four-letter word and the planning process a bane to his very existence. And his disdain for public communications, neighborhoods, public access TV, public arts, etc. is a well-documented fact. Not to mention his losing percentage of conditional use projects that have occurred on his watch AND questionable engineering management practices.

Sadly, the perspective and actions of city directors is to parrot this mindset and cry "wolf" every time their very own incompetence and preconceived plans are thwarted. Instead of actually hiring trained engineering firms and architects to perform their jobs, the consultants do just what they are told to do by their "clients".

To maneuver around public participation and dispense with the time consuming effort of *cooperating* with affected residents, cities go trolling for situations that they can "co-opt". By manipulating a few well-intentioned souls (or not so well intentioned[or individually biased]) into the process, buy-in is gained by concession as opposed to meeting the intent of local planning regulations. The whole planning process is nothing but a charade to provide the perspective that Goal One has been met. And to LO, that is civility!

Because if you apply local planning regulations, the proposed plant will NEVER meet code. So no matter how much cooperation the cities could muster, even had they decided to go that route, the plant would never meet the minimal standards of good neighborhood planning or design.

For more, please see <http://civictomfoolery.blogspot.com/>

Pelz, Zach

From: lamontking@comcast.net
Sent: Tuesday, September 11, 2012 12:55 PM
To: Pelz, Zach
Cc: Blake, Steve; Bob, Stowell; Bryck, Kevin; Jones, Eric; Kerr, Chris; Vicki, Smith
Subject: Re: GNC questions for Thurs. meeting
Attachments: image8ae127.gif@dfdac2fa.9c8a4eb9

Follow Up Flag: Follow up
Flag Status: Completed

Hi Zach,

I assume you will be getting several lists of concerns from members of the GNC regarding issues we would like to see addressed in the Staff Report. DJ will be sending a comprehensive list of concerns from our last GNC meeting. One of my concerns is how the Staff Report addresses Goal 7 in the Comprehensive Plan. This states (1) require development and associated alterations to the surrounding land be directed away from hazardous areas and (2) restrict development except where design and construction techniques can mitigate adverse effects and (3) required soils and geologic studies for development in hazardous areas.

My concern is that it is my understanding that the original application didn't include drilling studies beyond 30' in the ground. After several contentious meetings with the RNA they went back, did additional studies and discovered the liquefaction problem. These studies resulted in pilings being included to meet seismic concerns. Now they have reduced the footprint of the buildings and reduced the holding tank from 3 million to 2 million gallons to further mitigate seismic concerns. Does WL have a geologic report that provides detailed information about these concerns and why is LOT constantly adding more changes that reflect their concerns about this issue? Has our staff engineer studied the reports and concluded that this plan is safe for our neighborhood?

My second concern is more subjective. Goal 10 states we (1) preserve the character and identity of established neighborhoods and (2) assure good functional and aesthetic design in single family and multifamily developments. This new plant still looks and feels industrial even though LOT has worked to make it less so. The current plant is largely hidden by landscaping and not as intrusive as this new plant looks on paper.

Finally we have the construction phase. 7,700 large trucks travelling our streets and all going through our one light on Cedaroak onto Hwy 43. This is going to be a nightmare for those living in the area or trying to use Hwy 43 during construction. I am concerned for the children walking to school, particularly on Mapleton, where LOT is now contemplating removing the 6' access path during construction. How will the Staff Report insure the safety of our citizens during this period?

Thank you for meeting with us and I look forward to having a meaningful discussion on these issues which if you agree, some of our concerns can be further addressed in the Staff Report .

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net
Cc: "Chris Kerr" <ckerr@westlinnoregon.gov>
Sent: Tuesday, September 11, 2012 9:18:02 AM
Subject: GNC questions for Thurs. meeting

Lamont,

I wanted to send a quick note to remind you that I'd appreciate a list of your questions and anticipated discussion topics prior to our tentative meeting this Thursday.

Thanks,

Zach



Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

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Pelz, Zach

From: lamontking@comcast.net
Sent: Tuesday, September 11, 2012 10:02 AM
To: Vicky and Pat
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; DJ Heffernan; Pelz, Zach
Subject: Re: Meeting times.....
Attachments: imagebc7753.gif@2e73b100.25c947a1

Zach is requesting questions for him to research prior to our meeting on Thursday. DJ, could you send him a list of the topics you intend to discuss? Would appreciate all of you taking some time and emailing Zach with what you perceive as inadequacies in the staff report for both the WTP and the pipeline.

Thanks,

Lamont

From: "Vicky and Pat" <patvicsmith@q.com>
To: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "David Newell" <dnewell@alum.mit.edu>, lamontking@comcast.net, "DJ Heffernan" <djheff1@gmail.com>
Sent: Tuesday, September 11, 2012 9:35:40 AM
Subject: Re: Meeting times.....

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From: "Vicky and Pat" <patvicsmith@q.com>
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Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "David Newell" <dnewell@alum.mit.edu>, lamontking@comcast.net, "DJ Heffernan" <djheffl@gmail.com>
Sent: Friday, September 7, 2012 1:15:52 PM
Subject: Re: Meeting times.....

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From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net, "DJ Heffernan" <djheffl@gmail.com>
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Sent: Friday, September 7, 2012 8:32:04 AM
Subject: RE: Meeting times.....

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tight timeframe, I'm working hard to have the staff analysis of the pipeline application to the Planning Director by the end of next week or early the following week.

Thanks and have a great weekend,

Zach

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: lamontking@comcast.net [mailto:lamontking@comcast.net]

Sent: Thursday, September 06, 2012 9:32 PM

To: DJ Heffernan

Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; Pelz, Zach

Subject: Re: Meeting times.....

How about Thursday at 6:30PM at City Hall? Zach, will that still allow you time to get any possible revisions to John Sonnen and are you available and able to get us a room?

Lamont

Pelz, Zach

From: lamontking@comcast.net
Sent: Tuesday, September 11, 2012 9:58 AM
To: Pelz, Zach
Subject: Re: GNC questions for Thurs. meeting
Attachments: image8ae127.gif@dfdac2fa.9c8a4eb9

They are being written up now...

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net
Cc: "Chris Kerr" <ckerr@westlinnoregon.gov>
Sent: Tuesday, September 11, 2012 9:18:02 AM
Subject: GNC questions for Thurs. meeting

Lamont,

I wanted to send a quick note to remind you that I'd appreciate a list of your questions and anticipated discussion topics prior to our tentative meeting this Thursday.

Thanks,

Zach

West Linn CITY OF
Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
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Pelz, Zach

From: Vicky and Pat [patvicsmith@q.com]
Sent: Tuesday, September 11, 2012 9:36 AM
To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; lamontking@comcast.net; DJ Heffernan
Subject: Re: Meeting times.....
Attachments: imagebc7753.gif@2e73b100.25c947a1

Follow Up Flag: Follow up
Flag Status: Completed

Zach -

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Sent: Friday, September 7, 2012 1:15:52 PM
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Any feedback would be most helpful. Thanks, Vicky

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To: lamontking@comcast.net, "DJ Heffernan" <djheff1@gmail.com>
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Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; Pelz, Zach

Subject: Re: Meeting times.....

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Attachments: imagebc7753.gif@2e73b100.25c947a1

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From: lamontking@comcast.net [mailto:lamontking@comcast.net]

Sent: Thursday, September 06, 2012 9:32 PM

To: DJ Heffernan

Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; Pelz, Zach

Subject: Re: Meeting times.....

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Lamont

Pelz, Zach

From: Vicky and Pat [patvicsmith@q.com]
Sent: Friday, September 07, 2012 1:16 PM
To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; lamontking@comcast.net; DJ Heffernan
Subject: Re: Meeting times.....
Attachments: imagebc7753.gif@2e73b100.25c947a1

Follow Up Flag: Follow up
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From: lamontking@comcast.net [mailto:lamontking@comcast.net]

Sent: Thursday, September 06, 2012 9:32 PM

To: DJ Heffernan

Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; Pelz, Zach

Subject: Re: Meeting times.....

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Lamont

Pelz, Zach

From: lamontking@comcast.net
Sent: Friday, September 07, 2012 12:25 PM
To: Stowell5050@aol.com
Cc: noelblake@comcast.net; kevinbryck@comcast.net; patvicsmith@msn.com; shanonmv@comcast.net; ericjones2009@aol.com; Kerr, Chris; Newell, David; Pelz, Zach; djheff1@gmail.com
Subject: Re: Meeting times.....

We have a time set to discuss our concerns with WL Planning on next Thursday evening. That meeting might be a good place to start with our negotiations with LOT after we find out what can't be included in the staff report. Our meeting with them should be as soon as we can plan it, possibly the first part of the following week. We also are working on a meeting with TV&R to discuss access issues LOT apparently neglected to address in their planning.

Lamont

From: Stowell5050@aol.com
To: lamontking@comcast.net, djheff1@gmail.com
Cc: noelblake@comcast.net, kevinbryck@comcast.net, patvicsmith@msn.com, shanonmv@comcast.net, ericjones2009@aol.com, ckerr@westlinnoregon.gov, dnewell@alum.mit.edu, ZPELZ@westlinnoregon.gov
Sent: Friday, September 7, 2012 12:19:14 PM
Subject: Re: Meeting times.....

Norman edger contacted me to talk about 43. No time has been set yet. any coments.

In a message dated 9/6/2012 9:32:04 P.M. Pacific Daylight Time, lamontking@comcast.net writes:

How about Thursday at 6:30PM at City Hall? Zach, will that still allow you time to get any possible revisions to John Sonnen and are you available and able to get us a room?

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From: "DJ Heffernan" <djheff1@gmail.com>
To: "David Newell" <dnewell@alum.mit.edu>, lamontking@comcast.net, "Zach Pelz" <ZPELZ@westlinnoregon.gov>
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Sent: Thursday, September 6, 2012 5:13:34 PM
Subject: Re: Meeting times.....

I am not available Wed evening. Any other evening next week will work.

On 9/6/12 4:34 PM, "David Newell" <dnewell@alum.mit.edu> wrote:

Before committing to a time, I want to make sure DJ can be there. I'm not even certain any individual among us is uniquely necessary, other than DJ, at this point in time. What's good for DJ, and then we work it out from there, no?

Dave

From: "lamontking@comcast.net" <lamontking@comcast.net>
To: Zach Pelz <ZPELZ@westlinnoregon.gov>
Cc: Steve Blake <noelblake@comcast.net>; Stowell Bob <Stowell5050@aol.com>; Kevin Bryck <kevinbryck@comcast.net>; David Newell <dnewell@alum.mit.edu>; Smith Vicki <patvicsmith@msn.com>; Shannon Vroman <shanonmv@comcast.net>; DJ Heffernan <djheff1@gmail.com>; Eric Jones <ericjones2009@aol.com>; Chris Kerr <ckerr@westlinnoregon.gov>
Sent: Thursday, September 6, 2012 3:03 PM
Subject: Re: Meeting times.....

Thank you!

Does Wednesday work for everybody? I am thinking 6:00PM or 7:00PM perhaps at City Hall.....

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "David Newell" <dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "DJ Heffernan" <djheff1@gmail.com>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>
Sent: Thursday, September 6, 2012 2:35:39 PM
Subject: RE: Meeting times.....

I do, but I can make him aware of any revisions that may result from our meeting before he is finished with his review.

Zach Pelz, AICP
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To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; DJ Heffernan; Eric Jones; Kerr, Chris
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Lamont

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To: lamontking@comcast.net
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Sent: Thursday, September 6, 2012 2:29:56 PM
Subject: RE: Meeting times.....

Monday does not work for me, I have a conference in Portland all day. I have a prior commitment on Tuesday night. Wednesday evening may work.

Zach

Zach Pelz, AICP
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Sent: Thursday, September 06, 2012 2:27 PM
To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; DJ Heffernan; Eric Jones; Kerr, Chris
Subject: Re: Meeting times.....

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To: Stowell5050@aol.com; lamontking@comcast.net; djheff1@gmail.com
Cc: noelblake@comcast.net; kevinbryck@comcast.net; patvicsmith@msn.com; shanonmv@comcast.net; ericjones2009@aol.com; Kerr, Chris; Pelz, Zach
Subject: Re: Meeting times.....

Sure,

If he wants to help get Devlin involved, go for it. :)

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Cc: noelblake@comcast.net; kevinbryck@comcast.net; patvicsmith@msn.com; shanonmv@comcast.net; ericjones2009@aol.com; ckerr@westlinnoregon.gov; dnewell@alum.mit.edu; ZPELZ@westlinnoregon.gov
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Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>
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--
DJ Heffernan
503.310.2306

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From: Gary Hitesman [ghitesman@gmail.com]
Sent: Friday, September 07, 2012 10:39 PM
To: Pelz, Zach
Subject: Fwd: IMO: Draft email to LOT_CUP 12-04 LOTWP in Robinwood

----- Forwarded message -----

From: Gary Hitesman <ghitesman@gmail.com>
Date: Fri, Sep 7, 2012 at 10:31 PM
Subject: IMO: Draft email to LOT
To: RNA Great Neighbor Committee <magnc@gmail.com>
Cc: Jones Eric <ericjones2009@aol.com>, Froode Dave <dfroode@comcast.net>, Smith Vicki <patvicsmith@msn.com>, Blake Steve <noelblake@comcast.net>, King Lamont <lamontking@comcast.net>, Newell David <dnewell@alum.mit.edu>, Stowell Bob <Stowell5050@aol.com>, Norby Jack & Karlene <jnorb@comcast.net>, Vroman Shanon <shanonmv@comcast.net>, jheisler@ci.oswego.or.us

Same BS. How can civility be introduced when the proposal in itself is obscene? And the lack of civility that LO brought with them last time still remains.

There are improvements that the partnership has made that offer consideration. But the smell of last May still lingers.

The facilitator should be invited to take a greater active role in improving Chapter 55 requirements, which still remain unmet, uncoordinated, and out of compliance. A contract with The McKenzie Group and Brown & Caldwell should be executed.

The Partnership can, and should, do better. Goal One and public participation is still messed up.

I see no progress that has been made to let down our guard nor inform the impacted public that their interests, and rights, have been met.

Gary Hitesman

From: "Heisler, Jane" <jheisler@ci.oswego.or.us>
Subject: **FW: Draft email to Robinwood Neighbors**
Date: September 7, 2012 4:00:28 PM PDT

Dear Robinwood Neighbor,

The Water Partnership has been hardly working to honor the three commitments made at the May West Linn Planning Commission conditional use hearing for the water treatment plant expansion. We promised to accomplish the following before returning to the Commission this fall:

- Submit the pipeline conditional use application so that both the water plant and pipeline applications can be held concurrently,
- Create a new emergency water supply agreement with the City of West Linn, and
- Further investigate impacts and enhancements requested by Robinwood's Great Neighbor Committee.

I am very pleased to tell you we have made good progress on all three fronts.

- The pipeline conditional use and design review application was submitted to West Linn Planning staff in late June. West Linn staff is completing its staff report and has indicated that a public hearing for both applications will be scheduled for October 17.
- City Managers of Tigard, Lake Oswego and West Linn have agreed on a draft water supply agreement. This commits the Partnership to provide West Linn with emergency and backup water that it needs for the next 30 years. Lake Oswego will adopt the IGA by October 9. Tigard is scheduled to adopt the agreement on September 25. West Linn will schedule its hearings in the near future.
- The City of West Linn hired Greg McKenzie to assist the Partnership and neighborhood representatives find additional common ground. The facilitator brought back a measure of civility to the discussion and helped produce solutions to many neighborhood concerns. The Partnership is happy to report that many of the differences are now addressed.

I would like to invite all of you to attend the next Robinwood Neighborhood Meeting on Tuesday, September 11 at 7:00 p.m. The discussion about the Partnership's land use application will begin no later than 7:45. Greg McKenzie will lead a discussion of the neighborhood's desired enhancements and how those are being addressed. I would encourage you to come next Tuesday. Thank you.

Jane Heisler, Communications Director

Lake Oswego Tigard Water Partnership

jheisler@ci.oswego.or.us

503-697-6573

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I'm in.

On 9/7/12 9:30 AM, "lamontking@comcast.net" <lamontking@comcast.net> wrote:

Hi Zach,

That sounds good! The only assurance I want is that you will be open to consider our suggestions and that it is not too late for them to be included in the Staff Report if deemed appropriate.

Does this time work for everybody else?

Lamont

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Re: Meeting times.....

Lamont,

Let's tentatively schedule this meeting for Thursday, Sept. 13 from 6:30pm to 8pm at City Hall (I've booked the Rosemont Room (2nd Floor of City Hall) but there is court that day, scheduled to 5pm and it is not uncommon for them to run late - we may need to find another room at City Hall). The only issue I need to resolve on my end is confirmation from Chris Kerr.

DJ, to respond to your question of which staff report was scheduled for review by the Planning Director next week, the answer is: the memo responding to revisions to the Water Treatment Plant. Please be aware however, that given our tight timeframe, I'm working hard to have the staff analysis of the pipeline application to the Planning Director by the end of next week or early the following week.

Thanks and have a great weekend,

Zach

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From: lamontking@comcast.net [<mailto:lamontking@comcast.net>]
Sent: Thursday, September 06, 2012 9:32 PM
To: DJ Heffernan
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; Pelz, Zach
Subject: Re: Meeting times.....

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Lamont

From: "DJ Heffernan" <djheff1@gmail.com>
To: "David Newell" <dnewell@alum.mit.edu>, lamontking@comcast.net, "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>
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Pelz, Zach

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Sent: Friday, September 07, 2012 9:31 AM
To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris; Newell, David; DJ Heffernan
Subject: Re: Meeting times.....
Attachments: imagebc7753.gif@2e73b100.25c947a1

Hi Zach,

That sounds good! The only assurance I want is that you will be open to consider our suggestions and that it is not too late for them to be included in the Staff Report if deemed appropriate.

Does this time work for everybody else?

Lamont

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Sent: Friday, September 7, 2012 8:32:04 AM
Subject: RE: Meeting times.....

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503.310.2306

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To: lamontking@comcast.net, "Chris Kerr" <ckerr@westlinnoregon.gov>
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "David Newell" <dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "DJ Heffernan" <djheff1@gmail.com>, "Eric Jones" <ericjones2009@aol.com>
Sent: Thursday, September 6, 2012 1:19:23 PM
Subject: RE: Meeting times.....

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Zach

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ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov <<http://westlinnoregon.gov/>>

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From: lamontking@comcast.net [<mailto:lamontking@comcast.net>]
Sent: Thursday, September 06, 2012 11:41 AM
To: Pelz, Zach; Kerr, Chris
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; Heffernan, DJ; Jones, Eric
Subject: Meeting times.....

Hi Zach,

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Thanks,

Lamont

--
DJ Heffernan
503.310.2306

Pelz, Zach

From: Stowell5050@aol.com
Sent: Friday, September 07, 2012 6:57 AM
To: lamontking@comcast.net; djheff1@gmail.com
Cc: noelblake@comcast.net; kevinbryck@comcast.net; patvicsmith@msn.com; shanonmv@comcast.net; ericjones2009@aol.com; Kerr, Chris; Newell, David; Pelz, Zach
Subject: Re: Meeting times.....

That works for me. Bob

In a message dated 9/6/2012 9:32:04 P.M. Pacific Daylight Time, lamontking@comcast.net writes:

How about Thursday at 6:30PM at City Hall? Zach, will that still allow you time to get any possible revisions to John Sonnen and are you available and able to get us a room?

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From: "DJ Heffernan" <djheff1@gmail.com>
To: "David Newell" <dnewell@alum.mit.edu>, lamontking@comcast.net, "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>
Sent: Thursday, September 6, 2012 5:13:34 PM
Subject: Re: Meeting times.....

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Sent: Thursday, September 6, 2012 3:03 PM
Subject: Re: Meeting times.....

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503.310.2306

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Sent: Thursday, September 06, 2012 5:18 PM
To: Pelz, Zach; lamontking@comcast.net
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; Eric Jones; Kerr, Chris
Subject: Re: Meeting times.....
Attachments: image.gif; image.gif

The draft staff report on the pipeline or revised report on the WTP?

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Follow Up Flag: Follow up
Flag Status: Completed

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Cc: Steve Blake <noelblake@comcast.net>; Stowell Bob <Stowell5050@aol.com>; Kevin Bryck <kevinbryck@comcast.net>; David Newell <dnewell@alum.mit.edu>; Smith Vicki <patvicsmith@msn.com>; Shannon Vroman <shanonmv@comcast.net>; DJ Heffernan <djheff1@gmail.com>; Eric Jones <ericjones2009@aol.com>; Chris Kerr <ckerr@westlinnoregon.gov>
Sent: Thursday, September 6, 2012 3:03 PM
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--
DJ Heffernan
503.310.2306

Pelz, Zach

From: David Newell [dnewell@alum.mit.edu]
Sent: Thursday, September 06, 2012 4:34 PM
To: lamontking@comcast.net; Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Smith Vicki; Shannon Vroman; DJ Heffernan; Eric Jones; Kerr, Chris
Subject: Re: Meeting times.....

Before committing to a time, I want to make sure DJ can be there. I'm not even certain any individual among us is uniquely necessary, other than DJ, at this point in time. What's good for DJ, and then we work it out from there, no?

Dave

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Sent: Thursday, September 06, 2012 4:09 PM
To: lamontking@comcast.net; Pelz, Zach
Cc: noelblake@comcast.net; Stowell5050@aol.com; kevinbryck@comcast.net; Newell, David; patvicsmith@msn.com; shanonmv@comcast.net; djheff1@gmail.com
Subject: Re: Meeting times.....
Attachments: image9c763c.gif@89e69a40.4ead48ad; image001.gif; image001.gif

I am travelling the next two weeks, so good luck and please let me know how it goes.

Eric

-----Original Message-----

From: lamontking <lamontking@comcast.net>
To: Zach Pelz <ZPELZ@westlinnoregon.gov>
Cc: Steve Blake <noelblake@comcast.net>; Stowell Bob <Stowell5050@aol.com>; Kevin Bryck <kevinbryck@comcast.net>; David Newell <dnewell@alum.mit.edu>; Smith Vicki <patvicsmith@msn.com>; Shannon Vroman <shanonmv@comcast.net>; DJ Heffernan <djheff1@gmail.com>; Eric Jones <ericjones2009@aol.com>; Chris Kerr <ckerr@westlinnoregon.gov>
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Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public

From: lamontking@comcast.net [mailto:lamontking@comcast.net]
Sent: Thursday, September 06, 2012 11:41 AM
To: Pelz, Zach; Kerr, Chris
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; Heffernan, DJ; Jones, Eric
Subject: Meeting times.....

Hi Zach,

We are now ready to meet with you and Chris Kerr to discuss the LOT applications and the staff reports you are currently compiling. When would be a good time to meet and discuss our questions? Several people on my committee have indicated they will be out of town next week but I sense there may be a necessity to meet next week to give you a chance to consider our requests and possibly have some of our concerns expressed in the staff report. Please let me know if this is indeed time sensitive and what days would work for you and Chris.

Thanks,

Lamont

Pelz, Zach

From: lamontking@comcast.net
Sent: Thursday, September 06, 2012 2:33 PM
To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; DJ Heffernan; Eric Jones; Kerr, Chris
Subject: Re: Meeting times.....
Attachments: image98904a.gif@470ee473.d26d4389; image001.gif

Wednesday would be good except don't you have to have the report to John Sonnen by Wednesday?

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "David Newell" <dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "DJ Heffernan" <djheff1@gmail.com>, "Eric Jones" <ericjones2009@aol.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>
Sent: Thursday, September 6, 2012 2:29:56 PM
Subject: RE: Meeting times.....

Monday does not work for me, I have a conference in Portland all day. I have a prior commitment on Tuesday night. Wednesday evening may work.

Zach

West Linn
Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

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From: lamontking@comcast.net [mailto:lamontking@comcast.net]
Sent: Thursday, September 06, 2012 2:27 PM
To: Pelz, Zach
Cc: Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; DJ Heffernan; Eric Jones; Kerr, Chris
Subject: Re: Meeting times.....

Can we make it happen Monday or Tuesday, preferably in the PM so those of us who work will be able to attend? DJ, does this work for you? Zach, is Monday a possibility? DJ, can you send Zach a list of topics we would like to discuss?

Thanks,

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From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net, "Chris Kerr" <ckerr@westlinnoregon.gov>
Cc: "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <kevinbryck@comcast.net>, "David Newell" <dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, "DJ Heffernan" <djheff1@gmail.com>, "Eric Jones" <ericjones2009@aol.com>
Sent: Thursday, September 6, 2012 1:19:23 PM
Subject: RE: Meeting times.....

Lamont,

Chris is out of the office this week, but I would suggest that we meet early next week (after Monday). I suggest that we meet on Tuesday, September 11 at 3:00pm. Please feel free to select a venue for the meeting, if you would like to meet at City Hall I will make that available. I'm scheduled to have the staff report to the Planning Director by next Wednesday for his review and then on to our legal staff the following Wednesday. That does not mean that changes cannot be made within that time, however, that is to let you know that we are nearing the completion of our review.

I would appreciate if you could forward a list of your questions or meeting topic(s) to me prior to the meeting so that I am better prepared with answers.

Thanks,

Zach

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
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Subject: Re: Meeting times.....
Attachments: image900eda.gif@d9081542.a0764bb4

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Thanks,

Zach



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Thanks,

Lamont

Pelz, Zach

From: lamontking@comcast.net
Sent: Wednesday, August 29, 2012 9:49 PM
To: Wyatt, Kirsten
Cc: djheff1@gmail.com; Kerr, Chris; Norm Eder; Pelz, Zach
Subject: Re: Heffernan-Kerr-King LOTWP Lunch Meeting

I can be there.....

Lamont

From: "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>
To: "djheff1@gmail.com" <djheff1@gmail.com>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "Norm Eder" <norme@cfmpdx.com>, "Zach Pelz" <ZPELZ@westlinnoregon.gov>, "lamontking@comcast.net" <lamontking@comcast.net>
Sent: Tuesday, August 28, 2012 3:17:59 PM
Subject: Heffernan-Kerr-King LOTWP Lunch Meeting

When: Wednesday, September 05, 2012 12:00 PM-1:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: BJ Willy's - Central Village Location

Note: The GMT offset above does not reflect daylight saving time adjustments.

~~*~*~*~*~*~*~*~*

Hi Zach and DJ and Lamont –

The project manager from the Lake Oswego-Tigard Water Partnership (LOTWP) would like to meet with you to brief DJ on outreach efforts to date. DJ has requested that Lamont attend this meeting as well so he's in the loop from the Neighborhood. Chris Kerr is unable to attend at this time, so has asked Zach to attend in his place. Please advise if you cannot make this lunch time meeting and I can reschedule.

Thanks,

Kirsten

Pelz, Zach

From: Vicky and Pat [patvicsmith@q.com]
Sent: Tuesday, August 28, 2012 7:11 AM
To: Pelz, Zach
Subject: Re: Lake Oswego-Tigard Water Partnership amended application CUP-12-02/DR-12-04
Attachments: imagebdc9c3.gif@d170d345.57894b2f

Zach -

Is there anyway you can make some of these file sizes more manageable. For instance the compiled drawings could be re-bundled in several "parts". An 86MB file is just to huge for many people to open. I have tried over and over and they will not open, and some of the applicants information take several minutes to open.

Please let me know if you can make some of these more accessible. Thanks.

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Shauna Shroyer" <SShroyer@westlinnoregon.gov>, "Peter Spir" <Pspir@westlinnoregon.gov>, "John Sonnen" <JSONNEN@westlinnoregon.gov>, "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>, "Jane Heisler" <jheisler@ci.oswego.or.us>
Sent: Tuesday, August 21, 2012 2:47:36 PM
Subject: Lake Oswego-Tigard Water Partnership amended application CUP-12-02/DR-12-04

Good afternoon,

The Lake Oswego-Tigard Water Partnership submitted revisions to their Water Treatment Plant application yesterday. The full file can be accessed on the City's website [here](#). The amended Water Treatment Plant application documents begin with the prefix ***8/20/12 Amendment - *** and are near the bottom of the project page.

The introduction to the narrative in Section 4 summarizes the changes and explains how these changes are presented throughout the various application materials.

Please feel free to call or email with questions.

Thanks,

Zach

 West Linn
Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

Pelz, Zach

From: GARY [hitesman@q.com]
Sent: Thursday, August 23, 2012 1:02 PM
To: Pelz, Zach; RNA Great Neighbor Committee; Kevin Bryck; Dave Froode
Subject: Lake Oswego-Tigard Water Partnership amended application CUP-12-02/DR-12-04
Attachments: imagebdc9c3.gif@d170d345.57894b2f

I strongly urge the Planning Commission to carefully weigh the LO submission and staff report. If I am correct, the amount of inaccuracies and inappropriate interpretations do not meet the intent of the code or the plan. I encourage every member to seriously consider the submittal made by LO and to treat the information provided with the utmost respect and careful consideration.

Keeping Jane involved in this project is manna from heaven for our interests and an eventual appeal to LUBA. Having Kirsten in the loop cinches a key component to the city's lack of proper planning procedures and processes. The neighborhood associations are out of control and is a major issue in the overall lack of an Oregon State generalized, coordinated planning process.

The best course of action is to elect a new city council and mitigate "the process" until the neighborhoods can fine tune a city council that will actually listen to their concerns and self-interests. Right now, public participation is a charade that undermines the intent and overall welfare of affected residents.

Furthermore, I think if 'one' assesses the technical components of the project relative to ORS 197, the project does not meet code on several fundamental levels. I encourage all of you to stand up for residents, of which you are part of that group, and neighborhoods. In the end, this proposal is local governmental overreach and lack of representation at it's greatest. And sadly, it is the leadership and city administrations efforts and policies that have enabled this type of errant planning-run-amok.

I already have over 24 pages demonstrating the improper planning and violations of code. Given the previous missteps the City of West Linn has made in the past, it can be documented that the City has not learned from their previous mistakes and errors.

Hopefully, the PC and the RNA can work with the applicant on resolving these issues and providing an application that meets the intent of the code while creating safe neighborhoods appropriately scaled to encourage fiscally responsible, sustainable, affordable-housing within the existing urban growth boundary.

Gary

----- Original Message -----

From: GARY
To: Pelz, Zach
Cc: Shroyer, Shauna ; Spir, Peter ; Sonnen, John ; Wyatt, Kirsten ; Heisler, Jane ; RNA Great Neighbor Committee
Sent: Thursday, August 23, 2012 10:13 AM
Subject: Re: Lake Oswego-Tigard Water Partnership amended application CUP-12-02/DR-12-04

Is this the "guidance" as mentioned in the initial submittal?

The application, and the process both, still appear inconcise and unclear.

Thank you.
Gary Hitesman

----- Original Message -----

From: Pelz, Zach
To: Pelz, Zach
Cc: Shroyer, Shauna ; Spir, Peter ; Sonnen, John ; Wyatt, Kirsten ; Heisler, Jane

Sent: Tuesday, August 21, 2012 2:47 PM

Subject: Lake Oswego-Tigard Water Partnership amended application CUP-12-02/DR-12-04

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Please feel free to call or email with questions.

Thanks,

Zach

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Linn**
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Pelz, Zach

From: Sarah Rose [SarahRoseRealtor@comcast.net]
Sent: Wednesday, August 15, 2012 10:22 AM
To: 'RNA Great Neighbor Committee'; 'Jones Eric'; 'Smith Vicki'; 'King Lamont'; 'Blake Steve'; 'Newell, David'; 'Mutschler Mark'; 'Stowell Bob'; 'Vroman Shanon'; President RNA
Cc: gregmckenzie@att.net; norme@cfmpdx.com; 'Jane Heisler'; Wyatt, Kirsten; Jordan, Chris; Pelz, Zach; Sonnen, John; 'Heffernan DJ'
Subject: RE: August 14, 2012 Robinwood Neighborhood Association Resolutions
Attachments: image003.jpg; image004.jpg

Good morning!

Thank you for including me in your discussions. As the new secretary for the Robinwood Neighborhood Association I will be recording the RNA meetings (with an electronic recorder) and then putting together a copy of the important notes for all to read...and also to distribute to those who require them. This will be in the form of an e-mail so that everyone will be able to access them...if that is ok.

I look forward to being able to include the RNA Great Neighborhood Association (RNA-GNA) information in my notes.

Thank you,
Sara Rose

"Love Where You Live!"

Sarah Rose



Oregon Real Estate Broker 

(cell) 503.476.6349

(office) 503.557.0707

(e-fax) 971.230.7168

Windermere/Cronin & Caplan Realty Group, Inc.

21900 Willamette Dr. Suite 202

West Linn, OR 97068

E-mail: SarahRoseRealtor@comcast.net

Website: <http://sarahrose.mywindermere.com/>

From: RNA Great Neighbor Committee [mailto:rnagnc@gmail.com]

Sent: Wednesday, August 15, 2012 9:58 AM

To: Jones Eric; Smith Vicki; King Lamont; Blake Steve; Newell David; Mutschler Mark; Stowell Bob; Vroman Shanon; Bracco Tony; Rose Sarah

Cc: gregmckenzie@att.net; norme@cfmpdx.com; Jane Heisler; Wyatt Kirsten; Jordan Chris; Pelz Zach; Sonnen John; Heffernan DJ

Subject: August 14, 2012 Robinwood Neighborhood Association Resolutions

Pelz, Zach

From: Pelz, Zach
Sent: Wednesday, August 15, 2012 3:06 PM
To: Kerr, Chris
Subject: FW: August 14, 2012 Robinwood Neighborhood Association Resolutions
Attachments: RNA Resolutions 81412.pdf

From: RNA Great Neighbor Committee [mailto:rnagnc@gmail.com]
Sent: Wednesday, August 15, 2012 9:58 AM
To: Jones Eric; Smith Vicki; King Lamont; Blake Steve; Newell, David; Mutschler Mark; Stowell Bob; Vroman Shanon; President RNA; Rose Sarah
Cc: gregmckenzie@att.net; norme@cfmpdx.com; Jane Heisler; Wyatt, Kirsten; Jordan, Chris; Pelz, Zach; Sonnen, John; Heffernan DJ
Subject: August 14, 2012 Robinwood Neighborhood Association Resolutions

At the August 14, 2012 Robinwood Neighborhood Association meeting, the body adopted the following resolutions:

1. Resolved:

A. That the mediation process with the LOTWP should respect the existing community institutions and be conducted via the Robinwood Neighborhood Association and the Great Neighbor Committee, as authorized.

B. That the current roster for the GNC is:

Tony Bracco, RNA President
David Newell, RNA VP
Steve Blake, Chair
Lamont King, Vice Chair
Bob Stowell, Secretary
Eric Jones
Mark Mutschler, Alternate
Vicki Smith
Shanon Vroman

C. That the mediation process with the LOTWP should concentrate efforts on securing the items outlined in the Mitigation Plan adopted 12/31.

2. Resolved: That 2 items shall be added to the Mitigation Plan, relating to the Mapleton Drive ROW, due to the current proposal to trench the RWP to the WTP .
These items were removed from the Mitigation Plan for lack of proximity when HDD directly to the WTP was proposed.

Residential Street Mitigations - Design and Improvement

Improve the hairpin intersection at Mapleton and Nixon
--

Additional street lighting in the ravine/ S-curve area of Mapleton

RNA Great Neighbor Committee

RNAGNC@gmail.com

<http://rnagreatneighbors.blogspot.com/>

Pelz, Zach

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Sent: Wednesday, August 15, 2012 9:58 AM
To: Jones Eric; Smith Vicki; King Lamont; Blake Steve; Newell, David; Mutschler Mark; Stowell Bob; Vroman Shanon; President RNA; Rose Sarah
Cc: gregmckenzie@att.net; norme@cfmpdx.com; Jane Heisler; Wyatt, Kirsten; Jordan, Chris; Pelz, Zach; Sonnen, John; Heffernan DJ
Subject: August 14, 2012 Robinwood Neighborhood Association Resolutions
Attachments: RNA Resolutions 81412.pdf

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Improve the hairpin intersection at Mapleton and Nixon

Additional street lighting in the ravine/ S-curve area of Mapleton

RNAGNC@gmail.com

<http://rnagreatneighbors.blogspot.com/>

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Saturday, August 11, 2012 11:13 AM
To: Pelz, Zach; Sonnen, John
Subject: CUP 12-04 Public Participation/Goal One appeal
Attachments: V_From Mapleton Driveway.jpg; NewConstruction_on_leftside - Copy.pdf; V_one_Spectacular_path.pdf

Because the WTP does not meet with the West Linn Comprehensive Plan, the project does not meet with the best interests of the City. And the process invented by the West Linn City Manager has no precedent or basis of fact. Indeed, his deference to Lake Oswego and use of existing consultants to mediate this suspended application does not meet with Goal One; yet another violation of the West Linn Comprehensive Plan and a violation to coordinated planning under ORS 197. Unless mediation is more inclusive, Goal One public participation will not be met, leading to a possible appeal to LUBA if this is not properly addressed. Wider city participation from those in the city who are impacted by Hwy 43 construction and those that have standing need an equal voice in the planning process. I, as well as others, request a seat at the table.

Please tell me why this accommodation cannot be made.

So let's get reacquainted all over again;

<http://www.youtube.com/watch?v=MZZ-NitgecY>

----- Forwarded message -----

From: Gary Hitesman <ghitesman@gmail.com>
Date: Sat, Aug 11, 2012 at 10:42 AM
Subject: I was wrong
To:

The dynamic appears to have changed and I think the GNC, or those of you who are fighting for your property and lifestyles, need additional support. Metaphorically speaking. I have always held back my punches in deference to what I believe is the common good. However, this appears to be one of the largest projects that will ever affect the RNA. So . . . I think holding back punches defeats the good of the community. I'd like to have a group or individual meeting with you. What I propose to do is take a snapshot of the plant from affected residents on Kenthorpe and Mapleton so that you can bring them to your meeting with Greg.

We can mark them up together and give them to Greg with a picture of the current view from your respective properties.

This will accomplish several things.

- Puts your concerns in writing. Something in writing is always good especially with drawings. Documentation is a powerful tool.
- Not everyone who is invited to meet with Greg will have their concerns documented. This will create a disparity and prejudice the mediation process; unless all affected neighbors are invited, including those that are for it.
- It shows the City Manager you have better tools than he does.
- It will give you another tool to effectively communicate with Greg and diminishes his opportunity to speculate or interpret.

- It helps individuals assess how to best mitigate the damage the Plant creates.

I could meet with you guys as early as today. I would send you a photo that I take from the selected vantage point and provide a crude perspective of what the view will be if the plan does not change. (See my examples.)

It is also preferable that I have a neighborhood representative, or two, accompany me. I could probably canvas the affected homes in less than 90 minutes.

What do you think?

Pelz, Zach

From: Heisler, Jane [jheisler@ci.oswego.or.us]
Sent: Monday, August 20, 2012 2:10 PM
To: Pelz, Zach
Cc: Jordan, Chris; Day, Eric
Subject: Water Treatment Plant Open House

Follow Up Flag: Follow up
Flag Status: Completed

Hi Zach

As you know, we had our Water Treatment plant Open House and BBQ on Aug. 11. We had about 25 people (including your esteemed Mayor) show up. One neighbor who attended was "Ole" who lives on the property with the pathway between Kenthorpe and Cedaroak. He is concerned about any work that WL may want to do to the Trillium Creek culvert under Kenthorpe. His primary concern is the amount of sediment that he believes will end up in the creek on his property.

I wanted to make sure that you were aware of Ole's concerns if culvert replacement was something you are contemplating. I will send the other comments and Q & A that we received as well. Thanks.

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Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Friday, August 10, 2012 12:54 PM
To: Pelz, Zach
Subject: Fwd: LOTWP Joint Meeting 8.16.12 Response to Applicant's submittal CUP 12-0?

I'd like to offer three comments, two related and one side-related;

Related: Goal One and planning regulations appear to support "Oregon citizen public participation" with no restrictions on how to accomplish the goal. That is left up to the City. Given this is a new sort of process that the City is setting up on the fly, I do not see the justification for limiting those Oregon citizens from participating. Look at the opposite. When the City wants to do something "half" as big, they pull together a task force of 18 to 24 people. That being the typical case, the CM has no authority or precedent to narrow the public participation process. ***The number of people participating with Greg cannot be kept so small.***

Related: All a LUBA appeal takes is \$400, lots of time, and research. I have been able to secure that \$ amount, spent some time doing research, and will go to LUBA all on my own, when it comes to that. I am already good to go, but issues like this are icing on the cake. I want to see why the WTP is such a great thing! ***So far, it's nothing but a pile of crap, LO hubris, and politics.*** It is up to WL to convince me that this is a good thing for West Linn. I am absolutely, 100% confident, that no one can provide the findings of fact that this WTF, at the industrial scale size LO proposes, meets code and the intent of Oregon Land Use.

Side-Related: I just completed a local review of Measure 37 claims with Clackamas County that are materializing on the edges of our city. One will be the site of NEXT years Street of Dreams, or so it is rumored, and is right next to the Mayors backyard. Also based on rumor, I heard that the City has already been approached and asked to supply water to the 12 home development. Needless to say, this type of development goes against the Comprehensive Plan and everything the City has been telling us about growth. ***I think it is time for the CM to go!!!! Along with this entire council. Neither are good public stewards and in my experience, not to be trusted.***

Pelz, Zach

From: lamontking@comcast.net
Sent: Friday, August 10, 2012 11:27 AM
To: Pelz, Zach
Subject: Re: Planning Questions..
Attachments: image864240.gif@d640636a.5c30463d

Hi Zach,

We had a GNC meeting this last Tuesday regarding our concerns with the WTP and the pipeline, which was attended by DJ. I am still collecting information from our committee members which I will put in "talking points" for you and Chris Kerr to address when you meet with us. I will send you the list prior to the meeting and our goal is going to be to discuss these concerns with you in collaborative fashion. We have another meeting next week where I will address the list and perhaps in the next two weeks we can get together.

Thanks for the follow-up!

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net
Cc: "Steve Blake" <noelblake@comcast.net>
Sent: Friday, August 10, 2012 9:53:58 AM
Subject: RE: Planning Questions..

Good morning, Lamont -

Just checking in to see if you've had a chance to talk to the GNC about a meeting. FYI, next week is fairly open for me. Let me know.

Thanks, and have a great weekend,

Zach

 West Linn
Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

At the August 14, 2012 Robinwood Neighborhood Association meeting, the body adopted the following resolutions:

1. Resolved:

A. That the mediation process with the LOTWP should respect the existing community institutions and be conducted via the Robinwood Neighborhood Association and the Great Neighbor Committee, as authorized.

B. That the current roster for the GNC is:

Tony Bracco, RNA President

David Newell, RNA VP

Steve Blake, Chair

Lamont King, Vice Chair

Bob Stowell, Secretary

Eric Jones

Mark Mutschler, Alternate

Vicki Smith

Shanon Vroman

C. That the mediation process with the LOTWP should concentrate efforts on securing the items outlined in the Mitigation Plan adopted 12/31.

2. Resolved: That 2 items shall be added to the Mitigation Plan, relating to the Mapleton Drive ROW, due to the current proposal to trench the RWP to the WTP .

These items were removed from the Mitigation Plan for lack of proximity when HDD directly to the WTP was proposed.

Residential Street Mitigations - Design and Improvement

Improve the hairpin intersection at Mapleton and Nixon

Additional street lighting in the ravine/ S-curve area of Mapleton

Pelz, Zach

From: Pelz, Zach
Sent: Friday, August 10, 2012 9:54 AM
To: lamontking@comcast.net
Cc: Blake, Steve
Subject: RE: Planning Questions..

Good morning, Lamont -

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Thanks, and have a great weekend,

Zach

From: lamontking@comcast.net [mailto:lamontking@comcast.net]
Sent: Friday, July 27, 2012 1:48 PM
To: Pelz, Zach
Cc: Blake, Steve
Subject: Planning Questions..

Hi Zach,

I am still working with the GNC to come up with our talking points to go over with you and Chris Kerr regarding the staff report for the WTP. Hopefully we will have something in the next week to ten days. Can you share with me what you thought was the reason LOT suspended the application? The questioning by the Planning Commission suggested problems with their application and we are trying to get info on the possible perceived issues. We originally thought they were going to combine the two apps but now it seems they are going to run them through parallel. Do you know how the Planning Commission is going to proceed with that as far as testimony?

Thanks for your assistance!

Lamont

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Thursday, August 09, 2012 11:41 AM
To: Dave Froode; Kevin Bryck; Pelz, Zach
Subject: CUP 12_0? LOTWP proposal

SOLUTION: Have the CIC select members from the community who might best represent the neighborhood and GNC in these discussions. And the discussions shall be nonbinding.

I recommend you guys follow the Oregon State Goal One objectives and request that the design arbitration meetings be inclusive and involve public viewership, like on cable access.

Remove all the elements of politics.

This project does not meet Oregon Statutes and our own Comprehensive Plan. PERIOD. It could. . . but currently does not. And ask yourself who is doing the WL Police Station? Yes, a mediator needs to be neutral and Mackenzie Group has a contract with the city, as well as an excellent reputation as a top notch architecture firm. BUT. . . Business today requires devotion and commitment to the client. Their clients are municipalities whereas mine are powerless communities who solely depend upon the WL PC and LUBA for sustainable, coordinated planning.

Mr. Bryck asks good questions that go unanswered. I am wondering how LUBA will respond to the City policy of "just ignoring people they disagree with" ?

Where the heck is Sonnen in all this? And why is The City Manager driving this thing? That in itself is highly unusual. Certainly, Public Disclosure Requests will be needed after the project is approved by the City Council.

The site needs to move or be scaled back to fit the conditional use requirements. This project is a Conditional Use and an Industrial Complex that is only allowed to exist because of a weak code and sloppy, unprofessional, and reckless enforcement that, sadly, invites increased liabilities and risks along with a poor perception of the City of West Linn.

It's divide and conquer, along with sequestration now.

My advice is to keep it up with the Mitigation Plan and question the byzantine process. This process is unclear. How is the WTP coordinated with the Comprehensive Plan? What is the process the City is following? Where is the Citizen Involvement Committee and why do we have neighbors attacking neighbors?

From: lamontking@comcast.net [mailto:lamontking@comcast.net]
Sent: Friday, July 27, 2012 1:48 PM
To: Pelz, Zach
Cc: Blake, Steve
Subject: Planning Questions..

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Thanks for your assistance!

Lamont

Pelz, Zach

From: Pelz, Zach
Sent: Friday, July 27, 2012 3:16 PM
To: Griffith, Lorie
Cc: Wyatt, Kirsten
Subject: RE: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Hi Lorie,

I'm sorry it's taken so long to get back to you. You may be surprised to know that I've been drafting an email to you for the past two days trying to fully respond to your question. The trouble I'm having with my response is that I am aware that certain members of the Robinwood Neighborhood Association do not believe that code required approval criteria (municipal and zoning ordinance requirements for development) are an acceptable level of impact mitigation. Would you mind giving me a little more understanding of what you mean when you say mitigation, or what is being mitigated?

Thanks,

Zach

From: tomlorie@comcast.net [mailto:tomlorie@comcast.net]
Sent: Wednesday, July 25, 2012 12:37 PM
To: Pelz, Zach
Subject: Re: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Zach,

I have been out of the loop since March with the RNA and this so called "Great Neighbor Plan" subcommittee.

Two years ago Norm King and I asked about upgrading the road bed on Kenthorpe Way from residential to industrial. That request is still active with the neighbors on Kenthorpe Way.

Is that item visited by the COWL and LOT as an active issue?

As you know, the folks behind the subcommittee and the lawsuit and the WESTLINNFIRST signs do not represent all of the RNA.

I am hoping that you can shed some insight as to what is being "mitigated"

Thank you for the update and please include this item if it is not already included.

Cheers,

Lorie

----- Original Message -----

From: Zach Pelz <ZPELZ@westlinnoregon.gov>
To: Zach Pelz <ZPELZ@westlinnoregon.gov>
Cc: Peter Spir <Pspir@westlinnoregon.gov>, Kirsten Wyatt <kwyatt@westlinnoregon.gov>, Jane

Heisler <jheisler@ci.oswego.or.us>

Sent: Mon, 23 Jul 2012 16:47:29 -0000 (UTC)

Subject: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Good morning,

As a reminder, the second Robinwood Neighborhood Association Conversation on the Lake Oswego/Tigard Water Partnership will take place at West Linn Lutheran Church (20390 Willamette Drive, West Linn) from 6-8 pm on Wednesday, July 25th. Greg McKenzie will update attendees on his progress with various stakeholder groups and will address some of the issues/concerns raised by residents at the June 27 meeting. Please feel free to call or email with questions.

Thank you,

Zach

Pelz, Zach

From: Pelz, Zach
Sent: Friday, July 27, 2012 2:25 PM
To: lamontking@comcast.net
Cc: Blake, Steve
Subject: RE: Planning Questions..

Hi Lamont,

Thanks for the heads-up, my schedule for the next 10 working days is fairly wide open.

Lake Oswego/Tigard stated their objective for suspending the WTP application in a May 16, 2012 letter from the applicant's legal counsel to Planning Commission Chair Michael Babbitt, [here](#). Essentially the applicant wanted to address concerns they heard from the Planning Commission before moving forward.

You are correct that there will be two separate land use applications that will be heard concurrently. There will be separate decisions, with separate conditions, if recommended for approval, for each of the applications. I believe the public testimony will be open for both decisions in one public testimony period. It's likely that many of the comments will relate to both the pipeline and treatment plant applications and therefore we can make sure that these comments are included in the official record for each project. It will be staff's job to sort comments that relate to only one of the projects into the appropriate record.

I hope that answers your questions, I know it's an odd situation but I think it won't be too noticeably different at the public hearings.

Thanks,

Zach

From: lamontking@comcast.net [mailto:lamontking@comcast.net]
Sent: Friday, July 27, 2012 1:48 PM
To: Pelz, Zach
Cc: Blake, Steve
Subject: Planning Questions..

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Thanks for your assistance!

Lamont

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To: Pelz, Zach
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Thanks for your assistance!

Lamont

Pelz, Zach

From: tomlorie@comcast.net
Sent: Thursday, July 26, 2012 12:38 PM
To: Pelz, Zach; Wyatt, Kirsten
Subject: RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Zach,

I was curious to know what mitigation has been asked for and if road improvements were part of that. Why not ask for a better grade than the poor condition Kenthorpe Way is in now? The reason it is in such poor condition is because of the truck traffic! Really! Dump trucks just this morning.

It is frustrating to think that after all the noise, dust and traffic this huge project will be, our poor little country road will be as it was before. Below grade, falling apart and no curb for water management into Trillium Creek. I wonder if Oly Olsen has spoken to you about the conditions of the road and how almost all of it drains in front of his house, into the creek. I know that that area is a protected riparian area and is a fish barring creek as designated by Metro. I will ask him about it today. He has a lot of information and resource materials.

Does this get into the area of franchise fees and those funds used by our city to upgrade our roadway?

Did you attend the meeting last night? How'd it go?

Thanks for any additional info you have.

Sincerely,

Lorie

----- Original Message -----

From: Zach Pelz <ZPELZ@westlinnoregon.gov>

To: Lorie Griffith <tomlorie@comcast.net>

Cc: Khoi Le <kle@westlinnoregon.gov>

Sent: Thu, 26 Jul 2012 16:16:59 -0000 (UTC)

Subject: RE: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Hi Lorie,

LO/T's obligation for improvements on Kenthorpe Way, as their proposal currently stands, is to make half-street improvements (overlay, curb, drainage swale,

sidewalk) along their Kenthorpe Way frontage only, as well as repair any damage caused by truck traffic using Kenthorpe Way during project construction.

We have discussed the possibility of additional improvements on Kenthorpe Way, but believe the above-mentioned improvements reflect the appropriate "nexus

and proportionality" required by the City to request development improvements. The City is able to require half-street improvements along the project frontage due to the sub-standard street conditions that exist in this area and because the developer is making

substantial improvements to the site. Because the proposal will not result in any significant increase in vehicle trips on Kenthorpe Way (approximately 5 additional trips per day), we cannot require significant improvements, such as a new overlay or road

bed reconstruction, for the length of Kenthorpe – despite the poor condition of the roadway today.

We do have the authority to require that the developer restore the roadway to the condition that existed prior to construction activity. And, to ensure this

takes place, we have photographed the existing condition of the roadway and will inspect for damage following construction.

Another related item is Lake Oswego's existing Finished Water Pipe in Kenthorpe Way. As proposed, this line will become obsolete with the installation of

the 48" Finished Water Pipe in Mapleton Drive. If Lake Oswego decides to remove the Kenthorpe pipe, it will require cutting and trenching in Kenthorpe Way. In this situation, we could require road bed reconstruction for the trenched portion of Kenthorpe

Way only and require restoration to pre-construction conditions for the remainder of the pavement width.

I hope this does not overly complicate the issue, but I wanted to make you aware of the City's ability to request improvements and the various factors that

will ultimately decide the extent of improvements on Kenthorpe Way.

Please feel free to call or email with any follow-up questions,

Zach

<span&NBSP;&NBSP;STYLE="FONT-FAMILY: MS;? Sans Comic>From: tomlorie@comcast.net
[mailto:tomlorie@comcast.net]

Sent: Wednesday, July 25, 2012 12:37 PM

To: Pelz, Zach

Subject: Re: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

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Thank you for the update and please include this item if it is not already included.

Cheers,

Lorie

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From: Zach Pelz <ZPELZ@westlinnoregon.gov>

To: Zach Pelz <ZPELZ@westlinnoregon.gov>

Cc: Peter Spir <Pspir@westlinnoregon.gov>, Kirsten Wyatt <kwyatt@westlinnoregon.gov>, Jane Heisler <jheisler@ci.oswego.or.us>

Sent: Mon, 23 Jul 2012 16:47:29 -0000 (UTC)

Subject: Save the date: July 25, 2012 - RNA Conversation on the Lake

Oswego/Tigard Water Partnership Project

Good morning,

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Robinwood Neighborhood Association Conversation on the Lake Oswego/Tigard Water Partnership will take place at West Linn Lutheran Church (20390 Willamette Drive, West Linn) from 6-8

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Thank you,

Pelz, Zach

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Sent: Thursday, July 26, 2012 9:17 AM
To: Griffith, Lorie
Cc: Le, Khoi
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To: Zach Pelz <ZPELZ@westlinnoregon.gov>

Cc: Peter Spir <Pspir@westlinnoregon.gov>, Kirsten Wyatt <kwyatt@westlinnoregon.gov>, Jane Heisler <jheisler@ci.oswego.or.us>

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To: Pelz, Zach
Subject: Re: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Follow Up Flag: Follow up
Flag Status: Completed

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To: Zach Pelz <ZPELZ@westlinnoregon.gov>
Cc: Peter Spir <Pspir@westlinnoregon.gov>, Kirsten Wyatt <kwyatt@westlinnoregon.gov>, Jane Heisler <jheisler@ci.oswego.or.us>
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Thank you,

Zach

Pelz, Zach

From: chuck landskronercrm [chucklandskronercrm@hotmail.com]
Sent: Monday, July 23, 2012 10:17 AM
To: Pelz, Zach
Subject: Re: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project
Attachments: imageb0dbbe.gif@d66dcd08.8deb480b

Thanks Zach for the reminder, I shall plan on attending.

From: Pelz, Zach
Sent: Monday, July 23, 2012 9:47 AM
To: Pelz, Zach
Cc: Spir, Peter ; Wyatt, Kirsten ; Jane Heisler
Subject: Save the date: July 25, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

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Zach

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

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Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

Pelz, Zach

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Thank you,

Zach

Zach Pelz, Associate Planner
Planning and Building, #1542

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Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

Pelz, Zach

From: Pelz, Zach
Sent: Friday, July 20, 2012 8:25 AM
To: lamontking@comcast.net
Subject: RE: Meeting to discuss LOT
Attachments: image001.gif

Good morning, Lamont –

I wanted to follow-up to see if you've heard back from the GNC about a date that we can meet to discuss the LOTWP proposals? Please let me know.

Thanks,

Zach

From: lamontking@comcast.net [mailto:lamontking@comcast.net]
Sent: Thursday, July 12, 2012 1:41 PM
To: Pelz, Zach
Subject: Re: Meeting to discuss LOT

Thanks for the prompt reply! I have forwarded your email to the GNC and we will be in touch with you on a date.

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: lamontking@comcast.net
Cc: "Jody Carson" <jcarson@westlinnoregon.gov>, "Teri Cummings" <tcummings@westlinnoregon.gov>, "Michael Jones" <mjones@westlinnoregon.gov>, "John Kovash" <jkovash@westlinnoregon.gov>, "Jennifer Tan" <jtan@westlinnoregon.gov>, "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <RNAGNC@gmail.com>, "Gary Hitesman" <ghitesman@gmail.com>, "David Newell" <dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, DJheff1@gmail.com, "Chris Jordan" <cjordan@westlinnoregon.gov>, "John Sonnen" <JSONNEN@westlinnoregon.gov>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "Peter Spir" <Pspir@westlinnoregon.gov>
Sent: Thursday, July 12, 2012 1:27:08 PM
Subject: RE: Meeting to discuss LOT

Mr. King,

I am available to meet:

- Monday, July 16
- Tuesday, July 17 (afternoon)
- Wednesday, July 18 (afternoon)
- Thursday, July 19 (afternoon)
- Tuesday, July 24 (after 11am)

- Wednesday, July 25

Please let me know which of these times work for you and your group and approximately how much time you expect this meeting to last. Also, It would be helpful for me if you would synthesize your questions/concerns into a comprehensive list so that I can complete any research necessary to respond to your questions.

Thank you,

Zach

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

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From: lamontking@comcast.net [mailto:lamontking@comcast.net]

Sent: Thursday, July 12, 2012 12:13 PM

To: Pelz, Zach

Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Gary Hitesman; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter

Subject: Re: Meeting to discuss LOT

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Have a good day!

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Cc: "Jody Carson" <jcarson@westlinnoregon.gov>, "Teri Cummings" <tcummings@westlinnoregon.gov>, "Michael Jones" <mjones@westlinnoregon.gov>, "John Kovash" <jkovash@westlinnoregon.gov>, "Jennifer Tan" <jtan@westlinnoregon.gov>, "Steve Blake" <noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck" <RNAGNC@gmail.com>, "Gary Hitesman" <ghitesman@gmail.com>, "David Newell" <dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman" <shanonmv@comcast.net>, DJheff1@gmail.com, "Chris Jordan" <cjordan@westlinnoregon.gov>, "John Sonnen" <JSONNEN@westlinnoregon.gov>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "Peter Spir" <Pspir@westlinnoregon.gov>
Sent: Thursday, July 12, 2012 10:30:36 AM
Subject: RE: Meeting to discuss LOT

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Best Regards,

Lamont King

Pelz, Zach

From: Jenne Henderson [hendersonjj@comcast.net]
Sent: Wednesday, July 18, 2012 12:34 PM
To: Pelz, Zach
Subject: Timeline question

Mr. Pelz,

I am sorry to bother you with a small question. I wanted to know the timeline/process after a conditional use permit has been filed. I looked in the CDC and couldn't find it.

Thank you,
Jenne Henderson

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Sunday, July 15, 2012 1:08 PM
To: Pelz, Zach; RNA Great Neighbor Committee
Subject: CUP 12-04 Conditional Approval Suggestion

Dear West Linn Planning Commission,

Citizen participation, the Plan, and this code have not been adequately addressed by the LOT partnership and the commission has not been provided with sufficient proof that rough proportionality, nexus, and city staff impartiality have been met.

Condition of Approval #1

The approval of the the pipeline and WTP is contingent upon the full consensus of affected Kenthorpe and Mapleton property owners and the completion of necessary comprehensive plan amendments as enacted per this code and ORS 197.

To West Linn,

The mitigations for Robinwood need to take a more concrete form and need to expand from the earlier mitigation list.

I followed the tram from it's inception, starting when I worked with Greg Baldwin, a well known Portland architect and planner, who worked with OHSU and city planners on developing the South Waterfront. He co-sponsored a series of architectural lectures comprised of the tramway design competitors. I also worked with CH2M Hill, briefly, on the competition for the pedestrian bridge, which they ended up winning. I have studied what it took to get that project built. It all started when the Pacific Railway bought the land where OHSU now sits today. The railway bought the site unseen and was not told about the typography! Advance 100 years, and OHSU had run out of land and South Waterfront needed an economic rationale to get started. The tramway became a necessary and overall benefit for the community, at large. The Pedestrian Bridge became the "benefit".

How does this relate to the WTF?

There has never been any "meaningful" design that has taken place in Robinwood. The "give and take" of coming up with a livable compromise and Goal One citizen participation have never been utilized. Using the Tramway as an example to defeat the WTF may not be the best option. If anything, the City of West Linn is NOW doing what Portland had to do to get the tramway built and shortchanging the time necessary to reach a uniform consensus.(The tramway eventually got built by sort-of-lying-about-it and even that took 30 years and an evolution of citywide governance.) But the one big difference was that Lair home owners had a better economy in which to sell and get out, unlike today. There was a willing market that saw benefit to owning property under the tramway. Not so for Robinwood neighbors near the WTF.

Of course, the answer for Robinwood residents is more time; time for working with afflicted property owners to work out a solution that will actually meet the intent of the code. The fact that the bond schedule does not accommodate for a proper planning process is not West Linn's or Robinwood's concern. This is why the submission of the pipeline application is a slap in the face to everyone afflicted. Nothing has changed since the application was 'suspended'.

The mitigation measures will need to be in rough proportionality to the harm inflicted onto Robinwood and Hwy 43 construction. Nexus also needs to be enforced. It took a long, long time, but eventually Portland got what it wanted when it honestly brokered discussions with the Lair Neighborhood. This is why my recommended \$4.9 million in mitigation is all, much too much, modest.

So, until the City Manager and council decide to work with the neighborhood in earnest mitigation discussions, the neighborhood is still going to get screwed. And that is why a mitigation attorney, as well as your planning consultant, need to be provided with a better scope, schedule, and budget. The City manager, and the city council, need to understand this.

In the end, the best solution is move the WTF to a site around or on the Marylhurst College site. The savings alone, in pile driving and concrete pilings, will offset the cost and achieve everyone's objectives.

That was the \$10 million from the feds. The \$3 million from Portland was what the NA chose as their benefit.

There were numerous other mitigations, regarding the design and construction. I will get on talking to a committee member when back from the ranch.

Here is swayback link to the website of those opposing the project:

<http://web.archive.org/web/20071012120949/http://notram.org/faq.htm>

The \$13 million Gibbs Street Pedestrian Bridge was the mitigation provided to the Lair Hill neighborhood in return for hosting the \$57 million Aerial Tram Project.

>

http://www.oregonlive.com/portland/index.ssf/2012/07/new_pedestrian_and_bicycle_bri.html

> http://en.wikipedia.org/wiki/Portland_Aerial_Tram

If you want to pull out the \$10 million from the feds, Portland paid 5.263% of the tram cost as a benefit project directly to affected neighborhood.

Same ratio applied to \$180 million LOTWP = \$9.5 million in neighborhood benefit.

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Thursday, July 12, 2012 11:21 PM
To: Pelz, Zach
Cc: lamontking@comcast.net; Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter
Subject: Deny CUP 12-04_ CDC 60.070(A)(7) not satisfied_Comprehensive Plan Amendment Process required

Follow Up Flag: Follow up
Flag Status: Flagged

As it turns out, the LO application makes mistakes with the West Linn 2008 Water System Master Plan; a linked component to the WL Comprehensive Plan.

The LO application fails on three separate misconceptions;

- 1.) The application fails to take the cumulative goals and actions of the comprehensive plan "in whole". Each application, separately, and together, fails to meet the whole of the WL Comprehensive Plan.
- 2.) The LO solution/benefit behind Emergency Water Supply in the application does not meet the concept of Emergency water needs as prescribed in the Water Master Plan. Essentially, the premise is BOTH lines of supply will be cut off under an emergency situation. The solution recommended is to complete the intertie and supply water from Portland through Tigard and into West Linn. The solution LO provides can only be accomplished through an amendment to the Comprehensive Plan; a different process involving the City of West Linn and the LCDC. (The application is incomplete until the comprehensive plan amendment process is completed.)
- 3.) West Linn's primary need as defined in the WSMP is emergency water supply and a RELIABLE storage system. The WSMP recommends accessing the water aquifer under Robinwood as the most economically viable option if the water can be located, wherein pumping that water into the system during an emergency lasting a period of 7 days, per the WSMP calculations. Given the massive amount of money being spent to support the weight of the reservoir over an existing underground water source(as documented by LOT), the plan could cost-effectively be achieved by LOT to provide the infrastructure of pipe and pump stations to satisfy the defined needs of the WSMP and meet the current WL Comprehensive Plan in full.

Providing for the overall needs of the community is only satisfied with number 3. The issues of non-compliance regarding the WTF are still unresolved and as such STILL do not satisfy CDC60.070(A) 3, 4, and 7.

Today is July 12, 2012. The application fails to satisfy this code. Why was the Comprehensive Plan and WSMP not addressed starting over a year ago when Jane Heisler announced they were here to work with Robinwood?(As it turns out, Jane proved a Reagan slogan. "We are the LO government and we are here to help!) LO needs to go home and restart by following Oregon Land Use regulations.

Deny CUP-12-04 and let's all enjoy our summer. Send LO back to the drawing boards.

Gary Hitesman

On Thu, Jul 12, 2012 at 1:27 PM, Pelz, Zach <ZPELZ@westlinnoregon.gov> wrote:

Mr. King,

I am available to meet:

- Monday, July 16
- Tuesday, July 17 (afternoon)
- Wednesday, July 18 (afternoon)
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From: Gary Hitesman [ghitesman@gmail.com]
Sent: Thursday, July 12, 2012 2:26 PM
To: Pelz, Zach
Cc: lamontking@comcast.net; Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter
Subject: For the Record ~ CUP-12-04/DR-12-0?

The response of the city manager, through an employee in this matter, describes the marginalization of citizen involvement that is consistently perpetuated by city staff and the city council. It is perhaps improper for a city employee to assume or psychoanalyze Mr. King's response as "being upset". What is galling is the assumption made by city staff that our participation would be a distraction! Mr. Jordan owes 'the public' an apology.

LUBA has the authority to remand or reverse a land use decision if a non-compliant "pattern" can be demonstrated substantially. Derision is a trait that did not serve LOTWP very well. It would be terribly troubling to see the City of West Linn continue the trend.

Gary Hitesman

PS. Pipelines have structures in residential areas. We may be approaching another Holiday Inn, folks.

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From: Gary Hitesman [ghitesman@gmail.com]
Sent: Thursday, July 12, 2012 2:06 PM
To: lamontking@comcast.net; Pelz, Zach
Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Newell, David; Smith Vicki; Shannon Vroman; Karie Oakes; Roberta Schwarz
Subject: CUP-12-04/DR-12-0? - The Hopeless WTF and FWP

12 July 2012

Zach, for the record,
Lamont, et al,

What is a "guidance"? Please find out what LOT means when they write "will submit a guidance".

Also, the narrative of the LOT report is more marketing; not planning. On page 2, it was written the pipeline is "a critical water supply lifeline of local" . . . How are the words "critical", "local", and "lifeline" justified? This document should be a objective, engineering-based description of the industrial facility and infrastructure they are putting into a residential zone. There is nothing critical about this discretionary project nor is this a lifeline. LO and Tigard will still exist with or without this conditional use into our city. The pipeline is about finances and increased capacity and should be judged on the merits of the project; not heart strings.

Also, I strongly recommend you get agreements from municipality department heads and the city manager if you are to obtain any 'real' dialogue. There needs to be a quantifiable scope, goals and objectives, an estimate of hours to complete, and resources appropriately allocated to fulfill the pledges of the council and hold the city manager accountable. I think the neighborhood association wants to be conservative in expending the limited resources of the city while liberally maintaining our substantial privileges afforded by land use policies and procedures.

The fact that we have a city planner cancelling out their previously-agreed-to meeting is not a good trend. Residents should be afforded the utmost respect in having this monstrosity explained and impacts mitigated. These consistent "blow-offs" are inexcusable and continue the poor precedents being established under this administration.

Looks like "*It's déjà vu* all over *again*". ` Yogi Berra

Gary

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From: Pelz, Zach
Sent: Thursday, July 12, 2012 1:48 PM
To: lamontking@comcast.net
Subject: RE: Meeting to discuss LOT
Attachments: image001.gif

You're welcome, and I'll look forward to hearing from you.

Zach

From: lamontking@comcast.net [mailto:lamontking@comcast.net]
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- Tuesday, July 24 (after 11am)
- Wednesday, July 25

Please let me know which of these times work for you and your group and approximately how much time you expect this meeting to last. Also, It would be helpful for me if you would synthesize your questions/concerns into a comprehensive list so that I can complete any research necessary to respond to your questions.

Thank you,

Zach



Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: lamontking@comcast.net [mailto:lamontking@comcast.net]

Sent: Thursday, July 12, 2012 12:13 PM

To: Pelz, Zach

Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Gary Hitesman; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter

Subject: Re: Meeting to discuss LOT

Hi Zach,

I am not "upset" about being excluded, I am more disappointed that you and Chris failed to listen to my comments last Monday at the council meeting regarding my attempt to better define DJ's role in order to provide the council with a scope of services and cost estimate. This, of course, is from the perspective of the RNA and not necessarily the city staff.

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Have a good day!

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>

To: lamontking@comcast.net

Cc: "Jody Carson" <jcarson@westlinnoregon.gov>, "Teri Cummings"

<tcummings@westlinnoregon.gov>, "Michael Jones" <mjones@westlinnoregon.gov>, "John Kovash"

<jkovash@westlinnoregon.gov>, "Jennifer Tan" <jtan@westlinnoregon.gov>, "Steve Blake"

<noelblake@comcast.net>, "Stowell Bob" <Stowell5050@aol.com>, "Kevin Bryck"

<RNAGNC@gmail.com>, "Gary Hitesman" <ghitesman@gmail.com>, "David Newell"

<dnewell@alum.mit.edu>, "Smith Vicki" <patvicsmith@msn.com>, "Shannon Vroman"

<shanonmv@comcast.net>, DJheff1@gmail.com, "Chris Jordan" <cjordan@westlinnoregon.gov>,

"John Sonnen" <JSONNEN@westlinnoregon.gov>, "Chris Kerr" <ckerr@westlinnoregon.gov>, "Peter Spir" <Pspir@westlinnoregon.gov>

Sent: Thursday, July 12, 2012 10:30:36 AM
Subject: RE: Meeting to discuss LOT

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Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Gary Hitesman; Newell, David; Smith Vicki; Shannon Vroman

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Best Regards,

Lamont King

Pelz, Zach

From: Pelz, Zach
Sent: Thursday, July 12, 2012 1:27 PM
To: lamontking@comcast.net
Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Gary Hitesman; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter
Subject: RE: Meeting to discuss LOT
Attachments: image001.gif

Mr. King,

I am available to meet:

- Monday, July 16
- Tuesday, July 17 (afternoon)
- Wednesday, July 18 (afternoon)
- Thursday, July 19 (afternoon)
- Tuesday, July 24 (after 11am)
- Wednesday, July 25

Please let me know which of these times work for you and your group and approximately how much time you expect this meeting to last. Also, it would be helpful for me if you would synthesize your questions/concerns into a comprehensive list so that I can complete any research necessary to respond to your questions.

Thank you,

Zach

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To: lamontking@comcast.net
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Best Regards,

Lamont King

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To: Pelz, Zach
Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Gary Hitesman; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter
Subject: Re: Meeting to discuss LOT
Attachments: image85eafb.gif@841820d6.b86d46b7
Follow Up Flag: Follow up
Flag Status: Completed

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 **West Linn**
CITY OF
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Lamont King

Pelz, Zach

From: Walters, Rebecca [Rebecca.Walters@adp.com]
Sent: Thursday, July 12, 2012 11:23 AM
To: Pelz, Zach; Wyatt, Kirsten; gregmckenzie@att.net
Subject: FW: Cancellation notice: July 11 RNA Conversation
Attachments: imageaac697.gif@ea4f4899.a8494bf9

Mr. Pelz, Ms. Wyatt and Mr. McKenzie:

I did not get the below email and several neighbors went to the meeting that was cancelled last evening. Thanks for posting a sign on the door that it was cancelled. Would you please, in the future, include my email address on any communication because I am the "communicator" and send these out to everyone.

Mr. McKenzie, what is lacking in the below email is the time of the next meeting. Would you please send that information to me so I can send that out to all of my aliases? No hurry since it is not that close to the July 25th date.

Thanks in advance for your support,

Rebecca Walters

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>, "A. Gregory McKenzie" <gregmckenzie@att.net>, "Chris Jordan" <cjordan@westlinnoregon.gov>
Sent: Tuesday, July 3, 2012 3:37:47 PM
Subject: Cancellation notice: July 11 RNA Conversation

CANCELLATION NOTICE: JULY 11 RNA CONVERSATION

Dear RNA Neighbors and Interested Parties:

The RNA Conversation on the Lake Oswego/Tigard Water Partnership Project scheduled for July 11, 2012 has been cancelled. The next scheduled meeting is **July 25 at the West Linn Lutheran Church, 20390 Willamette Drive - Downstairs Meeting Room.**

Facilitator Greg McKenzie requested the cancellation of the meeting on the 11th as he continues to work with interested parties and make progress addressing neighborhood concerns.

Thank you.

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

Pelz, Zach

From: Pelz, Zach
Sent: Thursday, July 12, 2012 10:31 AM
To: lamontking@comcast.net
Cc: Carson, Jody; Cummings, Teri; Jones, Michael; Kovash, John; Tan, Jennifer; Steve Blake; Stowell Bob; Kevin Bryck; Gary Hitesman; Newell, David; Smith Vicki; Shannon Vroman; DJheff1@gmail.com; Jordan, Chris; Sonnen, John; Kerr, Chris; Spir, Peter
Subject: RE: Meeting to discuss LOT

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Best Regards,

- City of Vancouver: 127th Avenue Business Park (Roadmaster/Gensco) new industrial and commercial development on vacant site: +300,000 SF manufacturing and distribution center for R.V. accessory parts/heating air conditioning equipment.

Issues: chemicals, oils, noise, wetlands, new ROW's, SEPA/JARPA(joint environmental permitting), outdoor storage, land swap, residential adjacent

- City of Portland: upgrade and expansion of the large Haney trucking facility in north Portland: upgrades to their trucking distribution facility to expand, upgrade and address env. violations.

Issues: fuel spills, discharge issues, wastewater violations, joint environmental permits, worked closely with BES (city 's environmental service dept.), traffic

ALSO: although not industrial or utility projects, the following are better representative of the projects that I've worked on that were complex and involved serious compatibility issues:

- Lion Country Safari: large recreational site: 640 acre drive through animal preserve (lions, monkeys, gators, giraffes) that vehicles can drive through. Surrounded on all sites by residential – involved new hotel proposal, expansion of facilities, RV park, new outdoor park, water slides, etc.
- Bethesda Memorial Hospital: expansion with parking garage located adjacent to SFH's.
- Costco store in Delray Beach: new full size store in upscale, urban area
- Boca Raton Resort Beach Club: lead planner / reviewer for multiple hotels and condominiums located on ocean and ICW in Boca Raton

I would like to include this email into the record as well, since it includes information that may influence your decision this matter.

Thanks, let me know if you need more information.

CK

From: Jones, Michael
Sent: Thursday, July 05, 2012 3:47 PM
To: Kerr, Chris
Cc: Jordan, Chris
Subject: FW: LOT

Chris K.-


My apologies. See below. Please give me some examples of your Heavy Industrial work so I can satisfy Lamont.

Thanks-Mike

mjones@westlinnoregon.gov
503.344.4683

><('')>. . . ><('')>. . . ><('')>. . . ><('')>. . . ><('')>. . . ><('')>. . . ><('')>. . .

Save the Salmon

Before you print, think about the ENVIRONMENT 

Pelz, Zach

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Follow Up Flag: Follow up
Flag Status: Completed

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Best Regards,

Lamont King

Pelz, Zach

From: Gary Hitesman [ghitesman@gmail.com]
Sent: Wednesday, July 11, 2012 4:43 PM
To: Pelz, Zach; RNA Great Neighbor Committee
Subject: CUP-12-04_CUP12-03-DR-12-04

Mr. Associate City Planner Zach Pelz,

Page 4 of the WL RWP application CUP-12-04 contains this proviso;

In July 2012, the Partnership will submit a guidance that integrates and discusses the significant elements of both the WTP and the RWP/FWP.

I suggest the application cannot be deemed complete until citizens have an opportunity to review the changes and new significant elements of the WTP after "guidance" has been submitted. I also believe it would be a waste of city resources to begin your review without mentioned "guidance" included up front.

It also appears that much of the earlier criteria under CUP-12-03/DR-12-04 drops off the radar of consideration when it comes to your review and the PC's.

When will citizens be allowed to see an application in it's entirety?

I'm seeking clarity, consistency, and coordination as defined and provided under ORS 197. Can anyone explain the process?

"It's déjà vu all over again".` Yogi Berra

Gary Hitesman



Councilor Michael Jones
mjones@westlinnoregon.gov
West Linn City Councilor
22500 Salamo Rd
West Linn, Oregon 97068
P: (503) 657-0331
F:
Web:

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From: lamontking@comcast.net [lamontking@comcast.net]
Sent: Thursday, July 05, 2012 3:28 PM
To: Jones, Michael
Subject: Re: LOT

Hi Mike,

An article in the West Linn Tidings dated March 28, 2012 covers Chris Kerr's appointment to his new economic development position. In it, Lori Hall cites Chris's past experience in planning:

Kerr joined the city of West Linn in 2007. During his employment, he has served as the interim planning director and interim assistant city manager. He brings more than 12 years of private and public sector experience, including work as a planning project manager on numerous commercial, mixed use and redevelopment projects.

There is nothing in here that cites or even suggests "extensive Heavy Industrial experience". I would appreciate you bringing this up with Chris and find out who provided West Linn Planning with the experience necessary to review a \$250 million dollar major industrial facility. This review encompasses more than just looking at codes, it requires someone who understands the impact it will have on our community and assess whether it provides an "overwhelming benefit" to our city to offset the tremendous impact it will have on our citizens.

Thank you,

Lamont

From: "Michael Jones" <mjones@westlinnoregon.gov>
To: lamontking@comcast.net
Sent: Wednesday, July 4, 2012 12:29:28 PM
Subject: RE: LOT

Lamont-

Just wanted to follow-up. I did get ahold of Chris Kerr yesterday and he confirmed that he has had extensive Heavy Industrial experience. While he is not in the planning department now he was the lead planner on this project and is available for consultation if needed.

All best-Mike

mjones@westlinnoregon.gov
503.344.4683

Our goal is always to do the best job possible reviewing land use applications. In the past we have often hired consultants to assist us if we don't have the requisite experience or expertise on staff to review certain components of an application. To date, that has not been necessary with the pending application but if we need to hire assistance in the future, we will do so.

Chris Jordan

West Linn
Chris Jordan
cjordan@westlinnoregon.gov
City Manager
22500 Salamo Rd
West Linn, Oregon 97068
P: (503) 657-0331
F: (503) 650-9041
Web: westlinnoregon.gov

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From: lamontking@comcast.net [<mailto:lamontking@comcast.net>]
Sent: Friday, June 22, 2012 9:34 AM
To: Jordan, Chris
Cc: Kovash, John; Jones, Michael
Subject: LOT

Good Morning Chris,

The council mentioned adding funds to allow us to retain our independent planner. What dollar figure are you amenable to? I am trying to come up with a figure for the next council meeting that includes the scope of the project. I mentioned at the last council work session that there was concern in our community regarding the possible lack of major industrial experience in our current planning staff. Could you let me know how much of this experience we have in our current staff and have they ever been responsible for the review of a industrial project that will exceed \$250,000,000.

Thank you for your assistance!

Lamont

Pelz, Zach

From: Sonnen, John
Sent: Wednesday, July 04, 2012 11:13 AM
To: Pelz, Zach
Subject: FW: Robinhood Water Issue
Attachments: imageac9d6b.gif@8f9a6bb2.5c7c4b44

John Sonnen, Planning Director
Planning and Building, #1524

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From: Tan, Jennifer
Sent: Wednesday, July 04, 2012 5:14 AM
To: Baf813@comcast.net
Cc: Sonnen, John; City Council
Subject: RE: Robinhood Water Issue

Dear Norm,

Thank you for your message. During this past Monday's work session, the Council directed staff to provide additional funds to the Robinhood Neighborhood Association for a planning consultant to assist residents with code issues related to LOT application. Additionally, the Council directed staff to look into hiring a negotiator to discuss mitigation and compensation options with LOT for the residents and City.

I have copied our planning department head, City Manager, and the other Council members on my response as the LOT pipeline was just submitted July 3, and I am required to disclose this as ex-parte contact.

Thank you Norm.
Warm regards,
Jenni Tan

 Councilor Jennifer Tan
jt看@westlinnoregon.gov
West Linn City Council
22500 Salamo Rd
West Linn, OR 97068
P: (503) 657-0331
F: (503) 650-9041
Web: westlinnoregon.gov

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Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Baf813@comcast.net [Baf813@comcast.net]
Sent: Monday, June 25, 2012 5:57 PM
To: Tan, Jennifer
Subject: Robinhood Water Issue

It is wrong, you and I are W.L. residents, tax payers first. Please take this issue to heart for all of us. This is a sell-out at our expense. It is a joke. Please do not turn a deaf ear over this present issue.
Norm Fetzer

Pelz, Zach

From: lamontking@comcast.net
Sent: Tuesday, July 03, 2012 10:39 PM
To: A. Gregory McKenzie
Cc: Wyatt, Kirsten; Jordan, Chris; Pelz, Zach
Subject: Re: Cancellation notice: July 11 RNA Conversation
Attachments: imageaac697.gif@ea4f4899.a8494bf9

Thanks for clarifying this.

Lamont

From: "A. Gregory McKenzie" <gregmckenzie@att.net>
To: lamontking@comcast.net, "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>, "Chris Jordan" <cjordan@westlinnoregon.gov>, "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Sent: Tuesday, July 3, 2012 9:08:41 PM
Subject: Re: Cancellation notice: July 11 RNA Conversation

Nothing "happened." I simply haven't had a chance to talk with all the people I need to talk with. Nothing more, nothing less. Reporting with only a portion of the information needed to give the neighborhood a meaningful response is not productive. I called off the meeting which was only a "save the date," and asked WL staff to let people know, because I knew the neighbors would want to know if we were meeting or not on 7/11. - Greg McK.

From: "lamontking@comcast.net" <lamontking@comcast.net>
To: Zach Pelz <ZPELZ@westlinnoregon.gov>
Cc: Kirsten Wyatt <kwyatt@westlinnoregon.gov>; A. Gregory McKenzie <gregmckenzie@att.net>; Chris Jordan <cjordan@westlinnoregon.gov>; Zach Pelz <ZPELZ@westlinnoregon.gov>
Sent: Tue, July 3, 2012 8:46:16 PM
Subject: Re: Cancellation notice: July 11 RNA Conversation

Hi Zach,

Why was it cancelled? We are on a tight timeline with this process and I believe we deserve to know what happened.

Thanks,

Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>, "A. Gregory McKenzie" <gregmckenzie@att.net>, "Chris Jordan" <cjordan@westlinnoregon.gov>
Sent: Tuesday, July 3, 2012 3:37:47 PM
Subject: Cancellation notice: July 11 RNA Conversation

CANCELLATION NOTICE: JULY 11 RNA CONVERSATION

Dear RNA Neighbors and Interested Parties:

The RNA Conversation on the Lake Oswego/Tigard Water Partnership Project scheduled for July 11, 2012 has been cancelled. The next scheduled meeting is **July 25 at the West Linn Lutheran Church, 20390 Willamette Drive - Downstairs Meeting Room.**

Facilitator Greg McKenzie requested the cancellation of the meeting on the 11th as he continues to work with interested parties and make progress addressing neighborhood concerns.

Thank you.

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

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Pelz, Zach

From: A. Gregory McKenzie [gregmckenzie@att.net]
Sent: Tuesday, July 03, 2012 9:09 PM
To: lamontking@comcast.net; Pelz, Zach
Cc: Wyatt, Kirsten; Jordan, Chris; Pelz, Zach
Subject: Re: Cancellation notice: July 11 RNA Conversation
Attachments: imageaac697.gif@ea4f4899.a8494bf9

Nothing "happened." I simply haven't had a chance to talk with all the people I need to talk with. Nothing more, nothing less. Reporting with only a portion of the information needed to give the neighborhood a meaningful response is not productive. I called off the meeting which was only a "save the date," and asked WL staff to let people know, because I knew the neighbors would want to know if we were meeting or not on 7/11. - Greg McK.

From: "lamontking@comcast.net" <lamontking@comcast.net>
To: Zach Pelz <ZPELZ@westlinnoregon.gov>
Cc: Kirsten Wyatt <kwyatt@westlinnoregon.gov>; A. Gregory McKenzie <gregmckenzie@att.net>; Chris Jordan <cjordan@westlinnoregon.gov>; Zach Pelz <ZPELZ@westlinnoregon.gov>
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Lamont

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To: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>, "A. Gregory McKenzie" <gregmckenzie@att.net>, "Chris Jordan" <cjordan@westlinnoregon.gov>
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Lamont

From: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
To: "Zach Pelz" <ZPELZ@westlinnoregon.gov>
Cc: "Kirsten Wyatt" <kwyatt@westlinnoregon.gov>, "A. Gregory McKenzie" <gregmckenzie@att.net>, "Chris Jordan" <cjordan@westlinnoregon.gov>
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Thank you.

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR 97068
P: (503) 723-2542
F: (503) 656-4106
Web: westlinnoregon.gov

Pelz, Zach

From: chuck landskronercrm [chucklandskronercrm@hotmail.com]
Sent: Wednesday, June 27, 2012 12:07 PM
To: Wyatt, Kirsten; Pelz, Zach
Cc: Spir, Peter; Jane Heisler; 'A. Gregory McKenzie'
Subject: Re: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project
Attachments: image90a9a4.gif@c4b2ed12.6bb4444b; image001.gif

Thank you for the note. I will look forward to meeting A. Gregory McKenzie at the meeting.

From: Wyatt, Kirsten
Sent: Tuesday, June 26, 2012 2:00 PM
To: 'chuck landskronercrm'; Pelz, Zach
Cc: Spir, Peter; Jane Heisler; 'A. Gregory McKenzie'
Subject: RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Hi Mr. Landskroner –

Mr. McKenzie has been hired by the City of West Linn to facilitate meetings between West Linn citizens and the LOT Partnership. Mr. McKenzie has a long history in West Linn, including most recently conducting the five “listening tour” meetings for the City Council in fall 2011. I have courtesy-copied Mr. McKenzie on this email if you would like to get in touch with him in advance of Wednesday’s meeting.

Thanks,

Kirsten

 Kirsten Wyatt
kwyatt@westlinnoregon.gov
Assistant City Manager
22500 Salamo Rd
West Linn, OR 97068
P: (503) 722-3428
F: (503) 650-9041
Web: westlinnoregon.gov

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From: chuck landskronercrm [mailto:chucklandskronercrm@hotmail.com]
Sent: Tuesday, June 26, 2012 11:20 AM
To: Pelz, Zach
Cc: Spir, Peter; Wyatt, Kirsten; Jane Heisler
Subject: Re: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Who is Greg McKenzie???

From: Pelz, Zach
Sent: Monday, June 25, 2012 2:06 PM
To: Pelz, Zach
Cc: Spir, Peter; Wyatt, Kirsten; Jane Heisler

Subject: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Good morning,

The City of West Linn encourages you to attend a conversation with the Robinwood Neighborhood Association about the Lake Oswego/Tigard Water Partnership Project on **Wednesday, June 27th from 6 -8 pm at West Linn Lutheran Church** (20390 Willamette Falls Drive – downstairs meeting room). This will be an opportunity for Greg McKenzie, the facilitator, to meet with and hear from members of the Neighborhood Association. A [link to this meeting](#) is on the City's website.

We look forward to seeing you there,

Zach

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
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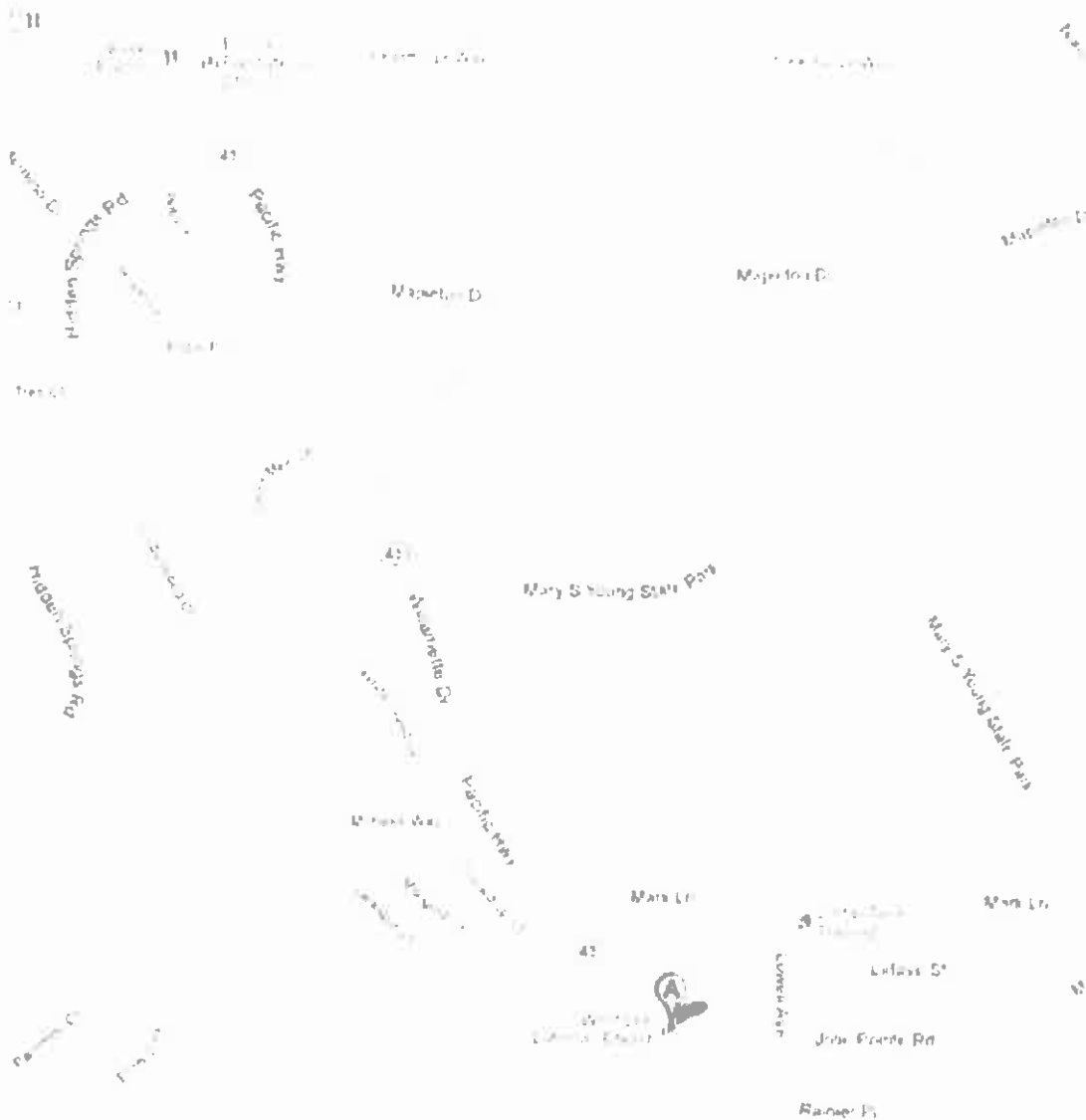
Pelz, Zach

From: chuck landskronercrm [chucklandskronercrm@hotmail.com]
Sent: Wednesday, June 27, 2012 11:36 AM
To: Pelz, Zach
Subject: Re: Correction! RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project
Attachments: image004.jpg; image849084.gif@8987f60b.d73c412d; image003.gif

Ok.....thank you.

From: Pelz, Zach
Sent: Wednesday, June 27, 2012 11:23 AM
To: chuck landskronercrm
Subject: RE: Correction! RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

No, it's just south of Mary S. Young Park, in the location shown on the map below:





Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
 Associate Planner
 22500 Salamo Rd.
 West Linn, OR 97068
 P: (503) 723-2542
 F: (503) 656-4106
 Web: westlinnoregon.gov

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From: chuck landskronercrm [mailto:chucklandskronercrm@hotmail.com]
Sent: Wednesday, June 27, 2012 11:29 AM
To: Pelz, Zach
Subject: Re: Correction! RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Is this across the street from Robinwood Shopping Center?

From: [Pelz, Zach](#)
Sent: Tuesday, June 26, 2012 4:15 PM
To: [Pelz, Zach](#)
Cc: [Spir, Peter](#) ; [Wyatt, Kirsten](#) ; [Jane Heisler](#)
Subject: Correction! RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Please accept our apologies for an incorrect address that went out in yesterday's notice of the RNA Conversation on the Lake Oswego/Tigard Water Partnership meeting. The correct address is **20390 Willamette Drive (Highway 43)**. Please feel free to contact me with questions or directions.

Have a great evening,

Zach



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We look forward to seeing you there,

Zach

Pelz, Zach

From: chuck landskronercrm [chucklandskronercrm@hotmail.com]
Sent: Wednesday, June 27, 2012 11:29 AM
To: Pelz, Zach
Subject: Re: Correction! RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project
Attachments: image92ed6d.gif@f9089170.f4df4230

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From: Pelz, Zach
Sent: Tuesday, June 26, 2012 4:15 PM
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Cc: Spir, Peter ; Wyatt, Kirsten ; Jane Heisler
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 Zach Pelz, AICP
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From: Pelz, Zach
Sent: Monday, June 25, 2012 2:07 PM
To: Pelz, Zach
Cc: Spir, Peter; Wyatt, Kirsten; Jane Heisler
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We look forward to seeing you there,

Zach

Pelz, Zach

From: Pelz, Zach
Sent: Tuesday, June 26, 2012 4:16 PM
To: Pelz, Zach
Cc: Spir, Peter; Wyatt, Kirsten; Jane Heisler
Subject: Correction! RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Importance: High

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Zach

Zach Pelz, Associate Planner
Planning and Building, #1542

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We look forward to seeing you there,

Zach

Pelz, Zach

From: Wyatt, Kirsten
Sent: Tuesday, June 26, 2012 2:01 PM
To: 'chuck landskronercrm'; Pelz, Zach
Cc: Spir, Peter; Jane Heisler; 'A. Gregory McKenzie'
Subject: RE: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project
Attachments: image001.gif

Hi Mr. Landskroner –

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Thanks,

Kirsten

Kirsten Wyatt, Assistant City Manager
Administration, #1428

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From: chuck landskronercrm [mailto:chucklandskronercrm@hotmail.com]
Sent: Tuesday, June 26, 2012 11:20 AM
To: Pelz, Zach
Cc: Spir, Peter; Wyatt, Kirsten; Jane Heisler
Subject: Re: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project

Who is Greg McKenzie???

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Zach

Peiz, Zach

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Sent: Tuesday, June 26, 2012 11:20 AM
To: Peiz, Zach
Cc: Spir, Peter; Wyatt, Kirsten; Jane Heisler
Subject: Re: Save the date: June 27, 2012 - RNA Conversation on the Lake Oswego/Tigard Water Partnership Project
Attachments: image826754.gif@82cf8a9c.85a64dde

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Sent: Monday, June 25, 2012 2:06 PM
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Pelz, Zach

From: GARY [hitesman@q.com]
Sent: Tuesday, May 22, 2012 3:49 PM
To: CWL Planning Commission; Sonnen, John
Cc: RNA Great Neighbor Committee; Pelz, Zach
Subject: Fw:CUP 12-02 LOTWP suspension

Dear Planning Director Mr. John Sonnen,

The best I have been able to ascertain about the memo (attached below) is that the suspension is not enforceable. (There appears to be one way that I briefly mentioned to Pam Beery in passing 4 weeks ago, but that should be clarified by the applicant.) And if the extension card is played, then perhaps the triggering of a "suspension" was misappropriated?

The Oversight Committee's request appears unenforceable because;

- 1.) the action requested has no basis nor appears to comply with the conditional use and design review process,
- 2.) the memo presents no new information and the "change of heart" by the Oversight Committee was triggered by panic that they were "going to lose the hearing",
- 3.) It appears the action neither provides clarity, has no precedent, or is it timely,
- 4.) The PC appears to have had it's authority breached and the action is in violation of the West Linn Charter?

As my interpretation of Oregon Land Use goes, which is as an armchair neophyte, ORS 197 does not appear to address "suspensions", and if it does, the actions of your city are not proper. The actions require your city, I believe, to deny the application.

I have reviewed the LCDC appeals process and informally asked a few questions of State staff. It appears that this delay would satisfy the minimum requirements for appeal under ORS 197.

And distribute <http://civiclomfoolery.blogspot.com/> widely and profusely. The video of the plant is on the home page and an effective communication tool clearly demonstrating what your Planning Department apparently misrepresented. Also, this process is incredibly wasteful of limited resources, poorly managed, and politically unsustainable. Imagine waiting till the Holidays to find out this process will go to LUBA! A rationale program manager has got to put that in their schedule as a contingency. I'll find out later how your city intends to cover your own costs for this fiasco later.

<http://www.youtube.com/watch?v=ZSNyiSetZ8Y>

Please provide the validation for Lake Oswego's actions SO that my future endeavors may be appropriately channeled.

Thank you for you time and consideration.
Gary Hitesman

Pelz, Zach

From: GARY [hitesman@q.com]
Sent: Friday, May 18, 2012 11:55 AM
To: Pelz, Zach
Cc: Kerr, Chris; RNA Great Neighbor Committee
Subject: Re: submission of public record material
Attachments: imagebaaee2.gif@72982417.eaab44bf

The record can be found on civictomfoolery.blogspot.com by clicking the youtube link found under the tab "Water Plant ~ Video".

You can download the file from youtube because the file exceeds 15mb.

Please state the requirement that enforces the City's claim of "must". I don't mind sharing information that I create based on the scam information the applicant was allowed to get away with. It is just unfair that the City musn't disclose it's information and neglects transparency measures. To clarify, the video(animation) that was presented it what the city is entitled to. Not the file itself. I think the correct term is .avi file.

Also, the written testimony handed out at the last meeting truncated the image I had included and left out valuable information pertinent to the communication I had delivered.

Gary Hitesman

----- Original Message -----

From: Pelz, Zach
To: 'GARY'
Cc: Kerr, Chris
Sent: Friday, May 18, 2012 9:45 AM
Subject: submission of public record material

Mr. Hitesman,

At the April 25, 2012, Planning Commission public hearing regarding CUP-12-02/DR-12-04 (Lake Oswego Water Treatment Plant expansion), you presented an animated rendering of the water treatment plant site during your public testimony. This rendering (video/file) must be included as part of the record and therefore I am requesting you submit this file to us at your very earliest convenience. I can accept email attachments up to around 15 mb or you may submit this on CD, whichever is most convenient for you.

Thank you,

 Zach Pelz, AICP
ZPELZ@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
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P: (503) 723-2542
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