

Sunset Neighborhood Association **Special Meeting Minutes**

February 9, 2016

Location: Sunset Primary School Library - 2351 Oxford St - West Linn

CALL TO ORDER

Randall Jahnsen, President of the Sunset Neighborhood Association (SNA), called the meeting to order at 7:05p.m.

PRESENT

35 members and 3 guests

The meeting attendance sign-in sheet is in our files and is available upon request.

NO SECRETARY or TREASURER'S REPORT

ANNOUNCEMENTS: On behalf of the neighborhood association, it has come to our attention that the Sunset Neighborhood Association's recent posts about tonight's special meeting of the SNA in which the Save Our Sunset Park Committee, a separate group, will be presenting their findings about the validity of the park's land swap between the city and the school district, has been perceived by some neighbors as an endorsement of the SOSPC.

We wish to make it clear that the SNA neither supports nor opposes the SOSPC.

However, we do support an open forum for pertinent neighborhood issues and invite you to share them at our regular quarterly meetings. Contrary opinions are welcome and invited.

SAVE OUR SUNSET PARK COMMITTEE (SOSPC): Randall Jahnsen introduced David Dodds who was asked to join the committee because of his experience with land use issues and with the general functioning of city government. SOSPC was formed after the October meeting with the school because of concerns regarding inconsistencies in the way the 2010 bond for the land swap was marketed to the citizens of West Linn.

The first issue David brought up is the fact that the school design as presented in 2010 varies drastically with the latest plan, specifically the 1.6 acres of Sunset Park property that was purchased by the school. The original concept was that the 1.6 acres were to be used as a staging area and returned to a park-like setting after the school was built. The latest plan shows that the acreage will now contain parking spaces, a large bio swale, and the removal of several trees. The second issue is that the special warranty deed created in 1951 when the now Sunset Park property was given to the city of West Linn specifies that the property is to be used only as a park, and that, if at any time it is not, then the property would revert back to Crown Zellerbach (successor is now Georgia Pacific). This reversion expires if not renewed every 30 years, which is the case today. This is per Oregon laws, also known as ORS. What is of interest is that none of this was discussed or made public when the subject of the land sale was first contemplated.

The school district has submitted their application to the City planning commission and the first land use hearing will be held March 16th. The application is for a conditional use permit, with appropriate variances as needed.

David noted that the IGA (Inter Governmental Agreement) does not provide any assurance that the 1.6 acres of park property purchased will be maintained as a recreational park, as was originally promoted to the public.

SOSPC CO-CHAIRS:

Richard Varvel: His concerns were the two issues mentioned by David. He also said that the special warranty deed states that the “Grantee (the City) shall warrant and forever defend the premises and every part and parcel thereof...”

Carrie Hansen: She discussed the various ways citizens can help. For example, written testimony at the March 16th meeting. In order to prevail in a quasi-judicial land use hearing, one has to base their positions on specific land use code requirements. Therefore, expert witnesses and an attorney versed in land use law are needed, both of which will require monetary support.

Donations:

1. Make check payable to Richard Varvel
Drop off at Bank of America:
Routing # 323070380; Acct # 485010677213 ****please note Change in acct #**
OR
Drop off at Carrie Hansen
4760 Bittner St; (503) 964-1029
2. For Debit/Credit
Gofundme
<https://www.gofundme.com/saveoursunsetpark>

Richard Varvel (503) 655-5322
Carrie Hansen (503) 964-1029
Sunsetparkgoers@gmail.com

Facebook: Save Our Sunset Park

Concerns and questions brought up:

1. Are there any mandates that require changes into the square footage of the buildings based on projected population growth? We don't know - check with the school district.
2. The number of trees in the development plan that are proposed to be cut down is approx. 70+; not all Douglas fir, some small like maples, alders, cherry trees, etc. However sometimes the specifications in the development plan are adjusted during city approval and final implementation.
3. Why is the plan that was presented to the voters in 2010 vastly different than the one presented 2015 with respect to the 1.6 acres purchased? No answer.
4. How is it that if the land was donated to the city by Crown Zellerbach with the restriction that it to be used only as a park, that it can now be used as non-park? The simple answer is that the reversion clause in the deed is no longer applicable because it was not renewed.

5. Even though trees will have to be cut down, the school and/or city will replace some of them. It was noted that the bio swale could potentially damage trees that are close by because of the amount of associated water.
6. Why is the bio swale being proposed at the location as per the plan? We are not sure however, in order to make it function properly, it must be dug down 4 feet below the surface. Also, there will be a 4 foot diameter storm water pipe from the bio swale connecting to the current drainage pipe on Bittner.
7. The question was raised as to why the 2015 plan presented at the May pre-app meeting did not include the specifications for the bio swale and the required number of parking spaces. The science of bio swales and the rules regarding the number of parking spaces have been known for years, yet all of this was ignored in the May 2015 plan. Why are we now in this February meeting trying to solve problems that should have been addressed by professionals paid by our tax dollars? No answer.
8. Was the May 2015 plan the result of budget changes or something else? We don't really know, but the fact that it differs from the concepts presented for the 2010 bond vote show an act of bad faith. If the school and the city felt that the May 2015 plan was unrealistic, it never should have been made public.
9. There were SNA members who voiced contrary or neutral opinions to the SOSPC.

Conclusion:

The March 16th land use hearing at city hall is your next and final opportunity to voice your opinion regarding the future of Sunset Park.

The SOSPC is urging SNA members to join their group and contribute/donate to their fund and attend their regularly-scheduled meetings; this is an effort to present their concerns to the city on or before the land use hearing on March 16, 2016.

ADJOURNMENT

With no further business before the SNA, the President adjourned the meeting at 8:24pm.

****Next quarterly meeting Tuesday, April 26, 2016 @ 7pm****

- www.Nextdoor.com - resource to get to know your neighbors and to communicate
- *Facebook* page – Sunset Neighborhood, West Linn, OR (community)

SNA OFFICERS

President,	Randall Jahnsen	SunsetNA@westlinnoregon.gov
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Secretary/Treasurer,	Doreen Vokes	SunsetNA@westlinnoregon.gov

For association info and meeting minutes, or for general city information, visit
www.westlinnoregon.gov