

President Kathie Halicki called the meeting to order at 7:01.

The minutes of the January meeting were approved as found online.

The treasurer's balance is \$2,452.55

Land Use the proposed two-story structure next to **1593 WF Drive** was presented again to answer questions. Parking in the area has been so heavily impacted by the food carts that occupants parking may be difficult. There will be street parking available on 15th and in a deep garage opening on Knapps' Alley. The new structure will have ground floor office and 3 rentals units upstairs. The connection for water and sewer will be from the alley which may likely be paved. The building will be compatible with its historic cottage neighbor.

1919-1949 WF Drive, a proposed ICon building requested storage space on its roof. The Historic Review board deemed this in defiance of the code because it exceeds the height allowed. Should this area be used as restaurant space, neighbors worry that noise and lighting at night will be disruptive. This will go before the Planning Commission on 2/21/24 at 6:30 at City Hall and via Webex.

1317 7th street is the area below WF Drive and next to the river that includes the paper mill holding pond. The owner presented some ideas he had for development that included "middle" housing, a fabricated lagoon, and commercial areas. (see attachment from Kathie Halicki)

Notes from 2/8/2024 meeting with Bob Schultz

All of this is proposed. So far he has only requested to consolidate 23 lots to 5 (I think).

Forward Vision Development – Rivanna Beach This is by no means a done deal nor a fully flushed out plan. This is all preliminary.

He plans on "economically sustainable housing". Middle income (duplex, triplex, ADU) ADU on the first floor with duplex or triplex above. Might build housing on contaminated land, but not tell perspective owners. 2 car garages for all units. 5 acres of solar panels on roofs of houses. Electricity to be stored in a battery on site. All traffic to come off of 4th St. Is hoping to make 4th one way.

Elevated river walks from 4th to 7th.

Wants to "naturalize" the area. Wants to work with neighborhood.

Does not know how traffic is to be controlled. (Knew nothing about tolling).

Parking underground with a park on top of hotel.

8 ft. of sludge. Recycle sludge on site then use in concrete as a soil stabilizer. Talked about drying out sludge and incorporating it with grass. Did not answer how sludge would be dried out. When dry, sludge would be 1/10th its current size (so about 10 inches). DEQ is, allegedly, supportive. Would not be done by mechanical means. 15 ft. down there would be a liner then would add a protective liner on top. He would create a rectangular donut with the middle being a "crystal blue lagoon" with white sandy beach all around. Around the donut would be parking. Swimming and boating would take place in crystal blue lagoon. Had not considered pollution from wildlife, nor Canadian geese taking up residence nor the coyotes.

He will do nothing to the Willamette River nor Bemet Stream. Keep them natural. He says he is 200 ft. from the Willamette. We all know that rivers don't stay in their beds, they change with weather conditions. What about the salmon and lamprey habitat on the Willamette? He is allegedly, using Pacific Habitat and Wildlife Services to guide him.

There would be some commercial (boutique hotel and spa). Multipurpose sports field.

Phase 1 is not contaminated (5th St.).

Has goals he would like to abide by.

Several of my concerns are the toxic sludge, the storage of the battery, traffic, upkeep of lagoon and beach (how and how often). He did not explain how he would "dry out the sludge". What if there is an earthquake, does that then release said toxins into water and land? Also, building on contaminated not informing perspective owners (tainted water and increased cancer rates to name but a few things that happened back east when housing was built on contaminated land). What about wildlife and their habitat?

Volpp Street design plan is available for viewing February 22 at the police department.

Public Works Erich Lais and Luke Borland present a graphic design for the revised improvements on Willamette Falls drive at Fields Bridge Park. They explained that contractors are already committed to the work which will proceed this summer. The roadway will be moved 4' to the south to accommodate the north side sidewalk and bike path. In so doing the slopes into the park will have retaining walls of cement blocks as well as concrete and soil nails. Neighbors expressed concern again saying the project is overbuilt and will disrupt the park's natural ambience.

Speed signage is now unclear but will be fixed soon. The 'Welcome to Willamette' sign may have to be replaced if its wood is rotten.

Main Street a bike repair kiosk will be built on the corner of 11th and WF Drive. It will be made of wood and container repair materials and shelter for cyclists.

March 17 A St Patrick's Day Walk is planned in Willamette.

The WL Food Pantry is in need of canned fruit, canned beans and dry cereal. They appreciate the continued support of the WNA.

General info

A request for \$100 funds to send flowers to Gail Holmes was presented. This will be up for a vote at the March meeting.

A request for a 'discretionary' fund of \$200 be established for emergencies.
This must be okayed by the city manager.

A Historic Home Ownership Workshop will be Feb 27, 6 to 8, in City Hall
A Homeowner's Repair Workshop will be Feb24,

The bright field lights at Athey Creek school were questioned since bright lights at night were not part of the initial agreement and therefore the school needs to be questioned.

The next WNA meeting will be at the Adult Community Center and via zoom, on March 13 at 7:00

The meeting adjourned at 8:45
Elizabeth Rocchia
Secretary