

River Plan / North Reach

Responses to comments on the Proposed Draft
February 24, 2009

TOPIC: Other

1. BRIEF SUMMARY OF COMMENTS ON THE TOPIC: This packet contains comments related to topics not included in other areas. One requests that the Linnton area be exempted completely from the River Plan. Other comments suggest that River Plan does not appropriately balance job creating investments with natural resource enhancements, that the comprehensive plan policy changes for the Central Reach need to be refined, that the Siltronic Corporation site be exempt from Goal 15 requirements, and that the action agenda be prioritized.

2. STAFF PROPOSED AMENDMENTS IN RESPONSE TO COMMENTS

a. Amendments for Discussion with Planning Commission

No amendments are proposed that staff believes Planning Commission needs to discuss.

b. Minor Amendments

No minor amendments are proposed.

c. Technical Amendments

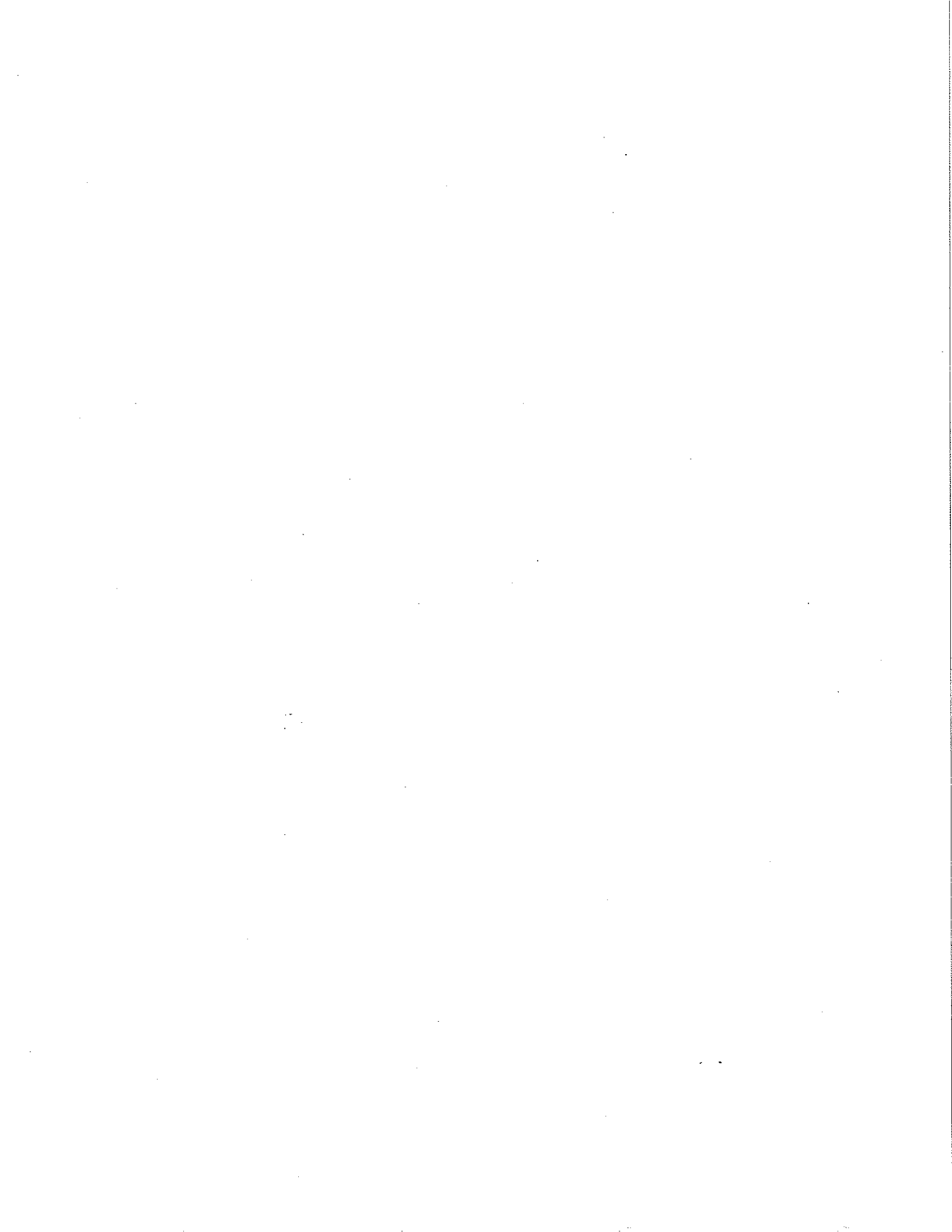
No technical amendments are proposed.

3. COMMENTS THAT DO NOT REQUIRE AMENDMENTS

Comments and responses are attached.



3. PUBLIC COMMENTS THAT DO NOT REQUIRE AMENDMENTS



Report of River Plan Comments

Topic 1: Other Topic 2: All Topic 3: All Comment Type: No edit required
Comment ID: All Staff Entered: All Commentor: All Hearing Date: All
Geo Area: All Volume: All Document Edited?: All TOC Section: All
Staff Assigned: All Comment Addressed?: All Individual Review: All

Topic 1: Other

Comment ID:	7	Commentor:	NW Industrial Neighborhood Association
Comment:	NINA has testified on more than one occasion on the importance of improving the zoning code so as to encourage job creating investment AND enhance the natural resources in a meaningful way. Unfortunately, the draft plan does not accomplish the intended goals.		
Response:	The River Plan includes an extensive list of investments that will improve conditions for industry, includes a new zoning code that is clearer and more streamlined, and provides in lieu fee options for certain natural resource requirements that will result in meaningful protection and restoration.		
Comment ID:	203	Commentor:	Bureau of Development Services
Comment:	The City has identified an impressive compilation of work, although the plan does not give a sense of priority to the large list of potential actions.		
Response:	While we support prioritization of actions, we are not able to do this for all actions. Some of the economic prosperity amendments are prioritized, others depend on staff and budget capacity to conduct the work. The watershed health--restoration site projects are dependent a number of things including contaminated site clean up and property owner willingness and others depend on staff and budget capacity to conduct the work. Access actions depend on feasibility studies and staff and budget capacity to conduct the work. The riverfront communities actions area prioritized by time. The working with our partners actions are prioritized by time but also tied to staff and budget capacity to conduct the work. Staff will add additional priorities as they are determined.		
Comment ID:	332	Commentor:	Central Eastside Industry Council - Peter F. Fry
Comment:	The objective for the Central Reach is too generic and does not express the barriers including the Westside seawall and opportunities that the Central City presents.		
Response:	The Comprehensive Plan objective for the Central Reach that appears in the River Plan / North Reach comes directly from the River Concept endorsed by Council. That Objective will be the starting point for planning in the Central Reach and will likely be amended when that plan goes to City Council.		
Comment ID:	362	Commentor:	Siltronic Corporation - Neil J. Nelson
Comment:	To the extent that Statewide Planning Goal 15 applies to our property, LDC's "reasons" exception rule allows an exception to Goal 15 application where the proposed use will provide a "significant public benefit." We believe the City acknowledged the significant public benefit Siltronic brings to the City when it sold the land to us. Imposition of additional environmental regulation may compromise our ability to provide ongoing and new jobs for the region.		
Response:	Staff have met with Siltronic Corporation and are working on a development agreement to provide them with greater certainty for future development. Staff will explore the "reasons" exception rule as it may relate to Siltronic as part of the preparation of the development agreement.		

Comment ID:	380	Commentor:	Pat Wagner
Comment:	What I'm asking of you is for you today to request that the 37 contentious acres of Linnton, where the Linnton mill site lies, where Linnton has the dream of a mixed-use community with less than 100 households or whatever it takes, some river access, be exempted completely from the River Plan - so the 37 acres just be a complete exemption.		
Response:	In August 2006, City Council voted 3-2 to retain industrial zoning on this area and stated that no further action be taken to pursue changing the comprehensive plan designation or zoning. Staff does not feel comfortable revisiting this decision although Planning Commission or City Council could reconsider.		