

**OWANA Steering Committee
Special Meeting
June 8, 2002**

Members in attendance: Margaret Bruch, Nancy Toelle, Sarah Uribe, Daniel Traverso, Stella Powell, Charles Price, Katie Crago, Saralyn Stewart, Katy O'Neill

Guests: Dick Reeves, David Vitanza, Brad Schlosser, Jim Sud

Margaret called the meeting to order at 10:10.

It was verified that everyone had read the attachment to the Nokonah settlement. Margaret clarified that she will sign the Nokonah settlement (ADDENDA 1&2 to these minutes—Margaret will sign only ADDENDUM 1, ADDENDUM 2 was the original, and rejected, replacement paragraph 2) and Jim Cousar will sign the attachment (ADDENDUM 3 to these minutes).

Daniel Traverso made a motion that the Steering Committee instruct Margaret to sign the settlement. The motion was seconded by Stella Powell. Motion carried with one abstention.

Dick Reeves thanked us and left.

Nancy Toelle reviewed the options of the OWANA Steering Committee in the matter of variances: to support in the absence of opposition of neighbors and when the variance is consistent with the Neighborhood Plan, to oppose or not oppose when the variance is in conflict with the Neighborhood Plan. The issue on the 6th and Lamar variance is height on Lamar which places it in conflict with the Neighborhood Plan, therefore the only options available to the Steering Committee are to oppose or not oppose.

David Vitanza described the project. He said that his company would be willing to put a commitment on paper to use the height variance only on the office structure at Bowie and Sixth, and to have that attached to the site plan.

Daniel Traverso stated that the variance request comes on the heels of a number of events: the Nokonah building which was built in ways contrary to the presentation made to the Steering Committee at the time, the LIC/Sandy Beach project and a vote taken by the general membership which references a consistent position on height variances.

Stella Powell noted and voiced concern over the change to the Westbound view approaching the intersection at 6th and Lamar.

Nancy broached the idea of having the principals agree to the current proposal's building orientation, in other words guaranteeing that the project would not be flipped or redesigned so as to place variance-allowed height on Lamar. She also proposed that 6th and Lamar be more heavily landscaped than required.

Katie Crago stated concern over how we could enforce such an agreement.

Discussion ensued about the location of minutes and how the Steering Committee could verify the wording of the general membership vote. It was determined that the historical minutes were in Laura Morrison's home and she was out of town. Even though Dave Sullivan had apparently originally made the motion in question, his most recent suggestion was to consider "getting some leverage" since the "12 ft Vitanza asks for is small." He also made the observation that if the SE corner was screened with trees, the proposed set back would be better than a building "120 ft tall right on the corner." It was clarified that the Steering Committee was bound by the minutes, not Dave Sullivan's or anyone else's memory.

Daniel Traverso made a motion that we oppose the variance.

Motion was seconded.

Discussion followed in which Katy O'Neill stated that without access to the prior decision of the membership, the steering committee was encumbered: anyone inclined to not oppose the variance could not be sure they were not in conflict with a prior decision, anyone opposed by virtue of the prior decision could not be sure to be consistent with the intent.

Daniel Traverso withdrew his motion.

Katy O'Neill made the following motion: Steering Committee takes no action. However, if minutes can be located clarifying the position of the general membership, an additional e-mail vote can be taken on a motion presented by e-mail.

Motion was seconded

Discussion followed which primarily focused on how the steering committee might make its concerns more clear to the Board of Adjustment, in the absence of a oppose/do not oppose letter. Especially important is the fact that the 10 day notification period maintained by the city regarding variances puts neighborhoods in the position of not having enough time to gather information and make informed decisions.

Motion passed 7-1.

Nancy asked if Whole Foods would be willing to share parking with the other merchants in the area. Jim said that they needed all their parking and had none to spare at a time that would be useful to others. He did say that they would be willing to work with other area merchants on developing other parking options. David said that he was involved with plans to that effect that were already in process.

(Please note that Stella Powell left shortly after 9:30 and Charles Price arrived shortly before 10:00).

Katy O'Neill left at 10:25, Daniel Traverso and Sarah Uribe left at 10:40.

Meeting was adjourned.

Addenda – Please see the OWANA Secretary for addenda to these minutes.