



# William L. Rasmussen

Partner

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**“My favorite projects involve doing what others say is impossible. I use close collaboration with our clients, a deep knowledge of their industries, and a focus on their end goal to help develop and implement creative, real-world solutions to difficult problems.”**

William L. Rasmussen practices Oregon administrative law with concentrations in land use, real estate, and regulatory matters. He represents clients in complex proceedings involving state and local governmental bodies.

Will is skilled at guiding projects to completion through the nuanced interplay of federal, state, and local laws and politics. Will has extensive experience in managing applications to change state and local laws, as well as successfully obtaining approval to develop large or complex parcels. Will has obtained countless approvals for development in the Portland metro area, along the Oregon coast, and in many other Oregon cities and counties. He has successfully defended a wide variety of approvals and overturned land use ordinances at the Oregon Land Use Board of Appeals.

Additionally, Will has developed extensive experience in several related areas of administrative law, such as Oregon’s public records laws, Administrative Procedures Act and state agency regulations. He has represented clients in a diversity of permitting, enforcement, and appeal matters before City of Portland bureaus and offices, including the Bureau of Development Services, Bureau of Environmental Service, Bureau of Planning and Sustainability, Bureau of Revenue, Bureau of Transportation, Housing Bureau, Water Bureau, Hearings Office, Revenue Office, and City Council.

Will approaches his clients’ projects with a goal-oriented approach that he developed during his time in the business sector. Prior to his law career, Will was an adviser with UBS. He also interned with U.S. Senator Ron Wyden and remains involved with civic affairs in Oregon through the Portland Metro Chamber, Oregon Business & Industry, and Oregon State Bar. He has been selected by his peers for inclusion in *The Best Lawyers in America*<sup>®</sup>—the oldest peer-reviewed publication in the legal profession. He is also on the firm’s executive committee and a past chair of its recruiting and partnership committees.

## Education

J.D., University of Washington School of Law, 2006

- Moot Court Honor Board

B.A., University of Washington, business administration, minors in political science and art history, 2002

## Bar Admissions

Oregon, 2006

## Professional Activities

- Portland Metro Chamber
  - Past Board Chair
  - Board Executive Committee, Member
  - Government Relations Executive Committee, Member
- Multnomah Bar Association, Member
- Oregon State Bar
  - Real Estate and Land Use Section Executive Committee, Past Chair
  - Land Use Legislative Committee, Chair, Past Chair
- Oregon Business & Industry
  - Member, 2012-present
  - Good Government Committee, Past Chair
- Oregon Liquor Control Commission
  - Marijuana Advisory Committee, Member, 2020-present

## Civic Activities

- Central City Concern
  - Board Member
  - Real Estate Committee, Member
- Morrison Child & Family Services
  - Past Board Chair
- University of Washington Alumni Association (UWAA), Portland Chapter
  - Past Board Chair
- University of Washington Board of Regents, Past Board Member
- Oregon Sports Authority, Education Committee

## Representative Experience

### Administrative Law

- **Oregon Administrative Law Counsel.** Represented clients in a diversity of matters before Oregon administrative agencies, including the Department of Energy, Department of Environmental Quality, Department of Geology and Mineral Industries, Department of Land Conservation and Development, Department of Transportation, Environmental Quality Commission, Forestry Department, Land Use Board of Appeals, Liquor and Cannabis Commission, Office of Administrative Hearings, Parks and Recreation Department, State Lottery, and Water Resources Department.
- **Portland Administrative Law Counsel.** Represented clients in a diversity of permitting, enforcement, and appeal matters before City of Portland bureaus and offices, including the Bureau of Development Services, Bureau of Environmental Service, Bureau of Planning and Sustainability, Bureau of Revenue, Bureau of Transportation, Housing Bureau, Water Bureau, Hearings Office, Revenue Office, and City Council.
- **Recycling Regulatory Counsel.** Advise state selected Producer Responsibility Organization on compliance with Oregon's Plastic Pollution and Recycling Modernization Act and all aspects of regulatory compliance.
- **Lottery Enforcement Response.** Respond to enforcement actions by the Oregon State Lottery, including appeal and negotiation with Oregon State Lottery to obtain withdrawal of lottery retailer contract termination order.
- **Lottery Licensing.** Obtained lottery retailer contract approval at sensitive Oregon State Lottery retail locations.
- **OLCC Enforcement Response.** Appeal alleged violations of Oregon Liquor Control Commission rules and, when appropriate, obtain dismissal of alleged violations, including allegations of permitting unlawful activity.

- **OLCC Licensing.** Obtained liquor license for retail establishments in sensitive locations and appeal proposed restrictions on liquor licenses.
- **Cannabis Counsel.** Provided ongoing counsel to the leading cannabis retail, production, and processing companies, including delivery of positive outcomes for business transaction, real estate, litigation, regulatory, and enforcement issues.
- **Public Records Counsel.** Successfully compelled production of public records and blocked the release of confidential records requested under Oregon's public records laws. Represented clients at all levels of public records disputes, including within the custodian public body, before the district attorney and attorney general, and in court. Developed deep knowledge of Oregon public records laws and strategies to encourage or discourage the release of records.

### Land Use

- **Coastal Development.** Obtained the first ever Oregon Statewide Planning Goal 18 exception to place ocean-front protective structures to prevent catastrophic loss of prominent resort from erosion.
- **Zoning and Comprehensive Plan Change Applications.** Managed applications to change zoning and comprehensive plan designations, and for development of large parcels inside Metro Urban Growth Boundary.
- **Transmission Line Development.** Successfully represented electrical company in obtaining land use approvals through sensitive areas for regional transmission lines necessary to meet reliability standards.
- **Residential Land Development.** Obtained permits for and successfully defended application for residential development in Portland, Beaverton, Tigard, Hillsboro, Lake Oswego, West Linn, Cannon Beach, Bend, and many other Oregon cities and counties. Successfully defended approvals at the Oregon Land Use Board of Appeals.
- **Land Use Appeals.** Represented public and private parties in appeals before local hearings officers, elected officials, and the Land Use Board of Appeals.
- **Land Use Permitting.** Obtained conditional use, subdivision, partition, property-line adjustment, variance, master plan, development agreement, and other land use approvals to meet client goals for development projects.
- **Aquatic Habitat Restoration Counsel.** Advised Northwest tribes on real estate, land use, and regulatory requirements to breach federally permitted dikes and allow tidal inundation of lands to facilitate salmon habitat restoration.
- **Revetment Permitting.** Successfully obtained permits from local jurisdictions and the Oregon Parks and Recreation Department to place ocean-front protective structures to prevent coastal erosion in front of resorts, commercial properties, and oceanfront homes.
- **Rural Development.** Obtained statewide planning goal exception, zoning map amendment, and comprehensive plan map amendment to facilitate industrial development on rural land.
- **Complex Development Due Diligence.** Assessed feasibility of obtaining all local, state, and federal permits necessary to develop multibillion-dollar energy facility, including timeline for permitting sequence and assessment of risk of denial for key project components.
- **Transportation Development.** Advise Portland's regional transportation agency on infrastructure permitting and condemnation.

### Energy

- **Fuel Distribution Counsel.** Ongoing counsel to primary fuel suppliers of the Pacific Northwest on local and state legislative matters.
- **Energy Permitting.** Obtain local approvals to expand infrastructure for traditional energy companies.
- **Legislative Appeals.** Twice successfully appealed City of Portland ordinances targeting fuel infrastructure projects, invalidating the ordinances.

- **Renewable Energy Development.** Prepared easements and address land use issues for wind and solar development projects.
- **Wave-Energy Counsel.** Counseled nonprofit with the mission of promoting wave energy in Oregon to help streamline the process for siting wave-energy projects in Oregon.

### Recycling Counsel

- **Recycling Modernization Counsel.** Advise state selected Producer Responsibility Organization on compliance with Oregon's Plastic Pollution and Recycling Modernization Act and all aspects of regulatory compliance.
- **Siting Recycling Facilities.** Successfully represent clients in siting recycling facilities compliance with state and local laws.
- **Recycling Enforcement Response.** Represent recycling clients responding to alleged regulatory violations.

### Real Estate

- **Complex Lease Agreements.** Represented landlords and occasionally tenants in drafting and negotiating lease agreements for multifamily, office, retail, industrial, farm, and raw land properties.
- **Complex Easement Drafting.** Prepared easements to address client access, maintenance, utility, and use needs.
- **Complex Real Estate Transactions.** Structure purchase and sale agreements for development land, partially entitled land, and unique real estate subject to site-specific government approvals.
- **Real Estate Acquisition and Redevelopment.** Assisted nonprofit client with hotel acquisition and redevelopment into transitional housing, including all aspects of due diligence and collaboration with their funding partner.

### Publications

- "Oregon to Implement First Broad-Reaching EPR Recycling Law in the US," Miller Nash (Dec. 2024)
- "Oregon County Adopts Historic Goal Exception Allowing Beachfront Protective Structures," Miller Nash, *From the Ground Up* (Dec. 2021)
- "COVID-19: Cannabis Industry Resources," Miller Nash Graham & Dunn (Mar. 2020)

### Presentations

- "The Year in Review," City Club of Portland, Friday Forum (Dec. 2019)
- "Oregon State Bar Land Use Legislative Update," Oregon State Bar, RELU Annual Summer Conference (Aug. 2019)
- "Oregon State Bar Land Use Legislative Update," Oregon State Bar, RELU Annual Summer Conference (Aug. 2018)
- "Oregon State Bar Land Use Legislative Update," Oregon State Bar, RELU Annual Summer Conference (Aug. 2017)

### Recognition & Honors

- Selected for inclusion in *The Best Lawyers in America*<sup>®</sup> (Portland, OR)
  - Land Use and Zoning Law, 2020-present
- Recipient, Portland Chamber of Commerce Chair's Award for Public Service, 1998

### Personal Activities

Will stays busy between family, work, and community. Most of his free time is dedicated to his wife, Kathryn, daughters Grace and Lottie, and Dobermans Teddy and Izzy. Will enjoys being engaged with civic affairs and playing board games with friends. He lives on the edge of town and relishes the opportunity to use his 32-inch chainsaw after big storms.