



PLANNING COMMISSION PUBLIC HEARING

DATE: APRIL 7, 2010

FILE NO.: DR-09-11/VAR-10-01

**REQUEST: CLASS II DESIGN REVIEW FOR NEW CITY
PARK WITH CLASS II VARIANCE REQUESTED
FOR DRIVEWAY WIDTH**

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**CITY OF WEST LINN
PLANNING & DEVELOPMENT
STAFF REPORT**

TO: West Linn Planning Commission (for April 7, 2010 meeting)

FROM: West Linn Planning Staff (Tom Soppe, Associate Planner)

DATE: Report completed March 24, 2010

FILE NO: DR-09-11/VAR-10-01

SUBJECT: Class II Parks Design Review for proposed active-oriented City park, with Class II Variance requested for driveway width due to width of tract along Rogue Way right-of-way.

Planning Director's Initials TS for JS City Engineer's Initials KQL

SPECIFIC DATA

**OWNER/
APPLICANT:** City of West Linn Parks and Recreation, 22500 Salamo Road, West Linn, Oregon 97068

LOCATION: 2280 Rogue Way

SITE SIZE: 2 acres

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 2-1E-35AC, Tax Lot 14800

ZONING: R-10 PUD

**COMP PLAN
DESIGNATION:** Low Density Residential

**APPROVAL
CRITERIA:** CDC Chapter 56, Parks Design Review; Chapter 75 Variance.

**120-DAY
PERIOD:** The application was complete upon the submittal of materials on February 22, 2010. Therefore, the 120-day period ends on June 22, 2010.



PUBLIC NOTICE: Public notice was mailed to the Savanna Oaks and Willamette neighborhood associations and to affected property owners on March 12, 2009. (The site is in the Savanna Oaks neighborhood and the Willamette neighborhood lies approximately 500 feet away.) The property was posted with a sign on March 15, 2009. The application has also been posted on the City's website. Therefore, notice requirements have been satisfied.

EXECUTIVE SUMMARY:

Site Conditions

The property is owned by the City as it was purchased from the developer of the Douglas Park Planned Unit Development (PUD) (file AP-07-05). The site comprises two acres in the northwest part of the Douglas Park PUD plat, as depicted in the hatched area on the vicinity map below. It is the open space area set aside as part of the PUD approval. The proposed park site and the entire Douglas Park PUD are in the Savanna Oaks neighborhood (formerly called the Tanner Basin neighborhood). The Willamette neighborhood is approximately 500 feet west of the park site (Tannler Drive is the border between these two neighborhoods in this area).

The property is higher in elevation than the land immediately around it. An open plateau comprises the center of the site, with the highest point located at the site's east corner (see Exhibit PC-10, Page 88). The site slopes downhill gently to the northeast and southeast towards Haskins Road and Rogue Way, respectively. The site slopes somewhat more steeply downhill to the southwest, where the property lines of the site come to a triangular point. A stem of the site connects the site to Haskins Road to the northeast whereas a wider stem of the site provides a tangential border along the curve of Rogue Way on the southeast. Many of the existing trees are located in the southwestern and southeastern sections of the park and along the site's eastern edge.





Project Description

The applicant proposes an active-use park to serve the Savanna Oaks neighborhood and surrounding areas. The proposal of a park at this location fulfills the 2007 Park, Recreation and Open Space Plan's designation of this general area of town for a new park (see Figure 6 Proposed Park System in the park plan). The park is proposed to contain a picnic shelter/restroom building, a separate picnic shelter, several art and public gathering features, playground equipment, a basketball pad, a water feature, and a viewpoint at the southwest corner of the park overlooking the Tualatin River Valley. Paths are proposed to link these features with each other, to Haskins Road, and to the driveway and 4-space parking area off of Rogue Way. There will be landscaping throughout the park and all significant trees will be retained. The applicant proposes a two-way driveway off of Rogue Way as the motor vehicle ingress/egress to the proposed parking lot. The site's frontage along Rogue Way is 20 feet wide, and the frontage along Haskins Road is 19.5 feet wide. CDC 48.040 requires two-way driveways to be a minimum of 24 feet wide. The applicant has applied for a Class II Variance for reduced driveway width. The applicant proposes the driveway to be 14 feet wide at its intersection with Rogue Way, increasing in width gradually as it reaches the parking area. See Page 33 of Exhibit PC-6 for the specific calculations that led to this proposal, and see Finding No. 26 below and Condition of Approval 4 below for Planning staff's proposal requiring the full 20 feet of the entrance to be driveway. The code could be met without a variance if a one-way driveway (which can be 15 feet wide) went through the park connecting Rogue Way to Haskins Road. Findings 22 through 28 discuss the rationale for the variance (and why the two-way driveway was selected over the one-way driveway) and its compliance with the variance criteria, as do pages 79-81 (planning staff page numbers) of the attached applicant's submittal in Exhibit PC-8.



Surrounding Land Use

The subject property is zoned R-10. All areas immediately southwest of Haskins Road are zoned R-10 while all areas immediately northeast of it are zoned R-7. Throughout this part of town, there is much R-7 and R-10 land, most of it developed to near capacity but including scattered large-lot parcels. Downhill a few blocks to the south and southwest are commercially zoned areas and R-2.1 zoned areas close to I-205. Just southeast of the Douglas Park PUD is an unincorporated "county island" consisting of a single parcel bordering Haskins and Salamo roads. The parcel bordering the park to the northwest has one large residence; it is R-10 zoned but has over 90,000 square feet of land. Within the residential sections of the Douglas Park PUD, which lie south and east of the site, some lots have been built on already.

Approval Criteria and Analysis

As noted above, the site is zoned R-10. Community recreation is a permitted use outright in the R-10 zone. New parks require a Class II Parks Design Review permit, subject to the approval criteria listed in Section 56.100 in CDC Chapter 56. This proposal, with conditions of approval, can meet the criteria on site with the exception of CDC Subsection 48.040(A)(1) which requires two-way driveways for non-residential uses to be 24 feet wide. As previously noted, a Class II Variance is needed to allow the proposal to be non-compliant with this criterion. The approval criteria for the variance are in Section 75.060 of CDC Chapter 75.

PUBLIC COMMENTS

No public comments have been received as of the publishing of this staff report.

RECOMMENDATION

Based upon staff findings and findings contained in the applicant's submittal in the City record, staff finds and recommends that there are sufficient grounds to approve this application with the following conditions:

1. Expiration of Approval. This approval shall expire 3 years from the effective date of this decision.
2. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the site plan on Page 89 of Exhibit PC-10.
3. Natural Materials. Natural materials, consistent with Page 85 of Exhibit PC-9, shall be used and the exterior of the proposed structures shall have earth tone colors.
4. Driveway Width. The driveway shall be designed to be 20 feet wide with no curbs within the stem connecting the site to Rogue Way, widening as much as possible up to 24 feet between this stem and the parking area, and containing curbs except within the stem.



SUPPLEMENTAL FINDINGS

DR-09-11/VAR-10-01

APPLICABLE REGULATIONS AND ASSOCIATED FINDINGS

CHAPTER 56 PARKS AND NATURAL AREA DESIGN REVIEW

56.100 APPROVAL STANDARDS - CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II parks design review application.

A. Park classification. The proposed park and park programs shall conform to, and agree with, the Parks Master Plan and the parks definitions of section 56.015. Re-classifying the purpose of a park and the programs shall require an amendment to the Parks Master Plan.

Park facilities that are not discussed in the Parks Master Plan shall be classified using the criteria of CDC 56.015 and the Parks Master Plan. Once the classification is made, the approval criteria shall take into consideration those program needs and the standards for the specific park type and evaluate the application accordingly.

FINDING NO. 1

The Parks Master Plan designates a neighborhood park for this general area of town, and this is the site that was able to be purchased from a private land owner by the City to fulfill this designation. The park is an “active-oriented” park. The criterion is met.

B. Visual and physical accessibility. Many of the City’s parks suffer from inadequate visibility such as Sunburst Park and North Willamette Park, surrounded as they are by housing. Increased frontage on streets allows greater use of on-street parking and less park space being used for parking. The surrounding streets also provide transitions between on and off-site activities as discussed in section 56.100(C)(5). Physical access is also facilitated by having good cognitive locations that can be safely accessed by bike paths and sidewalks. Improved visual access amplifies the investment and positive benefits of parks in that many people who do not stop the car and actually use the park, derive emotional benefits by exposure to scenes of open space, trees, and grass fields in a world increasingly dominated by built environments.



FINDING NO. 2

This site within Douglas Park PUD was chosen by the Parks and Recreation Department as an appropriate location for an active-oriented park. The developer designed the PUD subdivision in a way that that only provided a small amount of street frontage for the area designated for the park. The PUD was approved based on its compliance with chapters 24 and 85 (and 75 due to a floor area ratio variance), not based on Chapter 56. While this was the proper process to approve the PUD, it did leave the park site within the PUD lacking in some of the qualities identified in the language above. However, the design of the park and the location of its access drive and proposed signage make the best of the location of the site within the neighborhood. The park is on higher ground than the areas around it, and is more visible than it would be if the site had a similar lack of street frontage but was at the same elevation or lower than its surroundings. The park will be accessible from two separate streets. The language above, which contains no standards or specific requirements, is met as best as possible given the site.

C. Relationship to the natural environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at the direction of the City Manager.

2. All heritage trees, as defined in the Municipal Code, all trees and clusters of trees (cluster is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections 2(a-c) below. It is important to acknowledge that all trees are not significant.

a. Areas of the park that include non Type I and II lands shall protect all heritage trees, all significant trees through the careful layout of streets, building pads, playing fields, and utilities. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (b) below. Exemptions of subsection (c) below shall apply.

b. Areas of the park that include Type I and II lands shall protect all heritage, significant and nonsignificant trees. Groundcover, bushes etc. shall be



protected and may only be disturbed to allow the construction of trails or accessing and repairing utilities. Exemption of subsection (c) below shall apply.

3. In the case of natural resource areas, the topography shall be preserved to the greatest degree possible. Conversely, in non-natural resource areas, it is recognized that in order to accommodate a level playing fields in an active-oriented park, extensive grading may be required and the topography may be modified.

FINDING NO. 3

There are no Heritage Trees on site. There are no Type I and II lands on site. No significant trees will be removed. The site is relatively flat and minimal grading will be needed. The site's natural topography is mainly being preserved. These criteria are met.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

FINDING NO. 4

The park site is not in an area subject to slumping and sliding per the map referenced in this criterion.

5. The park shall be designed in such a way as to take advantage of scenic views and vistas from the park site, as long as such views can be obtained without eliminating significant trees or other natural vegetated areas.

FINDING NO. 5

There is a scenic view to be had from the southwest part of the park, towards the Pete's Mountain area outside West Linn and towards the Tualatin River Valley which includes the Willamette area of West Linn. A viewpoint is designed on the site plan in this corner of the park. No significant trees will be removed, and no significant vegetation areas will be removed or destroyed to place the viewpoint here. The criterion is met.

D. Facility design and relationship to the human environment

1. Architecture. Whereas most park buildings are small in size and compatible with existing structure(s) on site and on adjoining sites, the possibility of larger facilities exists. Larger buildings are defined as those over 1,000 square feet and under 10,000 square feet in size. In those cases,



contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing, materials and colors of surrounding buildings in the proposed structure. Also important is breaking the larger building into smaller visual components so that the mass of the building is not so apparent. This is especially relevant when the building is near the perimeter of the park. However, certain uses, by virtue of their functional and spatial requirements, are large and can never be made visually equal or even compatible with nearby homes. Such uses shall not be prohibited from locating at active-oriented park facilities on architectural grounds so long as the applicant's architect has broken down the building's horizontal plane into smaller visual components and stepped down the building at the end closest to the offsite structure(s). "Smaller visual components" shall be defined as changes in the horizontal plane every 100 feet created by indentations or pop-outs at least three feet in depth. "Stepping down" shall be defined as bringing the park building's end section that is closest to off-site dwellings to half the distance between the highest ridgeline of the park structure and the highest ridgeline of the nearest off-site structure. In those cases where visual component breakdown or stepping down is not feasible, the applicant may rely on transitions in terms of distance as reasonable mitigation between on and off-site buildings. An appropriate minimum distance to achieve mitigation shall be either 150 feet or an existing public right-of-way.

FINDING NO. 6

Only small buildings are planned, so this criterion does not apply.

2. Material. Park structures shall emphasize natural material: such as exposed timbers, wood with brick and stone detail. Colors are subdued earth tones: grays, brown, off-whites, black, slate, and greens.

FINDING NO. 7

Planning staff finds that natural material such as those listed will be used, with earth tone colors, for the exterior of the proposed structures. See the letter to Planning staff from Mike Perkins of the Parks and Recreation Department on Page 34 of Exhibit PC-6. Condition of Approval 3 ensures this will be fulfilled.

3. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be



designed around the human scale (e.g., average range of human perception). For large buildings, defined as over 1,000 square feet and less than 10,000 square feet in size, human scale shall be accommodated by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, visual breaks (exaggerated eaves, indentations, belly boards, ledges, cornices, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally, but particularly within the first 10 to 15 feet as measured vertically.

4. Transparency. For all enclosed buildings in the park, with the exception of public restrooms, storage and utility buildings, the main/front building elevation shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting building elevation, allow natural/ambient interior lighting and enhance defensible space. One side elevation shall provide at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot long building elevation shall have at least 60 feet (60% of 100) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to a building elevation(s), the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations in addition to any transparency required by a side elevation, and vice versa. The transferred transparency is not required to be at pedestrian level and may be incorporated into clerestories or dormers. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

FINDING NO. 8

The only buildings will be public restrooms, for which transparency is not required, and picnic shelters, which will not be walled. The restrooms will be less than 1,000 square feet. Neither of these criteria apply.

E. Transportation Planning Rule (TPR) compliance.

The TPR is a state requirement to reduce dependence upon the private automobile, reduce the total number of vehicle miles traveled and reduce carbon monoxide emissions. One way this can be achieved is by providing greater connectivity within the city from one neighborhood to the next so that circuitous, fuelconsuming



trips are reduced. Where park space is bisected by a planned arterial connector as identified in the City's Transportation Master Plan, then that arterial shall be constructed as part of the park project. Where proposed collector or local streets are shown on the Transportation Master Plan or where existing roads stub out adjacent to the parks property, the road shall also go through, except in those cases where one of the following criteria is met:

- 1. The road will eliminate or adversely affect the functional value of the park (e.g., it would go through the only reasonable location for a planned soccer field).*
- 2. The road will adversely affect the quality or quantity of a natural resource area/open space (e.g., construction of the road will require grading or fill in the resource area, the increased traffic associated with the road will diminish the restorative, contemplative, and natural interpretative opportunities associated with the resource; the impact of the traffic, such as noise, pollutants, and glare, will make the area less attractive as a wildlife habitat or corridor, and/or have adverse environmental impacts on the resource, etc.).*
- 3. The road will be in conflict with the city charter languages.*

FINDING NO. 9

There are no public right-of-ways stubbing to the site, and there is street connectivity in the vicinity so there is no need for new public streets to cross the site. The only motor vehicle drive planned into the site is the short driveway to the parking lot from Rogue Way. The criteria are met.

F. Compatibility between adjoining uses.

1. On-site screening from view from adjoining properties of such things, as service and storage areas shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?*
- b. The direction from which it is needed.*
- c. How dense the screen needs to be.*
- d. Whether the viewer is stationary or mobile.*



e. Whether the screening needs to be year around.

f. Consideration shall be given to the proper screening of lights so that no off-site glare is produced.

2. Roof top air-cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

FINDING NO. 10

Planning staff agrees with the applicant's findings that there is nothing proposed on site, listed or unlisted in the criteria above, that needs to be screened from surrounding residential properties.

G. Crime prevention and safety/defensible space.

1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.

2. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime, to enhance public safety and away from natural resource areas to minimize disturbance of wildlife.

3. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as large parking lots, stairs, ramps, and abrupt grade changes during hours of intended use or operation.

4. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet, which is sufficient to illuminate a person. All projects undergoing design review shall use low- or high-pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional.

5. Playing fields and court areas shall not be illuminated unless they are separated from nearby homes by adequate distance and/or screening. Adequate distance shall be at least 150 feet. Adequate screening shall be on or off-site fences, walls, terrain variation or vegetation. (trees, etc.)

6. Lines of sight shall be reasonably established so that the park and its facilities are visible to police and nearby residents.

FINDING NO. 11



The only buildings will be restrooms, which do not have windows for privacy reasons, and picnic shelters which will not be walled. Criterion (1) does not apply. Criteria (2-4) also do not apply as lighting is not proposed, due to the park hours being proposed as sunrise to sunset daily. Therefore, criterion (5) is fulfilled as recreation areas will not be illuminated. Regarding criterion (6), the park will be visible from many surrounding residential properties, and part of the park will be easily visible from the park entrance area on Rogue Way. Police vehicles will be able to drive into the park and look around via the driveway into the parking lot. Criterion (6) is met.

7. Large or visually inaccessible parks should ensure that at least some emergency vehicle access is provided to the park's interior.

FINDING NO. 12

The driveway to the parking lot will allow emergency access. Most of the sidewalks in the park will be 8 feet wide and will accommodate emergency and maintenance vehicles. See Page 130 of the staff report exhibits (Exhibit PC-13) for the email from Tualatin Valley Fire and Rescue showing that they approve of the proposed emergency access to the park on the applicant's site plan. The criterion is met.

8. Closure times may be posted and/or gates may be installed at city parks to discourage their use at night if necessary for crime prevention and/or public safety.

9. Park landscaping shall accommodate safety concerns with appropriate use of plant types and ease of maintenance.

FINDING NO. 13

The park will be open from sunrise to sunset. These hours of operation will be posted throughout the park. The landscaping will be spaced so that line of sight is not obstructed. The landscaping plan calls for low maintenance plants. The criteria are met.

H. Public facilities.

1. Streets.

2. Parking lots. CDC Section 46.090 explains the parking requirements for the various categories of parks and open space areas. City squares, malls or plazas are exempt from the parking requirements of Chapter 46. Reduced parking requirements are explained in Section 56.170. Except for areas accommodating ADA disabled parking and ADA access, parking lots may be constructed with grasscrete.

FINDING NO. 14



No new streets are proposed as part of this application. Criterion 1 does not apply. The application is compliant with parking requirements, as discussed further in Finding No. 18 below.

I. Paths and trails. Paths and trails connect the various activity areas within the park. They can also serve as part of a greater system of connective trails from one neighborhood or destination to another. Just like streets, there is a hierarchy of paths and trails.

1. Paths that connect the right-of-way and/or parking lot with the main activity area(s) of the park need to accommodate pedestrians, bicyclists, and persons with disabilities (as grades allow). The path shall be paved and 5 to 8 feet wide. Lesser dimensions are allowed where topography and trees limit width. The grade shall be kept to fewer than five percent where the terrain allows. The path may be illuminated if the facility is programmed for night use.

2. Paths that provide a link through the park to neighborhoods on either side must be recognized for their value in addressing the TPR, particularly in those cases where connecting roads through the park or natural area are not provided per Section 56.100(C)(6). These trails or paths may be paved, 5-8 feet wide and may be illuminated. Narrower path sections are permitted in response to topography and to preserve trees. Illumination is especially important for this group if these paths are used by early morning and early evening bicycle and pedestrian commuters. Directional signs are needed for this type of trail and user group.

3. Smaller or reduced width paths, within park boundaries, can be built to link lesser activity areas or areas of attraction. Walkers, cyclists, or runners who do multiple loops for exercise often use these paths. These paths may be crushed gravel or paved and at least six feet wide.

4. Nature trails are typically three to six feet wide, gravel, hog fuel, or packed earth. These trails are especially attractive to persons seeking quieter parts of the park for natural interpretation or solitude. Other user groups often use them for exercise loops. Trails and footbridges in natural areas should be designed to minimize disturbance of significant resources. Limiting access to creek beds, potentially erosive slopes, or wetlands by humans and dogs is an important measure if habitat or resource protection is to be



addressed. At least initially, the use of these trails by all user groups should be encouraged. Changes or restrictions to some user groups shall be based on empirical observations at that specific site.

5. Disabled access paths allow disabled persons to access specific activity areas in the park at grades that meet ADA standards. Many parks have special disabled access paths with interpretive areas and viewpoints to allow visual, if not physical, access to natural resource areas. Usually, these paths are 50-200 meters long, 8 feet wide, and clearly identified.

6. Paths or trails that link parks, schools, neighborhoods, and the community and even integrate with adjacent cities or regional trails may be paved, 5-10 feet wide. The paths or trails should follow easily identified cognitive routes with good surveillance and defensible space.

7. All paths and trails shall be clearly identified with signs. They shall be laid out to attract use and to discourage people from cutting across landscaped areas or impacting environmentally sensitive areas.

FINDING NO. 15

All paths are proposed to be 5-8 feet wide with less than a 5% grade. The paths provide a link between the two streets that border the park; they cannot link to streets to the southwest or northwest due to the private residential property surrounding the park on those sides. The small site does not provide opportunities for nature trails. The entire park is ADA accessible. There are no trails for the paths to link to surrounding the park. A series of directional and informational signs will be placed on the path system. The criteria are met.

J. Provisions for persons with disabilities. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between parking lot(s) and principal buildings and site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

FINDING NO. 16

All park facilities will be connected to each other and to the entrances of the park via the sidewalks. All park facilities will be ADA accessible.

K. Miscellaneous criteria. Selected elements of the following



chapters shall be met. It is not necessary to respond to all the submittal standards or approval criteria contained in these chapters, only those elements that are found to be applicable by the Planning Director at the pre-application conference pursuant to CDC Chapter 99.030(B) and (C):

- 1. Chapter 33, Storm Water Quality and Detention.*
- 2. Chapter 34, Accessory Structures.*
- 3. Chapter 38, Additional Yard Area Required.*
- 4. Chapter 40, Building Height Limitations and Exceptions.*
- 5. Chapter 42, Clear Vision Areas.*
- 6. Chapter 44, Fences & Screening Outdoor Storage.*

FINDING NO. 17

The applicant's submittal demonstrates compliance with Chapter 42 (see page 83 in Exhibit PC-9). Chapters 34, 38, 40, and 44 do not apply to this application. City Development Review Engineer Khoi Le submitted stormwater calculations and a statement that there will be no adverse impacts from increased intensity of runoff off site (see Exhibit PC-12 beginning on Page 98). The application is compliant with Chapter 33.

- 7. Chapter 46, Off-Street Parking and Loading. (This section provides for minimum off-street parking standards, including 46.090[B][11] which provides for the minimum number of spaces for the proposed use and 46.150[B] which provides for the minimum number of disabled spaces for the proposed use; excerpts below.)*

46.090(B)(11). Active parks, playgrounds. Two to five spaces for each acre of active use area other than athletic fields. If the park is abutting the street with no intervening homes or land uses, and has at least 300 lineal feet of street frontage where onstreet parking is allowed, on-street parking may reduce the amount of required off-street parking by up to one-half.

46.150(B). Accessible Parking Standards for Persons With Disabilities: If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or



current applicable federal standards, whichever is more stringent:

1. Minimum number of accessible parking space requirements (see following table):

**MINIMUM REQUIRED NUMBER
OF TOTAL PARKING SPACES**

ACCESSIBLE SPACE

1-25

1

FINDING NO. 18

46.090(B)(11) states that the minimum off-street parking for active parks is “Two to five spaces for each acre of active use area other than athletic fields.” The park is two acres in size, and four spaces are provided, so the off-street parking requirement is met. As required by 46.150(B) for a parking lot of this size, one space is designated for disabled persons, with a minimum 96 inch wide aisle. The criterion is met.

8. Chapter 48, Access (Contains minimum vehicular and emergency access requirements and dimensions, including 48.040[A][1] which provides for the minimum width for non-residential two-way service drives; see excerpt below.)

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

A. Service drives for non-residential uses shall be fully improved with hardsurface pavement:

1. With a minimum of 24 feet width when accommodating two-way traffic;

FINDING NO. 19

A Class II Variance from the access requirements of 48.040(A)(1) is requested. See findings 22-28. Other provisions of Chapter 48 are met.

9. Chapter 52, Signs.

FINDING NO. 20

The applicant has submitted a picture of a sign from an existing park to give an example of the types of signage the Parks and Recreation Department puts in City parks (see Page 86 of Exhibit PC-9). However 52.109(C) states that City signs are exempt from the provisions of Chapter 52, so the criterion does not apply.

10. Chapter 54, Landscaping. In addition, landscape plans shall incorporate plants which minimize irrigation needs without compromising recreational facilities or an attractive park environment.

FINDING NO. 21

Staff adopts the applicant’s findings on pages 57-63 of Exhibit PC-8, except for the section of the applicant’s finding for 54.070 that states “no off-street parking areas are proposed...” An off-street parking area is proposed but as shown under the table in 54.070, parking lots with 1 to



9 spaces do not require interior landscaping. Also the landscaping surrounding the parking area complies with the remainder of Chapter 54. The criterion is met.

CHAPTER 75 VARIANCE

75.010 PURPOSE

The purpose of this chapter is to provide standards for the granting of variances from the applicable zoning requirements of this Code where it can be shown that, owing to exceptional and extraordinary circumstances related to a specific piece of property, the literal interpretation of the provisions of applicable zone would create a burden upon a property owner with no corresponding public benefit, except that no use variance shall be granted.

FINDING NO. 22

The Parks and Recreation Department as applicant is acting on behalf of the public. Under 75.010, the purpose of granting a variance is to prevent “a burden upon a property owner with no corresponding public benefit, except that no use variance shall be granted.” If the variance is not granted in this case, the burden upon the property owner (the City) is also a burden upon the public, because the new park would either not be developed and opened, or it would open with considerably less land and features for park use. The variance allows practical but limited public motor vehicle access to the park. There would be no public benefit from not granting the requested variance. The alternative to granting the variance is to allow a one-way access that would cut through the park property, reducing the already small useable park area, with a 15-foot wide driveway that would also require a variance from the access code. For these reasons, the proposed variance is consistent with the purpose for the granting of variances.

75.060 THE APPROVAL CRITERIA

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.

(1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

FINDING NO. 23

This is a unique property with exceptional physical features and circumstances because the subject property was purchased specifically for use as a public park, and development of the park to meet the needs of the neighborhood is in the public interest. There are no other potential park properties in this vicinity. The shape of the parcel necessitates the requested variance because the property has only 20 feet of frontage along Rogue Way.

The applicant for the Douglas Park PUD proposed that the subject site serve as the open space for the PUD, in exchange for density transfer involving the residential lots of the subdivision.



The applicant for the Douglas Park PUD, not the City, designed this layout for the PUD, including this particular configuration for the park site. The Parks and Recreation Department, the applicant for this application, purchased this site for use as an active use park that had been identified on the park plan for this part of town. The subject site was the flattest portion of the PUD site and the most conducive to accommodating a traditional neighborhood park with the features and open lawn areas that entails.

There are a limited number of sites in the part of the City for which such a park would work in terms of size, topography, and other important site features. To the extent that there may be other sites that would work for the same purpose in this general area of the City, it is not known when and if any of them would have ever been available for purchase by the City for this purpose. It is reasonable for the Parks Department to have chosen this area of the Douglas Park PUD for the proposed park. The amount of frontage that this site has on Rogue Way and Haskins Road is a result of how the applicant for the Douglas Park PUD shaped the streets and lots around the subject site. The Douglas Park PUD application was reviewed and approved not under Chapter 56 but under Chapters 85 Land Division and 24 Planned Unit Development; unlike Chapter 56, those two chapters do not refer to the provisions of Chapter 48 as criteria. The City Council approved the PUD application (including the configuration of the open space area) because it complied with Chapters 85 and 24. They were not charged with reviewing the PUD application under Chapter 56 Parks Design Review. Therefore the circumstance resulting from the configuration of the open space area is out of the applicant's control.

The Parks and Recreation Department was then left to design a park within the approved PUD open space tract, which includes only a 20-foot frontage on Rogue Way. CDC 48.040 requires two-way driveways to be a minimum of 24 feet wide and one-way driveways to be a minimum of 15 feet wide. (Although the applicant proposes a 14-foot wide driveway at this point, a 15-20 foot wide driveway is possible. A 20-foot driveway has been conditioned for in this staff report. See Finding No. 26 and Condition of Approval 4.) Due to the layout of the subdivision around the subject site, a one-way driveway would need to extend all the way from Rogue to Haskins. However, this alignment would take an already small park site and bisect its active areas and/or treed areas with more pavement, and introduce motor vehicles to the entire park rather than just one end. As stated in the applicant's finding regarding this criterion (on Page 79 of Exhibit PC-8), such a driveway "would result in a space with virtually no value for either active or passive recreational use." A variance is needed to make the proposed park functional given the site constraints and the lack of available alternative park sites. The criterion is met.

(2) The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

FINDING NO. 24

Property owners expect to be able to provide vehicular access to their property without unduly damaging the utility of the site. While the site could be used for open space, a variance for two – way driveway width is necessary to develop a viable active use park on the small, narrow site. The option of bisecting (the long way) the site with a one-way drive extending from Rogue Way to Haskins Road would require a smaller variance but would greatly diminish the aesthetic,



environmental, and recreational value of the proposed park. The other properties in this vicinity (and most other properties in this zone) are not and likely will not be developed as active-oriented parks, but the variance does allow the applicant the same right of the other property owners to appropriately, functionally, and attractively develop their property for a use permitted outright in this zone. The criterion is met.

(3) The authorization of the variance will not be materially detrimental to the purposes and standards of this Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

FINDING NO. 25

The West Linn Comprehensive Plan Goal 5 chapter contains the goals, “Preserve and enhance scenic views and sites” and “Preserve trees in park lands, natural areas, and open space wherever possible.” One of the policies in this chapter states “Provide buffers around Heritage Trees, significant trees, and tree clusters to ensure their preservation.” The requested variance avoids developing a one-way driveway, which would result in having a driveway bisect designated open space. The requested variance protects the open space as a tranquil, open, area that functions well as open, recreational space. It also avoids having a driveway come close to many of the existing trees in the park, potentially endangering their long term health.

Under the Goal 8: Parks and Recreation chapter of the Comprehensive Plan, Policy 6 states, “Design City parks to encourage best use consistent with their natural features and carrying capacity.” This variance avoids having a driveway bisect through designated open space, and protects the open space as a tranquil, open, area that functions well as open, recreational space.

In the Tanner Basin Neighborhood Plan (the Tanner Basin neighborhood has since been renamed the Savanna Oaks neighborhood), Policy 3.1 states, “Identify and protect significant natural areas and sufficient open space in the Tanner Basin Neighborhood for achieving the open space target over time.” This variance avoids having a driveway bisect through designated open space, and protects the open space as a tranquil, open, area that functions well as open, recreational space. Also in this Plan, Goal 6 states, “Enhance neighborhood safety.” Under this Goal, Policy 6.1 states, “Ensure a safe pedestrian and bicycle environment throughout the neighborhood”, Policy 6.2 states, “Ensure adequate fire and emergency vehicle access”, and Policy 6.3 states, “Ensure safe neighborhoods for kids.” Allowing the requested variance rather than requiring a one-way driveway bisecting the park would keep most of the park’s open space and pedestrian/bicycle paths safe from motor vehicle traffic. Also, Tualatin Valley Fire and Rescue has approved of the current site plan requiring the variance (see their communication to staff on Page 130, Exhibit PC-13).

Planning staff adopts the above findings, along with the applicant’s findings regarding this criterion (see Page 80 of Exhibit PC-8), to conclude the criterion is met.

(4) The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.



FINDING NO. 26

The applicant proposes that the driveway would be 14 feet wide in the section closest to Rogue Way, widening to 20 feet shortly west of this. 48.040(A)(2), which sets the minimum width for one-way driveways, states that "Horizontal clearance shall be a minimum of 2 ½ feet wide on either side of the driveway." The applicant is using this standard for one-way driveways as the driveway is proposed to be similar in width to the minimum for a one-way driveway. This proposal removes 5 feet from the 20 foot entrance area to the driveway since the 2 ½ feet is being measured from the property lines on either side of the driveway. One half of a foot is also proposed on each side for a curb. This resulted in the driveway being proposed 6 feet more narrow than the 20 foot entrance, leaving the driveway at 14 feet for this section. 48.040(A)(2) does not preclude the extra clearance from coming in the form of extra pavement as it is an emergency access requirement, not a landscaping requirement. Having a 20 foot driveway would be the equivalent of a 15 foot driveway with 2.5 feet of clearance on each side, as discussed in 48.040(A)(1). Per discussions between Planning and Engineering staff, having the 20-foot driveway fill the stem between the park and Rogue Way in this manner, without a curb, is acceptable and is more desirable than having a narrower driveway with a curb. 20-30 feet is the width recommended for a safe and functional commercial driveway per the City's engineering standards (even though a 24-foot minimum width is required by the CDC as discussed in this report). Providing a driveway that is at least 20 feet wide the entire way would be better than providing a driveway that is as narrow as 14 feet at the street intersection. Therefore Condition of Approval 4 is provided to ensure the applicant provides as wide of a driveway as possible, even though a variance is still necessary. The criterion is met.

(5) The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.

FINDING NO. 27

The developer of the Douglas Park PUD (Mark Handris) applied for the PUD under this configuration. It was legally approved under the criteria of Chapter 85 Land Division, Chapter 24 Planned Unit Development, and Chapter 75 Variance. The shape of the site and the size of the site's frontage on the streets is a result of the approval of the PUD (AP-07-05). This ordinance was not violated by the PUD applicant or the applicant for this application. The criterion is met.

(6) The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

FINDING NO. 28

The variance will not impose physical limitations on other properties or uses and will not impose physical limitations on future use of neighboring vacant properties. The criterion is met.

p:\devrvw\staff reports\DR-09-11



Soppe, Tom

From: Le, Khoi
Sent: Wednesday, March 17, 2010 4:23 PM
To: Soppe, Tom; Sonnen, John
Subject: Douglas Park - Driveway
Attachments: WL-504-A-Commercial-Driveway.pdf

John and Tom,

In accordance with the City of West Linn Construction Standard Detail Drawing WL-504A, a commercial driveway shall require a minimum width of 20' for two way traffic. No curb shall be required along the edge of the driveway pavement for the length of the driveway located inside the public right of way. Please see attached detail.

Thanks,

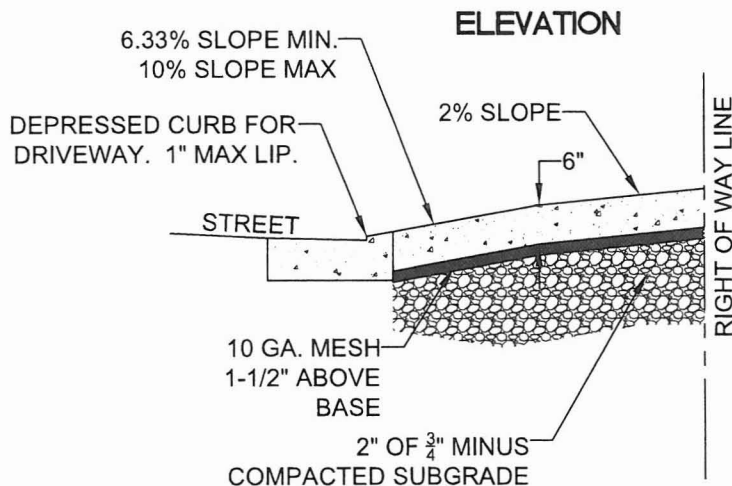
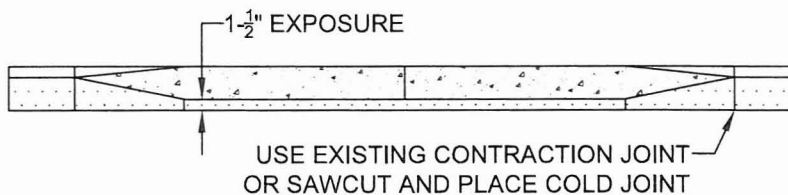
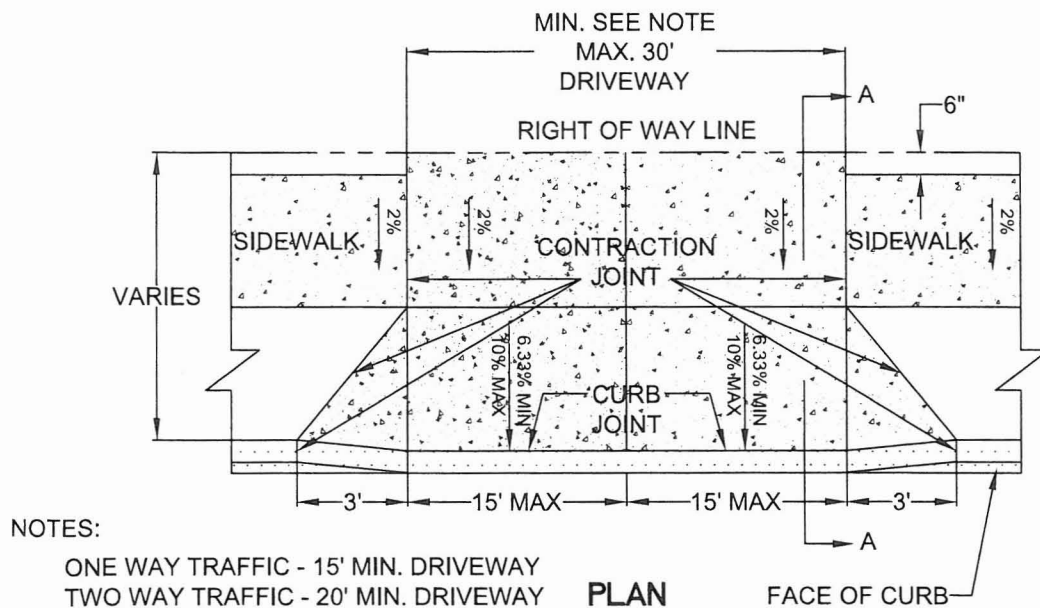
Khoi

Khoi Le, Public Improvement Program Manager
Public Works, #1517

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



SECTION A-A

NOTE:

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AFTER 28 DAYS, 6 SACK MIX
2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"

COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB



CITY OF
**West
Linn**

DATE: 2010

DRAWING NO.
WL-504A

FILE NO.

AFFIDAVIT OF NOTICE

MAILED
3/12/10 *SR*

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-09-11 Applicant's Name COWAN Parks & Rec
Development Name Douglas Park at 2280 Rogue Way
Scheduled Meeting/Decision Date April 7

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A ☒

<input checked="" type="checkbox"/> A.	The applicant (date) <u>3/12/10</u>	(signed) <u>SR.</u>
<input checked="" type="checkbox"/> B.	Affected property owners (date) <u>3/12/10</u> <i>(List attached)</i>	(signed) <u>SR</u>
<input type="checkbox"/> C.	School District/Board (date) _____	(signed) _____
<input checked="" type="checkbox"/> D.	Other affected gov't. agencies (date) <u>3/12/10</u> <i>Clackamas County</i>	(signed) <u>SR</u>
<input checked="" type="checkbox"/> E.	Affected neighborhood assns. (date) <u>3/12/10</u>	(signed) <u>SR</u>
<input type="checkbox"/> F.	All parties to an appeal or review (date) _____	(signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 3/25/10 (signed) 13
City's website (posted date) 3/11/10 (signed) 13

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

<input type="checkbox"/> A.	The applicant (date) _____	(signed) _____
<input type="checkbox"/> B.	Affected property owners (date) _____	(signed) _____
<input type="checkbox"/> C.	School District/Board (date) _____	(signed) _____
<input type="checkbox"/> D.	Other affected gov't. agencies (date) _____	(signed) _____
<input type="checkbox"/> E.	Affected neighborhood assns. (date) _____	(signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. DR-09-11/VAR-10-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday April 7, 2010, **starting at 7:30 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of the City of West Linn Parks Department to develop a new City park at 2280 Rogue Way. The applicant's proposal requires a Class II Parks Design Review permit and a Class II Variance permit for driveway width. The base zone on site is R-10, and the park site is part of the Douglas Park PUD site. Parks Design Review criteria are found in Chapter 56 of the Community Development Code (CDC), and Variance criteria are found in Chapter 75 of CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

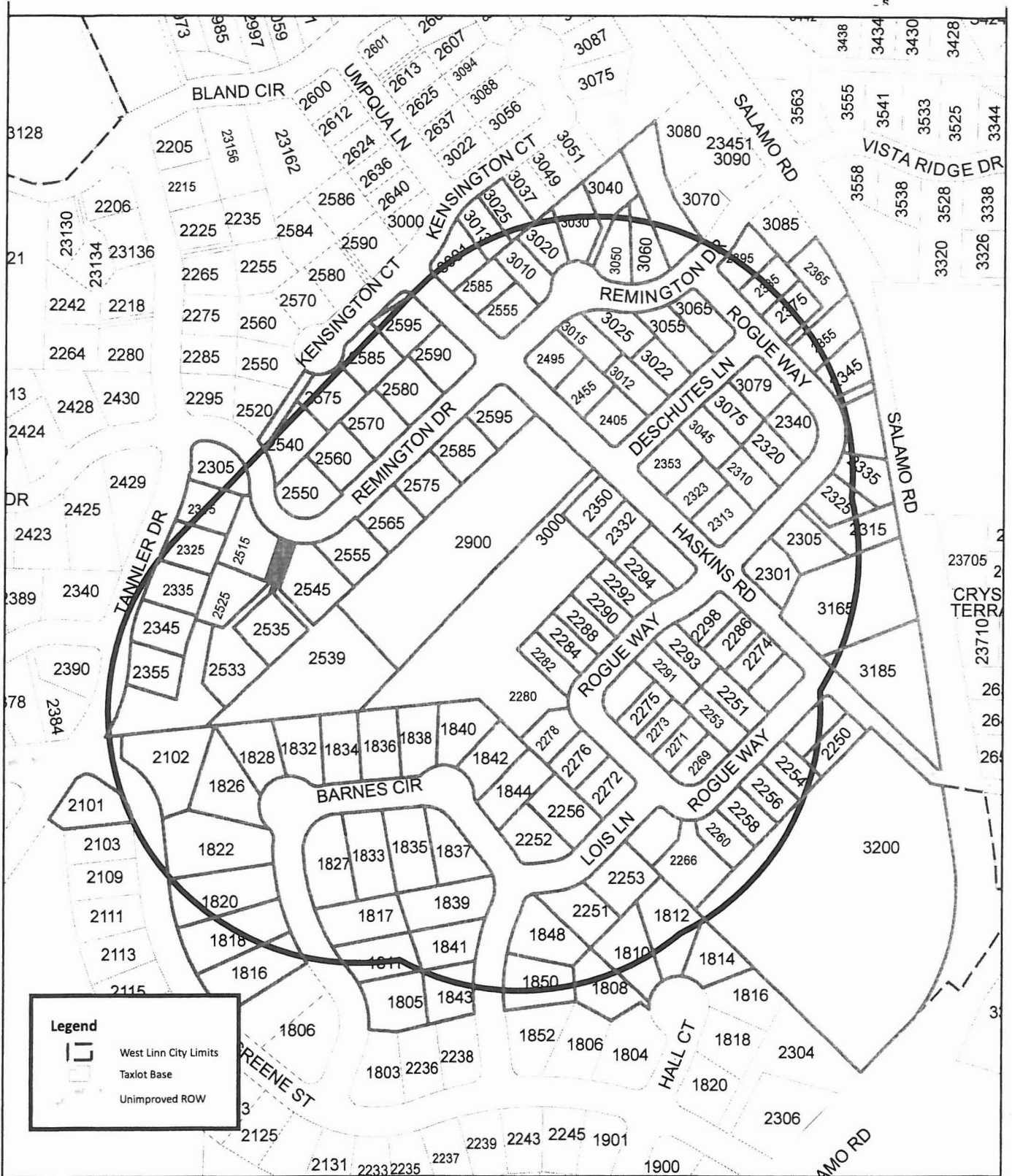
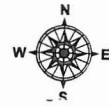
You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site located at tax lot 14800 of Clackamas County Assessor's Map 2-1E-35AC and/or as required by Chapter 99 of the West Linn Community Development Code.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site <http://westlinnoregon.gov/planning/2280-rogue-way-douglas-park>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

TERESA ZAK
Planning Administrative Assistant

DR-09-11 Douglas Park 2280 Rogue Way



Legend

- West Linn City Limits
- Taxlot Base
- Unimproved ROW

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Metro RLIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 6-16-09

User Name: T Zak
Map Creation Date: Mar 11, 2010

AMBER SUSAN & CHILDRENS TRUST
5645 MURRAY RD
MEMPHIS TN 38119

ASHCRAFT BRAD
2585 KENSINGTON CT
WEST LINN OR 97068

BAILLIF ALLEN K TRUSTEE
1827 BARNES CIR
WEST LINN OR 97068

BERGSTROM DAVID F & GALE B
1837 BARNES CIR
WEST LINN OR 97068

BERRETT JUDY M
1843 BARNES CIR
WEST LINN OR 97068

BEVILACQUA CHARLES & ERICA
3079 DESCHUTES LN
WEST LINN OR 97068

BIRMINGHAM PATRICK M & KAREN
ANN
1848 BARNES CIR
WEST LINN OR 97068

BONADUCE RALPH & SHARON
2590 REMINGTON DR
WEST LINN OR 97068

CANCILLA KEVIN & NICHOLE
3030 REMINGTON DR
WEST LINN OR 97068

CAVA JOHN L & ANGELA L
3001 KENSINGTON CT
WEST LINN OR 97068

CHAN JOSEPH L
2555 REMINGTON DR
WEST LINN OR 97068

CHAPPUIS KENNETH G & MARY E
SHO
2353 HASKINS RD
WEST LINN OR 97068

CHEN YUNG-PIN & YUANCHIN LAI
2495 HASKINS RD
WEST LINN OR 97068

CHIPPERFIELD KEITH & TERESA
1833 BARNES CIR
WEST LINN OR 97068

CLARKE DONALD L JR
12974 KNAUS RD
LAKE OSWEGO OR 97034

COSENTINO VICKEE & JAMES
3012 DESCHUTES LN
WEST LINN OR 97068

COSTELLOE DANIEL L & HEIDI P
1822 BARNES CIR
WEST LINN OR 97068

COTA DAVID G
19363 WILLAMETTE DR #215
WEST LINN OR 97068

COVALT ELIZABETH A
1834 BARNES CIR
WEST LINN OR 97068

CRAVEN JOHN P III & AIMEE
2276 ROGUE WAY
WEST LINN OR 97068

CUSHMAN CHRISTOPHER J & CARMA
2335 TANNER DR
WEST LINN OR 97068

DEBLASIO PAUL E & LINDA G
1850 BARNES CIR
WEST LINN OR 97068

DONNERBERG BRENT M & AMANDA K
2278 ROGUE WAY
WEST LINN OR 97068

DOUGLAS PARK LLC
1980 WILLAMETTE FALLS DR #200
WEST LINN OR 97068

EATON KURT M & KIMBERLY B
2305 ROGUE WAY
WEST LINN OR 97068

ELLIOT JOHN A TRUSTEE
2355 TANNER DR
WEST LINN OR 97068

EMERSON BRYAN E & ANNE E
2332 HASKINS RD
WEST LINN OR 97068

ESTEY RONALD W & NANETTE J
3060 REMINGTON DR
WEST LINN OR 97068

FARRIS CLYDE & REBECCA
2340 ROGUE WAY
WEST LINN OR 97068

FISCHER EDWARD & M A FISCHER-CH
2525 REMINGTON DR
WEST LINN OR 97068

FORESTEL ANN T
2256 LOIS LN
WEST LINN OR 97068

FORSYTH STEVEN & CARLA
2260 ROGUE WAY
WEST LINN OR 97068

GLAUNERT PAUL J & ROBIN L
3013 KENSINGTON CT
WEST LINN OR 97068

HAMAMURA LEROY H
2585 HASKINS RD
WEST LINN OR 97068

HAMILTON REBECCA J
3050 REMINGTON DR
WEST LINN OR 97068

HAMMONS GEORGE K & LINDA G
1842 BARNES CIR
WEST LINN OR 97068

HANSEN MARK A & DEBRA D
2355 ROGUE WAY
WEST LINN OR 97068

HARRIS ANDREW
2345 ROGUE WAY
WEST LINN OR 97068

HASS RICHARD & BARBARA
2275 ROGUE WAY
WEST LINN OR 97068

HEAD JASON W
2365 ROGUE WAY
WEST LINN OR 97068

HENDRYX JOHN & LI YUE
3010 REMINGTON DR
WEST LINN OR 97068

HENRIOT PHILIPPE
1826 BARNES CIR
WEST LINN OR 97068

HERBERT JOHN BRADLEY & TRACY L
2323 HASKINS RD
WEST LINN OR 97068

HIGBEE MONTE S & SUSAN B
3165 S HASKINS RD
WEST LINN OR 97068

HILLIER ALAN F & MARILYN A
2545 REMINGTON DR
WEST LINN OR 97068

HO HSI-YEH
1840 BARNES CIR
WEST LINN OR 97068

HOLMES RYAN J
3025 KENSINGTON CT
WEST LINN OR 97068

HOLT LARRY D TRUSTEE
2305 TANNER DR
WEST LINN OR 97068

HOWARD RONALD L
3065 REMINGTON DR
WEST LINN OR 97068

HULD RONALD L TRUSTEE
1812 HALL CT
WEST LINN OR 97068

HUMPHREY ROBERT D
2539 REMINGTON DR
WEST LINN OR 97068

ICON CONSTRUCTION &
DEVELOPMENT
1980 WILLAMETTE FALLS DR #200
WEST LINN OR 97068

INNES FAMILY TRUST
1820 BARNES CIR
WEST LINN OR 97068

JENNINGS JERRY M
PO BOX 32
CLACKAMAS OR 97015

JOHNSON REXFORD C & JULIA B
2595 REMINGTON DR
WEST LINN OR 97068

KAPOOR AKHIL & MARLA
2555 HASKINS RD
WEST LINN OR 97068

KEA TIMOTHY A & KASEY C LUY
2315 TANNER DR
WEST LINN OR 97068

KERRIDGE LAURIE TRUSTEE
3075 DESCHUTES LN
WEST LINN OR 97068

KETZLER STUART A & S A REID-KET
1838 BARNES CIR
WEST LINN OR 97068

KIELING RONALD C & LINDA W
2560 REMINGTON DR
WEST LINN OR 97068

KIM MICHAEL S & MINDY M
2102 GREENE ST
WEST LINN OR 97068

KINGZETT EDWARD P & SUSAN M
1811 BARNES CIR
WEST LINN OR 97068

KLEINER BRIAN A & MARILYN A
2585 REMINGTON DR
WEST LINN OR 97068

KOCZIAN JOZSEF I
1817 BARNES CIR
WEST LINN OR 97068

KWEI KEVIN MUNG-HUNG & RHONDA
2540 REMINGTON DR
WEST LINN OR 97068

KYLES IAN A & SHEILA D
2565 REMINGTON DR
WEST LINN OR 97068

LAIRD DALE DUANE
2580 REMINGTON DR
WEST LINN OR 97068

LIEBENO BRET P & LINDA W
2575 KENSINGTON CT
WEST LINN OR 97068

LIU JIN & FANNY ZHEN
2345 TANNER DR
WEST LINN OR 97068

LUNDGREN RANDI N
2298 HASKINS RD
WEST LINN OR 97068

MCGOUGH JAMES F JR & JOYCE E
3040 REMINGTON DR
WEST LINN OR 97068

MCGUIRE PATRICK
1841 BARNES CIR
WEST LINN OR 97068

MCKINLEY TYLER & INGRID
3045 DESCHUTES LN
WEST LINN OR 97068

MEHDIKHAN ALI R
2550 REMINGTON DR
WEST LINN OR 97068

MILLER DAVID W & HOLLY
2313 HASKINS RD
WEST LINN OR 97068

MILLER DENNIS A & KAREN S
2335 ROGUE WAY
WEST LINN OR 97068

MUSTONEN RICHARD E & CATHY
SCHI
1839 BARNES CIR
WEST LINN OR 97068

NEUMANN RICHARD JOHN
25 SHERIDAN ST
HAVERHILL MA 0

NEWMAN JANE M
2301 ROGUE WAY
WEST LINN OR 97068

NEWMAN RICHARD A & CAROL
1832 BARNES CIR
WEST LINN OR 97068

ODMAN DENNIS M & SHARON A
1818 BARNES CIR
WEST LINN OR 97068

OZERUGA LUDMILA
PO BOX 11778
PORTLAND OR 97211

PERREAULT-EHMAN DENISE
1836 BARNES CIR
WEST LINN OR 97068

PIEPER PAUL H & LINDA W
10 VAN BUREN RD
ENFIELD CT 0

POWERS CHARLES J
2575 REMINGTON DR
WEST LINN OR 97068

QUIOGUE MANUEL & DEBORAH S
2515 REMINGTON DR
WEST LINN OR 97068

READ DONALD N & SHERYL D
1828 BARNES CIR
WEST LINN OR 97068

REILAND PAUL F & DEBRA ANN
2535 REMINGTON DR
WEST LINN OR 97068

RITTENHOUSE EARL J & ELIZABETH A
2101 GREENE ST
WEST LINN OR 97068

RUPPE JESS T & CATHERINE D
2293 ROGUE WAY
WEST LINN OR 97068

SAVORY PAUL H & PAMELA L
3185 S HASKINS RD
WEST LINN OR 97068

SCHAEFER CASEY J & ROSEMARY A
3055 REMINGTON DR
WEST LINN OR 97068

SCHWAN MARTIN F & JAN P
1844 BARNES CIR
WEST LINN OR 97068

SCHWINDT DOUG
3025 REMINGTON DR
WEST LINN OR 97068

SECHRIST SHANA W
2405 HASKINS RD
WEST LINN OR 97068

SEEWERKER FREDERICK F TRSTE
1835 BARNES CIR
WEST LINN OR 97068

SHEPHERD PAUL & PAMELA
2325 TANNER DR
WEST LINN OR 97068

SHERIDAN WILLIAM G JR & NANCY O
1816 BARNES CIR
WEST LINN OR 97068

SMITH CYNTHIA C & PATRICK S
2385 ROGUE WAY
WEST LINN OR 97068

SMITH PETER TODD V & KATHERINE A
2253 LOIS LN
WEST LINN OR 97068

STARR SUZAN L
3022 DESCHUTES LN
WEST LINN OR 97068

STEINBERG IRA & LINDA
2251 LOIS LN
WEST LINN OR 97068

STRIPE JAMES L & SANDRA L
1814 HALL CT
WEST LINN OR 97068

SULLIVAN KEVIN JR & TIFFANY R
2455 HASKINS RD
WEST LINN OR 97068

SUPPRESSED NAME
2310 ROGUE WAY
WEST LINN OR 97068

SUTTON JOSHUA S
2252 LOIS LN
WEST LINN OR 97068

TAYLOR CATHY S
3020 REMINGTON DR
WEST LINN OR 97068

UNION BANK OF CALIFORNIA N A TR
1805 BARNES CIR
WEST LINN OR 97068

VU WYNN D & TANYA S
2595 KENSINGTON CT
WEST LINN OR 97068

WALK JONATHAN R & SANDRA S
2272 ROGUE WAY
WEST LINN OR 97068

WEE TIENAHN
2570 REMINGTON DR
WEST LINN OR 97068

WEYER WILLIAM C
2899 NORTH ST
EUREKA CA 95501

WILLIAMS TAVARES JR
2320 ROGUE WAY
WEST LINN OR 97068

WUSTRACK KARL O & DIANE
2900 HASKINS RD
WEST LINN OR 97068

YEN I-KUEN & CHEN-WAN LIU TRUST
867 MARYMOUNT LN
CLAREMONT CA 91711

DOUG MCCLAIN, SECTION MGR
CLACKAMAS COUNTY PLANNING
150 BEAVERCREEK RD
OREGON CITY OR 97045

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD #64
GLADSTONE OR 97027

ALEX KACHIRISKY
HIDDEN SPRINGS NA PRESIDENT
6469 PALOMINO WAY
WEST LINN OR 97068

JEFF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

THOMAS BOES
ROBINWOOD NA PRESIDENT
18717 UPPER MIDHILL DR
WEST LINN OR 97068

DEAN SUHR
ROSEMONT SUMMIT NA PRESIDENT
21345 MILES DR
WEST LINN OR 97068

DAVE RITTENHOUSE
SAVANNA OAKS NA PRESIDENT
2101 GREENE ST
WEST LINN OR 97068

KRISTIN CAMPBELL
SKYLINE RIDGE NA PRESIDENT
1391 SKYE PARKWAY
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

BETH KIERES
WILLAMETTE NA PRESIDENT
1852 4TH AVE
WEST LINN OR 97068

GORDON BRYCK
BOLTON NA DESIGNEE
5888 WEST A ST
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
6433 PALOMINO WAY
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

KEN WORCESTER
PARKS & RECREATION DEPT
CITY OF WEST LINN

Total 132

DR-09-11
MAILED 3/12/2010



CITY OF
West Linn

*Given to
Worcester & Perkins
2-22-10*

February 22, 2010

Ken Worcester/Mike Perkins
Parks and Recreation Department
22500 Salamo Road
West Linn, OR 97068

SUBJECT: DR-09-11/VAR-10-01

Dear Ken and Mike:

Planning and Engineering staff finds that the application for the Class II Parks Design Review and Class II Variance for Douglas Park is **complete** as of your resubmittal materials of February 22, 2010. The City now has 120 days (until June 22, 2010) to exhaust all local review per state statute. The application has been scheduled for a Planning Commission hearing on April 7, 2010.

Please contact me at 503-742-8660, or by email at tsoppe@ci.west-linn.or.us if you have any questions or comments, or if you wish to meet with planning and engineering staff regarding these issues.

Sincerely,

Tom Soppe
Associate Planner

p:/devrvw/completeness check/compl-DR-09-11

Soppe, Tom

From: Le, Khoi
Sent: Monday, February 22, 2010 8:45 AM
To: Soppe, Tom
Subject: Douglas Park - City Project

Tom,

Engineering is completed for the Douglas Park – City Project.

Thanks,

Khoi

Khoi Le, Public Improvement Program Manager
Public Works, #1517

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

Soppe, Tom

From: Pelz, Zach
Sent: Monday, February 22, 2010 12:08 PM
To: Soppe, Tom
Subject: Douglas Park Variance request explanation

Tom,

To clarify, we are requesting a variance from the standard 24' access width required for non-residential two way driveways. This is the minimum variance necessary because:

1. the 20' lot width at Rogue Way will not accommodate the 24' width;
2. per 48.040 (A)(2) drives with a min. of 15' width shall have 2.5' of horizontal clearance on either side of the driveway;
3. 20' lot width - (2.5 + 2.5) = 15' of available width;
4. an additional 1 foot is required to accommodate a 6" curb on either side of the driveway;
5. 20' lot width - (2.5 + 2.5) - (0.5 + 0.5) = 14' of available driveway width.

Please let me know if you have any questions.

Thanks,

Zach Pelz, Special Projects Planner
Planning and Building, #1542

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Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.



CITY OF West Linn

February 18, 2010

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Rd
West Linn, OR 97068

Mr. Soppe:

The purpose of this letter is to clarify a couple of the items that were either left out of or incorrectly represented in our Design Review application re-submittal for Douglas Park dated February 3, 2010:

First, the opening paragraph of the site description indicates that the property at 2280 Rogue Way carries a zoning designation of parks. This property is In fact zoned R-10 under the City's Low Density Residential zoning classification.

The Douglas Park Design Review application re-submittal dated February 3, 2010 also failed to describe the characteristics of the site architecture that is required per CDC 56.140. The drawings that accompany this application include elevation and section drawings which state the name of the project designer; furthermore, all building materials will consist of split faced CMUs and wood and asphalt shingles, all of which will be done in earth toned colors.

We thank you for your time in reviewing our application and welcome all comments or questions that relate to this project.

Courteously,

Mike Perkins
Parks Development Coordinator
City of West Linn
Parks and Recreation Department
mperkins@westlinnoregon.gov
(503) 723-2554