

MEMORANDUM



Shaping the Future

To: Tom Soppe, Associate Planner
City of West Linn

From: Thatch Moyle, AICP

Date: November 1, 2012

Project: Youth Music Project—Conditional Use approval for music center
CardnoWRG#: 21200370
Re: Response to incomplete CDC responses

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Tom— Per your email dated October 31, 2012, I am providing responses to CDC Section 60.070(A). The original submittal included a general response to all items 60.070(A)(1-7). This memo addresses each subsection with a response provided after each section.

60.070 APPROVAL STANDARDS AND CONDITIONS

- A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in CDC [36.030](#), or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:
1. The site size and dimensions provide:
 - a. Adequate area for the needs of the proposed use; and
 - b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

Response: The existing Church site does provide adequate area for the needs of the proposed Youth Music Project facility, as the Church does have multiple classroom spaces, as well as a central stage for concert events. This CUP request is simply for the change in use to allow a community music center and its supporting uses. There are no exterior modifications to either the building or surrounding site. Therefore, there are no proposed changes to the aesthetic design treatment to mitigate any possible adverse effects from the Youth Music Project use.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.

Response: The applicant is proposing no changes to the characteristics of the site. There are no proposed changes to the size, shape, location, topography, or natural features of the site. The site, as is, is suitable for the proposed Youth Music Project facility.



3. The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.

Response: The granting of the proposed conditional use permit will provide for a facility that will draw students and family to the Willamette Falls district, inherently creating a greater sense of place and providing additional “consumers” to serve the adjacent retail and commercial services. There will be no detrimental impact to the surrounding properties and neighborhoods and as shown in the attached transportation demand management strategy, vehicle trips to the site will be limited during peak travel times. This proposal was presented to the Willamette Neighborhood Association and the WNA responded with unanimous support for the Youth Music Project proposal to relocate to West Linn. A copy of the meeting minutes is provided with this application.

4. Adequate public facilities will be available to provide service to the property at the time of occupancy.

Response: There are no proposed changes to the existing public facilities that currently provide service to the property. However, the applicant is addressing traffic congestion by presenting a transportation demand management strategy, whereby vehicle trips to the site will be limited during peak hour travel times.

5. The applicable requirements of the zone are met, except as modified by this chapter.

Response: As demonstrated by the narrative responses to the pertinent CDC sections, all other requirements of the zone are met. The conditional use permit is requested to allow a mix of community music center uses within the building.

6. The supplementary requirements set forth in Chapters [52](#) to [55](#) CDC, if applicable, are met.

Response: The supplementary requirements applicable to this proposal include Section from CDC Chapters 54 and 55. The requirements are included with the original application and narrative responses are provided.

7. The use will comply with the applicable policies of the Comprehensive Plan.

Response: The proposed Youth Music Project community music center will comply with the applicable policies of the Comp Plan. Specifically, the project has addressed the following goals and policies outlined in the Comp Plan:

- Goal 1—Citizen involvement. Project was presented to the WNA.



- Goal 2—Land Use Planning. This project represents a mixed commercial use that will enhance the community’s identity
- Goal 9—Economic Development. By siting a community music center adjacent to the Willamette Falls commercial center, it can be assumed that additional users will come to the area, whether for music lessons or to attend an evening concert held at the Youth Music Project site. These visitors will likely use the local commercial and retail services, adding to the business revenue in the area.
- Goal 12—Transportation. By limiting peak trips through the proposed transportation demand management strategy, Youth Music Project is working to meet the goal of reducing congestion. Also, Youth Music Project will promote ride sharing, bicycle transit, and use of the existing Tri-Met #154 bus line located at 11th Street and Willamette Falls Drive.