



CITY OF
West Linn

Memorandum

Date: October 1, 2014
To: West Linn Planning Commission
From: Shauna Shroyer/Administrative Assistant
Subject: Planning File No. ZC-14-01/PLN-14-01 – New evidence and testimony received since September 25, 2014

Purpose

All public testimony and new evidence received between September 26 and 3:30 p.m. on October 1, 2014, is attached.

Shroyer, Shauna

From:
Sent: Monday, September 22, 2014 8:15 PM
To: Shroyer, Shauna
Cc: Knight, Jesse; King, Nancy; Axelrod, Russel; Schwark, Ryerson; Steel, Christine
Subject: Re: PC Agenda

<http://westlinnoregon.gov/planning/2013-12-05>

Images from a previous document of what this code change OCD TO R 2.1 may look like.

Lorie

----- Original Message -----

From: Shauna Shroyer <SShroyer@westlinnoregon.gov>

To: Lorie Griffith
Jesse Knight
Nancy King
Axelrod, Russel
Ryerson Schwark
Christine Steel

Sent: Fri, 19 Sep 2014 23:34:51 -0000 (UTC)

Subject: PC Agenda

All,

I have just posted the next pc agenda online. You should have received my email. I have also put a folder into your dropboxes (I know we have many of your tablets). I am also mailing a packet to each of you this time since it is so large.

Have a good weekend.

Shauna

Shauna Shroyer,
Administrative Assistant

Planning.#1557



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Shroyer, Shauna

From: Pelz, Zach
Sent: Saturday, September 27, 2014 4:01 PM
To: Shroyer, Shauna
Subject: FW: Savanna Oaks NA Resolution Regarding ZC-14-01/PLN-14-01
Attachments: Resolution in supprt of keeping existing zoning 12-3-13.pdf

Zach Pelz, Associate Planner
Planning and Building #1542



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From: Savanna Oaks Neighborhood Association
Sent: Saturday, September 27, 2014 4:01:09 PM (UTC-08:00) Pacific Time (US & Canada)
To: Pelz, Zach
Cc: Boyd, John; Wyatt, Kirsten
Subject: Savanna Oaks NA Resolution Regarding ZC-14-01/PLN-14-01

Please ensure that the attached resolution is provided to the Planning Commission as part of the public testimony related to the subject application.

Thank you.

Regards,
Ed Schwarz, President
Savanna Oaks Neighborhood Association

Savanna Oaks
SavannaOaksNA@westlinnoregon.gov
<http://westlinnoregon.gov/savannaoaks>
Phone(503) 657-0331



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Savanna Oaks Neighborhood Association

December 3rd, 2013

Resolution

During this regularly scheduled meeting of the SONA on December 3rd, 2013 the assembled members of the Savanna Oaks Neighborhood Association passed the following resolution:

Be it resolved that the Savanna Oaks Neighborhood Association is in favor of retaining the existing zoning of Office Business Center (OBC) for the approximately 11.3 acre property located at the northwest corner of Tannler Dr. and Blankenship Road in West Linn. The SONA is also in favor of retaining the designation "Commercial" on the Comprehensive Plan map for this property. This is in the best interests of the West Linn community. The reasons include but are not limited to the following:

1. CDC 21.010 The purpose of this zone is to provide for groups of business and offices in centers, to accommodate the location of intermediate uses between residential districts and areas of more intense development, to provide opportunities for employment and for business and professional services in close proximity to residential neighborhoods and major transportation facilities, to expand the City's economic potential, to provide a range of compatible and supportive uses, and to locate employment where it can support other commercial uses.
2. The current zoning represents the highest and best use of this property for the Savanna Oaks Neighborhood Association.

For the above stated reasons SONA favors retaining the existing zoning of OBC for the 11.3 acre property located at the northwest corner of Tannler Dr. and Blankenship Rd in West Linn.

Aye: 20
Nay: 0
Abstain: 0

Submitted by Ed Schwarz
Savanna Oaks Neighborhood Association President

Shroyer, Shauna

From: Pelz, Zach
Sent: Sunday, September 28, 2014 5:15 PM
To: Shroyer, Shauna
Subject: FW: No apartments on Tannler

Zach Pelz, Associate Planner
Planning and Building #1542



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From: Yaohua Yang
Sent: Sunday, September 28, 2014 5:15:28 PM (UTC-08:00) Pacific Time (US & Canada)
To: Pelz, Zach
Subject: No apartments on Tannler

Dear Mr. Pelz,

As a resident at 2412 Remington Drive, we totally disagree with the attempt to change the zoning to permit building apartments on Tannler drive.

The traffic will be terrible and property value will plummet!

Please say NO to the amendment.

Thanks a lot!
Yaohua Yang and Jiamei Zhou
503-544-1763

Shroyer, Shauna

From: Pelz, Zach
Sent: Monday, September 29, 2014 8:43 AM
To: Shroyer, Shauna
Subject: FW: Zoning Amendment

Zach Pelz, Associate Planner
Planning and Building #1542



Please consider the impact on the environment before printing a paper copy of this email.
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From: Ryan Gray
Sent: Monday, September 29, 2014 8:43:41 AM (UTC-08:00) Pacific Time (US & Canada)
To: Pelz, Zach
Subject: Zoning Amendment

Hello Mr. Pelz,

My name is Ryan Gray and I own a home on Remington Drive in West Linn. I am writing you to encourage the City Council to say "no" to the proposed zoning change to the parcels on the corner of Tannler and Blankenship. Changes in the zoning to allow multi-family housing will greatly increase the traffic flow and danger at the intersection of Tannler and Blankenship. In addition, the high density housing will likely negatively affect property values for homeowners in the area, as well as change the overall feel and beauty of the community.

Please help ask the council to say no and in doing so, protect the safety and value of our community.

Thank you for your consideration.

Sincerely,

-Ryan Gray

2413 Remington Drive
West Linn, OR 97068

Ryan Gray
Vice President and Chief Financial Officer
Planar Systems, Inc.
Phone: (503) 748-8911
Email: ryan.gray@planar.com



POWELL DEVELOPMENT CO

P.O. Box 97070 Kirkland, WA 98083-9770

(425) 828-4334 Fax (425) 822-8297

September 25, 2014

City of West Linn
22500 Salamo Rd.
West Linn, OR 97068

**RE: Rezone & Comprehensive Plan Amendment
NWC of Tannler & Blankenship**

Dear Mayor, City Councilors, and Planning Commissioners,

We represent the owners of the River Falls Shopping Center, anchored by Albertson's immediately to the south of the above referenced property. We have been investors in the community for nearly 18 years after developing the property in 1996.

We believe the rezone of the property at the corner of Tannler & Blankenship from Office Business Center to R-2.1 would be beneficial to our current property and tenants which include: Biscuits Café, Chase, Providence Medical Center, Subway, Great Clips, Avenue Nails, Lux Tanning, and Jack-in-the-Box. While Albertson's owns their store more residents will also be favorable to their business and help the overall center to be more successful.

The current office users nearby create limited demand, but we believe the residential tenants would create substantial more demand for the daily needs that our shopping center provides. This economic benefit is certain to help improve the viability of the many hard working small business owners in our center. Furthermore, the walkability between the properties is high and will help minimize traffic that would otherwise be created.

We believe this project satisfies the applicable approval criteria and will create economic benefit not only for our property and tenants, but also for other small businesses in the area. We strongly encourage you to approve the rezone of the property to multifamily.

Sincerely,

Powell Development

Peter W. Powell
President

CC: West Linn Associates, LLC
Ron Morgan



Shroyer, Shauna

From: Pelz, Zach
Sent: Monday, September 29, 2014 12:38 PM
To: Shroyer, Shauna
Subject: FW: ConAm Properties, LLC request to amend Comprehensive Plan Map and Zoning Map - for Multi-family housing (ZC-14-01 and PLN-14-01)

Zach Pelz, Associate Planner
Planning and Building#1542



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From: randy.lambert@usbank.com
Sent: Monday, September 29, 2014 12:38:16 PM (UTC-08:00) Pacific Time (US & Canada)
To: Pelz, Zach
Subject: ConAm Properties, LLC request to amend Comprehensive Plan Map and Zoning Map - for Multi-family housing (ZC-14-01 and PLN-14-01)

Zach - I am writing you in regards to ConAm Properties request to change the zoning of their property on the southwest corner of Tannler & Blankenship in West Linn (see map description above). Like many residents, I was involved in the meetings for the original attempt to develop ConAm's property on the southeast corner of Tannler & Blankenship, which was eventually sold and now maintained as a public park. During the public meetings to develop the southeast corner, the traffic issues were openly discussed and revealed to be a "potential major impact" on residents in the area.

My wife and I have lived on Remington Drive for 11 years and travel down to the corner of Tannler / Blankenship several times each week for shopping and to access Hwy 205. The corner of Tannler / Blankenship is already an "**F Rated intersection**" according to ODOT. I can attest that it is a very dangerous intersection, especially if you need to turn against the traffic in an effort to get onto 10th street. I can't imagine how much worse it would become if ConAm Properties is allowed to develop their property into a "high density" apartment complex.

Please know I am not against land development in and around the city of West Linn. However, I do strongly urge the city of West Linn to decline ConAm Properties' current zoning request due primarily to the traffic issues. As a citizen of West Linn and resident of the neighborhood, I believe the proposed development of the subject property would cause further denigration to the "already dangerous" traffic flow at the corner of Tannler and Blankenship.

Thank you

Randy Lambert & Jean Lambert
[2416 Remington Drive](#)
[West Linn, OR](#)
[503-723-9846](#)

U.S. BANCORP made the following annotations

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Shroyer, Shauna

From: Boyd, John
Sent: Tuesday, September 30, 2014 1:37 PM
To: Kerr, Chris; Shroyer, Shauna
Subject: FW: RE: Testimony for 10/1/14 PC Meeting

For the record

From: Ryerson Schwark
Sent: Tuesday, September 30, 2014 1:36 PM
To: Boyd, John
Subject: Fwd: RE: Testimony for 10/1/14 PC Meeting

I believe since we are sitting quasi judicial that this needs to be part of the public record.

John Boyd,
#1524



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----- Forwarded message -----

From: "Russell Axelrod"
Date: Sep 30, 2014 1:30 PM
Subject: RE: Testimony for 10/1/14 PC Meeting
To:

"Russell Axelrod"

Cc:

Dear Planning Commission Members,

It is unfortunate that I am out of the country and unable to participate in the hearing regarding File No. ZC-14-01/PLN-14-01 for the proposal to rezone lands along Tannler in the Savanna Oakes/Willamette neighborhood areas.

I am not able to further review and comment in more detail at this time in my remote location; however, I wish to express officially my strong opposition to the rezoning proposal. I urge the planning commission to deny this request until further community planning for the area is performed.

The lands in question present physical challenges that might constrain their use for other more appropriate uses, including potentially open/green space land uses. The proposed rezoning to allow dense residential development also has the potential to significantly impact traffic and other aspects of the community and region of West

Linn. Further community-based planning should first be performed for the area before piece-meal development is allowed as has been done in other areas of West Linn with adverse impacts to the community.

I urge you to deny the proposed zoning change until further community-based planning is performed to determine, at minimum, a preferred conceptual plan for future development of this area. Please enter my comments in the official record to deny this proposal at this time.

Respectfully,

Russ Axelrod

[Sent from Yahoo Mail for iPad](#)

From: Shroyer, Shauna <SShroyer@westlinnoregon.gov>;
To: Griffith, Lorie; Knight, Jesse; King, Nancy
Axelrod, Russel; Schwark, Ryerson
Steel, Christine
Cc: Kerr, Chris <ckerr@westlinnoregon.gov>; Boyd, John <jboyd@westlinnoregon.gov>; Pelz, Zach <ZPELZ@westlinnoregon.gov>;
Subject: Testimony for 10/1/14 PC Meeting
Sent: Thu, Sep 25, 2014 11:17:25 PM

All,

Attached you will find a staff memo from Zach Pelz with new evidence and testimony for the 10/1/14 PC meeting. I have also placed the document into your dropbox folders and it is online.

Shauna

Shauna Shroyer, Administrative Assistant
Planning,#1557

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Shroyer, Shauna

From: Jill Nowak <jillpetaja@yahoo.com>
Sent: Wednesday, October 01, 2014 8:48 AM
To: Shroyer, Shauna
Subject: Re: West Linn Contact Us Form

Hi Shauna,
My address is 2585 Haskins Rd, West Linn OR 97068

Jill Nowak

On Oct 1, 2014, at 8:27 AM, "Shroyer, Shauna" <SShroyer@westlinnoregon.gov> wrote:

> Ms. Nowak,
>
> Thank you for your comments. The Planning Commission will received this at their meeting tonight. However, I do need your complete address in order for you to have standing on this matter. You can just email your address I will add you to our list of persons with standing.
>
> Thank you.
> Shauna Shroyer
>
>
>
>
>
> Shauna Shroyer
> Administrative Assistant
> Email: SShroyer@westlinnoregon.gov | Mob:
> <http://westlinnoregon.gov>
>
> City of West Linn | West Linn | 97068
>
> The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking of any action in reliance upon this information by person(s) or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.
>
> -----Original Message-----
> From: Jill Nowak [<mailto:webmaster@westlinnoregon.gov>]
> Sent: Wednesday, October 01, 2014 7:17 AM
> To: Hall, Lori
> Subject: West Linn Contact Us Form
>
> Submitted on Wed, 10/01/2014 - 7:16am
> Submitted by anonymous user: [24.20.76.240] Submitted values are:
>
> --CONTACT INFORMATION--
> Full Name: Jill Nowak

Shroyer, Shauna

From: Pelz, Zach
Sent: Wednesday, October 01, 2014 8:23 AM
To: Shroyer, Shauna
Subject: FW: ConAm Application
Attachments: West Linn - Support Letter - Tony Butterfield - 09-17-2014.pdf

Zach Pelz, Associate Planner
Planning and Building#1542



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From: Robinson, Michael C. (Perkins Coie)
Sent: Wednesday, October 01, 2014 8:23:02 AM (UTC-08:00) Pacific Time (US & Canada)
To: Kerr, Chris; Pelz, Zach
Cc: jeff@parkerdev.com; rmorgan@conam.com; Mike Mahoney (mmahoney@conam.com)
Subject: ConAm Application

Chris, please find attached a letter in support of the ConAm application.

Please place this letter in the official Planning Department file for this application and place the letter before the Planning Commission at the beginning of tonight's hearing.

Michael C. Robinson | Perkins Coie LLP

PARTNER
1120 N.W. Couch Street Tenth Floor
Portland, OR 97209-4128
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C. +1 503.407 2578
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City of West Linn
22500 Salamo Road
West Linn, OR 97068

Dear Planning Commissioners, Honorable Mayor, and City Council Members,

I am signing this letter along with my fellow community members to express our support to change the Comprehensive Plan Map designation from Commercial to Medium-high Density Residential and to change the Zoning Map designation from Office Business Center (OBC) to Medium-high Density Residential (R-2.1) on the property at the northwest corner of Tannler Drive and Blankenship Road.

We believe approving this project will provide numerous public benefits such as:

- Reducing traffic significantly compared to the previously approved 289,000 sf office project
- More economic support to local small business retailers, restaurants, and service providers
- Additional System Development Charges, fees, and excise taxes for our City and School District
- Help to satisfy strong need for additional housing options within the City
- Create new jobs through the construction, operation, and maintenance of the new community
- Ongoing benefit to schools, public safety, library, and other City and County services through annual property tax

I believe this application meets all of the approval criteria and request that you approve so that this site can be productively used for multi-family housing that will meet our community's needs.

Sincerely,



Tony B. McField
Name:

2101 peregrine CT
Address WEST LINN
97068

9-17-14
Date

Shroyer, Shauna

From: Pelz, Zach
Sent: Wednesday, October 01, 2014 11:04 AM
To: Shroyer, Shauna
Subject: FW: no to zoning ammendment

Zach Pelz, Associate Planner
Planning and Building #1542



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From: donna.hilt@comcast.net
Sent: Wednesday, October 01, 2014 11:04:37 AM (UTC-08:00) Pacific Time (US & Canada)
To: Pelz, Zach
Subject: no to zoning ammendment

To the West Linn City Council:

I regret not being able to attend tonight's meeting, but I work evenings and my husband has to attend class with a child downtown.

Please do NOT permit multi-family housing at the northwest corner of Tannler Drive and Blankenship Road. I moved here earlier this year, and would not have selected my home on Tannler Dr. had I known there were plans to increase the already overcrowded urban density. This would affect traffic, noise pollution, air pollution, and decrease the quality of our lives, not to mention decrease the property value of our homes.

Please do not amend the current zoning on this parcel of land. The increase in traffic alone would make it much less safe for our children to walk in the neighborhood. Tannler is already used as a "cut through" street as it is.

Thank you for your attention in this matter.

Sincerely,

Donna and Hilton Friedman
2275 Tannler Dr. West Linn OR

Shroyer, Shauna

From: Pelz, Zach
Sent: Wednesday, October 01, 2014 11:38 AM
To: Shroyer, Shauna
Subject: FW: ConAm Application
Attachments: Lt C. Steel re continue initial evidentiary hearing.PDF

Zach Pelz, Associate Planner
Planning and Building.#1542



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From: Rapp, Reagan S. (Perkins Coie)On Behalf OfRobinson, Michael C. (Perkins Coie)
Sent: Wednesday, October 01, 2014 11:38:05 AM (UTC-08:00) Pacific Time (US & Canada)
To: Kerr, Chris
Cc: Robinson, Michael C. (Perkins Coie); Pelz, Zach; Thornton, Megan; mmahoney@conam.com; rmorgan@conam.com; jeff@parkerdev.com; 'bwb@johnson-reid.com'; bahrend@mcknze.com
Subject: ConAm Application

Dear Mr. Kerr,

Please find attached a letter on behalf of the Applicant. Would you please place this letter before the Planning Commission at the beginning of tonight's evidentiary hearing?

Thanks.

Mike

Michael C. Robinson | Perkins Coie LLP
PARTNER
1120 N.W. Couch Street Tenth Floor
Portland, OR 97209-4128
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C. +1.503.407.2578
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October 1, 2014

Michael C. Robinson
MRobinson@perkinscoie.com
D (503) 727-2264
F (503) 346-2264

VIA EMAIL

Ms. Christine Steel, Chair
West Linn Planning Commission
c/o City of West Linn Planning Department
22500 Salamo Road #1000
West Linn, OR 97068

Re: City of West Linn File Nos. ZC-14-01/PLN-14-01

Dear Chair Steel and Members of the West Linn Planning Commission:

This office represents the Applicant, ConAm Properties, LLC. I am writing on behalf of ConAm to ask that tonight's initial evidentiary hearing be continued to October 15, 2014 and that the written record be left open, both as described below:

- That the Planning Commission take testimony from the Applicant (20 minutes), supporters of the Application, opponents of the Application, and neutral parties and conclude tonight's public hearing;
- That the Planning Commission continue the public hearing until October 15, 2014 for the purpose of hearing Applicant rebuttal (10 minutes) and, if the Planning Commission chooses, to begin deliberation on the Application;
- That the written record be held open until Wednesday, October 8 at 5 p.m. for all parties to submit "argument" and "evidence", as those words are defined in ORS 197.763(9); and
- That the Applicant be allowed to submit final written only without new evidence until Friday, October 10 at 5 p.m.

This request is consistent with ORS 197.763(6) and is made prior to the conclusion of the initial evidentiary hearing.

Ms. Christine Steel, Chair
October 1, 2014
Page 2

I have asked Mr. Kerr to place this letter in the official Planning Department file and before you at the beginning of tonight's hearing.

Very truly yours,



Michael C. Robinson

MCR:rsr

cc: Mr. Chris Kerr (via email)
Mr. Mike Mahoney (via email)
Mr. Rob Morgan (via email)
Mr. Jeff Parker (via email)
Mr. Brendan Buckley (via email)
Mr. Brent Ahrend (via email)
Mr. Zach Pelz (via email)
Ms. Megan Thornton (via email)

Shroyer, Shauna

From: Kerr, Chris
Sent: Wednesday, October 01, 2014 1:50 PM
To: Shroyer, Shauna
Subject: FW: Tannler Drive re-zoning application

Pls add this

Thanks

CK

Chris Kerr, Community Development Director
Community Development,#1538



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From: Tony_Brenda [<mailto:aperryb3@gmail.com>]
Sent: Wednesday, October 01, 2014 1:30 PM
To: CWL Planning Commission
Subject: Tannler Drive re-zoning application

Subject: Public Hearing PC 10/1/14: Amend the Comprehensive Plan map designation from "Commercial" to "Medium-high Density Residential" and change the zoning map designation from "OBC" to "R-2.1", ZC-14-01/PLN-14-01 (Staff: Zach Pelz)

Planning Commission members

I am very concerned with the proposed re-zoning and development of this site at Tannler Drive. The developer wants to build 210 plus multi-family apartments which, in my opinion, would stress the infrastructure of this area to unacceptable levels. I am referring to local traffic and school facilities.

Traffic: The 10th Street interchange is already an 'F-' junction and there are no plans to improve it. An influx of another 200 plus vehicles into the neighboring streets will cause more congestion at this critical junction. Commuters will find other ways to reach the freeway and fan out into surrounding areas. Quiet streets will see higher traffic flows during rush hours.

Schools: In a recent presentation to the Savanna Oaks Neighborhood Association, the developer estimated that the development would produce only 44 children. I understand this figure was later revised by the developer to 91. Since these apartments will be up to 4 stories high and attract younger families rather than seniors, I believe the number will be many more. West Linn has a good reputation for schools and people will take advantage of this fact. How will schools cope with a significant number of extra school children in a relatively short period of time? Will this mean bigger classes, bussing to schools further away, less choice for parents?

The Planning Commission needs to address these two issues when considering re-zoning for development on such a vast scale.

Anthony Perry

2286 Haskins Road, WL

atp_perry@yahoo.com

Shroyer, Shauna

From: Pelz, Zach
Sent: Wednesday, October 01, 2014 2:26 PM
To: Shroyer, Shauna
Subject: FW: ConAm Application
Attachments: 9_29_14 PowerPoint Presentation.PPTX; Lt C. Steel re testimony.PDF

Zach Pelz, Associate Planner
Planning and Building#1542



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From: Rapp, Reagan S. (Perkins Coie) On Behalf Of Robinson, Michael C. (Perkins Coie)
Sent: Wednesday, October 01, 2014 2:24:44 PM (UTC-08:00) Pacific Time (US & Canada)
To: Kerr, Chris
Cc: Robinson, Michael C. (Perkins Coie); Pelz, Zach; Thornton, Megan; mmahoney@conam.com; rmorgan@conam.com; jeff@parkerdev.com; 'bwb@johnson-reid.com'; bahrend@mcknze.com
Subject: RE: ConAm Application

Mr. Kerr,

Please find attached my letter regarding opposing testimony. Would you mind printing a copy for me?

Also attached is our PowerPoint presentation.

Thank you,

Mike

Michael C. Robinson | Perkins Coie LLP

PARTNER
1120 N.W. Couch Street Tenth Floor
Portland, OR 97209-4128
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C +1 503 407 2578
F +1 503 346 2264
E MRobinson@perkinscoie.com

October 1, 2014

Michael C. Robinson
MRobinson@perkinscoie.com
D (503) 727-2264
F (503) 346-2264

VIA EMAIL

Ms. Christine Steel, Chair
West Linn Planning Commission
c/o City of West Linn Planning Department
22500 Salamo Road #1000
West Linn, OR 97068

Re: City of West Linn File Nos. ZC-14-01/PLN-14-01

Dear Chair Steel and Members of the West Linn Planning Commission:

This office represents the Applicant, ConAm Properties, LLC. This letter responds to testimony against the Application received as of the date of this letter.

1. Testimony by Yaohua Yang and Jamei Zhou.

Ms. Yang and Mr. Zhou argue that approving the Application will result in “terrible” traffic and plummeting property values.

First, their conclusions are incorrect about traffic. Mr. Brent Ahrend’s July 11, 2014 letter concludes that the difference between reasonable worst case vehicle trip generation in the OBC zone and the R-2.1 zone is a reduction of over 500 vehicle trips during the two peak hours with a 73 percent reduction in vehicle trips in the morning peak hour and a 65 percent reduction in the evening peak hour. Further, Mr. Ahrend writes in his letter: “This significant decrease in trips indicates the proposed comprehensive plan amendment and zone change will not significantly affect the transportation facility, and no mitigation is required within the TSP planning period due to the proposed land use change. Even transportation facilities that are otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan *may operate better due to the significant decrease in trips.*” (Emphasis added.)

Thus, the Planning Commission can conclude that the Transportation Planning Rule, which is the only relevant transportation criterion applicable to this Application, will be satisfied.

Additionally, the Planning Commission can find that property values are not a relevant approval standard. Nevertheless, 2412 Remington Drive is located well to the north of this site and to the west of Tannler Drive. It is unlikely given the slope of this site that this residence could even see this project. Further, approximately three (3) acres of the north end of the site will be designated for open space, meaning that those persons living in single-family dwellings to the north of the site will be adjacent to open space.

2. Testimony by Ryan Gray.

Mr. Gray argues that approval of this Application will “greatly increase the traffic flow and danger at the intersection of Tannler and Blankenship”. Further, he argues that property values will be adversely affected, as will be the overall feel and beauty of the community.

The Planning Commission can reject Mr. Gray’s arguments for two (2) reasons. First, as already explained above, substantial evidence about traffic is contrary to Mr. Gray’s opinion; that is, development of this project in the R-2.1 zone will result in *fewer* vehicle trips than will development of the approved and vested office project in the OBC zone on this site. The approved and vested office project authorizes 289,571 square feet and would generate 780 vehicle trips during the two (2) peak hours, whereas as multi-family development in the R-2.1 zoning district will generate 237 vehicle trips during the two (2) peak hours. As already noted, impact on property values is not a relevant approval criterion.

Finally, the overall feel and beauty of the community will not be impacted because, as already noted, the northern portion of the site will be devoted to open space uses.

For these reasons, the Planning Commission should reject Mr. Gray’s arguments.

3. Testimony by Randy and Jean Lambert.

First, Mr. and Mrs. Lambert are mistaken that ConAm was involved with property on the southwest corner of Tannler and Blankenship. (It is unclear to me which corner the Lamberts are actually referring to.) ConAm has never owned any property in the City of West Linn and has never been involved with development in the City of West Linn prior to this Application. Further, development of any adjacent property would be commercial development, which has entirely different impacts; this Application does not propose development but instead proposes an amendment to the City’s acknowledged comprehensive plan and zoning maps.

Second, the Lamberts raise an issue concerning traffic. However, as already explained, this Application will generate fewer vehicle trips during peak hour periods than would the approved and vested office development on the property.

The Lamberts also refer to this Application as one for a “high density” apartment complex. The evidence is clear in the Application that, in fact, the City of West Linn lacks sufficient land for multi-family housing. This site is an entirely appropriate site for the R-2.1 zoning district because only very few single-family homes are adjacent to the north end of the site, which will be buffered by an open space area, it is adjacent to a park on the east and to shopping on the south, and has good transit and road access.

The Planning Commission should reject the Lamberts' argument that this Application will create any traffic danger; in fact, it will improve traffic conditions on the surrounding streets.

4. Testimony by Jill Nowak.

Ms. Nowak argues that the Application will result in increased traffic, increased crime, decreased home values, and aesthetics. First, as already explained, issues such as property values are irrelevant to the approval criteria. Second, Ms. Nowak's assertion about increased crime is speculative and baseless.

Additionally, Ms. Nowak asserts she is entitled to have the existing zoning maintained because she bought her house based on the current zoning. Everyone knows that zoning is subject to change and whether an application is approved or not is based on approval criteria.

5. Testimony by Donna and Hilton Friedman.

Mr. and Mrs. Friedman argues, as do the other opponents, that traffic will be an increased problem in addition to noise pollution, air pollution, and a decrease in property value.

The Planning Commission can reject these arguments for two (2) simple reasons. First, the evidence demonstrates that this Application will benefit traffic conditions, not worsen them. Second, arguments about noise pollution and air pollution without substantial evidence are not a basis on which to make the decision. The noise that will be heard from these apartments is the same that is heard in other residential areas—families living their lives.

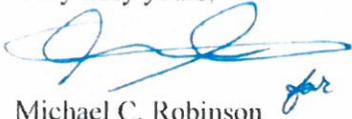
Additionally, the Friedmans argue that children walking on streets would be "less safe". There is no evidence to support this assertion. Any increased trips attributable to this Application will largely use Blankenship and Salamo Roads and not other streets. Moreover, all of the streets in the residential area have sidewalks for children to walk.

For all of these reasons the Planning Commission can find that the arguments raised in these letters are not supported by substantial evidence, for the most part do not address applicable approval criteria, and are not a basis upon which to deny the Application.

I have asked Mr. Kerr to place this letter in the official Planning Department file and before you at the beginning of tonight's public hearing.

Ms. Christine Steel, Chair
October 1, 2014
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Very truly yours,



Michael C. Robinson

MCR:rsr

cc: Mr. Chris Kerr (via email)
Mr. Mike Mahoney (via email)
Mr. Rob Morgan (via email)
Mr. Jeff Parker (via email)
Mr. Brendan Buckley (via email)
Mr. Brent Ahrend (via email)
Mr. Zach Pelz (via email)
Ms. Megan Thornton (via email)