

Shroyer, Shauna

From: Rapp, Reagan S. (Perkins Coie) <RRapp@perkinscoie.com> on behalf of Robinson, Michael C. (Perkins Coie) <MRobinson@perkinscoie.com>
Sent: Wednesday, September 02, 2015 3:58 PM
To: Shroyer, Shauna
Cc: Robinson, Michael C. (Perkins Coie); Kerr, Chris; Boyd, John; Thornton, Megan; gary.alfson@otak.com; ron.dean@otak.com; pete.miller@otak.com; bahrend@mcknze.com; jtjones@mcknze.com; Morgan E. Holen (morgan.holen@comcast.net); mmahoney@conam.com; rmorgan@conam.com; jeff@parkerdev.com; King, Seth J. (Perkins Coie); Stephenson, Garrett H. (Perkins Coie)
Subject: (Email 1 of 5) Applicant's Supplemental Rebuttal Regarding City File Nos. DR-15-11 and LLA-15-01
Attachments: Doc 1_Part1.pdf

Dear Shauna,

This office represents the applicant in the above-referenced files. Please place this letter and its attachments before Chair Schwark and in the official Planning Department file for this application prior to tonight's Planning Commission hearing.

There will be a total of 5 emails with attachments because of the size limitation when sending emails to West Linn.

Thank you.

Michael C. Robinson | Perkins Coie LLP

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September 2, 2015

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Mr. Ryerson Schwark, Chair
City of West Linn Planning Commission
22500 Salamo Road
West Linn, OR 97068

**Re: City of West Linn Planning File Numbers DR-15-11 and LLA-15-01;
Letter on behalf of ConAm Properties, LLC**

Dear Chair Schwark and Members of the Planning Commission:

This office represents ConAm Properties, LLC (“ConAm”). ConAm has divided its written submittals for the September 2, 2015 continued hearing into two (2) letters. One letter addresses testimony by opponents that responds to relevant approval criteria concerning the Design Review application. This letter responds to issues that the Applicant believes are not relevant to the approval criteria but nevertheless require a response.

The Applicant respects the opinions of those who have testified before the Planning Commission. Nevertheless, many of the issues raised have nothing to do with the approval criterion and constitute a grab bag of “what ifs” concerning the application. The cumulative effect of the “what if” arguments paint a very negative and incorrect picture of the application. Therefore, while the issues below do not go to the approval criteria, it is necessary for ConAm to address them so the Planning Commission can conclude that those issues do not make the ConAm application undesirable even if it meets the approval criteria. The letter is organized by identification of the issues raised by opponents, answering the issue and then explaining the Applicant’s answer to the issue.

1. THE APPLICATION SITE IS IN A SINGLE-FAMILY AREA.

RESPONSE BY APPLICANT: The application site is not in a single-family area.

Several witnesses, including Mr. Schwarz, referred to the application site as “their neighborhood” and argued that the application, if approved, introduces apartments into a single-family area. **Exhibit 1** is an aerial photograph of the surrounding area. **Exhibit 2** is the City of West Linn (“City”) zoning map.

Exhibit 1 shows that single-family homes begin north of this site and north of the OBC and north of the property on the east side of Tannler Drive referred as the White Oaks Savanna Park but still designated “Commercial” on the City’s acknowledged Comprehensive Plan (the “Plan”) map and zoned Office Business Complex (“OBC”). The single-family residential area runs to the north on both sides of Tannler Drive until it reaches Bland Circle.

Exhibit 1 also shows a clean dividing line between the single-family area and this site. The dividing line is the two OBC zoned properties on either side of Tannler Drive with an open space running roughly northwest from this site and separating the R2.1 zoned area with multi-family structures, including apartments, from the single-family areas to the east.

No applicable approval criterion does or can impose a compatibility standard for this application. Nevertheless, this site is not in a single-family area and is well buffered from single-family areas to the north by the open space area to the northwest, the unvacated Greene Street right-of-way and the approximately 3.2 acre open space lot to be maintained by this application.

Exhibit 2 shows that the zoning reflects the above-described land use pattern. The only difference between the zoning map and the description above is that the zoning maps show the White Savanna Oaks Park site as only partly OBC. According to the West Linn Planning Department and, as shown below on the Tanner Basin (now Savanna Oaks) Neighborhood Association Plan, the area shown as park has never been rezoned from OBC.

The Planning Commission can conclude that this site is not in a single-family area.

2. THE DEVELOPMENT SITE IS IN THE SAVANNA OAKS NEIGHBOR ASSOCIATION AREA.

RESPONSE BY APPLICANT: The development site is in the Willamette Neighborhood Association area, not the Savanna Oaks Neighborhood Association area.

Mr. Schwarz, the President of the Savanna Oaks Neighborhood Association, referred to the development of the site as in “his neighborhood.” Several other witnesses testified as to the applicability of the Savanna Oaks Neighborhood Association (“SONA”) Plan.¹ **Exhibit 3** to this letter is the City’s neighborhood association map. Tannler Drive divides the two (2) neighborhoods. SONA is on the east side of Tannler Drive, while the Willamette Neighborhood Association is on the west side. The development site is not in the SONA area and, as explained elsewhere, the SONA Plan is irrelevant to this site, even if it did contain applicable policies.

3. THIS APPLICATION WILL CAUSE A LOSS OF OBC ZONING.

RESPONSE BY APPLICANT: The OBC zone remains in place.

The opponents argued that the application is an “end run” around the City Council’s denial of the 2014 application to change the site’s Plan map designation from “Commercial” to “Residential” and to change the site’s zoning destination from “OBC” to “R2.1.”

¹ The City’s website shows a Tanner Basin Neighborhood Plan. Tanner Basin is the former name of SONA. Therefore, when referring to the SONA Plan, this letter is referring to the Tanner Basin Neighborhood Plan.

First, even though the City Council denied the requested comprehensive plan map and zoning map amendments, the OBC zone allows the use requested by the Applicant. Moreover, the Applicant was clear during the comprehensive plan map and zoning map amendment hearings that while it believed a better application would result if the property were zoned R2.1, it would proceed with an application in the OBC zone if the comprehensive plan map and zoning map amendment application were denied.

Second, approving this application will not cause the loss of the OBC zone. The OBC zone will remain on the site.

Third, the City Council had from January, 2015 until this application was submitted on July 13, 2015 to amend West Linn Community Development Code (“CDC”) 21.050.2 to either eliminate multi-family dwellings as a use allowed under prescribed conditions, or to provide more specificity as to when multi-family units can be allowed. The City Council did not do so.

Fourth, in 1982, the City Council considered a provision that would have limited residential uses to more than 25 percent of the OBC site area if part of an overall business-office center planned unit development (**Exhibit 4**). However, the City did not enact that provision (**Exhibit 5**). Since adoption of CDC in 1983, CDC 21.050.2 has provided exactly the same use. Thus, for 33 years, the City Council has not amended this provision.

Fifth, the application is not an “end run” around the City Council’s decision. ORS 227.178(3) is **Exhibit 6** to this letter. This statute is what is commonly referred to as the “Goal Post Rule”. The Goal Post Rule means that any time an application is submitted to a local government, the standards that govern that application are those in effect on the date it is submitted. Any property owner may submit an application at any time. Even though the opponents may view this application as an “end run” around the City Council’s decision, the Applicant was entitled to make the application and, as noted above, the City Council could have prevented the application by amending CDC 21.050.2.

Sixth, the OBC zone is not a commercial retail zone. **Exhibit 7** is the City’s General Commercial (“GC”) zoning district and **Exhibit 8** is the OBC list of permitted uses, allowed uses and conditional uses. If the Planning Commission compares **Exhibits 5** and **6**, it can conclude that the GC is the commercial zone relied upon by the City, while the OBC zone is something much different.

Even if the OBC zone allowed retail commercial development to any great extent on this site, it is highly unlikely this site would develop as such given the fact that the River Falls Shopping Center is just across the street. Instead, the Planning Commission should view this site as providing two benefits in mixed use development. First, the residents will patronize the River Falls Shopping Center and the Willamette Drive Main Street area. Second, the seven (7)

commercial spaces will provide an “incubator” for small businesses. These are likely to be businesses that have outgrown home occupations that are too small to afford larger commercial spaces. This site will never contain a commercial retail development, was not intended to do so under the OBC zone, cannot be an office zone since, as Mr. Parker has testified, there is no demand for Class “A” office space in West Linn, and it will not remain vacant.

Finally, the opponents concerned about the loss of OBC zoned land do not extend their concern to the loss of OBC zoned land for the White Oaks Savanna Park. **Exhibit 9** is the City’s acknowledged comprehensive plan map. The map clearly identifies the entire area of the White Oaks Savanna Park as “Commercial.” **Exhibit 10** is the zoning map from the SONA Plan. The Plan shows the entire park site zoned OBC. I have confirmed with the West Linn Planning Department that no person has initiated, nor has the City Council approved a zoning map amendment changing the Plan and zoning map designations to one allowing parks.

When opponents complain about the loss of OBC zoned land on the one hand and support the White Oaks Savanna Park on the other, their argument is not well taken. If they were truly concerned about the loss of OBC zoned land, they would not have devoted the land on the east side of Tannler Drive to a park.

4. TANNLER DRIVE IS NOT PLOWED DURING THE WINTER.

RESPONSE BY APPLICANT: Tannler Drive is a city-designated “primary snow and ice route.”

One person argued that because Tannler Drive is not plowed during rare winter storms, it is unsafe to put more traffic on to Tannler Drive. **Exhibit 11** is from the City’s website and is entitled “West Linn Winter Weather Route Map.” **Exhibit 11** shows that Tannler Drive is a “Primary Snow and Ice Route”, which is explained as “primary snow and ice routes include major and minor streets, with a focus on facilitating access to local arterials. Other collector and neighborhood streets are the secondary focus, and will be addressed after primary routes are cleared.” Additionally, Remington Drive between Tannler Drive and Salamo Road and Green E Street between Tannler Drive and Salamo Road are “Secondary Snow and Ice Routes.”

The City has anticipated a need to provide access to the neighborhoods along Tannler Drive and has, therefore, designated primary and secondary snow and ice routes.

The Planning Commission can conclude that because this site is at the intersection of Tannler Drive and Blankenship Road (which is also designated as a Primary Snow and Ice Route), the traffic from this site will have access to streets during winter weather.

5. NO GEOTECHNICAL INFORMATION ON THE SITE HAS BEEN SUBMITTED.

RESPONSE BY APPLICANT: Not only has the Applicant prepared a geotechnical which is in the public record but the Oregon Department of Geology and Mineral Industries (“DOGAMI”) does not show shallow or deep seated landslide susceptibility on this site.

One witness suggested that the Applicant had failed to conduct a geotechnical analysis on the site and that there might be either landslide or earthquake hazards on this site.

First, there is no approval criterion in CDC Chapter 55.100 requiring a geotechnical report. In any event, the Applicant prepared a geotechnical report which begins at PC Page 251. Second, **Exhibits 12 and 13** are, respectively, DOGAMI’s “shallow-landslide susceptibility” map and “deep-landslide susceptibility” map for this area of West Linn. **Exhibits 12 and 13** show that the only deep-landslide susceptibility map is well east of this site. Shallow-landslide susceptibility occurs throughout the City of West Linn but, as the geotechnical report explains, the deep-landslide susceptibility map is the more dangerous of the two (2). The geotechnical report did not identify any geotechnical characteristic that would prevent the site from being developed.

6. THERE ARE NO APARTMENTS IN THE AREA.

RESPONSE BY APPLICANT: There are many multi-family dwelling units in the area, including apartments.

The Applicant submitted a zoning map and an aerial photograph at the August 26, 2015 initial evidentiary hearing to show the Planning Commission that the R2.1 zone which allows multi-family dwellings is located west of this area and that there are multi-family dwellings or, as the Applicant can explain, “apartments.” One witness asserted there are no apartments in the area. **Exhibit 14** is a map focusing on the development site and the area to the northwest that is also adjacent to single-family homes. It shows dozens of multi-family dwellings. **Exhibit 15** is an advertisement for the apartments at Summerlin that can easily be found on the web. **Exhibits 16-18** are, respectively, photographs of the entrances to the multi-family developments northwest of this development site.

Exhibit 16 is a photo taken on Saturday, August 29. **Exhibit 16** shows the entrance to the “West Linn Mansions” on the west side of the existing office development. The site plan shows this area as multi-family development.

Exhibits 17 and 18 are photos of the Summerlin Apartments. **Exhibit 17** shows the entrance to the apartment complex. **Exhibit 18** shows the “leasing office” sign. These exhibits demonstrate that the R2.1 zoned area northwest of the site is occupied by multi-family structures, including apartments. In fact, there are four (4) multi-family developments on the north side of Blankenship Road northwest of this site.

The Planning Commission can conclude that this development site is near R2.1 zoning and the zone contains multi-family dwellings, including apartments.

7. SEVEN NEIGHBORHOOD ASSOCIATIONS OPPOSE THIS APPLICATION.

RESPONSE BY APPLICANT: Four (4) of the neighborhood associations did not invite the Applicant to make the presentation and were given incorrect information on which to make their decision, and those that voted at the neighborhood associations constituted a small percentage of those neighborhoods’ total population.

Ms. Schwarz told the Planning Commission that seven (7) of the city’s recognized neighborhood associations voted against the application. The Applicant attended the BHT, SONA and Willamette Neighborhood Association meetings; in fact, the Applicant attended three (3) SONA meetings, two (2) Willamette Neighborhood Association meetings and one (1) BHT meeting (having been unable to attend the first BHT meeting on July 25, 2015).

While the Applicant respects the neighborhood association structure and has spoken to some but not all of the neighborhood associations, the mere fact that neighborhood associations vote against application does not mean that represents a majority of the residents of the City or even of those neighborhood associations.

The City estimated 2014 population is over 25,000 people. **Exhibit 19** is a breakdown of the City’s population estimated in February 2014 by neighborhood association. The BHT Neighborhood contains 825 people. The SONA neighborhood contains 2,331 people. The Willamette Neighborhood Association neighborhood contains 6,034 people. The exhibit also gives the population of the Marylhurst, Hidden Springs, and Robbinwood Neighborhood Associations. Only a small percentage of the total residents of each neighborhood voted to support the resolutions.

It is important to accept the resolutions opposing the ConAm application with a grain of salt. The Planning Commission can conclude that in each case, the neighborhood association members voting on the resolutions represented a tiny minority of the entire city. In fact, at the initial evidentiary hearing, only 23 persons testified against the application.

Second, **Exhibit 20** is a document apparently mailed to many residents of West Linn, including some of the Planning Commission members, by “your neighbor, 2206 Tannler Drive” and distributed on August 22, 2015 to the SONA meeting by Ms. Schwarz. Among the incorrect facts provided as late as August 22, 2015 were an assertion that the application proposes 192 dwelling units when, in fact, the Applicant amended the application to request approval of 180 multi-family units by July 20, 2015. The hand-out asserted that the Applicant proposed its dwelling units in order to avoid Tualatin Valley Fire and Rescue District (“TVFR&D”) requirements. The Applicant acknowledged at the initial evidentiary hearing that it changed the dwelling unit count from 192 to 180 multi-family dwelling units to comply with TVFR&D requirements for a certain width of driveways to accommodate fire vehicles. The fact that the application originally proposed 192 dwelling units has nothing to do with trying to avoid a third driveway; it had to do with the fact that given the amount of open space the Applicant proposes to preserve in Lot 3, that more dwelling units were infeasible. Finally, notwithstanding that the Applicant showed a site plan containing approximately 210 dwelling units in the 2014 comprehensive plan map and zoning map amendment, that was a conceptual plan and the Applicant presented it as such.

8. THE APPLICANT SHOULD HAVE WAITED UNTIL THE CITY AMENDED ITS ACKNOWLEDGED TRANSPORTATION SYSTEM PLAN (“TSP”), PROPOSED FOR OCTOBER, 2015.

RESPONSE BY APPLICANT: The Applicant is entitled to submit at any time and the TSP is not a relevant approval document.

The opponents suggested that this application’s timing was motivated by an attempt to avoid the TSP scheduled to be adopted in October 2015. The Applicant gave no consideration to this issue. First, the Applicant does not believe that the TSP is a relevant approval criterion. The approval criteria relevant to transportation are found in CDC 55.125 and CDC 85.170(B)(2).

Second, the Salamo Road and Tenth Street improvements are those, according to the Applicant’s traffic engineer, that are proposed in the updated TSP. Finally, if applicants waited for legislative amendments such as the TSP to be adopted, they might never submit their applications. There is no guarantee that the TSP will be adopted this October; it may be adopted much later or never adopted.

9. THIS DEVELOPMENT WILL CAUSE PARKING FOR THE WHITE OAKS SAVANNA PARK TO BE DIFFICULT TO FIND.

RESPONSE BY APPLICANT: Only twenty (20) visitor spaces are proposed on the west side of Tannler Drive, not the east side of Tannler Drive. Regardless of the use on this site, on-street parking is allowed.

Several persons argued that this application would make it difficult for people to park at the White Oaks Savanna Park. First, the proposed visitor parking shown on the plan on the west side of Tannler Drive is expressly allowed by CDC 46.090.A.3.e. Second, regardless of what kind of development occurs on this site, on-street parking is allowed on both sides of Tannler Drive at this location. However, the Applicant hopes that the residents and business owners of this site, as well as residents along Tannler Drive, will walk to White Oaks Savanna Park rather than drive.

10. NO FOUR-STORY BUILDINGS EXIST IN WEST LINN.

RESPONSE BY APPLICANT: Three zoning districts allow maximum building height to be 45 feet and, as Mr. Schwarz acknowledged at the August 22, 2015 SONA meeting, viewed from the north side of the site, the buildings appear only as two (2) or three (3) stories high.

Several persons argued that this application is inappropriate because it allows four (4) story buildings. First, the maximum height allowed in the OBC zone is matched by several other zoning districts, including the R2.1 and GC zoning districts. Second, the maximum height is allowed outright; there is no ability to reduce the maximum height. Third, when viewed from the north, the southerly three (3) buildings (Buildings 5, 6 and 7) will appear as two-story buildings and the four northerly buildings (Buildings 1, 2, 3 and 4) will appear as three-story buildings because of the site grade. Finally, the OBC zone allows this height for any buildings, not just mixed-use buildings.

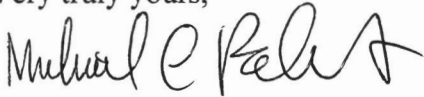
The Planning Commission can find that building height is not a relevant approval criterion.

11. CONCLUSION.

None of the issues identified in this letter are a basis for denial of the application. The applicant respectfully requests that the Planning Commission approve the application with the recommended conditions of approval.

Mr. Ryerson Schwark, Chair
September 2, 2015
Page 9

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael C. Robinson". The signature is fluid and cursive, with a large, stylized initial "M" and "R".

Michael C. Robinson

MCR:rsp
Enclosures

cc: Mr. Chris Kerr (via email) (w/ encls.)
Mr. John Boyd (via email) (w/ encls.)
Mr. Jeff Parker (via email) (w/ encls.)
Ms. Megan Thornton (via email) (w/ encls.)
Mr. Mike Mahoney (via email) (w/ encls.)
Mr. Rob Morgan (via email) (w/ encls.)
Mr. Garrett Stephenson (via email) (w/ encls.)
Mr. Seth King (via email) (w/ encls.)

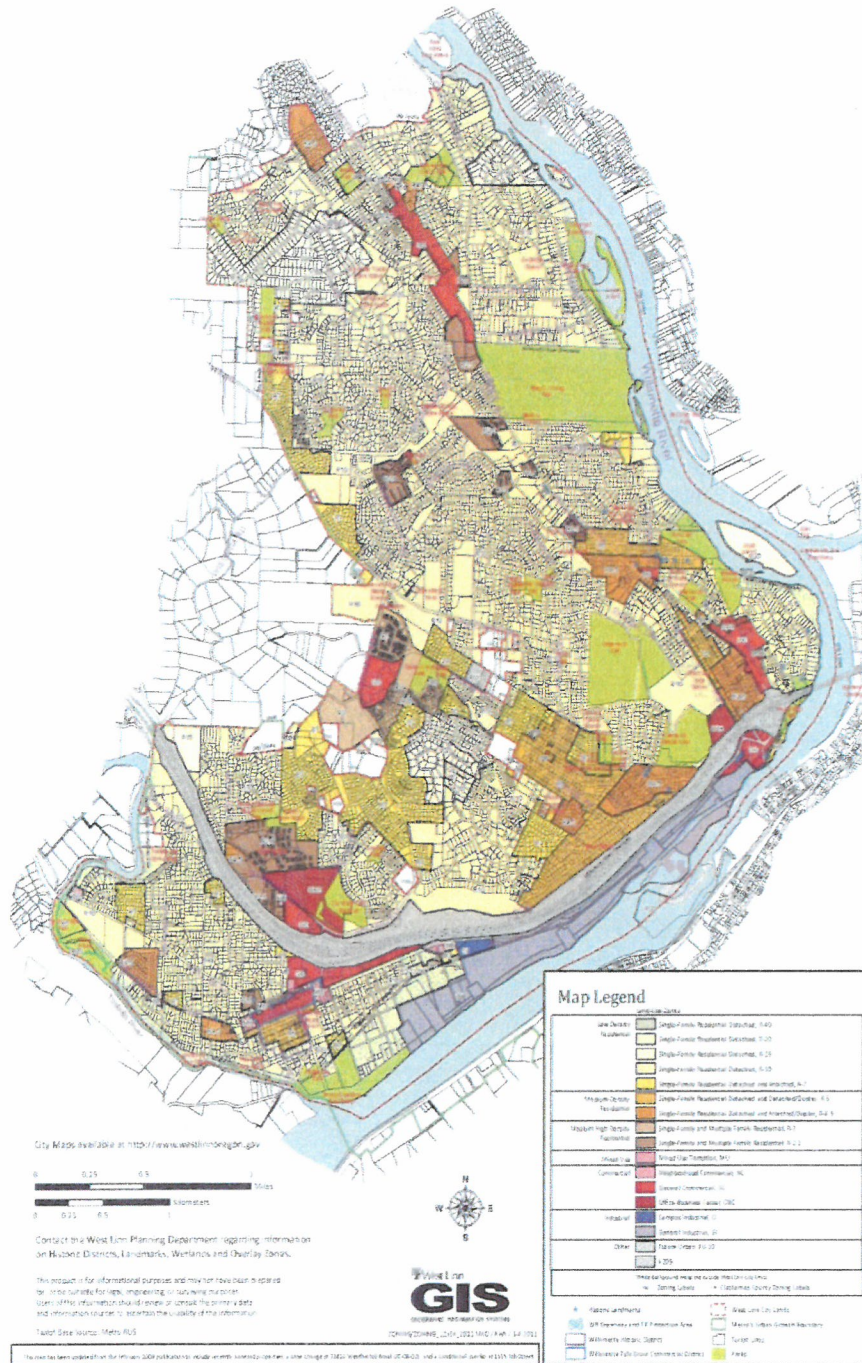
AREA MAP SHOWING APPLICATION SITE



West Linn Zoning Map

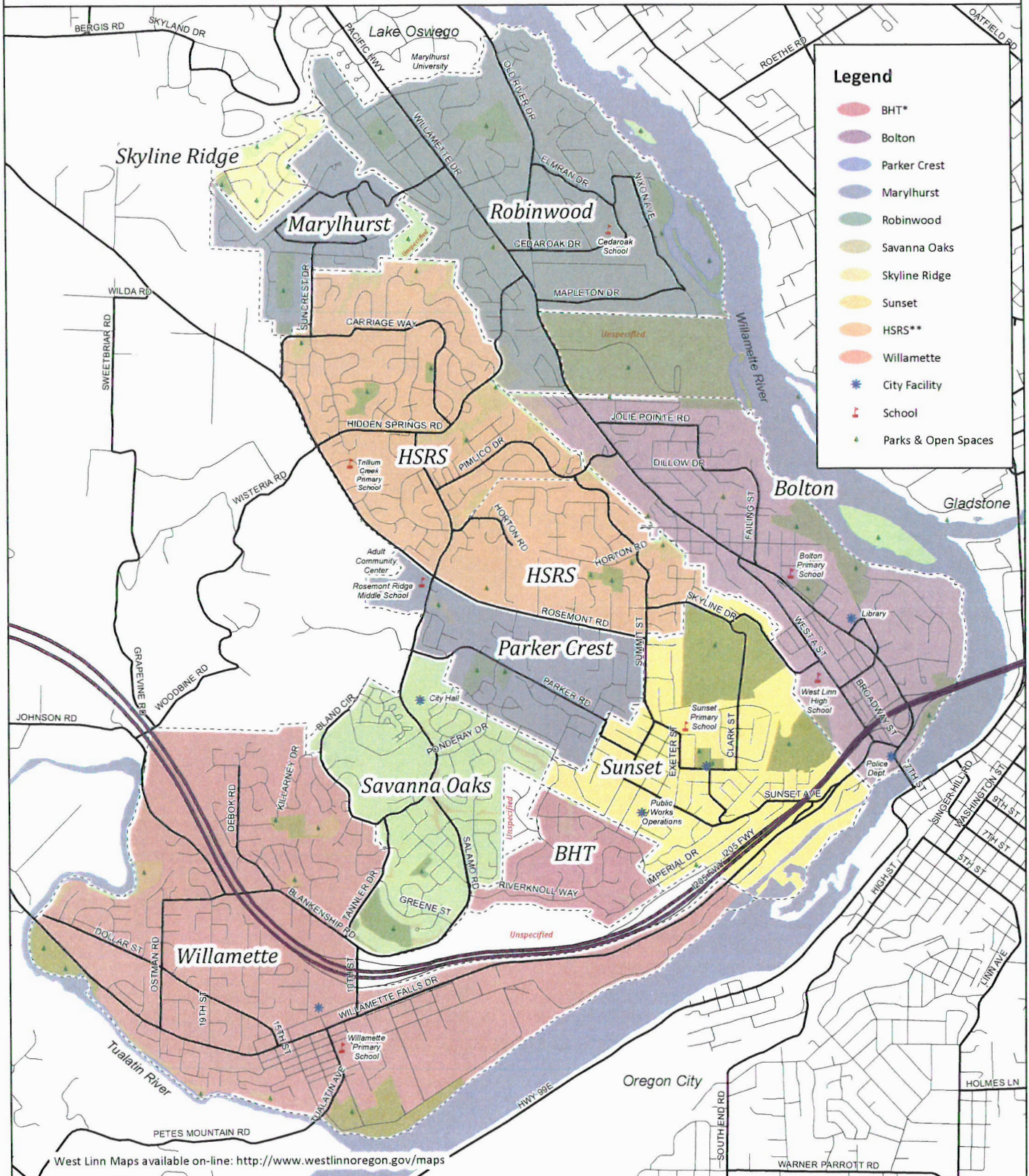
CITY OF WEST LINN Zoning Map

JANUARY 2011





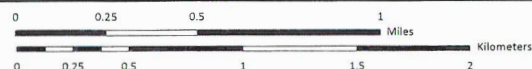
West Linn Neighborhood Associations



West Linn Maps available on-line: <http://www.westlinnoregon.gov/maps>

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.

NEIGHBORHOOD / A_NEIGHBORHOOD_WEB_2014.MXD / K. AHA, GISP / 12-18-2014



*BHT: Barrington Heights, Hidden Creek Estates, Tanner Creek
 **HSRS: Hidden Springs Rosemont Summit (Merged 8/11/2014, Res. 2014-12)



DRAFT
COMMUNITY
DEVELOPMENT
CODES

Prepared by
Ames Associates, Inc.
Planning Consultants

For the
City of West Linn, Oregon

The preparation of this material was financially aided by a grant from the Community Development Division, Department of Human Resources, Clackamas County, Oregon which is funded by the Community Development Block Grant Program, Administered by the U.S. Department of Housing and Urban Development

September 1982

management, religious, research, scientific, statistical, surveyor, tax or similar service or organization.

15. Post Office.
16. Professional office.
17. Park, not including playground area.
18. Travel agent.
19. Veterinary clinic or hospital for small animals without outdoor runs and provided that interior animal keeping or treatment areas are designed to prevent the transmission of sound to adjoining uses or uses beyond the property line whichever is less distance.

21.040 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions.

1. Residential uses as provided in chapter 16, High Density Residential provided--
 - a. The residential use is located above the first story of the structure; or
 - b. The residential use is part of an overall Business-office center Planned unit Development and occupies no more than 25% of the site area; and
 - c. All standards applicable to residential development are met.
2. Home Occupation, Type I subject to the provisions of chapter 37.
3. Sign, subject to the provisions of chapter 52.
4. Temporary use subject to the provisions of chapter 35.

21.050 CONDITIONAL USES

The following uses are conditional uses which may be allowed in this zone subject to the provisions of chapter 60, Conditional Use and where applicable section 21.110 of this chapter.

1. Bar or Lounge.
2. Barber shop or beauty shop.

ORDINANCE NO. 1137

AN ORDINANCE AMENDING ORDINANCE NO. 1128 and ORDINANCE NO. 1129 BY REVISING CERTAIN PROVISIONS OF THE WEST LINN COMPREHENSIVE PLAN AND COMMUNITY DEVELOPMENT CODE AND REAFFIRMING ALL REMAINING PROVISIONS OF ORDINANCE NO. 1128 AND ORDINANCE NO. 1129.

WHEREAS, the City of West Linn has previously adopted, pursuant to Ordinance No. 1128 and Ordinance No. 1129, the West Linn Comprehensive Plan and West Linn Community Development Codes, and

WHEREAS, said Comprehensive Plan and Community Development Codes have been reviewed by Land Conservation and Development Commission, other public agencies, and private associations and individuals, and

WHEREAS, certain revisions to the Comprehensive Plan and Development Codes are required to satisfy the concerns of those bodies expressed in the statutorily mandated review process,

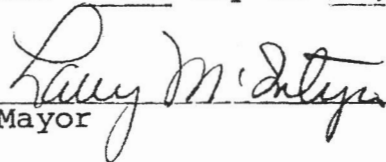
NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LINN as follows:

Section 1. Ordinance No. 1128 and Ordinance No. 1129 are amended by revising and adding the amendments contained in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. All remaining provisions of Ordinance No. 1128 and Ordinance No. 1129 are reaffirmed in their entirety.

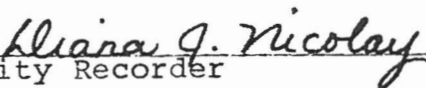
Section 3. This ordinance shall be effective the 10th day of May, 1984.

This ordinance is adopted by the Common Council and approved by the Mayor this 9th day of May, 1984.



Mayor

ATTEST:



City Recorder

- ORDINANCE

PROPOSED AMENDMENTS
TO THE
WEST LINN PLAN INVENTORIES,
COMPREHENSIVE PLAN AND
COMMUNITY DEVELOPMENT CODE,
IN RESPONSE TO
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT (DLCD)
COMMENTS
AS RECOMMENDED BY
THE WEST LINN PLANNING COMMISSION
APRIL 23, 1984

21.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter 34.

21.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions.

1. Animal sales and services: veterinary (small animals) as prescribed with no exterior runs or storage.
2. Multiple family units: as a mixed use in conjunction with commercial development, only above the first floor of the structure.
3. Signs, subject to the provisions of Chapter 52.
4. Temporary use, subject to the provisions of Chapter 35.
5. Home Occupation, Type I, subject to provisions of Chapter 37. (Ord.1226)

21.060 CONDITIONAL USES

The following uses are conditional uses which may be allowed in this zone subject to the provisions of Chapter 60, Conditional Use.

1. Children's day care center.
2. Convenience sales and personal services.
3. Food and beverage retail sales.
4. Heliports.
5. Research services.
6. Transient lodging and associated convention facilities. (Ord. 1172; 9/85)
7. Utilities: major.
8. Vehicle fuel sales.
9. Religious Assembly.

(1/88)

- (3) (a) If the application was complete when first submitted or the applicant submits the requested additional information within 180 days of the date the application was first submitted and the city has a comprehensive plan and land use regulations acknowledged under ORS 197.251 (Compliance acknowledgment), approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first submitted

19.030 PERMITTED USES

The following uses are permitted outright in this zone:

1. Agricultural sales.
2. Agricultural services.
3. Animal sales and services, grooming.
4. Building maintenance services.
5. Business equipment sales and services.
6. Business support services.
7. Communications services.
8. Consumer repair services.
9. Convenience sales and personal services.
10. Eating and drinking establishments.
11. Family day care.
12. Financial, insurance and real estate services.
13. Food and beverage retail sales.
14. General retail services.
15. Hotel/motel, including those operating as extended hour businesses.
16. Laundry services.
17. Senior center.
18. Medical and dental services.
19. Parking facilities.
20. Participant sports and recreation, indoor.
21. Personal service facilities.

EXHIBIT 7

22. Professional and administrative services.
23. Research services.
24. Utilities, minor.
25. Cultural exhibits and library services.
26. Extended-hour businesses that do not include the construction of a new building or expansion of an existing structure.
27. Transportation facilities (Type I).
28. Lodge, fraternal, community center, and civic assembly within the commercial districts along Highway 43, Salamo Road or Blankenship Road.
29. Religious institutions within the commercial districts along Highway 43, Salamo Road, or Blankenship Road. (Ord. 1226, 1988; Ord. 1411, 1998; Ord. 1590 § 1, 2009; Ord. 1622 § 23, 2014)

19.040 ACCESSORY USES

Repealed by Ord. 1622.

19.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

1. Single-family residential unit and attached single-family units above a permitted use or a commercial use or place of assembly authorized as a conditional use (e.g., children's day care center, superstore, amusement enterprise, transient lodging, religious institution, school, lodge or community center), and multiple-family units: as a mixed use in conjunction with commercial development, only above the first floor of the structure, except in the Willamette Falls Drive Commercial District where dwellings may also occupy a portion of the ground floor pursuant to CDC 58.050.
2. Animal sales and services: kennels, as prescribed with no exterior runs or storage.
3. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage.

4. Signs, subject to the provisions of Chapter 52 CDC.
5. Temporary use, subject to the provisions of Chapter 35 CDC.
6. Home occupations, subject to the provisions of Chapter 37 CDC.
7. Wireless communication facilities, subject to the provisions of Chapter 57 CDC. (Ord. 1192, 1987; Ord. 1385, 1996; Ord. 1565, 2008; Ord. 1613 § 3, 2013)

19.060 CONDITIONAL USES

The following are conditional uses which may be allowed in this zone subject to the provisions of Chapter 60 CDC, Conditional Uses:

1. Children's day care center.
2. Automotive and equipment:
 - a. Cleaning.
 - b. Repairs, heavy equipment.
 - c. Repairs, light equipment.
 - d. Sales/rentals, heavy equipment.
 - e. Sales/rentals, light equipment.
 - f. Storage, recreation vehicles and boats.
3. Construction, sales and services.
4. Heliports.
5. Hospitals.
6. Light industrial, manufactured.
7. Light industrial, finished products.
8. Spectator sports facilities.
9. Vehicle fuel sales.
10. Utilities, major.
11. Wholesale storage and distribution:

- a. Mini-warehouse.
 - b. Light.
12. Single-family homes, which were non-conforming structures and were damaged, whereby the cost of rebuilding the damaged portions would exceed 50 percent of the then current replacement cost of the entire building. Determination of rebuilding costs shall be per CDC 66.070(A).
 13. Household hazardous waste depot.
 14. Super stores.
 15. Amusement enterprises.
 16. Public agency administration.
 17. Public safety facilities.
 18. Public support facilities.
 19. Recycle collection center.
 20. *Repealed by Ord. 1622.*
 21. Postal services.
 22. Religious institutions not listed as permitted uses in CDC 19.030.
 23. Schools (with under 200 students).
 24. Transportation facilities (Type II). See CDC 60.090 for additional approval criteria.
 25. Lodge, fraternal, community center and civic assembly not listed as permitted uses in CDC 19.030.
 26. Extended hour businesses that include a new building or expansion of an existing structure. (Ord. 1192, 1987; Ord. 1339, 1992; Ord. 1463, 2000; Ord. 1523, 2005; Ord. 1590 § 1, 2009; Ord. 1604 §§ 16, 17, 2011; Ord. 1622 § 23, 2014)
-

21.030 PERMITTED USES

The following uses are permitted outright in this zone:

1. Business equipment sales and services.
2. Business support services.
3. Communications services.
4. Cultural exhibits and library services.
5. Family day care.
6. Financial, insurance and real estate services.
7. Hotel/motel, including those operating as extended hour businesses.
8. Medical and dental services.
9. Parking facilities.
10. Participant sports and recreation, indoor.
11. Personal services and facilities.
12. Professional and administrative services.
13. Utilities, minor.
14. Transportation facilities (Type I). (Ord. 1226, 1988; Ord. 1401, 1997; Ord. 1590 § 1, 2009; Ord. 1622 § 23, 2014)

21.040 ACCESSORY USES

Repealed by Ord. 1622.

21.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

1. Animal sales and services: veterinary (small animals) as prescribed with no exterior runs or storage.

2. Multiple-family units, as a mixed use in conjunction with commercial development, only above the first floor of the structure.
3. Signs, subject to the provisions of Chapter 52 CDC.
4. Temporary use, subject to the provisions of Chapter 35 CDC.
5. Home occupation, subject to provisions of Chapter 37 CDC.
6. Wireless communication facilities, subject to the provisions of Chapter 57 CDC.
7. Eating and drinking establishments, subject to the following limitations:
 - a. The use shall constitute no more than 20 percent of the total floor area of the building in which it is located.
 - b. The use shall not include any drive-through facilities. (Ord. 1226, 1988; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1565, 2008)

21.060 CONDITIONAL USES

The following uses are conditional uses which may be allowed in this zone subject to the provisions of Chapter 60 CDC, Conditional Use:

1. Children's day care center.
2. Convenience sales and personal services.
3. Food and beverage retail sales.
4. Heliports.
5. Research services.
6. *Repealed by Ord. 1622.*
7. Utilities, major.
8. Vehicle fuel sales.
9. Single-family homes, which were non-conforming structures and were damaged, whereby the cost of rebuilding the damaged portions would exceed 50 percent of the then current replacement cost of the

entire building. Determination of rebuilding costs shall be per CDC 66.070(A).

10. Postal services.

11. Public safety facilities.

12. Public support facilities.

13. Transportation facilities (Type II). See CDC 60.090 for additional approval criteria. (Ord. 1172, 1985; Ord. 1401, 1997; Ord. 1590 § 1, 2009; Ord. 1604 § 18, 2011; Ord. 1622 § 23, 2014)

Comprehensive Plan



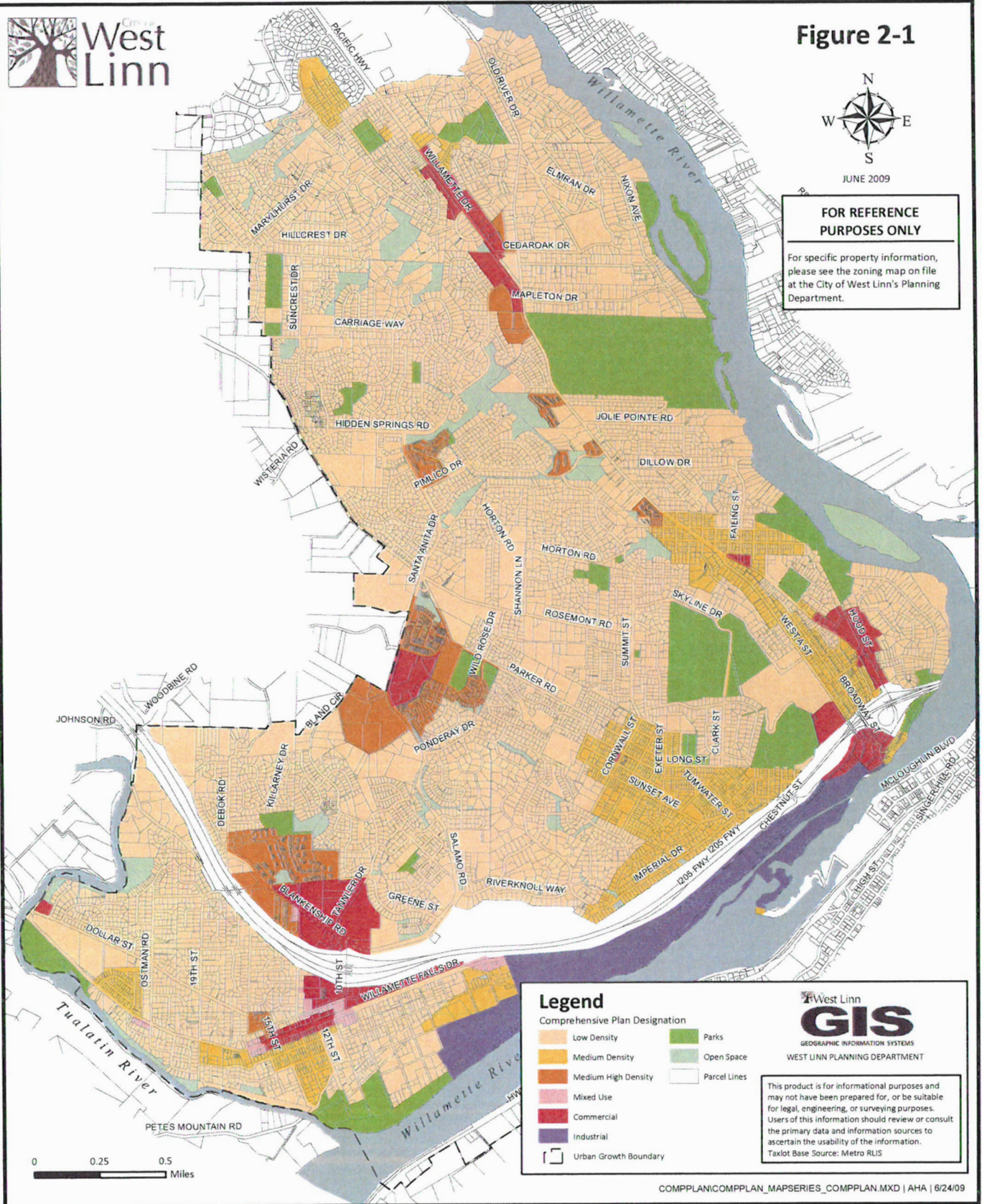
Figure 2-1



JUNE 2009

**FOR REFERENCE
PURPOSES ONLY**

For specific property information, please see the zoning map on file at the City of West Linn's Planning Department.



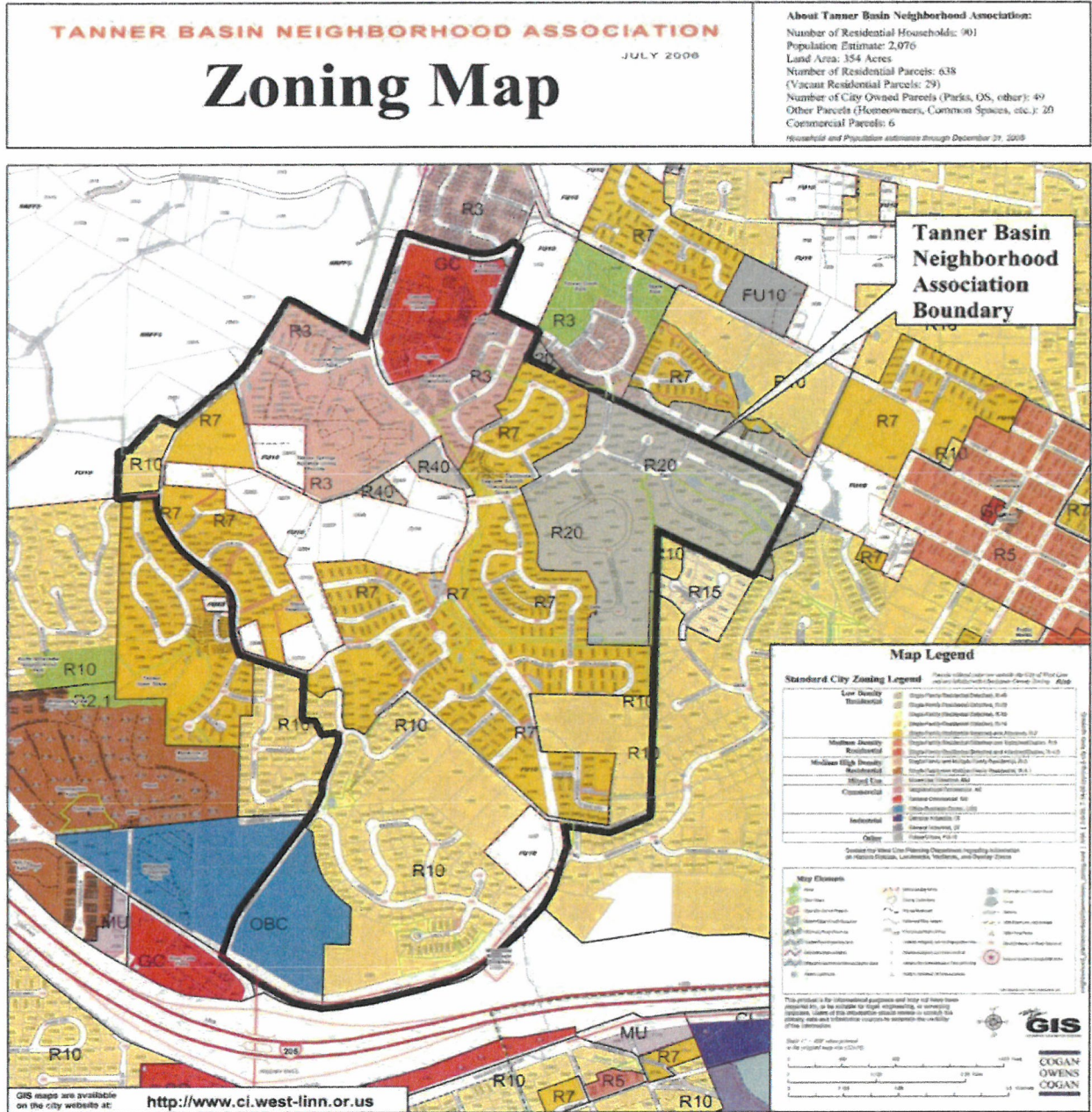
Legend

- | | |
|-----------------------|--------------|
| Low Density | Parks |
| Medium Density | Open Space |
| Medium High Density | Parcel Lines |
| Mixed Use | |
| Commercial | |
| Industrial | |
| Urban Growth Boundary | |



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

0 0.25 0.5 Miles



SAVE THIS MAP FOR YOUR GLOVE COMPARTMENT

West Linn Winter Weather Route Map

- Primary Routes**
- ALPINE DR
 - BARRINGTON DR
 - BEACON HILL DR
 - BLAND CIR
 - BLANKENSHIP RD
 - BLUEGRASS WAY
 - BUCK ST
 - CARRIAGE WAY
 - CORNWALL ST
 - CRESTVIEW DR
 - DEBOK RD
 - ELLIOTT ST
 - FAILING ST
 - FAIRHAVEN DR
 - HIDDEN SPRINGS RD
 - HORTON DR
 - KILLARNEY DR
 - PARKVIEW TER
 - RIVERKNOLL WAY
 - ROSEMONT RD
 - ROSE PARK DR
 - SALAMO RD
 - SANTA ANITA DR
 - SHANNON LN
 - SKYLINE DR
 - SUMMIT ST
 - SUNCREST DR
 - SUNSET AVE
 - SUSSEX ST
 - TANNER DR
 - WELLINGTON DR
 - WILLAMETTE FALLS DR

- Secondary Routes**
- FAILING ST
 - FAIRHAVEN DR
 - GREENE ST
 - HIDDEN SPRINGS DR
 - HILLCREST DR
 - HILLSIDE DR
 - HOLLY ST
 - HOOD ST
 - HORTON RD
 - JOLIE POINTE RD
 - LANCASTER ST
 - LONG ST
 - MAPLETON DR
 - MARK LN
 - MARYLHURST DR
 - MCKILLICAN ST
 - MUNGER DR
 - NIXON AVE
 - OLD RIVER DR
 - OSTMAN RD
 - OXFORD ST
 - PARKER DR
 - PIMLICO DR
 - PONDERAY DR
 - RANCHO LOBO LN
 - RAWHIDE ST
 - REMINGTON DR
 - RIVER ST
 - RIVERVIEW AVE
 - ROBIN VIEW DR
 - SIMPSON ST
 - SKYE PKWY
 - SUMMIT ST
 - SUNCREST DR
 - SWIFTSHORE CIR
 - SWIFTSHORE DR
 - TOP VIEW CT
 - TRILLIUM DR
 - TROON DR
 - TUALATIN AVE
 - TUMWATER ST
 - UPPER MIDHILL DR
 - VALLEY VIEW DR
 - WALLING WAY
 - WEST A ST
 - WILD ROSE DR
 - WILD ROSE LOOP
 - WILDERNESS DR
 - WILDWOOD DR

- Subject to Closure**
- 12TH ST
 - HIDDEN SPRINGS DR
 - MARYLHURST DR
 - PIMLICO DR
 - SKYE PKWY
 - SUMMIT ST

Legend

- Primary Snow & Ice Route*
- Secondary Snow & Ice Route
- Road Subject to Closure
- ODOT Maintains Hwy 43 & I-205
- City Facility
- School
- Fire Station
- Church
- West Linn City Limits

*Primary snow and ice routes include major and minor streets, with the focus on facilitating access to local arterials. Other collector and neighborhood streets are the secondary focus, and will be addressed after primary routes are cleared.



Questions or requests for service
 Use the City's New YourGov app:
<http://westlinnoregon.gov/YourGOV>

For up-to-date winter weather information,
 please visit our website at www.westlinnoregon.gov
 or facebook at www.facebook.com/CityofWestLinn



Search

Search

Public Works

INCLEMENT WEATHER INFORMATION

As winter approaches so do the hazardous roadway conditions. The Public Works Department's Snow and Ice Removal Plan places equipment on designated principal routes throughout the City. These routes are designated to enable the accessibility of emergency vehicles, school buses, and residents to all major areas of the City. These routes also maximize the use of equipment and Public Works personnel.



The Public Works Department, in conjunction with the Police Department, will determine the condition of roadways and their ultimate closures. In a severe storm, only primary routes will be maintained. When the storm subsides and sanding crews become available, the routes will be expanded.

Our goal is to maintain streets for your safe commute during hazardous weather conditions, but snow tires and/or chains will still be needed to safely navigate City streets.

*See the City's Snow Routes **Map***

Several of the City's streets with steep grades are especially hazardous, and will likely be closed when snow and ice accumulate. They are:

- Marylhurst Drive from Hillcrest to Lower Midhill
- Hidden Springs Road from Bluegrass Way to Cottonwood Court
- Pimlico Drive from Palomino Way to Willamette Drive
- Summit Street from Rosemont Road to Skyline
- 12th Street from Tualatin Avenue to Volpp Street
- Skye Parkway from Troon Drive to Hillside Drive


When these roads are closed, you are advised to use Rosemont Road (within City limits), to Summit Street, to Cornwall to Sunset Avenue. Another route is Rosemont Road to (within City limits), Salamo Road to 10th Street. Pimlico Drive will be included as an access route unless conditions become too hazardous for travel. These streets will have a priority for sanding and plowing to assure routes from the upper areas to the lower areas of the City and freeway.

Salamo Road and Sunset Avenue may have short-term closures due to spun-out vehicles.

Public Works will be using de-icer on primary and secondary hills to aid in snow and ice removal. The de-icer is Magnesium Chloride, it is an environmentally friendly liquid produced from natural minerals and it is the same product used on the freeways. It can be applied before or during a storm to prevent snow and ice from freezing to the pavement, an indicator of application is parallel lines on the pavement.

Due to the City's elevations, terrain, and location it makes for some unique travel in inclement weather. It is suggested to plan alternate routes to travel through out the City in anticipation of such conditions. Updated road information, including a snow route map can be obtained on the City's [website](#) , as well as during business hours from the Public Works Operations Department at 503-656-6081 or the West Linn Police Department at 503-655-6214.

Supporting Documents

 [2014 Snow Routes Map \(456 KB\)](#)



- + Bids & RFPs
- + Projects
- + Engineering
- + Environmental Services
- + Streets
- + Water
- + Fees & Charges
- + Maps/GIS
- Emergency Contacts

Contact Information

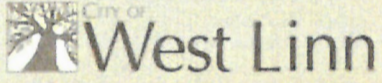
Address: 22500 Salamo Rd., West Linn, OR 97068

Contact:

- Engineering: 503-722-5500
- Operations: 503-656-6081
- Emergency: 503-635-0238
- Utility billing issues: 503-656-4261

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City of West Linn

Shallow-Landslide Susceptibility Map of the Northeast Quarter of the Canby Quadrangle, Clackamas County, Oregon

OPEN-FILE REPORT O-13-08

Landslide Hazard and Risk Study of
Northwest Clackamas County, Oregon

by William J. Blaine, Kathleen A. Moberg, Colleen D. Jones,
Sean G. Parker, and Melissa L. E. Hughes

Oregon Department of Geology and Mineral Industries, Portland, Oregon
U.S. Geological Survey, Menlo Park, California

The authors thank the following individuals for their assistance in the field:
Geological Survey, Clackamas County, Oregon

2013



PLATE 15

EXPLANATION
This plate is a detailed view of the shallow-landslide susceptibility map for the northeast quarter of the Canby Quadrangle, Clackamas County, Oregon. The map shows the distribution of landslide susceptibility zones, which are color-coded according to the legend. The zones are based on a combination of contributing factors, including geology, geology, and geology. The map also shows the locations of the cities of Weistown and Oregon City, and the major roads in the area.

SHALLOW-LANDSLIDE SUSCEPTIBILITY CLASSIFICATION

This map shows the shallow-landslide susceptibility zones for the northeast quarter of the Canby Quadrangle, Clackamas County, Oregon. The zones are based on a combination of contributing factors, including geology, geology, and geology. The map also shows the locations of the cities of Weistown and Oregon City, and the major roads in the area.

- High** High susceptibility landslide hazard
- MODERATE** Moderate susceptibility landslide hazard
- Low** Low susceptibility landslide hazard

Contributing Factors	High	Final Hazard Zone	Low
1. Factor of Safety (FS)	< 1.5	1.5 - 1.5	1.5 - 1.5
2. Soil Shear Capacity (SC)	< 1.5	1.5 - 1.5	1.5 - 1.5
3. Slope	> 15%	15% - 15%	15% - 15%

1. Factor of Safety

Factor of Safety (FS) - The factor of safety is a measure of the stability of a slope. It is defined as the ratio of the resisting forces to the driving forces. A factor of safety of 1.0 indicates that the slope is at the point of failure. A factor of safety greater than 1.0 indicates that the slope is stable. A factor of safety less than 1.0 indicates that the slope is unstable. The map shows the distribution of factor of safety zones, which are color-coded according to the legend. The zones are based on a combination of contributing factors, including geology, geology, and geology. The map also shows the locations of the cities of Weistown and Oregon City, and the major roads in the area.

2. Landslide Deposits and Head Scarp

Landslide Deposits and Head Scarps - This map shows the distribution of landslide deposits and head scarps. The zones are based on a combination of contributing factors, including geology, geology, and geology. The map also shows the locations of the cities of Weistown and Oregon City, and the major roads in the area.

3. Buffer for Head Scarps and Factor of Safety Less Than 1.5

Buffer for Head Scarps and Factor of Safety Less Than 1.5 - This map shows the distribution of buffer zones for head scarps and factor of safety less than 1.5. The zones are based on a combination of contributing factors, including geology, geology, and geology. The map also shows the locations of the cities of Weistown and Oregon City, and the major roads in the area.

LIMITATIONS

- This map is a generalization of the data and should not be used for detailed engineering or construction purposes.
- This map is based on the best available data and should not be used for detailed engineering or construction purposes.
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REFERENCES

- Blaine, W. J., Moberg, K. A., Jones, C. D., Parker, S. G., and Hughes, M. L. E. 2013. Shallow-landslide susceptibility map of the northeast quarter of the Canby Quadrangle, Clackamas County, Oregon. Oregon Department of Geology and Mineral Industries, Portland, Oregon.
- U.S. Geological Survey. 2013. Landslide susceptibility map of the northeast quarter of the Canby Quadrangle, Clackamas County, Oregon. U.S. Geological Survey, Menlo Park, California.

PLATE INDEX AND LOCATION MAP



Scale 1:8,000
0 100 200 300 400 500 600 700 800 900 1000
0 100 200 300 400 500 600 700 800 900 1000

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503.325.4004 (Relay)
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Deep-Landslide Susceptibility Map of the Northeast Quarter of the Canby Quadrangle, Clackamas County, Oregon

2013

OPEN-FILE REPORT O-13-08

Landslide Hazard and Risk Study of
the Northeast Quarter of the Canby Quadrangle,
Clackamas County, Oregon

by William J. Bauer, Katherine A. Mickelson, Colleen B. Jones,
Sean G. Plummer, and Katrina L. B. Hughes
Oregon Department of Geology and Mineral Industries, Portland, Oregon
Rachel Steiner
U.S. Geological Survey, Menlo Park, California

This project was funded by the Oregon Department of Geology and Mineral Industries under the terms of a Memorandum of Understanding (MOU) between the Oregon Department of Geology and Mineral Industries and the U.S. Geological Survey, dated 11/11/11.

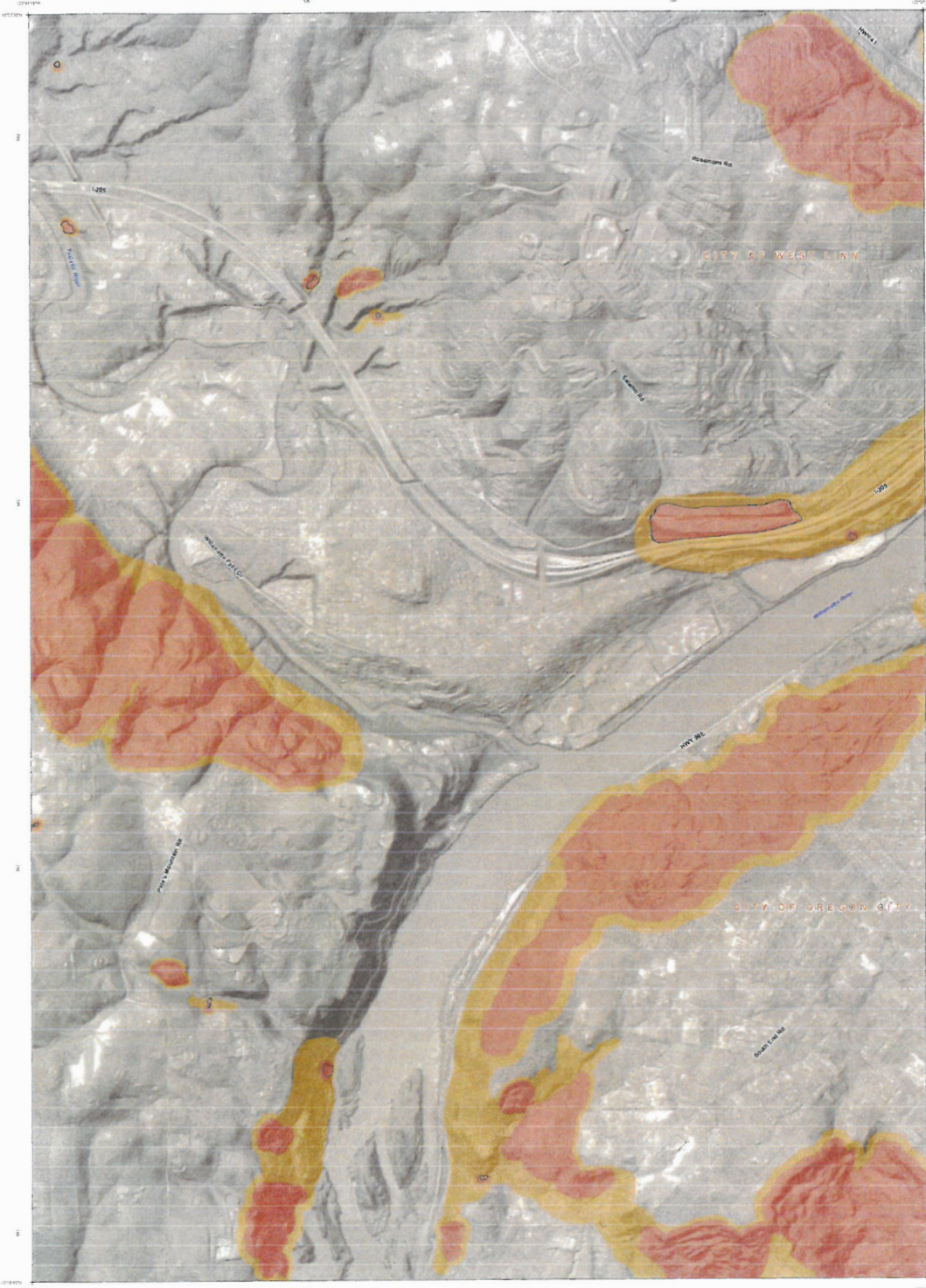


PLATE 16

EXPLANATION
The area shown is susceptible to deep landslides in the area. For the purpose of this map, deep landslides are defined as those that occur in the subsurface at a depth greater than 10 ft (3 m) below the ground surface.

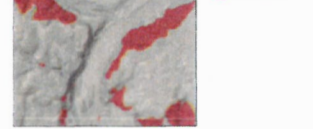
DEEP-LANDSLIDE SUSCEPTIBILITY CLASSIFICATION
Deep landslides susceptibility is classified into three categories: HIGH, MODERATE, and LOW. The classification is based on the presence of contributing factors and the degree of their influence on the stability of the slope.

- HIGH** High susceptibility to deep landslides. Occurs in areas where contributing factors are present and the degree of their influence is high.
- MODERATE** Moderate susceptibility to deep landslides. Occurs in areas where contributing factors are present and the degree of their influence is moderate.
- LOW** Low susceptibility to deep landslides. Occurs in areas where contributing factors are not present or the degree of their influence is low.

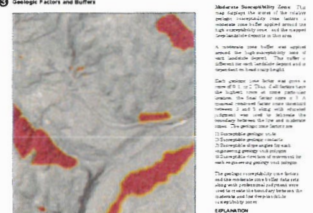
Deep-Landslide Susceptibility Hazard Zone Matrix

Contributing Factor	High	Low
1. Landslide History	Included	Included
2. Contributing Factors	Included	Included
3. Slope Steepness	Included	Included

Landslide Inventory
Landslide inventory is the process of identifying and mapping landslides in an area. This map shows the location of landslides that have occurred in the area since 1950. The inventory is based on a review of historical maps, aerial photographs, and field observations.



Head-Scarp Buffers
Head-Scarp Buffers (HSCBs) are areas of high susceptibility to deep landslides that occur in the head-Scarp area of a landslide. This map shows the location of HSCBs in the area. The buffers are based on the location of landslides and the degree of their influence on the stability of the slope.



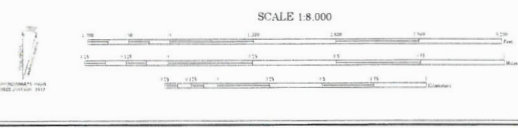
Geological Factors and Buffers
Geological factors and buffers are areas of high susceptibility to deep landslides that occur in the area. This map shows the location of geological factors and buffers in the area. The factors and buffers are based on the geological characteristics of the area and the degree of their influence on the stability of the slope.

LIMITATIONS
The map is a susceptibility map and does not show the location of landslides. It is based on the best available information and is subject to change as more information becomes available. The map is not intended to be used as a basis for engineering design or other applications that require detailed information.

REFERENCES
Bauer, W.J., 2008. Regional landslide hazard maps of the Clackamas County, Oregon. Oregon Department of Geology and Mineral Industries, Portland, Oregon. www.oregon.gov/dep/dgi.
Bauer, W.J., and Moore, J.R., 2008. Regional landslide hazard maps of the Clackamas County, Oregon. Oregon Department of Geology and Mineral Industries, Portland, Oregon. www.oregon.gov/dep/dgi.
Bishop, R.A., 1997. Landslide Hazard and Risk Assessment. U.S. Geological Survey, Menlo Park, California.



CONTACT INFORMATION
For more information, contact the Oregon Department of Geology and Mineral Industries, 1100 NE Oregon Street, Suite 200, Portland, Oregon 97232. Phone: 503-746-3500. Fax: 503-746-3501. www.oregon.gov/dep/dgi

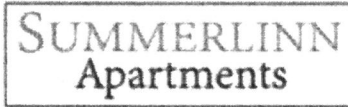


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View Availability!

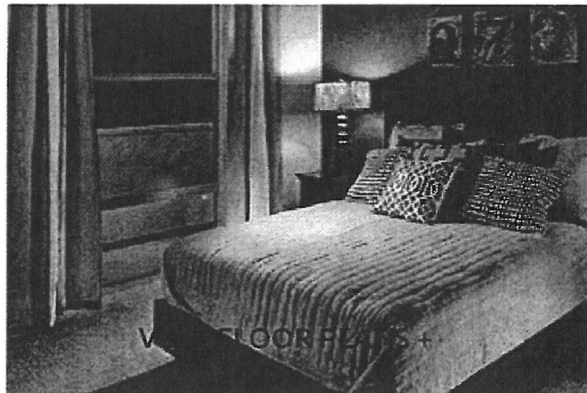
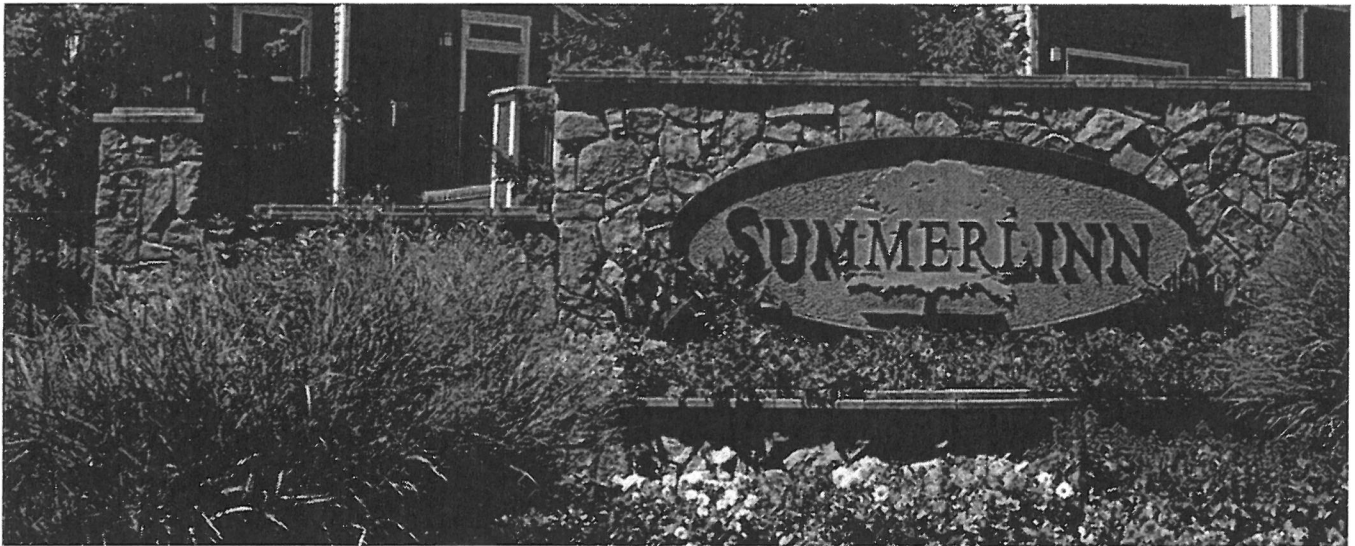


EXHIBIT 15



Get Directions



Business Hours



Schedule Appointment



Pet Friendly



CONTACT US +

Welcome to Summerlinn Apartments

For those that desire the very best...

Summerlinn... the desire for a quality apartment community that makes those who live here feel like they are in a large grand home. Equipped, not only with the latest technologies, but amenities that go above and beyond the expectations of any normal home.

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SUMMERLINN DR

SUMMERLINN



Existing Residential Units and Buildable Lands Summary

NEIGHBORHOOD ASSOCIATION POPULATION ESTIMATES

(Prepared February 2014, Reporting through 12/31/2013)

Neighborhood Association	Land Area (Acres)	Low Density Residential (Single Family) Units	Medium Density Residential (Multi-Family) Units	Medium-High Density Residential (Multi-Family) Units	Non-Annexed (Single Family) Units	Total Number of Residential Units	Current Population Estimates	Percent of Total Population	Potential Population Increase (Buildable Land)	Estimated Future Population
BHT	133	298	0	0	0	298	825	3.2%	25	850
Bolton	600	986	65	239	0	1,290	3,199	12.5%	370	3,569
Hidden Springs	478	1,036	20	179	1	1,236	3,179	12.4%	47	3,226
Marylhurst	172	280	0	0	0	280	776	3.0%	100	876
Parker Crest	245	352	0	248	17	617	1,404	5.5%	488	1,892
Robinwood	683	1,040	8	215	0	1,263	3,224	12.6%	746	3,970
Rosemont Summit	270	600	0	0	0	600	1,662	6.5%	263	1,925
Savanna Oaks	354	602	8	405	10	1,025	2,331	9.1%	679	3,010
Skyline Ridge	63	136	0	0	0	136	377	1.5%	11	388
Sunset	495	807	107	115	2	1,031	2,583	10.1%	322	2,905
Unspecified (B.H.)	22	20	0	0	0	20	55	0.2%	11	66
Willamette	1,130	1,662	33	892	2	2,589	6,034	23.5%	731	6,765
TOTALS		7,819	241	2,293	32	10,385	25,650	100%	3,793	29,443

Population estimates are based on PSU's formula for West Linn (prior to Census 2010):

Single Family Residential: 2.77 PPH, Multi-Family Residential: 1.54 PPH.

Unit and Population estimates include residents both inside & outside the West Linn City Limits and extend to the Urban Growth Boundary.

Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long-range planning purposes only.

Your Neighbor
2206 Tannler Drive
West Linn, OR 97068

John Boyd

CITY OF WEST LINN
23900 SALAMO RD
WEST LINN, OR 97068

9706899999

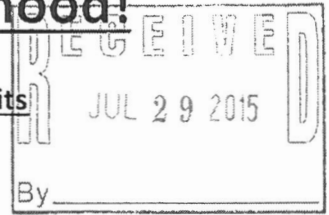


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*opened by
Nancy @
Francis*

Please read this – it affects our neighborhood!

Tannler Drive Revisited – 192 Hi-density Apartment + 8 Business units



Old Proposal

200+ Apartments were previous proposed for rezoning to allow residential in what is zoned OBC (Office Business Center) that was denied by the City Council.

New Proposal

192 apartments and 8 OBC (Office Business Center) are now four stories high.
192 units – and 8 Business unit – will be **“Coded”** as OBC (Office Business Center)

Concerns that affect West Linn- we want you to be aware of

Proposal to build 192 - 1, 2 and 3 bedroom units

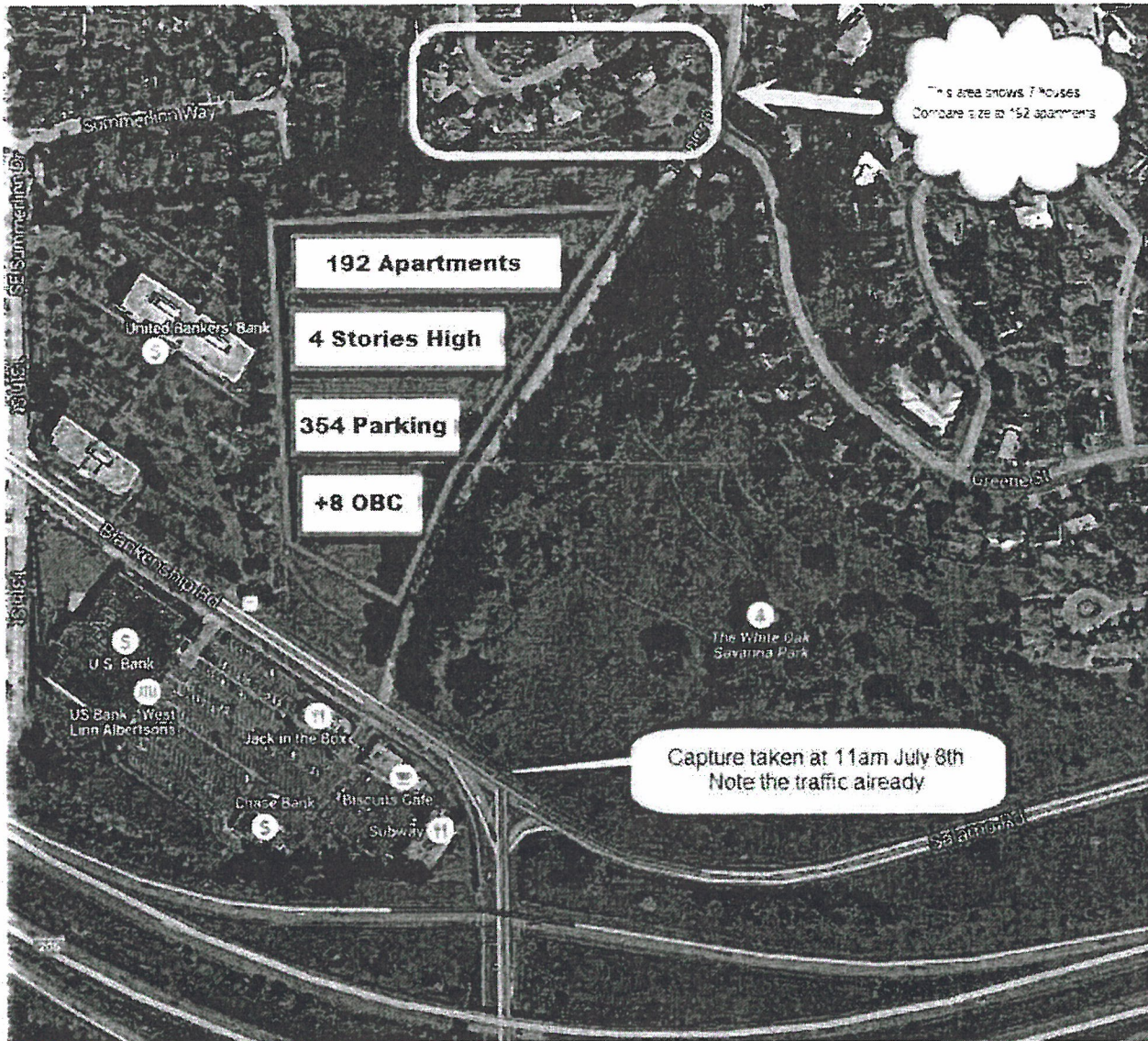
- If we assume an average of 2.5 people per unit – that’s approximately 500 people
- Rough numbers of about 400 cars or more for only 354 parking spots
- Many of the “parking spots are garage spaces” – parking or storage?
- That’s not including for the “business” or visitors or staff or reserved spots
- Can you imagine 50+ cars parked on Tannler?

- The TVFR representative indicated that 3 entrances would be required for 200 apartments for safety and access. **“Code”** for 192 units only requires 2.
- OBC space may sit vacant for months or even years and the apartments can still be built and occupied. (But at least having Business units – changes the **“Code”** requirement)
- Would there be a need for additional schools – possibly costing West Linn millions of dollars?
- ConAm (the developer) has stated on the record that they sometimes walk away after the apartments are finished and it is sold to someone else.
- What does Mr. Parker plan to do with his 1.2 acres? Mr. Parker’s representative has not responded to an email asking the question.
- What will be the effect on Savana Oaks Park across from the 192 apartments?
- Traffic will most likely be restricted from turning left off of Tannler onto Blankenship Rd.
- West Linn only has two I-205 on-ramps and off-ramps. The traffic generated by this development will adversely affect one of them and the surrounding neighborhood as well.

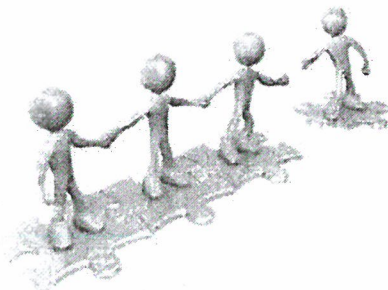
This re-application appears to be an end run around the denial this applicant received to do a zoning change from OBC to Multi Family Residential.

This appears to be on a fast track before the TSP (Transportation Safety Plan) is completed in October 2015.

This is a ROUGH layout of the proposal that we have been informed of so far.



Please come and attend your neighborhood meetings – we all need to be heard or decisions will be made without your input.



Stay in the loop – Send an email TheLatest192@gmail.com to be added to future updates regarding this development.

A suggested donation of \$50 from your family for the fund to pay for professional experts to help us be heard!

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