

## Memorandum

Date: July 6, 2017

To: West Linn Planning Commission

From: Darren Wyss, Associate Planner

Subject: CDC-17-03 Worksession

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At its July 19, 2017 meeting, the Planning Commission will receive a briefing and have the opportunity to ask questions/discuss the proposed Community Development Code (CDC) text amendment to make a community building an outright permitted use on a City owned property at 3706 Cedaroak Drive (Robinwood Station).

The property was originally developed with a fire station and community room through a conditional use permit issued by Clackamas County in 1964, as the area had not yet been annexed into West Linn. The fire station use was discontinued in 2010 and since then, the Friends of Robinwood Station have been operating a community building, known as Robinwood Station, on the property under a series of City issued temporary use permits. The property has a Comprehensive Plan designation of Low Density Residential and is currently zoned R-10 (Single-Family Residential Detached).

The Friends of Robinwood Station have a master plan for improvements to the buildings and grounds. This proposed CDC text amendment will make the community building use an outright permitted use, but any future improvements will need to be approved through the City's Design Review process, which would address a number of items, including parking, landscaping, and access.

The proposed amendment will provide the necessary clarity the Friends of Robinwood Station have been seeking since 2010. The West Linn City Council discussed the options for allowing the community building to become fully compliant with the CDC, and directed staff to initiate such an amendment. Staff and City Attorney recommend the attached amendment to implement the direction given by the City Council.

The legislative process to adopt the proposed CDC text amendment is scheduled as follows:

August 16, 2017 – Planning Commission public hearing to make recommendation to City Council on proposed CDC text amendment

September 18, 2017 – City Council worksession to receive briefing on Planning Commission recommendation

October 9, 2017 – City Council public hearing to make decision on the recommended CDC text amendment

Please feel free to contact me prior to the meeting at [dwys@westlinnoregon.gov](mailto:dwys@westlinnoregon.gov) or 503-742-6064 with any questions regarding the materials or process.