



CITY OF
**West
Linn**

Planning Commission

8th Avenue Rezone Recommendation

Public Hearing: PLN-18-02

January 23, 2019

Decision Before the Planning Commission



Legislative Public Hearing

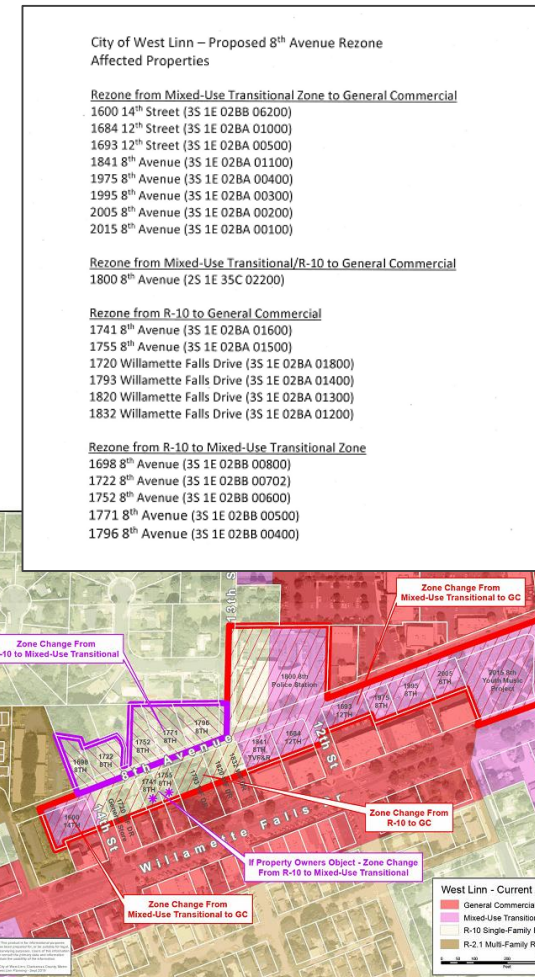
- Recommendation to Council
 - Approval
 - Approval with Changes
 - Denial

Comprehensive Plan Map Amendment (PC-1)

- Mixed-Use to Commercial
- Low Density Residential to Commercial
- Low Density Residential to Mixed-Use

Zoning Map Amendment (PC-2)

- Mixed-Use to General Commercial
- R-10 to General Commercial
- R-10 to Mixed-Use



Planning Commission Agenda Packet



- 🍃 Staff Report
 - Background Information
 - Legislative Findings
- 🍃 Staff Report Exhibits
 - Proposed Comp Plan Map Amendment (PC-1)
 - Proposed Zoning Map Amendment (PC-2)
 - TPR Analysis (PC-3)
 - Public Comment (PC-4)
 - MU Working Group Memo/Recommendation (PC-5)
 - Affidavit of Notice (PC-6)

**STAFF REPORT
FOR THE PLANNING COMMISSION**

FILE NUMBER: PLN-18-02
HEARING DATE: November 7, 2018
REQUEST: To consider a recommendation to City Council for adoption of proposed Comprehensive Plan Map amendments and Zoning Map amendments for properties along 8th Avenue in the Willamette Neighborhood.
APPROVAL CRITERIA: Community Development Code (CDC) Chapters 98 and 105
STAFF REPORT PREPARED BY: Darren Wyss, Associate Planner

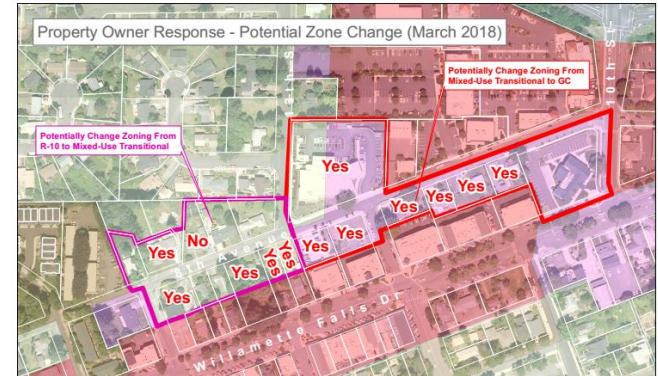
TABLE OF CONTENTS

GENERAL INFORMATION	2
EXECUTIVE SUMMARY	3
RECOMMENDATION	3
PROJECT BACKGROUND	4
PUBLIC COMMENTS	4
ADDENDUM	5
EXHIBITS	
PC - 1 AFFIDAVIT OF NOTICE AND MAILING PACKET	17
PC - 2 PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT	23
PC - 3 PROPOSED ZONING MAP AMENDMENT	29
PC - 4 MU WORKING GROUP MEMO/RECOMMENDATION	35



Process to Get Here

- ❖ CC appointed MU Working Group (November 2017)
- ❖ MU Working Group Meetings (Jan – March 2017)
 - Recommendations for Future Consideration
 - 8th Avenue Rezone - 10th to 13th Street from MU to GC
 - 7 of 8 property owners in favor
 - 8th Avenue Rezone - 13th to 14th Street from R-10 to MU/GC
 - 4 of 6 property owners on south side in favor
 - 1 in favor, 1 not out of 5 on north side
- ❖ CC requested MU Working Group hold additional meeting
 - Final Recommendation on 8th Avenue Rezone




Name	Organization
Russ Williams	West Linn Chamber of Commerce
Jim Farrel	West Linn Planning Commission
Shannen Knight	West Linn Economic Development Committee
Noelle Brooks	Historic Willamette Main Street
Gail Holmes	Willamette Neighborhood Assn.
Rishi Bansal	Savanna Oaks Neighborhood Assn.
Roger Straus	Bolton Neighborhood Assn.
Jim O'Toole	Robinwood Neighborhood Assn.
David Lawrence	Property Owner



Process to Get Here

- **MU Working Group Meeting (September 19, 2018)**
 - 8th Avenue & Neighboring Property Owners Invited
 - Reached Consensus on Final Recommendation
- **CC/PC Joint Worksession (October 15, 2018)**
 - Proposal Briefing/Opportunity for Questions
 - Directed Staff to Begin Legislative Process
- **ODOT Letter Requiring TPR Analysis (October 25, 2018)**
 - Proximity to Highway Interchange
 - Public Hearing Cancelled in November 2018
 - Consultant Hired to Respond



West Linn

Memorandum

Date: September 27, 2018

To: West Linn City Council and West Linn Planning Commission

From: Willamette Neighborhood Mixed-Use Transitional Zone Working Group

Subject: 8th Avenue Rezone Proposal – Final Recommendation


The Willamette Neighborhood Mixed-Use Transitional Zone Working Group (MU Working Group) met on September 19, 2018 for the purpose of making a final recommendation on rezoning properties along 8th Avenue. The meeting was requested by City Council to follow-up on two of the five recommendations for future consideration made in April 2018 by the MU Working Group:

- Consider rezoning the properties along 8th Avenue, between 10th and 13th Streets, from Mixed-Use to General Commercial as they don't meet the transitional purpose of the zone. Staff contacted the property owners for feedback and seven of the eight responded in support of a potential change.
- Consider rezoning the properties along 8th Avenue, between 13th and 14th Streets, from R-10: Single-Family Detached Residential to at least Mixed-Use, if not some to General Commercial as these properties actually meet the transitional purpose of the zone.

Staff contacted _____ responded in support of _____ five properties _____

Present at the meeting _____ Primary topics of discussion _____ parking needs), proper _____ purpose of each zone, _____ discussion and feedback _____ the MU Working Group _____ follows (please also see _____)

Balance from Mixed-Use
 1600 14th Street
 1684 12th Street
 1809 12th Street
 1841 8th Avenue (TV&R)



Oregon

Kate Brown, Governor

Department of Transportation
 Region 1 Headquarters
 123 NW Flansden Street
 Portland, Oregon 97209
 (503) 731-8200
 FAX (503) 731-8259

October 25, 2018

ODOT Case No: 8689

To: Darren Wyss, Associate Planner

From: Marah Danielson, Senior Planner

Subject: Public Hearing PLN-18-02: City of West Linn Comp Plan Amendments- Zone Change I-205/10th St Interchange

We have reviewed the City's proposed ordinances number 1688 and 1689 to do comprehensive map and zoning map amendments for properties along 8th Avenue, Willamette Falls Dr, 12th St and 14th St. These properties are located in the vicinity of the I-205/10th St interchange. ODOT has permitting authority for this facility¹ and an interest in assuring that the proposed zone change/comprehensive plan amendment is consistent with the identified function, capacity and performance standard of this facility. According to the 1999 Oregon Highway Plan (OHP), this facility is classified an Interstate highway and the performance standard is .85 volume to capacity (v/c) ratio.

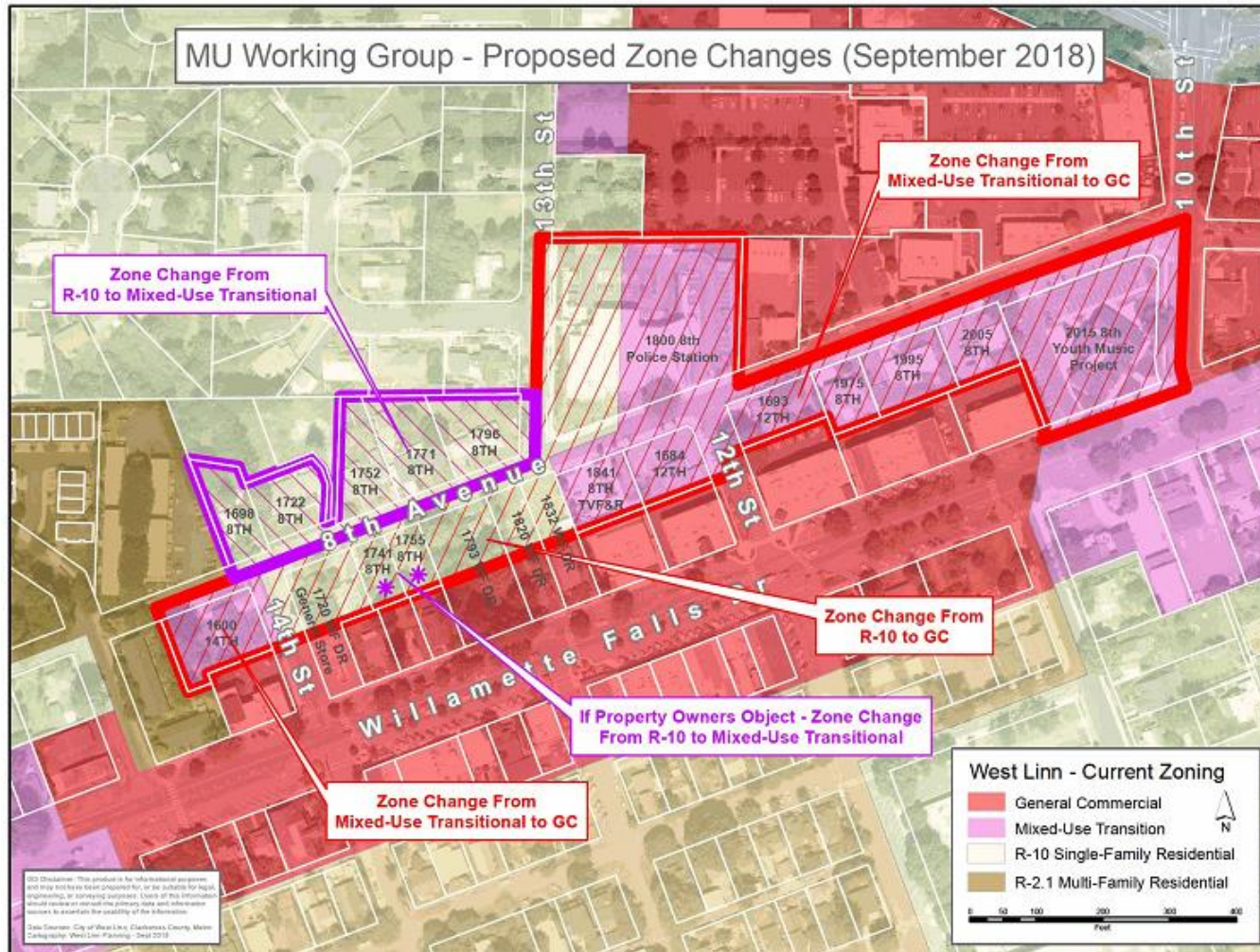
For zone changes and comprehensive plan amendments, local governments must make a finding that the proposed amendment complies with the Transportation Planning Rule (TPR), OAR 660-012-0060. There must be substantial evidence in the record to either make a finding of "no significant effect" on the transportation system, or if there is a significant effect, require assurance that the land uses to be allowed are consistent with the identified function, capacity, and performance standard of the transportation facility.

In order to determine whether or not there will be a significant effect on the State transportation system, ODOT requests that (auto entry field) require the applicant to prepare a traffic impact study (TIS) prepared by a transportation engineer registered in Oregon. The analysis should address the following:

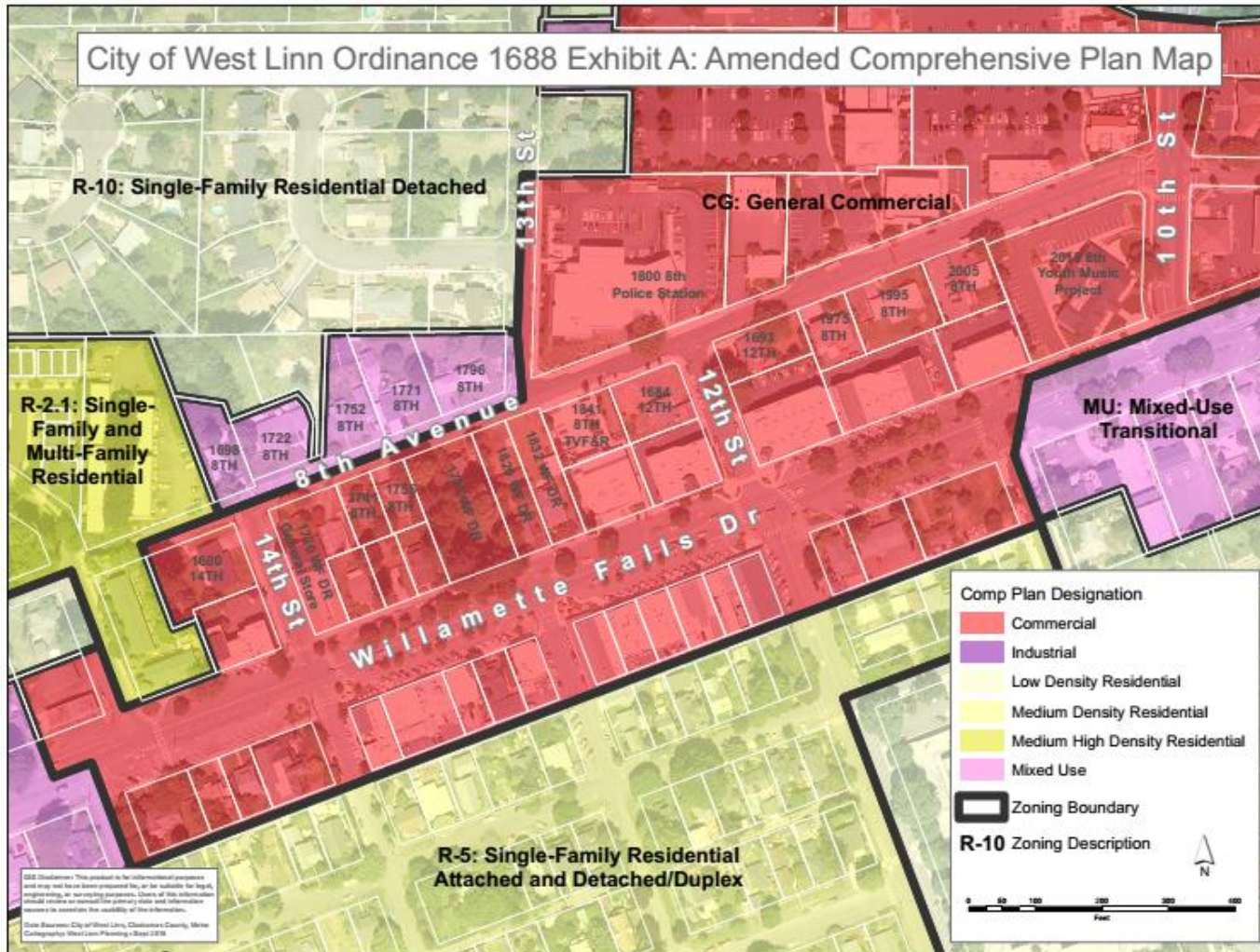
1. A comparison between the land use with the highest trip generation rate allowed outright under the proposed zoning/comp plan designation and the land use with the highest trip generation rate allowed outright under the existing zoning/comprehensive plan designation (this is commonly referred to as the "reasonable worst case" traffic analysis). The analysis should utilize the current edition of Institute of Transportation Engineers (ITE) Trip Generation manual, unless otherwise directed. To determine the maximum amount of

¹ OAR 734-051 website: http://dotweb.oregon.state.gov/ohp/03AR_70000AR_734074_051.html

MU Working Group Recommendation

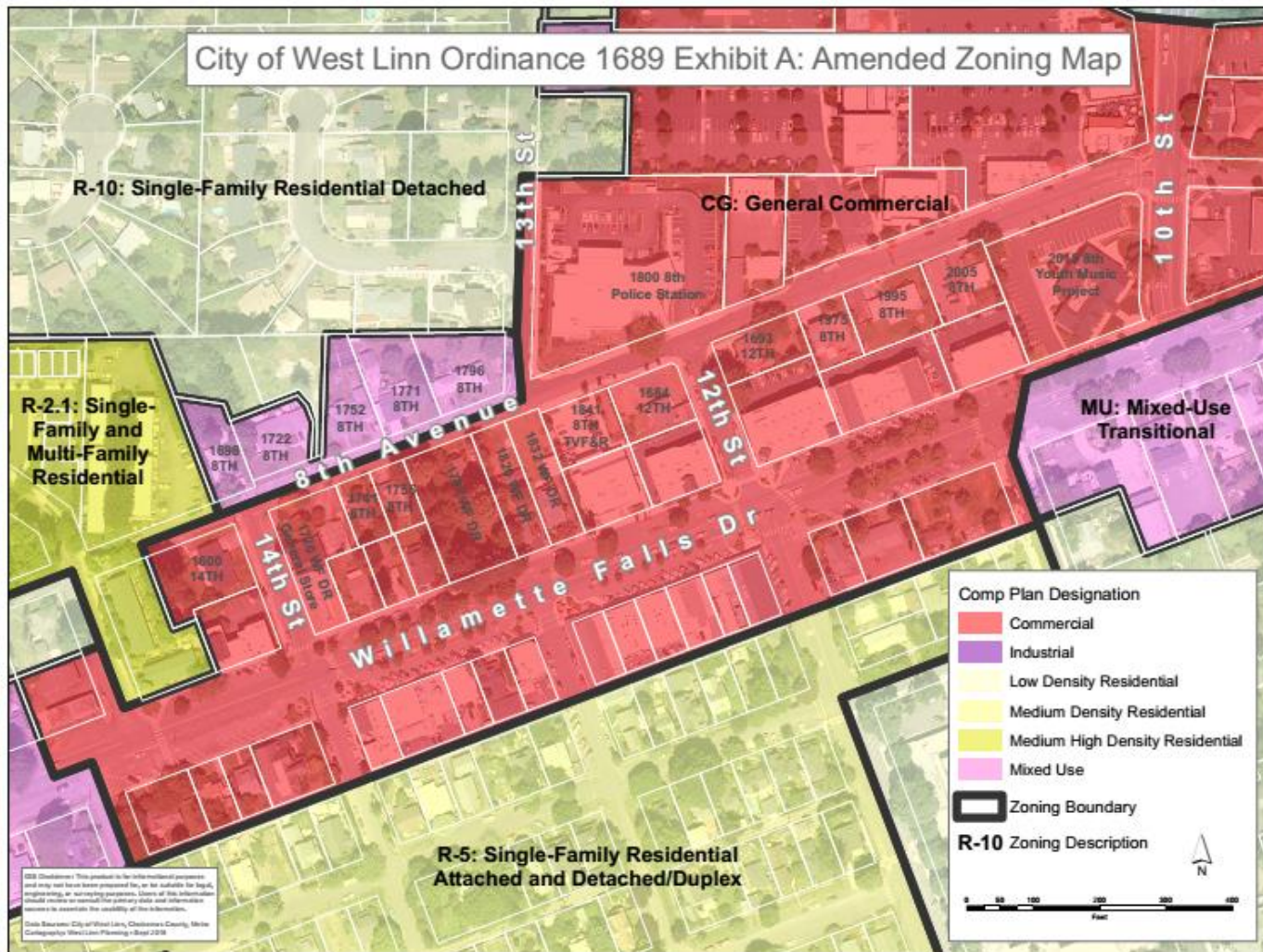


MU Working Group Recommendation





MU Working Group Recommendation





MU Working Group Recommendation

Rezone from Mixed-Use Transitional Zone to General Commercial

- 1600 14th Street (3S 1E 02BB 06200) – 0.34 acres w/commercial business
- 1684 12th Street (3S 1E 02BA 01000) – 0.23 acres w/empty single-family home
- 1693 12th Street (3S 1E 02BA 00500) – 0.22 acres w/new single-family home under construction
- 1841 8th Avenue (3S 1E 02BA 01100) – 0.23 acres w/Fire Station parking lot
- 1975 8th Avenue (3S 1E 02BA 00400) – 0.17 acres w/commercial business
- 1995 8th Avenue (3S 1E 02BA 00300) – 0.29 acres w/commercial businesses
- 2005 8th Avenue (3S 1E 02BA 00200) – 0.23 acres w/single-family home & commercial parking lot
- 2015 8th Avenue (3S 1E 02BA 00100) – 0.94 acres w/commercial business

Rezone from Mixed-Use Transitional/R-10 to General Commercial

- 1800 8th Avenue (2S 1E 35C 02200) – 1.67 acres w/West Linn Police Station

Rezone from R-10 to General Commercial

- 1741 8th Avenue (3S 1E 02BA 01600) – 0.13 acres w/single-family home
- 1755 8th Avenue (3S 1E 02BA 01500) – 0.13 acres w/empty single-family home
- 1720 Willamette Falls Drive (3S 1E 02BA 01800) – 0.25 acres w/commercial structure
- 1793 Willamette Falls Drive (3S 1E 02BA 01400) – 0.25 acres w/single-family home
- 1820 Willamette Falls Drive (3S 1E 02BA 01300) – 0.13 acres w/no development
- 1832 Willamette Falls Drive (3S 1E 02BA 01200) – 0.13 acres w/no development

Rezone from R-10 to Mixed-Use Transitional Zone

- 1698 8th Avenue (3S 1E 02BB 00800) – 0.23 acres w/single-family home
- 1722 8th Avenue (3S 1E 02BB 00702) – 0.24 acres w/single-family home
- 1752 8th Avenue (3S 1E 02BB 00600) – 0.27 acres w/single-family home
- 1771 8th Avenue (3S 1E 02BB 00500) – 0.31 acres w/single-family home
- 1796 8th Avenue (3S 1E 02BB 00400) – 0.31 acres w/single-family home

PLN-18-02 Next Steps



- PC Public Hearing – Cancelled



- Completed TPR Analysis & Updated Findings



- PC Public Hearing – January 23, 2019
 - Recommendation to City Council



- City Council Public Hearing – March 11, 2019
 - Final Decision on proposal





QUESTIONS OF STAFF?