

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
March 7, 2019

SUBJECT: Proposed construction of an 80-unit senior care/independent living facility

FILE: PA-19-03

ATTENDEES: Applicant: Andrew Tull, Tim Allred, Mark Miller, Tim Hazen
Public: Ed & Roberta Schwarz (SONA), Kathie Halicki (WNA)
Staff: Darren Wyss (Planning), Amy Pepper (Engineering)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 22915 Weatherhill Road

Tax Not No.: Tax lot 101 of assessor's map 21E35B

Site Area: 3.75 acres

Neighborhood: Savanna Oaks Neighborhood Association

Comp. Plan: Medium High Density

Zoning: R3 (Single-Family and Multiple-Family Residential)

Applicable code: CDC Chapter 15: Single-Family and Multiple-Family Residential, R-3
CDC Chapter 46: Off-Street Parking, Loading, and Reservoir Areas
CDC Chapter 48: Access, Egress and Circulation
CDC Chapter 54: Landscaping
CDC Chapter 55: Design Review
CDD Chapter 60: Conditional Uses

Project Details

The applicant proposes to develop a three-story, 80-unit senior care/independent living facility using the density bonus provisions for Senior Citizen/Handicapped Housing Facility uses. The proposed facility will be associated with the existing Tanner Springs Assisted Living Facility located on the adjacent property. The proposal is for two access points from Weatherhill Road and the addition of two vehicular connections to the existing parking areas of the Tanner Springs facility. The connections will provide improved access for residents/staff/visitors and fire/medical response. Parking will be provided in accordance with City standards. Right-of-way dedication and street improvements will be required. There is existing sanitary sewer, stormwater, and municipal water infrastructure in Weatherhill Road.

Public Comments

Traffic concerns, including the width of Weatherhill Road and needed street improvements to Salamo Road, were expressed, as well as the need for appropriate amount of parking on-site to eliminate on-street parking need. The oak tree on the adjacent Tanner Springs property was requested to be saved during the connection of the vehicular accessways.

Engineering Division Comments

Contact Amy Pepper at apepper@westlinnoregon.gov or 503-722-3437 for engineering requirements.

Tualatin Valley Fire & Rescue Comments

Contact Ty Darby at ty.darby@tvfr.com or 503-259-1409

Process

The proposal is for a Conditional Use Permit with a Class II Design Review. This requires a quasi-judicial public hearing before the Planning Commission. For the proposal, address the submittal requirements and standards for decision-making in Community Development Code (CDC) Chapters 15, 46, 48, 54, 55, and 60. There is a deposit of \$4,500 and an inspection fee of \$200 for the Conditional Use Permit and a deposit of \$4,000 plus 4% of Construction Value (project valued at \$500,000 or more) and an inspection fee of \$300 for the Class II Design Review.

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived under CDC 99.035.B, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

Please be aware the City does not have jurisdiction to process any land use action until the annexation process is complete.

You may access the West Linn Community Development Code (CDC) online at <http://westlinnoregon.gov/cdc>.

A neighborhood meeting is required per CDC 99.038. Follow the requirements of that section explicitly. The site is within the Savanna Oaks Neighborhood. Contact the president at savannaosksna@westlinnoregon.gov.

Once the application and deposit/fee is submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, staff will provide notice per CDC Chapter 99 and schedule a hearing with the Planning Commission.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application **or provide any assurance of potential outcomes**. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal. Substantive changes to the design may require a new pre-application conference.