

## Memorandum

Date: June 26, 2020

To: West Linn Planning Commission

From: Darren Wyss, Interim Senior Planner

Subject: Review of Zoning on Developable Residential Lands: Phase I Inventory

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The 2019 West Linn Planning Docket prioritized the project *Review of zoning on developable residential lands – Phase 1 inventory*. The project was a result of the 2018 City Council Goal of *Complete baseline inventory of significant land parcels and existing zoning to evaluate consistency with community goals*.

The Phase 1 inventory was intended to be a high-level look at larger and potentially developable properties that currently have residential zoning. The inventory could then be used to recognize potential conflicts between existing zoning and community goals.

City staff completed the inventory process to identify developable residential areas that are greater than one acre after removing environmentally sensitive areas. Staff used the one-acre threshold as smaller properties typically contain an existing home and add one or two lots through a minor partition of the property without having to build a new street. Properties larger than one-acre are typically subdivided, including the construction of new transportation infrastructure. The results of the inventory process are found in the table below and locations can be found on the attached maps.

Comprehensive Plan Designation	Zoning Districts	Number of One-Acre or Larger Developable Areas	Total Acreage
Low Density Residential	R-7, R-10, R-15, and R-20	26	112.0
Medium Density Residential	R-4.5	1	2.1
Medium-High Density Residential	R-3	1	3.7

All 28 properties included in the inventory have zoning that is currently consistent with their corresponding Comprehensive Plan designation, as well as adjacent properties. Additionally, 93 percent of the properties, containing 95 percent of the acreage, are designated as Low Density

Residential on the West Linn Comprehensive Plan Map. This is slightly higher than the 85 percent of all residential lands in the City that are designated Low Density.

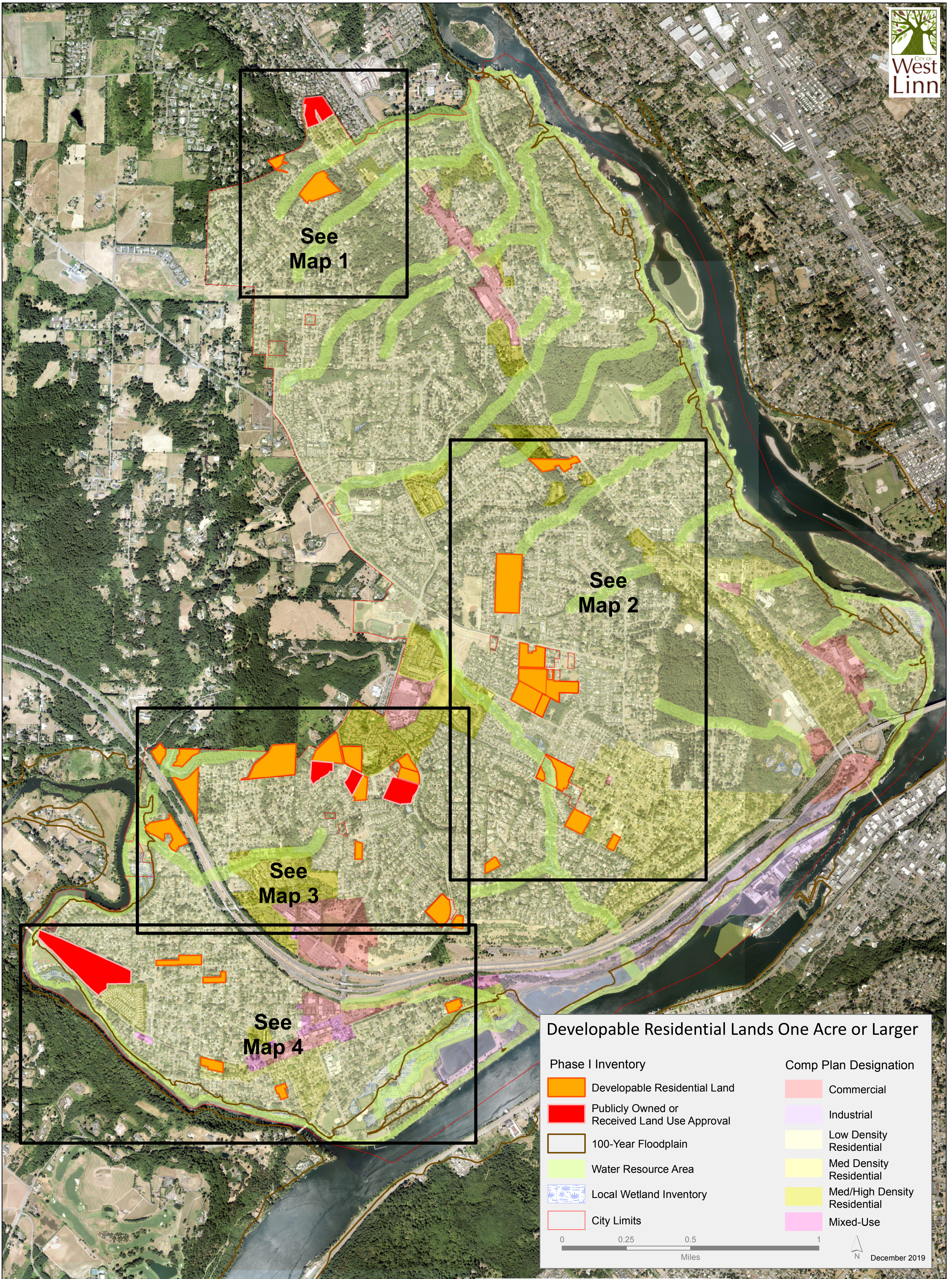
Staff presented the Phase I inventory results to City Council on January 21, 2020. The purpose of the review was to provide the Council an opportunity to ask questions about the inventory and direct staff to either prioritize Phase 2 Zoning Amendments or remove Phase 2 from the Planning Docket.

In the report to Council, Staff found no major conflicts between the zoning of developable residential areas identified in the inventory and the adjacent properties. It appears future development will largely be in keeping with surrounding areas. Staff recommended the City focus future rezoning efforts on the Waterfront Project and the Highway 43 Corridor as prioritized on the Planning Docket. City Council agreed and directed Staff to remove Phase 2 from the Planning Docket.

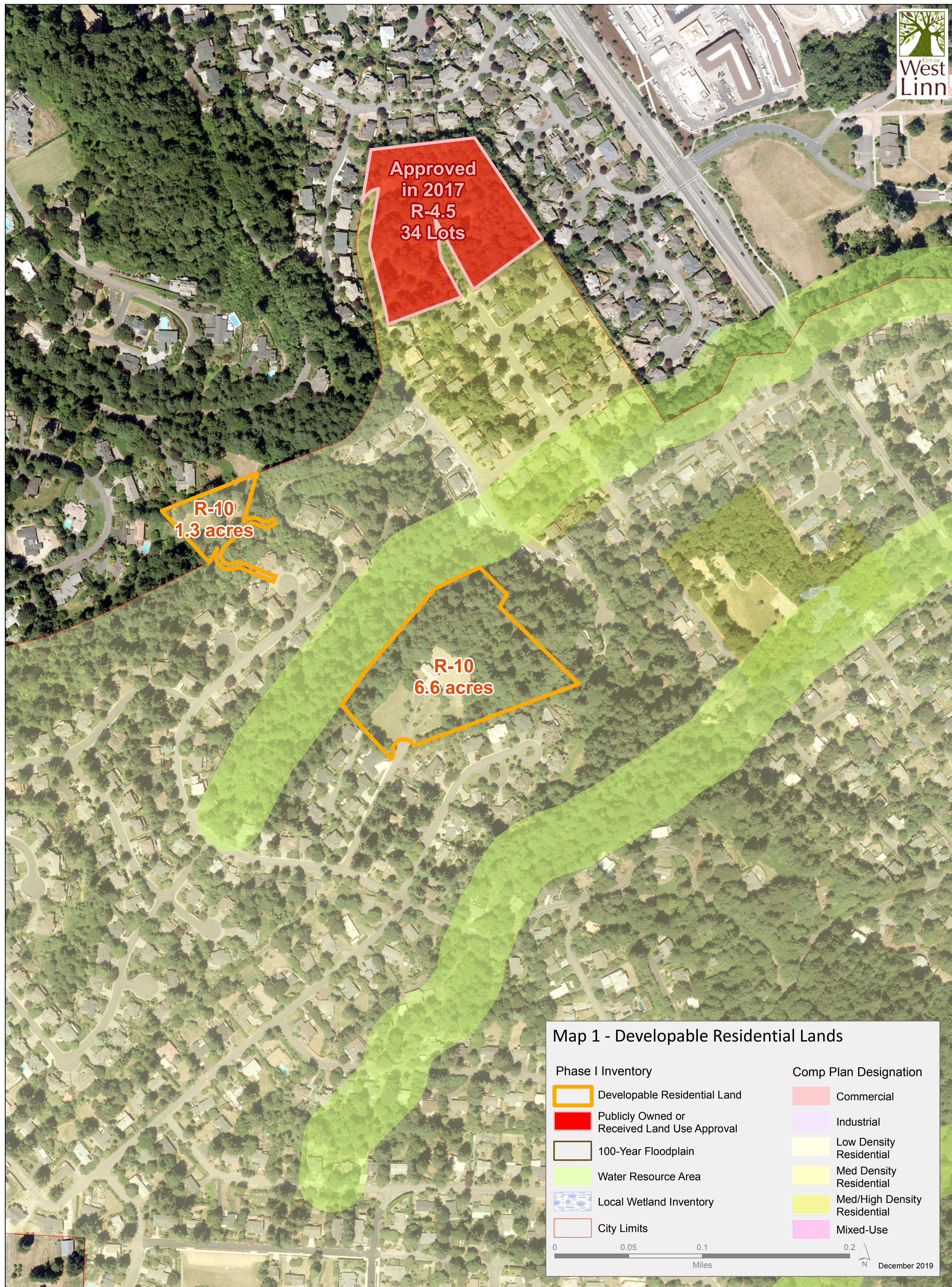
The Phase I inventory sheds light not only on the small amount of developable land left within the City, but also the limited opportunities for developing higher density housing within the City. The West Linn's Waterfront Project, potential zoning changes along Highway 43, the upcoming HB2003 Housing Needs Analysis, and HB2001 code review/amendment project will all have an impact upon these findings.

If you have questions about the work session or materials, please feel free to email or call me at [dwys@westlinnoregon.gov](mailto:dwys@westlinnoregon.gov) or 503-742-6064. As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thanks and hope to see everyone on the 1<sup>st</sup>.


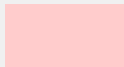




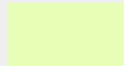
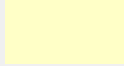

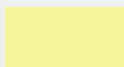
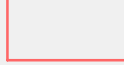









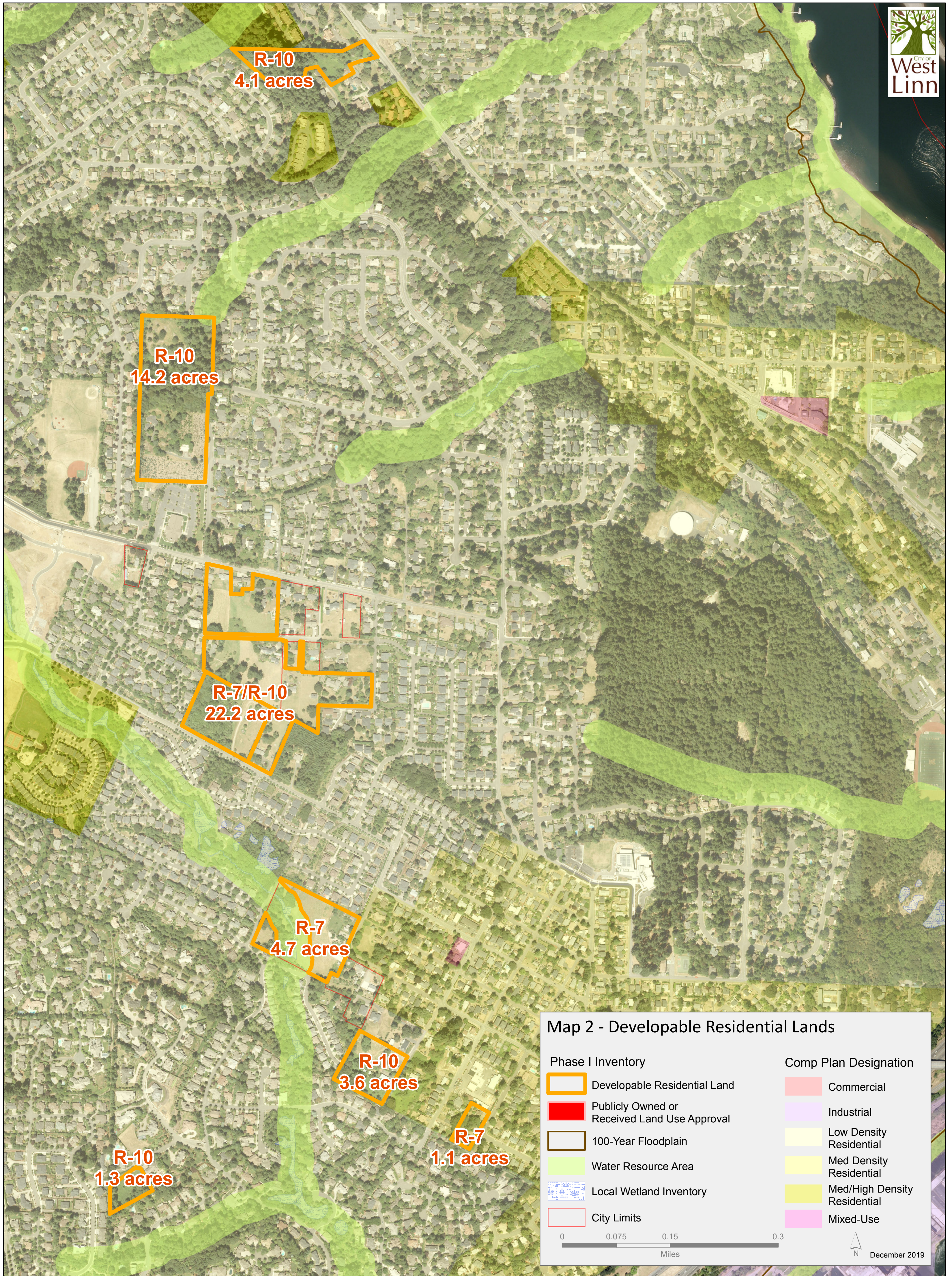
### Map 1 - Developable Residential Lands

Phase I Inventory	Comp Plan Designation
 Developable Residential Land	 Commercial
 Publicly Owned or Received Land Use Approval	 Industrial
 100-Year Floodplain	 Low Density Residential
 Water Resource Area	 Med Density Residential
 Local Wetland Inventory	 Med/High Density Residential
 City Limits	 Mixed-Use

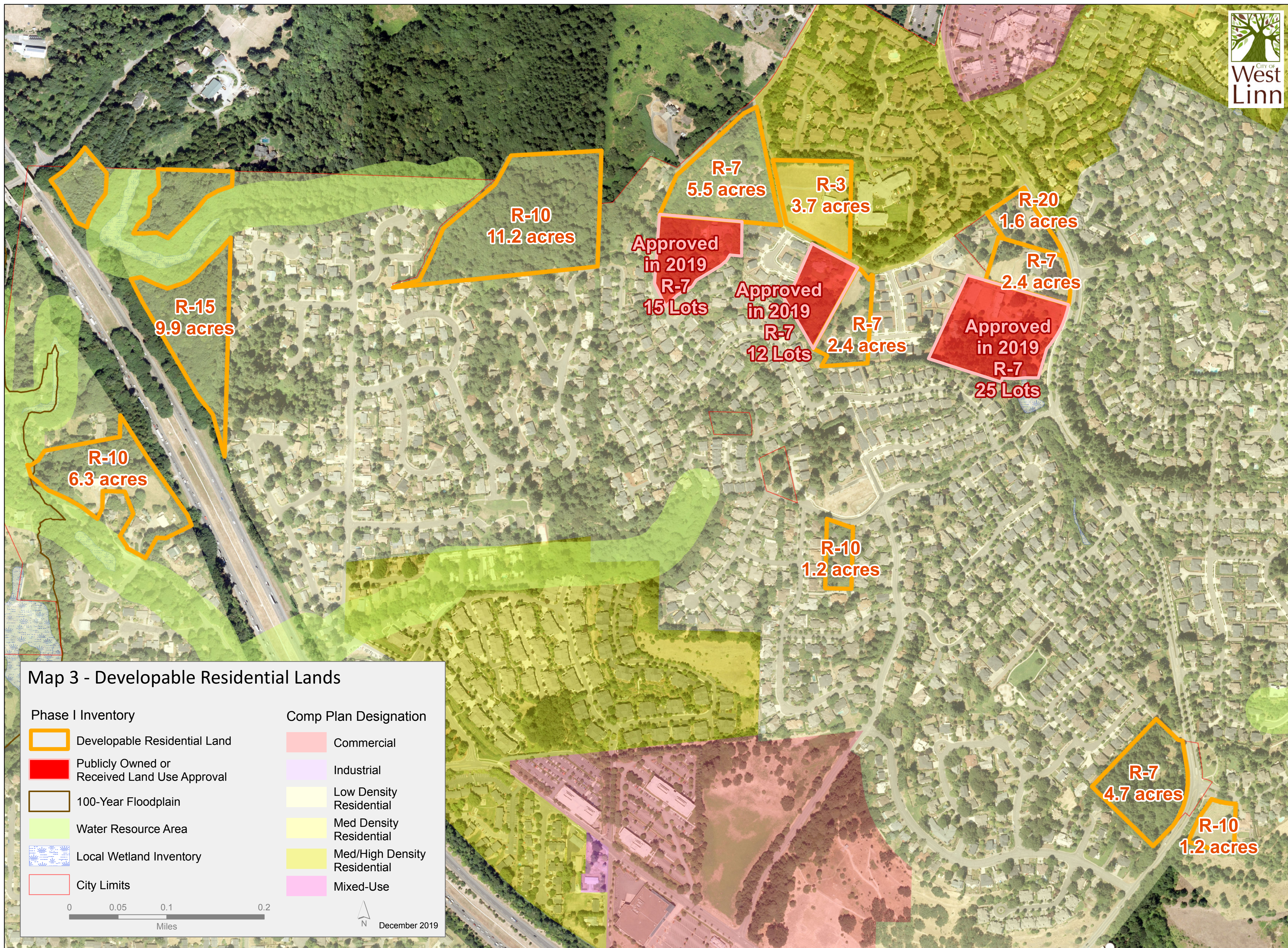
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Miles

December 2019







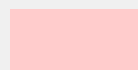

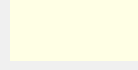
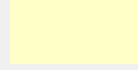
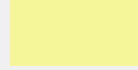



### Map 3 - Developable Residential Lands

#### Phase I Inventory

-  Developable Residential Land
-  Publicly Owned or Received Land Use Approval
-  100-Year Floodplain
-  Water Resource Area
-  Local Wetland Inventory
-  City Limits

#### Comp Plan Designation

-  Commercial
-  Industrial
-  Low Density Residential
-  Med Density Residential
-  Med/High Density Residential
-  Mixed-Use

0 0.05 0.1 0.2  
Miles

N  
December 2019



**Proposed  
School  
R-10  
21.8 acres**

**R-10  
3.1 acres**

**R-10  
1.4 acres**

**R-7  
1.5 acres**

**R-4.5  
2.1 acres**

**R-10  
1.2 acres**

### Map 4 - Developable Residential Lands

Phase I Inventory		Comp Plan Designation	
	Developable Residential Land		Commercial
	Publicly Owned or Received Land Use Approval		Industrial
	100-Year Floodplain		Low Density Residential
	Water Resource Area		Med Density Residential
	Local Wetland Inventory		Med/High Density Residential
	City Limits		Mixed-Use

0 0.075 0.15 0.3

Miles



N

December 2019