

From: [Karie Oakes](#)
To: [Wyss, Darren](#)
Subject: Comments for CDC Working Group
Date: Wednesday, March 30, 2022 10:45:40 AM

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Dear CDC Working Group,

As you consider reducing standards in our code, I urge you to remember that once given, it would be very difficult to take back. Since the ramifications of HB2001 remain to be seen, I think we should take one step at a time. Faced with global climate change and a housing crisis that is in everyone's best interest to solve, it would be easy to make knee jerk decisions that we might regret later. I urge you to recommend to the Planning Commission code amendments that will meet the minimum requirements of HB2001, or what staff refers to as the "de-minimus package."

I am in favor of housing choices and affordable housing. HB2001 is not intended or designed to provide affordable housing, but there is still misunderstanding or assertions that it is. I suppose one could argue that the smaller size of middle housing units compared to the larger, often super-sized, single detached units being built in West Linn will be more affordable. But then here you are considering reducing standards to allow bigger middle housing units. Why and at what costs to the planet and our neighborhoods?

There is no doubt that middle housing will densify West Linn. Until we allow it, we don't know how fast it will occur or what it will look like. I recall a committee member asking for existing examples of middle housing, but I haven't found it in the meetings materials. Like a single detached unit, there will be no design review only a permit issued.

West Linn is nearly built out and has many neighborhoods with older smaller homes that will be most susceptible to redevelopment to middle housing. We know that it will occur like infill and the character of existing neighborhoods need be protected. I think reducing setbacks is counter to that need and will take away opportunities or people to convert to solar energy and grow their own food by placing homes too close together. Not to mention leave greenspaces to counter rising temperatures and provide respite from urbanization as necessary for our well-being.

I've not had time since the meeting materials were made available to thoroughly review them and to consider the comments and suggestions of committee members. A cursory review makes me wonder why increase floor area ratio for smaller zones. I do appreciate everyone's time and efforts.

I wish that more time was planned for your review of the code package and that residents had provided comments. I agree with CJ Koll's comment that the CDC Working Group is poorly named as people have no idea you are addressing HB2001. There has not been on-going citizen engagement since the initial surveys last year. I've not known the work of this committee or the initial committee to be focused in the "Spotlight" on the City homepage, the City weekly newsletter or City social media. I signed up to a list-serv to get emails about HB2001 months ago and have not gotten any. The City has dutifully posted your meeting on the "Meetings" page with links to the meeting materials and draft notes. I doubt most people know to find previous materials and information about HB2001 and HB2003 work from a link on the Planning Department home page, unless they understand how the website is organized. I think it's a shame because many people did not fully understand the implications of the "policy questions" presented them in the survey and they could have benefited from continued involvement, which is a goal of the Comprehensive Plan Goal 1 for Citizen Participation.

Thank you for considering my comments. I would have liked to provide oral comments, but the 3:00 meeting time is unusual for City meetings and not possible for many in the workplace. I apologize for not getting this to you sooner. Perhaps it could be read aloud at your meeting. I'm happy to discuss this legislation with anyone of you. My phone number can be found on the Marylhurst Neighborhood Association web page on the City website. Other neighborhood association presidents can be contacted from their respective neighborhood association webpages.

Sincerely,

Karie Oakes