



Willamette Neighborhood Mixed-Use Transitional Zone Working Group

8th Avenue Rezoning Meeting

September 19, 2018

5:15 – 7:00 pm

Council Chambers, West Linn City Hall (2nd Floor)
22500 Salamo Road
West Linn, OR 97068

1. Introductions
2. Meeting Overview
 - a. Goal/Purpose/Format
3. Review Group's April 2018 Recommendations for Potential Future Changes
4. Zoning Change Options - Discussion
 - a. General Commercial vs. Mixed-Use Transitional Zone
5. Final Recommendation for Proposed Zoning Changes Along 8th Avenue
6. Public Comments
7. Adjourn

Memorandum

Date: September 13, 2018

To: Willamette Neighborhood Mixed-Use Transitional Zone Working Group

From: Darren Wyss, Associate Planner

Subject: 8th Avenue Rezoning Discussion

At its September 19, 2018 meeting, the Willamette Neighborhood Mixed-Use Transitional Zone Working Group (MU Working Group) will be asked to make a recommendation on rezoning properties along 8th Avenue. The MU Working group previously discussed this topic during meetings earlier this year. During the discussions, the group asked staff to reach out to the property owners to gauge their interest in potential zoning changes. A map of property owner responses is attached. Although zone changes were outside of the previous task assigned to the group, a recommendation was made in April 2018 for the City Council to further evaluate potential zone changes in the future:

- 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 the property owners for feedback and four of the six on the south side responded in support and one each responded in support and not in support out of the five properties on the north side of 8th Avenue.

In early August 2018, City Council directed staff to move forward on the above recommendations and requested the MU Working Group meet again to make a formal recommendation on rezoning properties along 8th Avenue. Staff sent meeting notices the last week of August 2018 to all potentially impacted property owners, including neighboring properties.

Staff has developed three "option maps" to help start the discussion, but by no means are they intended as the only viable options or to limit discussion. The maps are attached.

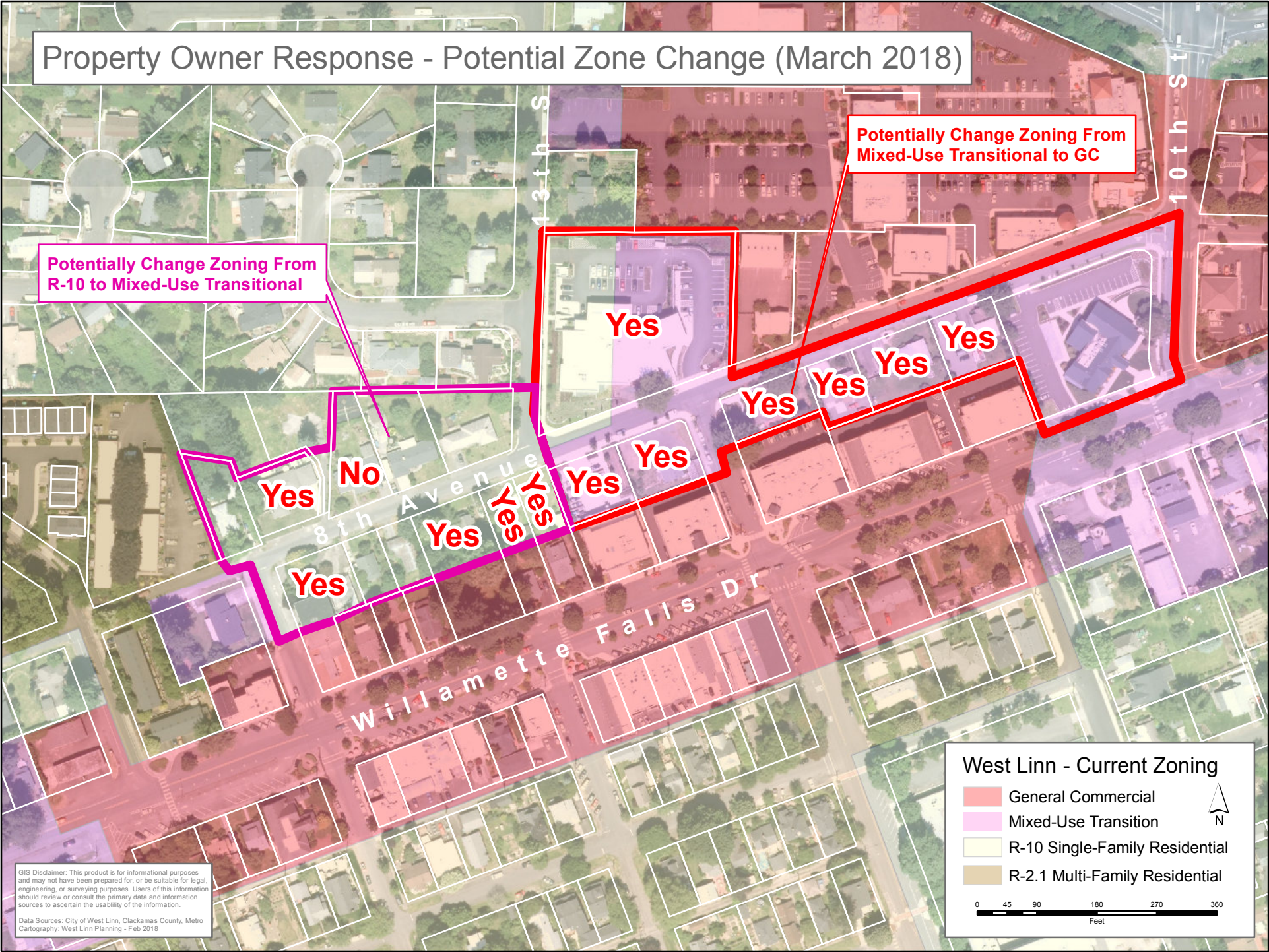
Some other information for the group to consider that could help in the discussion includes:

- Likelihood of property redevelopment
 - Size of property
 - Age/value/size of current improvements
 - Ability to accommodate parking
- Properties with frontage on both Willamette Falls Drive and 8th Avenue
- Current uses of surrounding properties

If you have any questions or would like additional information, please feel free to contact me at dwyss@westlinnoregon.gov or 503-742-6064.

Thanks and we look forward to the group's discussion next week.

Property Owner Response - Potential Zone Change (March 2018)



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Data Sources: City of West Linn, Clackamas County, Metro Cartography: West Linn Planning - Feb 2018

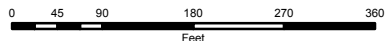

Potential Zone Change - Option 1 (Sept 2018)

Zone Change From R-10 to Mixed-Use Transitional

Zone Change From Mixed-Use Transitional to GC

West Linn - Current Zoning

- General Commercial
- Mixed-Use Transition
- R-10 Single-Family Residential
- R-2.1 Multi-Family Residential

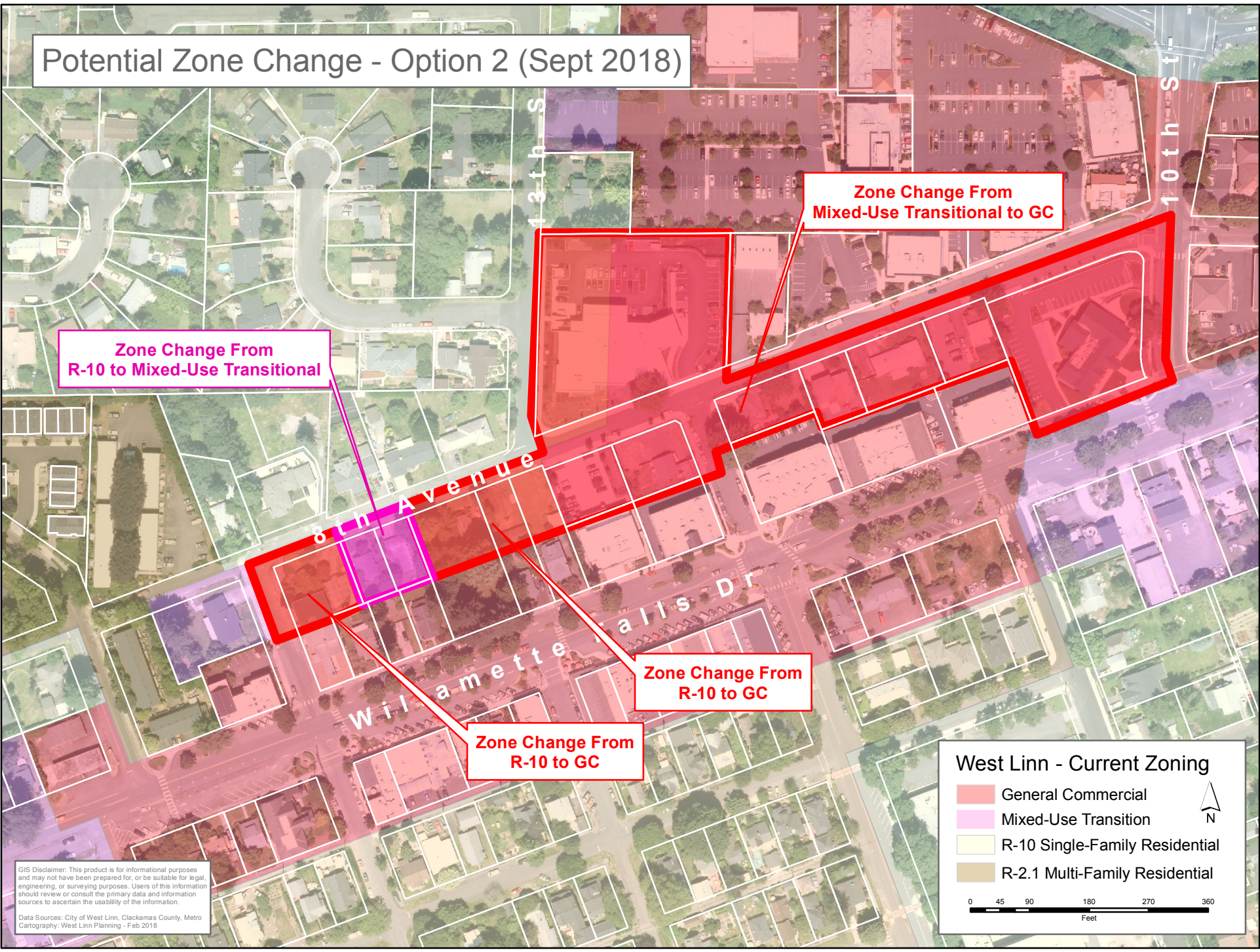


0 45 90 180 270 360
Feet

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Potential Zone Change - Option 2 (Sept 2018)



Zone Change From R-10 to Mixed-Use Transitional

Zone Change From Mixed-Use Transitional to GC

Zone Change From R-10 to GC

Zone Change From R-10 to GC

West Linn - Current Zoning

- General Commercial
- Mixed-Use Transition
- R-10 Single-Family Residential
- R-2.1 Multi-Family Residential

0 45 90 180 270 360
Feet

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Potential Zone Change - Option 3 (Sept 2018)

Zone Change From R-10 to Mixed-Use Transitional

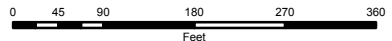

Zone Change From Mixed-Use Transitional to GC

Zone Change From R-10 to GC

Zone Change From R-10 to GC

West Linn - Current Zoning

- General Commercial
- Mixed-Use Transition
- R-10 Single-Family Residential
- R-2.1 Multi-Family Residential



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