

## Memorandum

Date: April 16, 2018

To: West Linn Planning Commission

From: Willamette Neighborhood Mixed-Use Transitional Zone Working Group

Subject: Final Recommendations

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The Willamette Neighborhood Mixed-Use Transitional Zone Working Group (MU Working Group), appointed by the West Linn City Council on November 7, 2017, has reached consensus on a final recommendation related to the two purposes assigned by City Council:

1. To review and update as necessary the list of permitted and conditional uses in the Willamette Neighborhood Transitional Zone (Chapter 59: MU Zone).
2. Consider a definition of mixed-use.

The MU Working Group met four times from early January to late March 2018. The meetings were well organized and the discussions efficient and effective. A good number of property owners attended the meetings, which was not only helpful to them, but assisted the group in further understanding the current limitations of the zone. The full text of recommendations for the two purposes are attached, but here is a brief description of what is ready to proceed through the legislative process:

- Minor amendment to definition of “mixed-use” that is located in the West Linn Comprehensive Plan and add this amended definition to the West Linn Community Development Code (CDC) Chapter 2: Definitions.
- Amendments to the Permitted, Accessory, Permitted with Prescribed Conditions, and Conditional Uses found in CDC Chapter 59: MU Zone.
- Minor amendments to four current use definitions, and the addition of one new use definition, into CDC Chapter 2: Definitions.
- Addition of a new accessory use in CDC Chapter 19: General Commercial Zone to provide consistency with the recommendation to CDC Chapter 59: MU Zone.

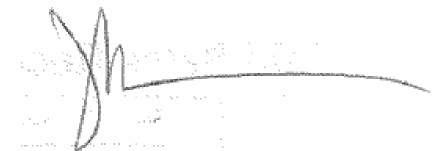
In addition, the MU Working Group discussed other changes related to Chapter 59: MU Zone. These discussions were a natural extension of the group’s purpose and intended to identify additional measures to improve the function and economic potential of the zone. The topics were tied to the location of all 30 properties currently in the MU Zone, the transitional purpose of the zone, and the design/dimensional restrictions in the zone.

Based on the discussions, the MU Working Group reached consensus on a set of recommendations for future consideration by City Council. The group proposes these recommendations be added to the planning docket for further evaluation and potential changes in the near future. They are as follows:

- Consider rezoning the properties along 8<sup>th</sup> Avenue, between 10<sup>th</sup> and 13<sup>th</sup> 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 8<sup>th</sup> Avenue, between 13<sup>th</sup> and 14<sup>th</sup> 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 8<sup>th</sup> Avenue.
- Evaluate more appropriate zoning for MU Zone properties separated from the historic commercial core (Properties 1-2, 3-4, and 27-30 on attached map) as they do not meet the transitional purpose of the zone. This could be undertaken at the same time as 8<sup>th</sup> Avenue.
- Consider changes to the dimensional/design standards for Chap. 59: MU Zone to make them more flexible for potential redevelopment of properties in the future. Some ideas for potential changes: allowing a zero lot line at the front yard and side yard abutting a street, move from maximum building size to lot coverage standard, making maximum FAR 0.45, eliminating maximum lot size, and removing the residential style design standards.
- Consider evaluating how parking is managed in the Willamette Main Street area, especially the on-site parking exemptions found in CDC Chapter 58: Willamette Falls Drive Commercial Design District.

On behalf of the MU Working Group, we would like to thank City Council for the opportunity to develop these recommendations for consideration.

Respectfully,



Shannen Knight  
Chair, MU Working Group

**MU Working Group**  
**City of West Linn**

**March 22, 2018 Final Recommendation for Immediate Changes**

CDC CHAPTER 59: WILLAMETTE NEIGHBORHOOD MIXED-USE TRANSITIONAL ZONE

59.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. Single-family detached dwelling;
2. Multi-family dwelling;
3. Common-wall single-family dwellings above a permitted use;
4. Residential use of the second floor or a portion of the ground floor of a permitted use;
5. Residential home;
6. Family day care;
7. Bed and breakfast lodging.

**8. Animal sales and services, grooming.**

**9. Business support services.**

**10. Cultural exhibits and library services.**

**11. General retail services.**

**12. Medical and dental services.**

**13. Personal service facilities.**

**14. Professional and administrative services.**

**15. Transportation facilities (Type I).**

**16. Utility, minor.**

59.040 ACCESSORY USES

**1.** Accessory uses are allowed in this zone as provided by Chapter [34](#) CDC.

**2. Manufacture or repackaging of goods for on-site sale.**

59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

1. Signs, subject to the following provisions:

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2. Temporary use, subject to the provisions of Chapter [35](#) CDC.

3. Home occupations, subject to the provisions of Chapter [37](#) CDC.

**4. Consumer repair services, as prescribed with no exterior storage.**

**5. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage.**

**6. Financial and insurance, as prescribed with no drive-through service.**

**7. Building maintenance services, as prescribed with no exterior storage.**

**8. Wireless communication facilities, subject to the provisions of Chapter [57](#) CDC.**

#### 59.060 CONDITIONAL USES

Only the following conditional uses are allowed in this zone subject to the provisions of Chapter [60](#) CDC, Conditional Uses:

1. Children's day care center.

2. Community **building** center for civic or cultural events.

~~3. Small appliance repair services.~~

~~4. Governmental offices.~~

~~5~~ **3.** Religious institution.

~~6~~ **4.** Senior or community center.

~~7~~ **5.** Public support and public safety facilities, including public parking lots.

~~8~~ **6.** Nursery.

~~9~~ **7.** Parks and open space.

~~10. Boutiques.~~

~~11. Small Business equipment sales and service.~~

~~12. Craft shops.~~

~~13. Cultural exhibits and library services.~~

~~14~~ **8.** Eating and drinking establishments.

~~15. Retail sales and service, except no drive-through service.~~

~~16. Professional and administrative services.~~

~~17. Medical or dental offices or clinics.~~

~~18. Financial, insurance, and real estate services, except no drive-through service.~~

**9. Food and beverage retail sales.**

**11. Hotel/motel.**

**12. Construction sales and services.**

**13. Parking Facilities.**

## CDC CHAPTER 19: GENERAL COMMERCIAL, GC

### 19.040 ACCESSORY USES

~~Repealed by Ord. 1622.~~

#### **1. Manufacture or repackaging of goods for on-site sale.**

## CDC CHAPTER 2: DEFINITIONS

Business support services. Establishments primarily engaged in the provision of service, **including instructional**, of a clerical, employment, protective, or minor processing nature to firms rather than individuals and where the storage of goods other than samples is prohibited. Typical uses include: secretarial services, telephone answering services, or blueprint services.

Convenience sales and personal services. Small neighborhood-oriented retail businesses (retail commercial and personal services) which provide for the daily needs of nearby residents. It includes uses such as grocery stores, drug stores, laundromats, **and** dry cleaners, ~~barber shops and beauty salons.~~

Hotel/motel. Establishments primarily engaged in the provision of lodging on a temporary basis with incidental food, drink, and other sales and services intended for the convenience of guests. ~~Typical uses include hotels, motels, or bed and breakfast houses.~~

**Manufacture or repackaging of goods for on-site sale. Small-scale manufacturing use, limited to 5,000 square feet of building area, and commonly associated with general retail services where products are sold on-site.**

**Mixed-use development. A combination of different types of uses that are complementary and integrated. This refers to allowing residential and businesses to be located in the same area (e.g. apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).**

Personal service facilities. Establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services ~~of a non-professional nature. Typical uses include:~~ **It includes uses such as** photography studios, **barbershops, salons,** ~~driving schools and trade schools, or~~ **and fitness studios** ~~reducing salons.~~

## WEST LINN COMPREHENSIVE PLAN INTRODUCTION: GLOSSARY

Mixed-use development. A combination of different types of uses **that are complementary and integrated**. This ~~most frequently~~ refers to allowing ~~homes~~ **residential** and businesses to be located in the same area (e.g. apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).



- MU Zoning
- Comp Plan Designation
- Commercial
- Industrial
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Mixed Use
- WF Dr Comm Design District
- Historic District - Local
- Historic District - National

**Properties 1 & 2**

**Properties 3 & 4**

**Property 12**

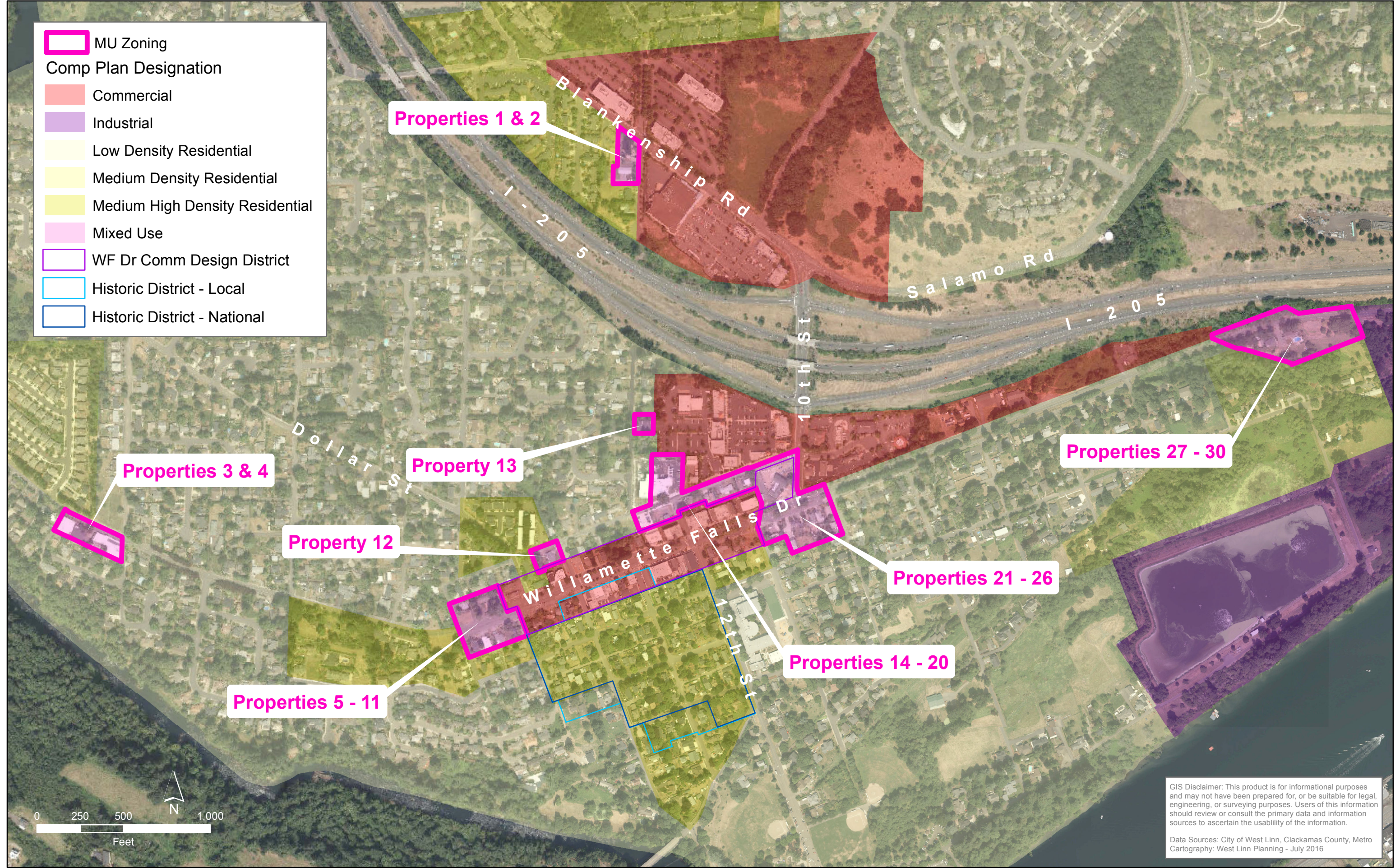
**Properties 5 - 11**

**Property 13**

**Properties 14 - 20**

**Properties 21 - 26**

**Properties 27 - 30**



GIS Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Data Sources: City of West Linn, Clackamas County, Metro  
 Cartography: West Linn Planning - July 2016