

Memorandum

Date: August 10, 2020
To: West Linn City Council
From: West Linn Planning Commission
Subject: CDC-20-01 Recommendation

The Planning Commission held a public hearing on August 5, 2020, for the purpose of making a recommendation to the City Council on the adoption of the proposed amendments to the 2016 West Linn Transportation System Plan and the Community Development Code (CDC) found in Land Use File CDC-20-01.

After conducting the public hearing, the Commission made a decision to vote separately on the proposed amendment to implement the 28-foot pavement width as the default for local streets in new subdivisions and the proposed definition amendments to clarify stormwater treatment and detention facilities are minor utilities and permitted outright. The Commission deliberated and voted unanimously (6 to 0) to recommend City Council adoption of the proposed amendments as presented for implementing the 28-foot pavement width as the default for local streets in new subdivisions. No written testimony was submitted prior to the public hearing. No community members provided oral testimony at the public hearing.

The Commission deliberated, but did not vote on the proposed amendments to the major and minor utility definitions. The Commission had previously held work sessions and recommended the proposed definition amendments be brought forward into the legislative process; however, the Commission opted to create a subcommittee to further analyze the stormwater facility issue and recommend the City Council place the issue on the docket and prioritize the issue.

The proposed amendments were crafted by the Commission over the course of four work sessions from February to July 2020. In addition, the Commission discussed other changes to the CDC related to street widths. These discussions were a natural extension of the primary purpose of implementing the 28-foot pavement width standard for new subdivisions as directed by City Council.

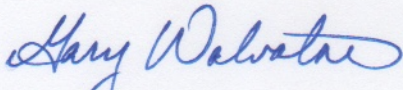
Based on the discussions, the Commission reached consensus on a set of recommendations for future consideration by City Council. The group proposes these recommendations be added to the planning docket for further evaluation and potential CDC changes in the near future. They are as follows:

1. Evaluate the impacts of making access to more than three lots/parcels by a public street built to public street standards. The code currently allows a private street or shared driveway for up to four lots/parcels and requires a public street built to public street standards for access to five or more lots/parcels. At a minimum, evaluate requiring a private street or shared driveway providing access to four lots/parcels to have a 28-foot pavement width to correspond with the Commission's recommended default street width for new subdivisions.

2. Evaluate the differences between shared driveways and private streets and consider amending the CDC to prohibit future development of private streets.
3. Evaluate whether a stormwater facility as part of development should continue being classified as a minor utility and permitted outright or should be classified as a major utility and become a conditional use. If reclassified as a major utility, the conditional use permit standards in Community Development Code Chapter 60 would also need to be amended to comply with Oregon Land Use Planning Goal 10 to ensure housing regulations are clear and objective.

On behalf of the Planning Commission, we would like to thank City Council for the opportunity to develop these recommendations for consideration.

Respectfully,



Gary Walvatne
Chair, West Linn Planning Commission