

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Wyss	PROJECT NO(S). ZC-20-01	PRE-APPLICATION NO. PA-20-01
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) \$3,000	TOTAL \$ 3,000

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input checked="" type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 1791 BLANKENSHIP ROAD	Assessor's Map No.: T2S, R1E, Sec. 35CB
	Tax Lot(s): 2600
	Total Land Area: 15,315 +/- sf

Brief Description of Proposal: Zone change from MU (Mixed Use) to R-2.1 (Single-Family and Multi-Family Residential) on full site of 15,315 +/- sf

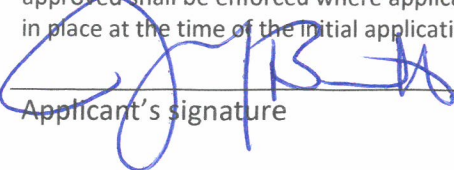
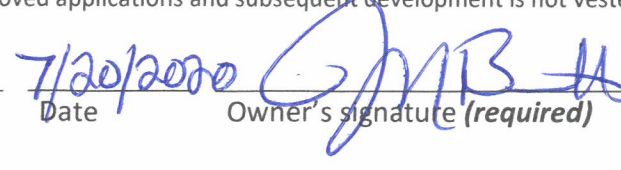
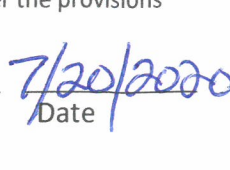
Applicant Name: JEREMY BARNETT <small>(please print)</small>	Phone: 971-404-5141
Address: 19363 Willamette Drive, #111	Email: localbarnett@gmail.com
City State Zip: West Linn, OR 97068	

Owner Name (required): Jeremy Barnett <small>(please print)</small>	Phone: 971-404-5141
Address: 19363 Willamette Drive, #111	Email: localbnarnett@gmail.com
City State Zip: West Linn, OR 97068	

Consultant Name: Robert Price <small>(please print)</small>	Phone: 503-807-4009
Address: 3935 NE 72ND AVENUE	Email: rprice1145@gmail.com
City State Zip: Portland, OR 97213	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	 Date Owner's signature (required)	 Date
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I. Introduction

Seventeen Ninety One (1791) Blankenship Road is a relatively small site located on the southeasterly corner of the intersection of Blankenship Road and 13th Street. The legal description is Township 2 South, Range 1 East, Section 35CB, Tax Lot 2600 (T2S R1E 35CB – 2600). The site is 15,315 square feet, or approximately 0.35 acre in size. The site currently supports one single family dwelling that is vacant. Vehicle access is gained by a driveway on 13th Street, on the easterly side of the site. However, technical frontage is on Blankenship Road, although direct access from the subject site to Blankenship Road is impossible based on the existing retaining wall along the Blankenship Road frontage. This retaining wall is approximately eight (8) feet in height, at its maximum point. Due to the topographic slope of the general vicinity, the site slopes from north to south, from Blankenship Road south to the cul-de-sac end of 13th Street. Beyond the cul-de-sac is the I-205 right-of-way. North of Blankenship Road 13th Street is named as Summerlinn Drive.

This site is owned by Jeremy Barnett, who is also the applicant for the Zone Change from MU (Mixed Use) to R-2.1 (Single-Family and Multi-Family Residential). Jeremy purchased the site in August 2017, and has made some attempts to sell the site as a “commercial” property. However, based on the physical circumstances of the site, and the relationship between the site and the shopping center located directly adjacent to the east, across 13th Street, the subject site is not viewed by any prospective purchasers as a viable commercial site. At least one interested party has asked about residential development on the site.

The land uses in the immediate vicinity is a mix of several different types of land uses. To the east, across 13th Street, is the former “Albertson’s” store and several other business in free-standing structures, as well as some in-line row shops. While the Albertson’s store has long since closed, other smaller businesses have come and gone in the shopping center, indicating that there may be some instability in the site as a major commercial center. Recent reports indicate that Parkrose Hardware may be taking over the former Albertson’s store.

To the south along the westerly side of 13th, development is single level single family homes. All dwellings are occupied. There are four (4) additional dwellings on 13th Street, south of the subject site. To the north, across Blankenship Road, development is a combination of residential on Summerlinn Drive and office buildings fronting on Blankenship Road. Uphill of these office structures on Blankenship Road, there are several large residential developments, comprised primarily of rental and condominium units in multi-unit structures. To the west, along Virginia Street, there are numerous dwellings on lots of varying size. These dwellings are either duplexes or single family dwellings.

Land use and zoning in the immediate vicinity is a mix of residential and commercial. The subject site is zoned MU (Mixed Use), while other dwellings downhill on 13th Street are zoned R-2.1. Zoning to the east is commercial in recognition of the shopping center. Zoning to the west along Virginia Street is R2.1. In all, there appear to be only two or three properties in the vicinity that are zoned MU.

There are no documented environmental overlays in this area of the Willamette Neighborhood.

All required and necessary services and utilities are available to properties in the area. This includes domestic and fire suppression water supply, sanitary sewer, storm drainage, police and fire protection, and other traditional urban services and utilities.

Jeremy Barnett proposes to amend the zoning of the subject site from MU to R-2.1, followed by a Class II Design Review action to approve the design of the six (6) units that Jeremy is proposing to develop on the subject site. Because these two land use actions are distinctly different and subject to slightly different standards, it was determined, at the suggestion of city staff, that these two land use actions be applied for separately. Therefore, this first application will be for the zone change from the existing MU (Mixed Use) to R-2.1 (Single-Family and Multi-Family Residential). Assuming success with the zone change, the second application will be for Class II Design Review II obtain approval of the design of the project.

The project Jeremy proposes is a six-unit multi-family development, possibly in two structures separated by parking and recreation areas. While the preliminary design of the project is entirely conceptual, Jeremy envisions six units, each with three (3) bedrooms and 2.0 to 2.5 bathrooms. The size of the units will allow for flexibility in the types of residents, and all units will be for rent at market rates. None of the units will be for subsidized or rent-controlled circumstances. The project will be architecturally designed and will include a variety of amenities to make the units even more attractive.

The proposed zone change from MU to R-2.1 will address the approval criteria contained in Chapter 105 (*Amendments to the Code and Map*), specifically 105.040, *Quasi-Judicial Amendments and Procedures* and Section 105.050, *Quasi-Judicial Amendments and Standards for Decision-Making*. Sections 105.040 and 105.050 make reference back to Chapter 99, *Procedures for Decision Making: Quasi-Judicial*. As such, there are a variety of standards and criteria that must be suitably addressed to support the zone change. Section II of this narrative, *II. Addressing the West Linn Community Development Code*, contains all of the supporting information for the proposed zone change from MU to R-2.1.

As required under 99.038, “neighborhood contact” is required for “any multi-family project”. Because this project is a multi-family project, contact with the Willamette Neighborhood is necessary. Jeremy and his land use consultant, Robert Price, attended the monthly meeting of the WNA on June 10, 2020. However, because of the COVID-19 pandemic, this particular meeting of WNA was not properly advertised. For the July 8, 2020 meeting, Jeremy and Robert returned to the WNA for its properly advertised July monthly meeting for a second presentation. Therefore, the requirements for the required neighborhood contact in 99.038 of the West Linn Community Development Code have been fully satisfied. Meeting minutes produced by WNA for both meetings have been included in the application package, as well as the attendance roster for both meetings. An audio recording of the July 8, 2020 meeting is also included.

II. West Linn Community Development Code (CDC)

This application for a Zone Change from the existing MU (Mixed Use) to R-2.1 (Single-Family and Multi-Family Residential) on the subject site located at 1791 Blankenship Road is submitted as the first step in a dual step process to amend the zoning on the subject site, and the obtain approval for a Class II Design Review for a six unit multi-family development. This two-step approach was advised by city staff, and agreed to by the property owner and applicant, Jeremy Barnett.

The purpose of the proposed zone change is to re-acquire the R-2.1 zoning that was the zoning of the subject site until 2004. At that time, a judicial zone change, instituted by the City of West Linn, was completed based largely on the assumption that there may be a market for small ancillary and adjacent parcels to the Albertson's Shopping Center. However, since 2004, circumstances have changed considerably. Albertson's has vacated that large anchor space in the shopping center, and other smaller business have "come and gone" from various other retail commercial spaces in the shopping center. In the end, the viability of the shopping center has generally been diminished. In addition, the improvement of the Willamette commercial area, across the I-205 freeway, has likely had a significant impact on similar development on the north side of the I-205 freeway. That, coupled with the uncertainty of the future of the former Albertson's shopping center, will result in a better use of the subject site as a residential site than for commercial purposes.

There are several Chapters of the West Linn Community Development Code (CDC) that are appropriate and applicable to the proposed zone change. These Chapters of the CDC are:

- **Chapter 105 – Amendments to the Code and Map**
- **Chapter 99 – Procedures for Decision Making: Quasi Judicial**
- **Chapter 16 – Single-Family and Multiple-Family Residential, R-2.1**
- **Chapter 59 – Willamette Neighborhood Mixed Use Transitional Zone**

These four (4) Chapters are addressed below, in the order listed above. Any other Chapters or specific items, standards, criteria, requirements, etc. that surface during the addressing of the four (4) Chapters listed above will be addressed following the addressing of the four (4) Chapters. Other "*Applicable CDC Chapters*" as listed on page 1 of the "*Pre-Application Conference Meeting – Summary Notes, February 6, 2020*" will apply to the second of the land use applications that will be submitted by the applicant, for a Class II Design Review. These include, but may not be limited to, Chapters 46, 48, 54, 55, and 92.

Chapter 105 – Amendments to the Code and Map

- 105.010 Purpose

Finding: This subchapter sets out the basic Purpose of this Chapter, which is to provide the standards and procedures for “. . . . the quasi-judicial changes to the map as provided by code chapters setting forth the procedures and by the Comprehensive Plan.” It is also noted that “Amendments may be necessary from time to time to reflect changing community conditions, needs and desires, to correct mistakes or to address changes in the law.” This application does not argue that any mistakes have occurred, or that there have been changes in the law. Rather, we believe that there have been changes in community conditions, needs and desires relative to the subject site that render it of little value for commercial development. The changing character of the Albertson’s Shopping Center, plus the continuing need for multi-family housing, and the property owner’s desire to be able to develop the property in a manner that will be a benefit to the community, the Willamette Neighborhood, and the property owner/applicant.

- 105.040 Quasi-Judicial Amendments and Procedures

Finding: While A. of this Chapter applies to the subject application for zone change from MU (Mixed Use) to R-2.1 (Single-Family and Multi-Family Residential) without an application for a concurrent Comprehensive Plan Map amendment, other parts of this Chapter, specifically, B. and C. do not apply because they do not match the land use action required for this particular zone change.

105.040.A states, “The Planning Commission shall make a recommendation to the Council, on a zone change application which does not involve Comprehensive Plan amendments as provided by CDC 99.060-(B).” Because this application requires a public hearing before the West Linn Planning Commission (WLPC), and the application does not involve an amendment of the Comprehensive Plan, the Planning Commission will take all information, evidence, testimony, etc. into consideration, then make a recommendation to the City Council on what action the Council should consider taking.

The applicant understands this process and agrees to it

- 105.050 Quasi-Judicial Amendments and Standards for Making Decision

A decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:

A. The standards set forth in CDC 99.110(A), which provide that the decision shall be based on consideration of the following factors:

1. The applicable Comprehensive Plan Policies as identified in subsection C of this section and map designation.

Finding: The appropriate and applicable policies of the Comprehensive Plan are identified and addressed below, in subsection C. of this subchapter 105.050;

2. The applicable standards of any provision of this code or other applicable implementing ordinance.

Finding: As part of the Pre-Application Conference meeting between the applicant and city staff, the “applicable CDC Chapters” were provided by staff as part of the conference process, and as part of the “*Summary Notes, dated February 6, 2020, page 1*”. No other sections of the CDC or other city codes appear to have any applicability to this application. Therefore, with the addressing of appropriate and applicable chapters of the CDC, this standard or factor, has been satisfied.

B. *The standards set forth in CDC 99.110(B), which provide that, in making the decision, consideration may also be given to the following:*

1. *Proof of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map as it relates to the property which is the subject of the development application.*

Finding: In the past two decades, there has been significant change in the local neighborhood, on both sides of the I-205 corridor. There have been new residential developments, new commercial buildings, a significant increase in commercial opportunities on the south side of the I-205 corridor, and an apparent reduced interest in commercial/retail development and activities on the north side of the corridor. The residential character of the northerly side of the corridor of the Willamette Neighborhood has been strengthened by recent residential developments uphill from Blankenship Road, while the commercial character appears to have largely shifted to the south side of the corridor.

The applicant does not argue that a “mistake” was made in the zoning of the site to MU, but, in retrospect, the change of zoning from R-2.1 to MU in 2004 has not benefitted the subject site, causing it to be in somewhat of a “limbo” status – too many adverse characteristics of the site and immediate surrounding vicinity, not enough “strengths” to be attractive as a commercial site. At this point, the site really “needs” to be returned to the original R-2.1 zoning to allow it to develop to its fullest potential as a residential site.

Maintaining the site in the MU zoning creates somewhat of an “inconsistency” in the zoning pattern because the subject site is one of only two sites zoned MU on the south side of the corridor. This inconsistency creates an issue of development and build-out of the local neighborhood, considering there has been significant development within the Willamette Neighborhood since 2004. The applicant wishes to shed this inconsistency that adversely impacts the developability of his site. While the site is not vacant, it has a vacant single family dwelling built in 1944, and this existing dwelling has deteriorated to the point that it would require a significant investment to bring it to current standards. The applicant believes it would be money better spent in re-developing the site with multi-family residential housing units.

When these considerations are paired with the physical circumstances of the site which do not promote commercial development, it appears that the logical conclusion to is re-zone the site to R-2.1. It should be noted that, although the site has frontage and is addressed on Blankenship Road, the site has no practical or usable frontage on

Blankenship Road. Access is taken from frontage on 13th Street, with one curb cut, or driveway. It should be noted that 13th Street is sloping downhill from the intersection with Blankenship Road, and the intersection has no “landing” on 13th Street, making it difficult to access and merge onto Blankenship Road. This may be especially true of trucks, regardless of size.

Finally, a commercial/industrial real estate broker viewed the subject site and concluded, within ten seconds, that the subject site is not at all suitable for any type of commercial development. He noted that there is no “connection” or “relationship” between the subject site and the Albertson’s Shopping Center, thus making the MU zoning largely inappropriate for any commercial development.

All of this combines together to emphasize the concept that the site and the immediate vicinity in the neighborhood may well have changed in character such that the subject site is best suited for residential development. Commercial use of the subject site would continue the apparent “inconsistency” in the current zoning and the potential “highest and best use” of the subject site.

2. *Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in sub-section A or B(1) of this section.*

Finding: Oral statements and written testimonials will be offered at the Planning Commission hearing.

C. *The Comprehensive Plan, Plan and Ordinance Revision Process, and Specific Policy No. 4 which provides that the decision shall be based on considerations of the following criteria:*

1. *Conformance with the Comprehensive Plan policies and criteria.*

Finding: The West Linn Comprehensive Plan (“Comp Plan”) is separated into several Goals, Policies and Recommended Action Measures for a variety of subjects. The proposed zone change from MU to R-2.1 must remain in conformance with the various applicable and appropriate Goals. For example, **Goal 1 is “Citizen Involvement”**. The proposed zone change must contact the Willamette Neighborhood Association (WNA) and provide the opportunities for citizen review, input, and comment. This has been done through two meetings with WNA by the applicant, on June 10th and July 8th, 2020. Public hearings before the West Linn Planning Commission and the West Linn City Council will provide the opportunities for citizen input to the planning process. Therefore, the proposed zone change is consistent with Goal 1.

For **Goal 2: Land Use Planning**, under Section 1: Residential Development, Goals 1 and 2 seek “to provide for a variety of living environments and densities”, and to “allow a mix of residential and commercial uses in Commercial Districts and ensure compatibility of these districts with the residential character of existing neighborhoods”. The subject

site is capable of supporting either residential or retail commercial uses, but this area of the Willamette Neighborhood is a mix of both residential and commercial uses and, more specifically, a mix of single family and multi-family housing. The site will continue to meet this character if developed for residential use rather than for commercial use. It appears that 13th Street is the current limit of commercial development west of the 10th Street/I-205 interchange. For protection of existing residential uses in the local neighborhood, it may be best if the subject site is developed for residential purposes in order to maintain this separation.

As a medium-high density area, this local neighborhood area may have some limitations, the slope at Blankenship Road is such that direct vehicle access from Blankenship Road to the subject site is not possible. Rather, access is taken only from 13th Street, a sloping street taking intersection with Blankenship Road at a somewhat awkward location. With regard to traffic, access to the site from 13th Street can be problematic for delivery trucks.

According to the 2013 *“Existing Residential Units and Buildable Lands Summary”*, the Willamette Neighborhood is the largest of all neighborhoods in West Linn, and contains the largest number of residential dwelling units. This large number of residential units likely reflects the size of the neighborhood as well as the development potential of vacant lands and lands that can be re-developed. For the criteria contained under Goal 2, Policy 7, sub item c., the subject site may not meet all of the stated criteria, but certainly meets most of the six (6) criteria. Further, Policy 8 states *“Protect residentially zoned areas from the negative impacts of commercial, civic, and mixed use development, and other potentially incompatible land uses”*. With local development on the southerly side of Blankenship Road being almost exclusively residential west of 13th Street, the subject site is an outlier when it comes to potential non-residential development. In order to protect the residential character of this local area, residential development of the subject site certainly promotes, strengthens and satisfies this Goal.

Under Section 3: Mixed Use/Commercial Development, the historic Willamette District has been, is, and will remain one of the first and most prominent commercial areas in West Linn. The Albertson’s Shopping Center on the north side of I-205, and the “mirror-image” commercial center on the south side of I-205, plus the historic Willamette Falls area which is currently being upgraded and improved to provide even more commercial development opportunities. Based on this focus of commercial development, the subject site is not and should not be a focus for commercial development. 13th Street provides an excellent opportunity to limit future commercial development to existing commercial areas.

Goal 3 states *“Encourage retail commercial uses to be located in centers that facilitate one-stop shopping and discourage strip commercial development.”* In this particular case, development of the subject site for any type of commercial use will be counter to this Goal and will extend commercial development across 13th Street, thus extending

“strip commercial development” into an area where it is not appropriate. Therefore, the subject site simply does not support compliance and compatibility with this Goal, or with Goal 4. In fact, any commercial development on the subject site may not comply or promote any of the eight (8) Goals in this Section.

In reviewing the **Goal 2: Land Use, Comprehensive Plan** (Figure 2-1), it is noted that the subject site and the site located directly adjacent to the south on the west side of 13th Street are the only two (2) properties designated for “Mixed Use” development. No such Mixed Used development has taken place since re-designation of these two properties in 2003. As two small properties that may have been intended as commercial extensions of the Albertson’s Shopping Center, they simply have not drawn any interest for commercial or mixed use development. Because they are outliers, they will promote strip commercial development into a residential area with which the commercial uses will not be fully compatible. It would appear best that these two parcels be re-designated back to R-2.1, which is in keeping with the rest of the local neighborhood south of Blankenship Road.

Under **Goal 6: Air, Water, and Land Resources Quality**, Section 1: Air Quality has an important Policy that reads “3. *Reduce pollution from vehicle emissions by pursuing an energy efficient urban form that provides for connectivity and reduces the number of vehicle miles traveled.*” This is an important Policy because maintaining the site under MU zoning where commercial development is possible, it will encourage use of delivery trucks to the site where traffic access is difficult and vehicle miles traveled, for both trucks and personal vehicles, are likely to increase rather than decrease. This would be in conflict with this Policy. This is an opportunity to limit potential commercial growth to being east of 13th Street, resulting in a better urban form and a more efficient residential development of the subject site.

For **Goal 9: Economic Development**, Policies 1 and 2, respectively, state “*Recruit and encourage businesses, particularly those that provide family-wage jobs to locate in West Linn*”, and “*Support retail businesses and services that enhance the community and provide wanted goods and services.*” The MU zone provides for retail commercial uses that may not provide the type of family wage jobs the city is seeking. Small convenience retail uses likely will not provide the family-wage jobs, and the “wanted goods and services” that are the target of these two Policies. On that basis, perhaps it is not best to maintain the MU zoning on the subject site, waiting for the “silver bullet” use to come along that will develop a significant economic base on this 15,315 square foot (0.35 acre) site. Whatever commercial use that may be established on the subject site will be at lower employment densities, and may not be family-wage jobs. It would appear that such development opportunities will not satisfy or fulfill this Goal, and the appropriate Policies.

Goal 10: Housing provides Goals and Policies that support and promote housing in West Linn, both single family and multiple family housing. Because West Linn is a

growing community, a variety of housing types, styles, sizes and economic levels are necessary. While the MU zoning on the subject site may allow for residential development, the allowed density of development under the MU zoning is less than what the site is able to support. The density under the MU zoning is four (4) multi-family units, while under the R-2.1 zone; the maximum potential development is seven (7) multi-family units. Although the site is small, the difference of three (3) units can be significant. With fewer units, development costs of the site are generally higher and, thus rent levels may also be higher. With more units under the R-2.1 zoning, as the applicant proposes to build, there will be more housing opportunities for a wider variety of people at a greater range of income levels. It is noted in the “*Background and Findings*” portion of the narrative for this Goal that “*Housing affordability is an issue in West Linn.*” Any commercial development of the subject site under the MU zoning will take away potential housing, thus leading to a potential issue of contributing to the future housing affordability for the city. Residential development would help to address this issue.

Goal 2, “*Assure good functional and aesthetic design of multi-family and clustered single-family developments*”, will be guaranteed through the required Class II Design Review process. Goal 3, “*Encourage the development of affordable housing for West Linn Residents of all income levels*”, will be supported if the subject site is developed for residential purposes, but will not be supported at all if the site remains zoned MU and allows potential commercial development. The proposed multi-family development under the R-2.,1 zoning that is proposed for the subject site by the applicant will definitely contribute to satisfying Goal 3 through rental housing that is affordable while being an asset for the Willamette Neighborhood and the City of West Linn as a whole. Figure 10-3, “*Buildable Lands Inventory*” identifies this specific site as one with “*Infill Potential*”, which is definitely true. That is the proposal by the applicant, to re-develop the subject site, which serves the vision of the Comp Plan.

Under **Goal 12: Transportation**, the “sub goal” 1.d. states “*Provide a transportation system for the City of West Linn that:*

d. Maintains the cohesiveness of the City’s neighborhoods.”

Use of the subject site for commercial development will cause site generated commercial traffic to extend onto 13th Street, where such traffic has not been before. Such heavier traffic, at greater levels than at the current time, will not contribute to the cohesiveness of the local neighborhood. The “opinion letter” prepared by Morrison Transportation Consulting dated June 20, 2020 provides technical information that site generated commercial traffic will create considerably more traffic than any type of residential development. Such lower level of site generated traffic will definitely promote the cohesiveness of the existing local neighborhood and will protect the existing residential development from conflicting and “non-conforming” traffic, especially on 13th Street. Because 13th Street is a “Local” street, which will “. . . . have the sole function of providing access to immediate, adjacent land”, commercial development will cause 13th Street to be used for an unintended traffic use. Further, it appears that the commercial

development of the subject site will not fulfill one or more of the Streets Policies 1. through 12.

Finally, the “Vision Statement and Action Plan for the Willamette Neighborhood of West Linn” has been specifically built for the Willamette Neighborhood. However, this local area plan is very general and does not address residential development specifically. Instead, it is more general in terms of what the neighborhood seeks. Comparing the future of the subject site under the current MU zoning versus the proposed R-2.1 zoning, the future of the subject site appears to be more favorable to the local neighborhood under a residential infill plan than if developed for commercial use. One sub-goal under Goal #6 states “*Development needs to be consistent with the value of the area*”. The area west of 13th Street and to the south of Blankenship Road is entirely residential and should remain that way in order to maintain consistency, compatibility, and non-conflicting. Commercial development of the subject site will not be consistent with Goal #6, and will not improve the value of the local area. It is the applicant’s conclusion that residential development is much more consistent with the local neighborhood and, thus, the Willamette Neighborhood Plan.

2. *There is a public need for the change or the change can be demonstrated to be in the interest of the present and future community.*

Finding: Because of the physical characteristics of the site, use of the site for commercial purposes is questionable. The slope of the site, the retaining wall along the entire northerly side of the site that effectively separates the site from any access to Blankenship Road, the 13th Street access is on a sloping street which could make truck access difficult, the proximity of the site to the “backside” of the Albertson’s Shopping Center, and the size and shape of the lot all combine together to “create” a site that does not meet the real estate mantra of “location, location, location”. The site is truly separated from other viable commercial areas, and has no attribute(s) that would make the site attractive to someone who wishes to develop a commercial use that is in keeping with the “uses permitted outright” in the somewhat limited list contained in subchapter 16.030. The lack of visible frontage along Blankenship Road makes the site potentially difficult to locate because it is addressed on Blankenship Road, and the person unfamiliar with neighborhood could have difficulty in even finding the site. While a sign on Blankenship Road could direct people to the site, an advertising sign may add nothing to the local neighborhood.

3. *The changes will not adversely affect the health, safety and welfare of the community.*

Finding: There is no indication that a change of the zone from MU to R-2.1 would, in itself, adversely impact the local health, safety, and welfare of the community. In terms of safety, the proposed zone change from MU to R-2.1 would result in less impact on local traffic and transportation systems, because the potential future commercial development in the MU zone would exceed the site generated traffic from a development of up to seven (7) multi-family residential units. Also, with less truck traffic resulting from

the lack of deliveries to a potential commercial use on the subject site, potential health impacts seem unlikely.

With regard to welfare of the community, housing is always in demand, especially multi-family housing, and the potential of the site under the proposed R-2.1 zoning for seven (7) units exceeds the potential of the site if continuing to be zoned MU is only four (4) units. The advantage of three (3) units additional on the site may not appear to be significant, but that is relative. If the site remains zoned MU where a commercial use could be established, any potential for housing would be completely lost.

D. Transportation Planning Rule compliance

Finding: It has been determined by qualified professional transportation consultants that there is no need for a Traffic Impact Study (TIS) because the change of level of use will be less with the proposed R-2.1 zoning over the existing MU zoning. Because this will be the case, only an “opinion letter” from the team’s transportation consultant will be required, according to city staff. This “opinion letter” is included as part of this application package. With this opinion letter, compliance with the Transportation Planning Rule will continue without change or interruption with the proposed zoning of R-2.1. And because there will be less site generated traffic on the site under the R-2.1 zoning, as opposed to the existing MU zoning, there will be no adverse impact on local transportation facilities (105.050.D.1). There will be no needed amendments that will affect transportation facilities (105.050.D.2) as a result of the proposed zone change. Again, no TIS is needed or required because of the “direction” of change in site generated traffic resulting from the proposed R-2.1 zoning rather than the existing MU zoning (105.050.D.3).

• *105.060 Condition of Approval*

Finding: The applicant understands that the Planning Commission may make a recommendation of: approval; approval with conditions; or denial based on the record of the proceedings. The City Council may then take the recommendation of the Planning Commission and either: concur with the Planning Commission’s recommendation; concur with the Planning Commission’s recommendation with conditions, but with one or more of the conditions modified; remand the recommendation to the Planning Commission for additional review and consideration.

Chapter 99 – Procedures for Decision Making: Quasi-Judicial

• *99.010 Purpose*

Finding: The applicant understands the Purpose of this Chapter, and agrees with the subchapters/sections that are appropriate and applicable to this particular application.

• *99.030 Application Process:*

Finding: Under the provisions of 99.030.A, this application for zone change has been submitted by Jeremy Barnett, the owner of the subject property. The applicant is assisted by Robert Price, Consultant and his duly authorized representative.

Under the requirements of 99.030.B.1.c, a Pre-Application Conference was held with city staff on February 6, 2020. Summary Notes from that conference are included with this application package.

- *99.033 Fees*

Finding: The required deposit of \$3,000, as noted on page 2 of the Summary Notes, has been paid by the applicant who understands that additional charges may be applicable, and that this \$3,000 is only a deposit against an as-yet undetermined total fee for the zone change.

- *99.038 Neighborhood Contact Required for Certain Applications*

Finding: As noted in the initial paragraph for this subchapter, any “multi-family project” requires contact and discussion with the appropriate neighborhood organization prior to submitting the application. Because this project is a two part project involving first a zone change, followed by a Class II Design Review, the applicant is required to interact with the Willamette Neighborhood. While a zone change without a Comprehensive Plan amendment does not technically require this neighborhood meeting, the applicant, himself a resident of the Willamette Neighborhood agreed to meet with the WNA early on.

The applicant and his representative have met with WNA twice in the months of June and July. This was required because the June meeting was adversely impacted by the COVID-19 pandemic in that the notice of that meeting was not sent out by the neighborhood until June 2, 2020, thus not meeting the meeting notification requirements. The applicant agreed to return to the WNA for its July meeting for a “do over”, this time with proper notice. All letters, notices, etc. connected or related to these two meetings are included with this application package. Thus this requirement has been fully and completely satisfied.

While this initial zone change application is not a: 1.) subdivision; 2.) conditional use permit; 3.) multi-family project; 4.) planned unit development of four or more lots; 5.) non-residential buildings over 1,500 square feet; or, 6.) a zone change that requires a Comprehensive Plan amendment, it appears that no neighborhood contact is actually required. The requirement for the neighborhood contact is actually for the Class II Design Review for a multi-family project, or the second of the two (2) applications. However, the applicant determined that the neighborhood contact (meetings) would be held BEFORE submittal of either of the two applications needed for this total project.

For purposes of this subchapter, the following neighborhood contact related items are included:

1. A letter to Kathie Halicki, President of the WNA, sent by registered mail, return receipt requested;
2. No letter(s) were sent to “one designee” of the WNA, based on Kathie Halicki’s direction that no such letters to “one designee” was needed;
3. Copy of the mailing list for all properties within 500 feet of the subject site, based on the current GIS roster maintained by Clackamas County;
4. A map of the notification area, with the subject site at the epicenter;
5. A photo of the posted notice on the subject site.
6. Affidavits of posting of the site, and mailing of the notices to properties within 500 feet of the subject site;
7. Copies of minutes for both the June 10th and July 8th WNA meetings;
8. Copies of the sign-in sheets for attendance at both the June 10th and July 8th meetings of WNA;
9. An audiotape of the July 8th meeting.

It should be noted that the required registered letter to Kathie Halicki, the notification letters to property owners within 500 feet, and the posting of the site were all accomplished on June 18, 2020, thus meeting the 20-day requirement for the July 8th meeting. Therefore, this specific requirement for notification and neighborhood contact has been fully satisfied.

- *99.040 through 99.330*

Finding: The balance of this Chapter is largely given to the city’s administrative functions, duties and obligations. It is incumbent upon the City of West Linn to fulfill these requirements, standards, etc.

Chapter 16 – Single-Family and Multiple-Family Residential, R-2.1

- *16.010 Purpose*

Finding: The R-2.1 zone is a medium high density residential zone that provides for either single family or multi-family development within the limits of the allowable density for the zone. In the *Purpose* description for this zone, it states that this zone “. is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and public facilities and public transportation, and to the surrounding development pattern.” This zone is also intended for higher density residential development. Based on the local neighborhood area, the R-2.1 zone fits with the current development patterns, considering the local site development patterns, the availability of public facilities and services, and the proximity to transportation facilities. As such, the proposed zone change to R-2.1 from the existing MU will serve the stated purpose o the R-2.1 zone.

- *16.020 Procedures and Approval Process*

Finding: Because the proposed future development of the subject site is a permitted use under the R-2.1 zone, the R-2.1 zone is the proper and appropriate zone for the subject site. This was recognized by the city which zoned the subject site R-2.1 until 2004, when it was determined that the site ought to be zoned MU. Now, returning

to the R-2.1 zone will bring the site back into conformance with what it was zoned in the past which, the applicant argues, was the appropriate zone for the site to begin with. The lack of development opportunities for commercial development is the reason for returning to the historic R-2.1 zone. Under the current city processes and procedures, review and approval by the West Linn Planning Commission, with concurrence by the West Linn City Council. It should be noted that none of the code sections referenced in 16.020.D (1 through 5) will be applicable to the proposed zone change, or the proposed development of the site.

- *16.030 Permitted Uses*

Finding: Under 16.030, the proposed future development and use of the site for “multiple-family residential unit” is an allowed use permitted outright.

- *16.040 Accessory Uses*

- *16.050 Uses and Development Permitted Under Prescribed Conditions*

- *16.060 Conditional Uses*

Finding: These three (3) subchapters do not apply to the proposed future development of the site for multi-family residential purposes. However, as part of the R-2.1 zone, there are numerous “uses and development permitted under prescribed conditions” and also numerous “conditional uses”. While the applicant does not propose any “accessory uses”, “uses and development permitted under prescribed conditions”, or “conditional uses”, they would all be possible under the R-2.1 zone.

- *16.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted under Prescribed Conditions.*

Finding: Under the provisions of 16.070.A. of this subchapter, the subject site could be available for:

1. development as a single-family detached unit,
2. attached single-family unit,
3. duplex,
4. boarding, lodging or rooming house, or
5. multiple-family unit.

Based on the description of each residential development opportunity above, the following development densities are available for the respective type of housing, given the subject site is 15,315 square feet in total area:

1. at 4,000 square feet per single family detached units – 3.8 units;
2. at 2,700 square feet per attached single-family unit – 5.7 units;
3. at 7,000 square feet per duplex, or 3,500 square feet per unit – 2.19 duplexes;
4. at 7,000 square feet per boarding, lodging or rooming house – 2.19 units;
5. at 2,100 square feet per multi-family unit – 7.3 units.

Under the provisions of 16.070.B. and C. of this subchapter, the existing minimum front lot line length exceeds the required minimum dimension of 35 feet, and the minimum average lot width of the site exceeds the required minimum of 35 feet. With regards to 16.070.E., F., and G., the minimum yard dimension or minimum building setback of the various yards listed in 1. through 4. can be met for several of the potential development uses listed above under 16.070.A., including multi-family development.

For the height provision under 16.070.F.1, 35 feet can be accommodated for “garden apartment low rise unit”.

Under 16.070.G., lot coverage for all types of residential development is limited to 50 percent. This dimension can be accommodated on the subject site for most of the types of residential development allowed under 16.070.A., above.

16.070.H and I. may be applicable depending on the type and size of residential units proposed for the subject site as part of the Class II Design Review which will follow the successful zone change.

- *16.080 Dimensional Requirements, Conditional Uses*

Finding: While the applicant ultimately proposes a 6-unit multi-family development, other potential Conditional Uses may be development on the subject site. If that is to be the case (which is not what the applicant is proposing), the proposed Conditional Use carries other additional dimensional requirements that must be adhered to.

- *16.090 Other Applicable Development Standards*

Finding: These “other development standards”, as listed in 16.090.A., 1. through 10. do not apply directly to the proposed zone change, but are to be considered as part of the Class II Design Review.

Under 16.090.B., the provisions of Chapter 55 of the West Linn CDC will apply to the proposed project, but only as part of the Class II Design Review, not the proposed zone change.

Chapter 59 – Willamette Neighborhood Mixed Use Transitional Zone

- *59.010 Purpose*

Finding: The Willamette Neighborhood Mixed Use Transitional Zone, designated MU in the code, has been “built” specifically for the Willamette Neighborhood as a transitional zone between commercial and residential zones. This MU zone attempts to act as a “buffer” between the residential and commercial uses in the local neighborhood. Permitted Uses as listed in 59.030 are a mix of various residentially oriented uses and what might be called “lightweight” commercial retail uses, usually less than warehouse uses. This zone will experience a different level of site generated traffic, meaning that suitable public transportation facilities are needed.

- *59.020 Procedures and Approval Process*

Finding: Residential development, including multi-family development, is permitted outright in the existing MU zone. However, because some commercial retail uses are also part of the uses permitted outright. Because the proposed future development of the subject site is a permitted use under the MU zone, but at a lesser density level than in other residential zones, including the R-2.1 zone, the MU zone may not be the best zoning for the subject site. Until 2004, the subject site was zoned R-2.1 at which time the city initiated a zone change for this specific site (amongst others) to MU. Now, returning to the R-2.1 zone will bring the site back into conformance with what it was zoned in the past which, the applicant argues, was the appropriate zone for the site to begin with. The lack of development opportunities for commercial development is the reason for returning to the historic R-2.1 zone. Under the current city processes and procedures, review and approval by the West Linn Planning Commission, with concurrence by the West Linn City Council. It should be noted that none of the code sections referenced in 59.020.D (1 through 5) will be applicable to the proposed zone change, or the proposed development of the site.

- *59.030 Permitted Uses*

Finding: Under 59.030, the proposed future development and use of the site for “multi-family dwelling” is an allowed use permitted outright. Although worded slightly differently than for the permitted use “multiple-family residential unit” in 16.030, they are the same uses.

- *59.040 Accessory Uses*

- *59.050 Uses and Development Permitted Under Prescribed Conditions*

- *59.060 Conditional Uses*

Finding: These three (3) subchapters generally do not apply to the proposed future development of the site for multi-family residential purposes. However, as part of the MU zone, there are numerous “uses and development permitted under prescribed conditions” and also numerous “conditional uses”. While the applicant does not propose any “accessory uses”, “uses and development permitted under prescribed conditions”, or “conditional uses”, they would all be possible under the MU zone. These uses listed in 59.040.2 and 59.050, 1. through 8. Tend to be focused more on commercial uses than residential uses. While the applicant does not propose any “accessory uses”, “uses and development permitted under prescribed conditions”, or “conditional uses”, they would all be possible under the MU zone.

- *59.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted under Prescribed Conditions.*

Finding: Under 59.070.A, the dimensions stated will apply to the subject site regardless of the type of proposed development, whether residential or commercial. The front lot line is required to be 35 feet (59.070.A.1.), which is met by the subject site. Average minimum lot width is 50 feet (59.070.A.2.) which is satisfied by the dimensions of this site. Minimum lot depth shall be not less than 90 feet (59.070.A.3.), which is

fulfilled by the subject site yard dimensions and setbacks (59.070.A.4.) will be reviewed as part of the Class II Design Review, but can be met on this site. The same applies to the maximum building height of 35 feet (59.070.A.5.). Maximum building size for all floors shall not exceed 6,000 square feet (59.070.A.6.). This will be determined at the Class II Design Review.

Based on the stated building floor area ratio not to exceed 0.4 except that the ground floor shall not exceed 5,000 square feet, the maximum potential development for the subject site will be five (5) units, at most.

Finally, the minimum lot size is to range between 4,500 square feet and 10,000 square feet. However, because the site is an existing lot of record at 15,315 square feet, the site legally may be developed in accordance with the MU standards.

Under 59.070.B., the Design Standards will be set when the project is reviewed as a Class II Design Review.

- *59.080 Additional Use Requirements*

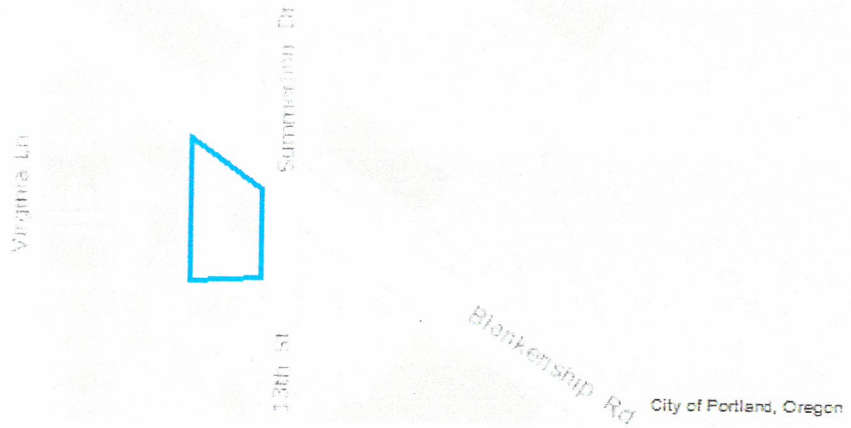
Finding: These additional use requirements are focused on commercial uses and will not apply to residential uses.

- *59.090 Dimensional Requirements, Conditional Uses*

Finding: This criteria does not apply to consideration of a zone change for the subject site.

- *59.100 Other Applicable Development Standards*

Finding: The listed standards in 59.100.1. through 15. Will not apply directly to the proposed zone change from MU to R-2.1. These standards will be reviewed during the Class II Design Review process for whatever use(s) might be proposed for the site under the existing MU zoning.



1791 BLANKENSHIP RD

WEST LINN

PROPERTY

⚠ This property is not within the City of Portland or its service districts. The data below may not be complete. Please refer to your jurisdiction for more information.

Year Built	1944	Assessor	
Building Area	3,392 sq ft	Last Sale	
Neighborhood	WILLAMETTE	Price	\$0.00
Jurisdiction	West Linn / Clackamas	Date	11/01/2004
Elevation	188 ft (approximate)		
		Property Values (2017)	
		Market Value	\$303,026.00
		Assessed Value	\$0.00

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
February 6, 2020

SUBJECT: Proposed multi-family housing (two triplexes) at 1791 Blankenship Road with potential zone change to R-2.1

FILE: PA-20-01

ATTENDEES:
 Applicant: Jeremy Barnett, Jerry Lawson
 Public: Kathie Halicki (Willamette NA)
 Staff: Darren Wyss (Planning), Amy Pepper (Engineering)

The following is a summary of the meeting discussion. Additional information may be provided to address any "follow-up" items identified during the meeting. These are PRELIMINARY comments. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note the disclaimer statement below.

Project Details

Site Address: 1791 Blankenship Road
Tax Not No.: 2S 1E 35CB tax lot 2600
Site Area: 15,315 sq. ft.
Neighborhood: Willamette Neighborhood Association
Comp. Plan: Mixed-Use
Zoning: Willamette Neighborhood Mixed-Use Transitional
Environmental Overlays: None
Applicable CDC Chapters: Chapter 46: Off-Street Parking, Loading and Reservoir Areas
 Chapter 48: Access, Egress, and Circulation
 Chapter 54: Landscaping
 Chapter 55: Design Review
 Chapter 59: Willamette Neighborhood Mixed-Use Transitional Zone
 Chapter 92: Required Improvements
 Chapter 105: Amendments to the Code and Map

Summary

The applicant proposes to construct multi-family housing (two triplexes) at 1791 Blankenship Road. The development would take access from one curb cut on 13th Street. An eight-foot public utility easement will be dedicated along the street frontages. Blankenship Road is fully developed, and no street improvements are required. 13th Street has a functional classification of Local Street and has sufficient right-of-way width for required half-street improvements to include a parking lane. Water, stormwater, and sanitary sewer lines are available under 13th Street. Please contact the City Arborist to identify significant trees on the property.

The Mixed-Use (MU) zoning has a maximum building size of 6,000 square feet. A zone change to R-2.1 (previous zoning before the change to MU in 2004) would eliminate the maximum floor-to-area ratio for multi-family housing. Parking requirements for multi-family housing are found in Chapter 46, including exceptions to transfer spaces to public right-of-way or decrease minimum requirements for access to transit. Twenty-five percent of the site will require landscaping. Multi-family housing requires a shared outdoor space (play or picnic area, tennis/basketball court, etc.).

City Arborist: contact Mike Perkins at mperkins@westlinnoregon.gov or 503-742-6046

Engineering Comments: contact Amy Pepper at apecpper@westlinnoregon.gov or 503-722-3437

Tualatin Valley Fire & Rescue Comments: contact Jason Arn at jason.arn@tvfr.com or 503-259-1510

Process

Multi-family housing requires a Class II Design Review and public hearing before the Planning Commission. Address the submittal requirements and respond to the criteria of CDC Chapter 55 and associated/referenced regulations in Chapters 46, 48, 54, 59, and 92. "Not applicable" is not an acceptable response to the approval criteria.

The Planning Manager may waive the submittal requirements if the applicant submits a written request. Such a request must identify the specific grounds for the waiver and must be submitted in letter form (email is acceptable).

A neighborhood meeting is required per 99.038. Contact the Willamette Neighborhood Association to request a meeting.

A zone change requires a public hearing before the Planning Commission, who makes a recommendation, and a public hearing before the City Council for a final decision. Address the submittal requirements and respond to the criteria in CDC Chapter 105.

The deposit for a Class II Design Review is four percent of construction value with a maximum of \$20,000, plus a \$300 inspection fee. A zone change application requires a \$3,000 deposit. The City recommends pursuing the zone change application before applying for design review.

You may access the West Linn Community Development Code (CDC) online at <http://westlinnoregon.gov/cdc>. Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete. If the City determines that the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the application is declared complete, staff will prepare a staff report and schedule a date for the Planning Commission public hearing (for either a zone change or design review) and City Council public hearing for a zone change. There is a 14-day appeal period following the decision. Appeals for design review decisions are made to the City Council. Appeals for zone change decisions are made to the Oregon Land Use Board of Appeals. If no appeal is received by the close of the appeal period, the decision is final, and the applicant may move forward with the development.

Pre-application notes expire after 18 months. After 18 months, if no application is approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application *or provide any assurance of potential outcomes*. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application develops. Pre-application notes expire after 18 months. After 18 months, if no application is approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.

Robert Price

Planning Consultant

3935 N.E. 72nd Avenue
Portland, OR 97213-5711

503-281-1037
Cell 503-807-4009
rprice1145@gmail.com

June 17, 2020

Ms Kathie Halicki, President
Willamette Neighborhood Association
2307 Falcon Drive
West Linn, OR 97068

Subject: Appearance at monthly WNA meeting in July

Dear Kathie:

As is required under Chapter 99.038.C. of the City of West Linn Community Development Code (CDC), this letter is being sent to you via Registered Mail – Return Receipt Requested as a means of notifying the Willamette Neighborhood Association of our interest in making an appearance before the Willamette Neighborhood Association (WNA) to discuss our project. While we made an appearance and presentation before the WNA on June 10th, the COVID-19 issues resulted in that meeting not being properly noticed to the public. As such, we have sent letters of notice to neighbors within 500 feet of the subject site, reminding those residents/neighbors of the upcoming meeting on July 8th. A copy of that generic letter is attached.

Based on our earlier discussions, the WNA will provide an agenda spot for Jeremy Barnhart and I to make a similar presentation on July 8th to the one we made at the June 10th meeting. We will discuss both the zone change from MU to R-2.1, as well as the Design Review II for the general site plan for the six (6) multi-family units to be developed on the subject site.

It is also noted that there is no additional “designee” for the WNA to whom a similar letter should be sent. 99.038.C notes that this letter “shall be sent to the president of the neighborhood association, *and to one designee as submitted to the City by the neighborhood association*” Since there is no other “designee”, no additional letter will be sent.

With this letter to you, our obligation under 99.038 regarding notification of the WNA is complete. Thank you for your help and advice during this process, in spite of the “roadblocks” placed by the COVID-19 pandemic. We will see you on July 8th at 7:00 PM.

Sincerely,


Robert Price

Robert Price
Planning Consultant
3935 N.E. 72nd Avenue
Portland, OR 97213-5711

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**RETURN RECEIPT
REQUESTED**

VIA REG. MAIL
RETURN RECEIPT

Ms. KATHIE HALICKI, PRES.
WILLAMETTE NEIGHBORHOOD ASSN.
2307 FALCON DRIVE
WEST LINN, OR 97068

**RETURN RECEIPT
REQUESTED**

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>																
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-weight: bold;">KATHIE HALICKI, PRES. WILLAMETTE NEIGHBORHOOD ASSN. 2307 FALCON DRIVE WEST LINN, OR 97068</p>  <p style="text-align: center;">9590 9402 5641 9308 3809 17</p>	<p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> Adult Signature</td> <td style="border: none;"><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td style="border: none;"><input checked="" type="checkbox"/> Registered Mail™</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Certified Mail®</td> <td style="border: none;"><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td style="border: none;"><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Collect on Delivery</td> <td style="border: none;"><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td style="border: none;"><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Insured Mail</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td style="border: none;"></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input checked="" type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em; font-weight: bold;">RE 041 619 875 US</p>																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

Registered No. RE041619875US		Date Stamp 0039 12
To Be Completed By Post Office	Postage \$ \$0.55	
	Extra Services & Fees (continued)	
	<input type="checkbox"/> Registered Mail \$	
	<input type="checkbox"/> Return Receipt (hardcopy) \$ \$2.85	
	<input type="checkbox"/> Return Receipt (electronic) \$ \$0.00	
<input type="checkbox"/> Restricted Delivery \$	<input type="checkbox"/> Signature Confirmation \$	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
Total Postage & Fees \$ \$3.40		Received by 08/2020
Customer Must Declare Full Value \$ 0.00		Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).
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PORTLAND, OR 97238		
To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	ROBERT PRICE
		3935 NB 72nd
		PORTLAND, OR 97213
	TO	KATHIE HALICKI, PRES.
		WILLAMETTE NEIGHBORHOOD ASSN.
		2307 FALCON DRIVE
	WEST LINN, OR 97068	
PS Form 3806 , Registered Mail Receipt		Copy 1 - Customer (See Information on Reverse)
April 2015, PSN 7530-02-000-9051 For domestic delivery information, visit our website at www.usps.com		

Robert Price

Planning Consultant

3935 N.E. 72nd Avenue
Portland, OR 97213-5711

503-281-1037
Cell 503-807-4009
rprice1145@gmail.com

June 17, 2020

Dear Willamette Neighborhood resident and neighbor:

Jeremy Barnett has purchased the property located at 1791 Blankenship Road on the north side of I-205 in the Willamette Neighborhood. The site sits just west (across 13th) from the former Albertson's shopping center, on the corner of 13th and Blankenship. At the present time, there is a single family dwelling on the site that Jeremy occupies. His plan is to rezone the property, obtain Design Review II approval, and develop a 6-unit multi-family complex on the site. Six units is the maximum allowable on the subject site after the proposed rezone.

At the present time, the site is zoned MU (Mixed Use Transitional) that allows residential development on a limited basis. Jeremy is proposing that the site be re-zoned to R-2.1 (Single Family and Multiple Family Residential). The site was zoned R-2.1 until 2004 when the city decided that the MU zoning might be more useful based on the development of the shopping center directly to the east. Unfortunately, the shopping center has struggled and there is little to no call for the MU zoning on the subject site. Under the MU zoning, only five (5) units would be possible using the floor area ration used for that zone. Under the R-2.1 zoning, maximum density will be six (6) units.

Although we have already made an appearance before the Willamette Neighborhood on Wednesday, June 10th to explain our project, that meeting was not properly noticed to the public because of the COVID-19, so we must re-appear before the WNA again on July 8th at the WNA's regularly scheduled monthly meeting to be held in Willamette Park. At the July meeting, there may be other items on the agenda for this regularly scheduled monthly neighborhood meeting.

When: Wednesday, July 8, 2020 at 7:00 PM

Where: Willamette Park, near the stage/gazebo

Who: Willamette Neighborhood Association and applicant Jeremy Barnett

We encourage all neighbors to review this proposed zone change and development plan, and provide your comments, either in person at the July 8th meeting or by written comments to either the City of West Linn (Darren Wyss), Kathie Halicki, President of the WNA, or the applicant Jeremy Barnett or his consultant Robert Price. The zone change will be heard in public hearing first before the West Linn Planning Commission, hopefully in September 2020. Following that approval, there will be another hearing before the West Linn Planning Commission to review the development plan, likely later in the year.

Thank you and we look forward to seeing you at the WNA meeting on July 8th.

PARCEL_NUMBER	TLNO	TAXPAYER
00407768	21E35BC03100	CITY OF WEST LINN
00407884	21E35CB01200	S & G SUMMERLINN LLC
01553376	21E35CB01301	BROWN WILLIAM T
01553385	21E35CB01302	COTO LINDA K
00407544	21E35C 00200	WILT DIANE M TRUSTEE
01553394	21E35CB01303	BERGGREN DOUGLAS WAYNE TRUSTEE
01553401	21E35CB01304	RUSHFORTH LESSLI
00407919	21E35CB01400	CHS INVESTMENT CO
00408026	21E35CB02500	AAKT ENTERPRISES LLC
01553651	21E35CB01329	SOTTILARE ANGELICA
01553642	21E35CB01328	LABUNSKY TIMOTHY
01553633	21E35CB01327	JENKINS JEFFREY S & ALLENA F
00407928	21E35CB01500	CHS INVESTMENT CO
00408035	21E35CB02600	BARNETT JEREMY
01553624	21E35CB01326	LIEBOWITZ HEIDI
01553615	21E35CB01325	BORDEN DAVID P
01553606	21E35CB01324	INAMA ANTHONY
01553599	21E35CB01323	HENRIOT LILIAN NADHIM
00407937	21E35CB01600	CHS INVESTMENT CO
01553679	21E35CB01331	VIRGINIA LANE HOMEOWNERS LTS 5-12
01553553	21E35CB01319	STENBERG CORNELIA A M & ERIK G
01553562	21E35CB01320	SPARWASSER SHANNON R
01553571	21E35CB01321	FLEMING NICOLE E
01553580	21E35CB01322	HENRIOT DIANE
01810491	21E35C 00802	SO LINN LLC
01553410	21E35CB01305	EGAN KAITLIN M
01553429	21E35CB01306	HAGEMENAS KATHLEEN F
00408044	21E35CB02700	WILBERSCHIED JACK R
00408053	21E35CB02800	MURRAY PETER TRUSTEE
01553438	21E35CB01307	ARONE DANIEL & JESSICA
01553544	21E35CB01318	XIE JAMES YANG
01553447	21E35CB01308	WHITE AMY & DELEON
00407857	21E35CB00900	STATE OF OREGON
01553535	21E35CB01317	CHS INVESTMENTS COMPANY
01553456	21E35CB01309	SHAMROCK SEVEN LLC
01553526	21E35CB01316	HFR LLC
01553465	21E35CB01310	NOLAN SIDNEY D JR & MARY L
01553517	21E35CB01315	GRUBBE CORA JANE TRUSTEE
05022054	21E35CB02901	ENGS FAMILY LONE PINE LLC
01553508	21E35CB01314	SIMPSON TRAVIS I
01553492	21E35CB01313	HANG MALIVANN
00408080	21E35CB03000	CITY OF WEST LINN
00408062	21E35CB02900	ENGS FAMILY LONE PINE LLC
00407599	21E35C 00801	BLACKHAWK NEVADA LLC
05002363	21E35BC90000	KG INVESTMENT CO LLC
00407866	21E35CB01000	WILLAMETTE TERRACE-76 LLC
01553660	21E35CB01330	ROBY JEANNE
01553474	21E35CB01311	LEWIS MATTHEW J
01553483	21E35CB01312	FRITTS KARLA C


MAILADDR	MAILCITY	.S'AILZI	SITUS_CITY	SITUS_ZIP
22500 SALAMO RD #600	WEST LINN	O 97068	ADDRESS	
16731 GREENBRIAR RD	LAKE OSWEGO	O 97034	WEST LINN	97068
1997 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
1999 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
27050 SW PETES MOUNTAIN RD	WEST LINN	O 97068	WEST LINN	97068
2051 BAY MEADOWS DR	WEST LINN	O 97068	WEST LINN	97068
2003 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2009 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
4960 IRELAND LN	WEST LINN	O 97068	WEST LINN	97068
2002 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
22791 SW ULSKY RD	WEST LINN	O 97068	WEST LINN	97068
12019 RIVERFRONT PARK DR	BAKERSFIELD	C, 93314	WEST LINN	97068
2009 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
19363 WILLAMETTE DR #111	WEST LINN	O 97068	WEST LINN	97068
2008 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2010 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2012 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
1826 BARNES CIR	WEST LINN	O 97068	WEST LINN	97068
2009 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
NO MAILING ADDRESS	AVAILABLE		ADDRESS	
2022 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2020 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2018 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
1826 BARNES CIR	WEST LINN	O 97068	WEST LINN	97068
108 KINGS CT	SAN CARLOS	C, 94070	WEST LINN	97068
2021 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2023 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
PO BOX 1524	HOOD RIVER	O 97034	WEST LINN	97068
20175 MARSH RD	BEND	O 97703	WEST LINN	97068
2025 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2024 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2027 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
TRANSPORTATION BLDG	SALEM	O 97310	ADDRESS	
2009 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
3494 CHELAN DR	WEST LINN	O 97068	WEST LINN	97068
1045 DOLLAR ST	WEST LINN	O 97068	WEST LINN	97068
2775 NW GLENWOOD DR	CORVALLIS	O 97330	WEST LINN	97068
1405 N MERIDIAN	NEWBERG	O 97132	WEST LINN	97068
3490 RIVERKNOLL WAY	WEST LINN	O 97068	WEST LINN	97068
2032 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2034 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
22500 SALAMO RD #600	WEST LINN	O 97068	ADDRESS	
3490 RIVERKNOLL WAY	WEST LINN	O 97068	WEST LINN	97068
1800 BLANKENSHIP RD STE 325	WEST LINN	O 97068	WEST LINN	97068
1502 SW MONTGOMERY	PORTLAND	O 97204	ADDRESS	
2 CENTERPOINTE DR STE 210	LAKE OSWEGO	O 97034	WEST LINN	97068
2000 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2038 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068
2036 VIRGINIA LN	WEST LINN	O 97068	WEST LINN	97068

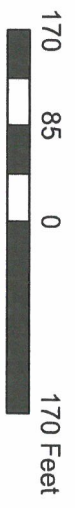
SITUS

NO SITUS
1730 BLANKENSHIP RD
1997 VIRGINIA LN
1999 VIRGINIA LN
2444 TANNLER DR
2001 VIRGINIA LN
2003 VIRGINIA LN
2005 VIRGINIA LN
1771 BLANKENSHIP RD
2002 VIRGINIA LN
2004 VIRGINIA LN
2006 VIRGINIA LN
2009 VIRGINIA LN
1791 BLANKENSHIP RD
2008 VIRGINIA LN
2010 VIRGINIA LN
2012 VIRGINIA LN
2014 VIRGINIA LN
2013 VIRGINIA LN
NO SITUS
2022 VIRGINIA LN
2020 VIRGINIA LN
2018 VIRGINIA LN
2016 VIRGINIA LN
1855 BLANKENSHIP RD
2021 VIRGINIA LN
2023 VIRGINIA LN
2180 13TH ST
2176 13TH ST
2025 VIRGINIA LN
2024 VIRGINIA LN
2027 VIRGINIA LN
NO SITUS
2026 VIRGINIA LN
2029 VIRGINIA LN
2028 VIRGINIA LN
2031 VIRGINIA LN
2030 VIRGINIA LN
2150 13TH ST
2032 VIRGINIA LN
2034 VIRGINIA LN
NO SITUS
2170 13TH ST
1800 BLANKENSHIP RD
NO SITUS
1709 BLANKENSHIP RD
2000 VIRGINIA LN
2038 VIRGINIA LN
2036 VIRGINIA LN



Address Notification Map

-  Railroads
-  City Boundaries Line
-  500' Buffer
-  Streets
-  Parcels



GEOGRAPHIC INFORMATION SYSTEMS
 CLACKAMAS COUNTY
 10000 NE 1st St, Portland, OR 97232
 503.944.1300
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MEETING NOTICE

PROPOSAL: ZONE CHANGE FROM MU TO R-2.1;
DESIGN REVIEW II FOR 6-UNIT MULTI-FAMILY COMPLEX.
MEETING DATE: WEDNESDAY, JULY 8, 2020
TIME: 7:00 PM
PLACE: WILAMETTE PARK
CONTACT PERSON: JERRY BARNETT 971-404-5141
PHONE NUMBER: OR ROBERT PRICE 503-807-4009

MEETING NOTICE

PROPOSAL: ZONE CHANGE FROM MU TO R-2.1;
DESIGN REVIEW II FOR 6-UNIT MULTI-FAMILY COMPLEX.

MEETING DATE: WEDNESDAY, JULY 8, 2010

TIME: 7:00 PM

PLACE: WILLAMETTE PARK

CONTACT PERSON: JEREMY BARNETT 971-404-5141

PHONE NUMBER: ^{OR} ROBERT PRICE 503-807-4009

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application

NEIGHBORHOOD MEETING
AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
County of Washington)

I, ROBERT PRICE, being duly sworn, depose and say that on the 18th
day of JUNE, 2020 I caused to have mailed to each of the persons on the attached
list a notice of a meeting to discuss a proposed development at 1791 BLANKENSHIP ROAD,
WBST Linn 97068 copy of which notice so mailed is attached hereto and made a part
hereof.

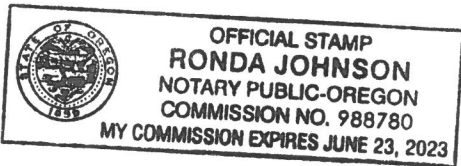
I further state that said notices were enclosed in envelopes plainly addressed to said persons and were
deposited on the date indicated above in the United States Post Office with postage prepaid thereon.

Robert Price
Signature

Subscribed and sworn to, or affirmed, before me this 9th day of July, 2020.

Ronda Johnson
Notary Public for the State of Oregon
County of Multnomah

My Commission expires: June 23, 2023



APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application

NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE

Name of Applicant JEREMY BARNETT
Subject Property: Tax Lot(s) 2600 Tax Map(s) T2S, R1E, 35CB
Address or General Location: 1791 BLANKENSHIP ROAD, WEST LINN

I, ROBERT PRICE, do swear or affirm that I am (represent) the party initiating interest in a proposed REZONING FROM MU TO R-2.1 affecting the land located at 1791 BLANKENSHIP ROAD, WEST LINN and that pursuant to did on the 18th day of JUNE, 2020 personally post the notice indicating that the site may be proposed for a ZONING CHANGE AND CLASS II DESIGN REVIEW application.

The sign was posted at ON 13th STREET FRONTAGE
(Location of sign on property)

Map attached showing approximate sign notice location. (check if attached)

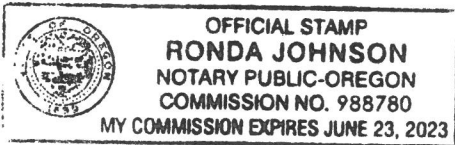
This 9th day of JULY, 2020

Robert Price
Signature

Subscribed and sworn to, or affirmed, before me this 9 day of July, 2020

Ronda Johnson
Notary Public for the State of Oregon
County of Multnomah

My Commission expires: June 23, 2023



Willamette Neighborhood Association Draft Meeting Minutes June 10, 2020

Kathie Halicki brought the meeting to order at 7:02 p.m.

WNA Board present: Kathie Halicki, President, Julia Simpson, Vice President, Elizabeth Rocchia, Treasurer and Mary Baumgardner, Secretary.

The quorum was met.

Treasurer report: Elizabeth R. reported a balance of \$2,567.72

Approval of minutes from 3/11/20 meeting: Unanimous approval

New Business:

Nominations were opened. Dick Bany moved to maintain the current board members.

Near the end of the meeting, a person who had arrived after the nominations, requested to nominate Steve Fearing for Vice President. No vote was taken at that time.

Bob Price, developer and Jeremy Barnett, property owner, gave an informational presentation on proposed 6-plex which will require a zone change from MU to R 2.1. They will be coming back to the July WNA meeting for update.

Keisha Brewster presented the latest information: The timing was suggested for 1 sign per year for the next 2 years. It was determined that the cost is still prohibitive at this time. It was voted on and approved for \$300 to be allocated from association funds for sign permit & postcards.

It was suggested to hold future meetings in Willamette Park, weather allowing, due to Covid concerns.

There was a unanimous vote to approve an Eagle Scout project involving Mason Bee houses to be installed in the community.

ODOT RealTime sign project will be closing I-205 periodically between I-5 and Abernethy Bridge. Polling continues online.

Willamette Falls construction is ongoing and updates are available on City of West Linn/Public Works. Contact Lance or Danielle with Public Works with questions or concerns about construction and GO Bond projects.

Post Office lease has been extended thru 7/31/20, Gramor will extend through end of 2020.

City Manager interviews are ongoing.

The Clackamas County DA is reviewing the Fesser case and released findings will be available on the city website. The City Council is discussing the ongoing issues relating to the WLPD. Officer Tony Reeves, aka Daniel "Tony" Poitras' termination has since been announced by John Williams, Acting City Manager as of June 2020.

City council election applications are now available.

This document is posted on WNA page.

Meeting adjourned at 8:29pm
Submitted by Mary Baumgardner

Willamette Neighborhood Association Agenda 7/8/2020 @ 7:00pm
At Willamette Park (stage area)

Please remember to bring your chairs and masks, we will be social distancing

Welcome

Minutes = Mary

Treasurer = Elizabeth

- Election of WNA officers: President = Kathie Halicki, V.P. = Julia Simpson or Steve Fearing, Treasurer = Elizabeth Rocchia, Secretary = Mary Baumgardner
- Land Use – 1791 Blankenship – 10 minutes, pre-ap qualification, zone change from MU to R 2.1 and then to build 6 apartment units.
- Gateway signs - Keisha
- Updates
- Public testimony/concerns

Willamette Neighborhood Association Draft Meeting Minutes July 8, 2020

Kathie Halicki brought the meeting to order at 7:00 p.m.

WNA Board present: Kathie Halicki, President, Julia Simpson, Vice President, Elizabeth Rocchia, Treasurer and Mary Baumgardner, Secretary.

The quorum was met.

Approval of minutes from 6/10/20 meeting: Unanimous approval

Treasurer report: Elizabeth R. reported a balance of \$2,567.72

New Business:

Board officer elections resulted in re-election of all existing officers.

Main Street update: New Director, Rebecca Hollenbeck was introduced by Pauline Beatty.

Ms. Hollenbeck let us know that they have hired a new Wednesday Market manager and that the market has commenced its season; every Wednesday afternoon from 3:30-7:30 with support from Willamette Ale and Cider House generously allowing the market to occupy their property and adjacent side street for the purpose. There has also been outreach to local area businesses and restaurants in coordination with the city also, to support them during the stressful time of the construction and Covid 19. A site called West Linn To Go is being supported on the city's website for updates on current operations and to go food options. "Open For Business" signs have been distributed and Locable.com site has been created for local event updates. Finally, a grant to relieve restaurants of the permit fee to seek additional café seating on sidewalks is being written.

Bob Price, developer and Jeremy Barnett, property owner, gave a 2nd informational presentation on proposed 6-plex which will require a zone change from MU to R 2.1.

Several neighbors to the property in question were present to receive clarification and voice concerns about changing setbacks and height of proposed construction.

Willamette Falls main street update: There will be no median at this time. Future consideration is possible. The old benches were discussed to be given to the McLean House after minor reburishment. The new benches will be black metal and will coordinate with the bollards and bike racks, also black. The Centennial Bricks have been relocated to a more prominent placement per popular demand. It was noted that the old Stein gas station is now in receivership and that a call to brainstorm potential uses be made.

The White Oak Savannah play area was discussed per request from PRAB. The SONA resolution to keep the play area simple, with natural elements and a portapotty rather than built bathroom with shower was discussed and residents in attendance all voiced their agreement for this preference as well.

There was a sign-up sheet made available for those interested in having a mason bee house located on their property for the Eagle Scout project discussed last month.

Post Office lease has been extended thru 7/31/20, Gramor is expected to extend through end of 2020.

City Manager finalist panel interview is available to view on City website.

City council election applications are now available.

This document is posted on WNA page.

Meeting adjourned at 8:40pm

Submitted by Mary Baumgardner

WNA Sign-in Sheet: 6/10/20

Kathie Halicki

Julia Simpson

Elizabeth Rocchia

Mary Baumgardner

Bob Price

Jeremy Barnett

Terence Shumaker

Lonnie Shumaker

Mary O'Malley

Shannon Campagna

Jennifer Abery

Ken Bietschek

Dick Bailey

Shirley Bailey

Vicki Hood

Jeff Hood

Terry Meyers

Debbie Meyers

Steve Fearing

Jo McMahon

Nicole Mitchell

Eric Roleau

John McCabe

Keisha Brewster

Monika Diner

Daphne Wysham

WNA Sign-in Sheet: 7/8/20

Members:

Kathie Halicki

Julia Simpson

Elizabeth Rocchia

Mary Baumgardner

Jeremy Barnett

Terry Meyers

Debbie Meyers

Pauline Beatty

Dick Bailey

Shirley Bailey

Vicki Hood

Jeff Hood

Ron Mobley

Jan Mobley

John Hansen

Amy Dickson

Mark Poitz

Kaitlyn Poitz

Siu Eng

Nicole Mitchell

Jen Aberg

John McCabe

Guest:

Bob Price

Rebecca Hollenbeck

July 20, 2020

Morrison Transportation Consulting

Sean Morrison, P.E.
6911 NE Willowgrove St.
Hillsboro, OR 97124
503 250-2378
503 547-0674
sean.morrison@comcast.net

City of West Linn Public Works Department
Attention: Amy Pepper, Senior Project Engineer
22500 Salamo Road
West Linn, Oregon 97068

Re: 1791 Blankenship Road Zone Change – West Linn, Oregon

Transportation Impact Study (TIS)

West Linn File Number PA-20-01
MTC Project Number 2020-11

Dear Ms. Pepper,

This Transportation Impact Study (TIS) supports the proposed property rezoning summarized by the February 6, 2020 West Linn Pre-Application conference for File Number PA-20-01. The following items are specifically addressed:

1. Property Description and Proposed Land Use Actions
2. Trip Generation
3. Summary

1. PROPERTY DESCRIPTION AND PROPOSED LAND USE ACTIONS

The subject property is located at 1791 Blankenship Road and is described as Clackamas County Assessor's map and tax lot 2S 1E 35CB 2600. The property is 0.35 acres in size. The property location is illustrated in the attached Figure 1.

Tax lot 2600 is currently developed with a single-family residence and has direct access to 13th Street. The proposed land use action contemplates a Zone Change from Willamette Neighborhood Mixed-Use Transitional (MU) to Single-Family and Multiple-Family Residential (R-2.1). Based on communication by West Linn engineering staff and pre-application conference notes, a transportation impact study (TIS) is necessary to address Transportation Planning Rule (TPR) criteria outlined in Oregon Administrative Rule (OAR) 660 012-0060 in addition to West Linn Community Development Code (CDC) criteria as applicable.

2. TRIP GENERATION

Transportation Planning Rule Analysis

The Zone Change land use action requires a TIS to address TPR requirements, including a comparison of reasonable worst-case development scenarios based on allowed uses in both the current and proposed zone designations. Scenario assumptions are as follows:

Current			
West Linn Mixed Use Transitional (MU)	0.35 Acres 15,315 SF	Per City of West Linn Pre-Application conference meeting summary notes and CDC Section 59.030, assume 6,000 SF medical/dental services.	6,000 SF
Proposed			
West Linn Single-Family and Multiple-Family Residential (R-2.1)	0.35 Acres 15,315 SF	Per West Linn CDC Section 16.030, the R-2.1 zone allows numerous residential uses. Assume 2,100 SF per dwelling unit.	7 DU

Trip generation estimates for the reasonable worst-case development scenarios in the current and proposed zone designations are generated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, and are summarized in the following table.

Current MU Zone Designation					
Medical-Dental Office Building	720	6,000 SF	6	15	21
Proposed R-2.1 Zone Designation					
Multi-Family Low Rise	220	7 DU	2	2	4
Change in Trip Generation with Zone Change			(4)	(13)	(17)

¹ Trip generation estimated using the *Average Rate* for ITE Codes 220 and 720 per recommended practice in the *ITE Trip Generation Handbook*, 3rd Edition.

As identified in the table above, reasonable worst-case development in the proposed R-2.1 zone designation generates 17 fewer PM peak hour trips over the existing MU zone designation.

Because the trip generation is anticipated to decrease with the proposed R-2.1 zone, additional transportation analysis is not necessary for TPR evaluation purposes.

3. SUMMARY

Based on the analysis materials presented in this TIS for the proposed Zone Change, reasonable worst-case development in the proposed R-2.1 zone designation generates 17 fewer PM peak hour trips than in the existing MU zone designation.

Because trip generation potential decreases in the PM peak hour, the proposed re-zone results in less transportation system impact. As such, additional transportation analysis is not necessary to address Transportation Planning Rule (TPR) criteria outlined in Oregon Administrative Rule (OAR) 660 012-0060 or West Linn Community Development Code (CDC) approval criteria.

Sincerely,

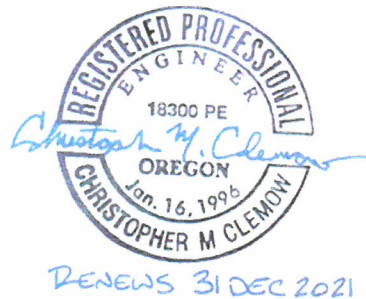


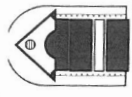
Sean Morrison
Transportation Analyst



Christopher M. Clemow, PE. PTOE
Transportation Engineer

Attachments: Figure 1 – Site Location

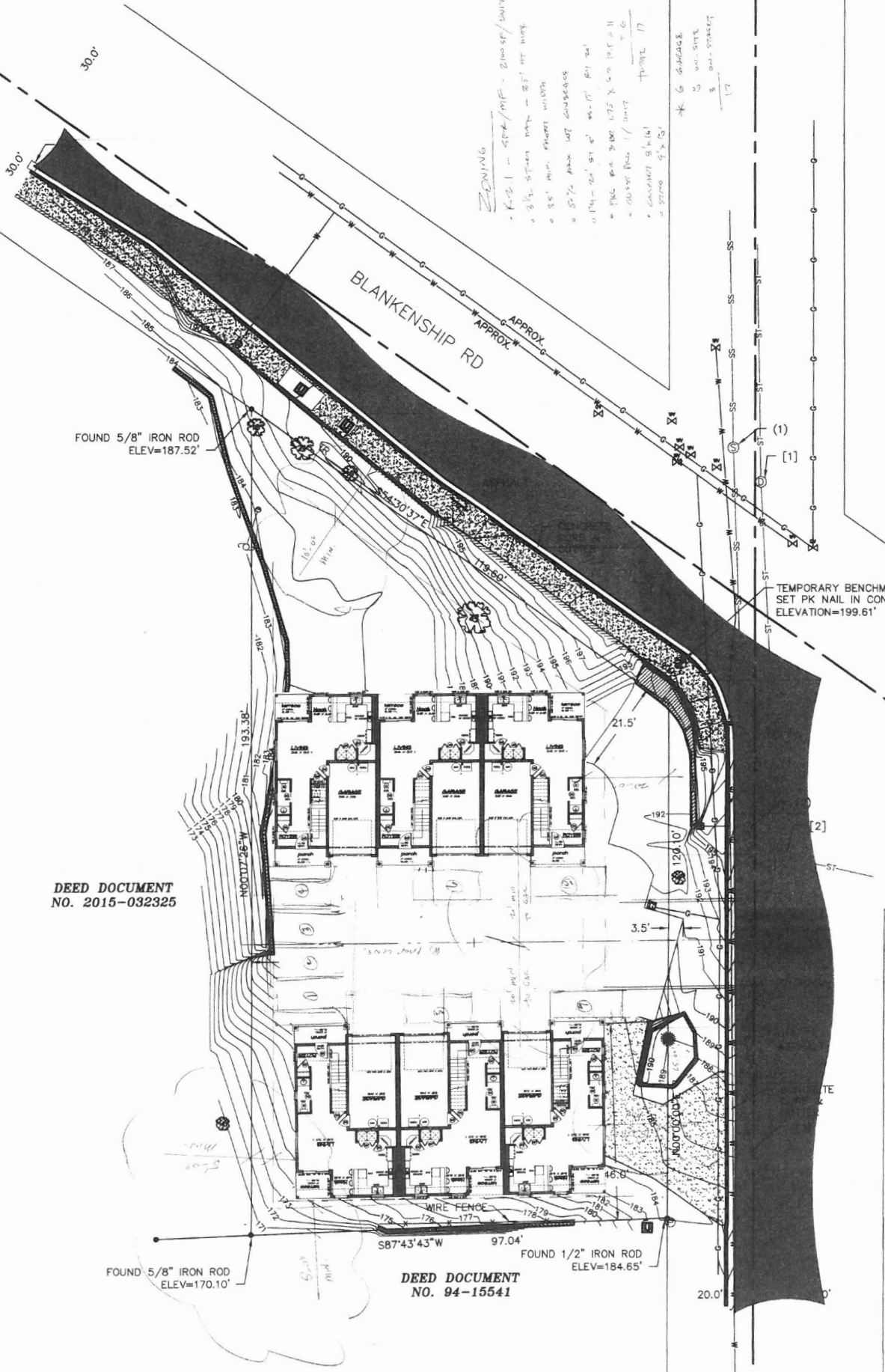




KRAUSE ARCHITECT PC
 1378 1/2 STREET
 SEASIDE, OREGON 97138
 PHONE: 503-738-7777
 FAX: 503-738-7778
 WWW.KRAUSEARCHITECT.COM

COVER SHEET, PLOT PLAN & VICINITY MAP
 PROJECT: 1378 STREET TRI-PLEX
 OWNER: JEREMY BARRETT
 DATE: NOVEMBER 13, 2019
 PROJECT NO.: 1910
 REVISIONS:
 11-25-2019
 11-25-2019

DATE: NOVEMBER 13, 2019
 PROJECT NO.: 1910
 REVISIONS:
 11-25-2019
 11-25-2019



NOTING

- 1. K-2.1 - 5/8" IRON ROD - 20'00" UNIT
- 2. 3/4" STEEL PIPE - 20'00" UNIT
- 3. 3/4" MIN. SPACED W/100"
- 4. 5/8" MIN. SPACED W/100"
- 5. 1/2" MIN. SPACED W/100"
- 6. 1/2" MIN. SPACED W/100"
- 7. 1/2" MIN. SPACED W/100"
- 8. 1/2" MIN. SPACED W/100"
- 9. 1/2" MIN. SPACED W/100"
- 10. 1/2" MIN. SPACED W/100"
- 11. 1/2" MIN. SPACED W/100"
- 12. 1/2" MIN. SPACED W/100"
- 13. 1/2" MIN. SPACED W/100"
- 14. 1/2" MIN. SPACED W/100"
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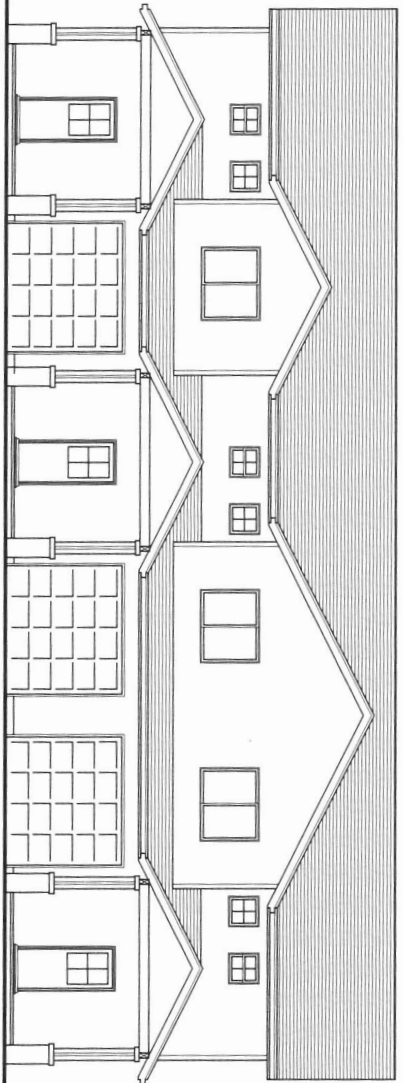
DEED DOCUMENT
 NO. 2015-032325

DEED DOCUMENT
 NO. 94-15541

PLAT PLAN
 1" = 10'-0"



42

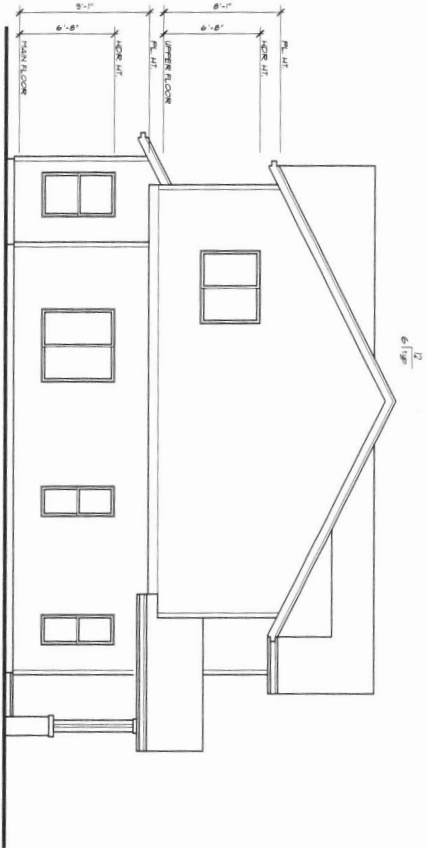


FRONT ELEVATION
SCALE 1/4" = 1'-0"

BUILDING MATERIALS (FINISHES) RECEIVED
DRAWING MUST BE REVIEWED WITH REDUCTION
ALLOWED 1/4" = 1'-0" PROVIDED

NOTE:
ELEVATIONS SHALL BE A MIN. OF 7'-0"
A 1/4" = 1'-0" HORIZONTAL SCALE

NOTE:
ALL DIMENSIONS SHOWN ARE APPROXIMATE
ELEVATIONS SHALL BE REVIEWED WITH
REDUCTION AND SHALL BE REVIEWED



LEFT-SIDE ELEVATION
SCALE 1/4" = 1'-0"

LANDSCAPE COMPOSITION
SHADES

1/4" = 1'-0"
LANDSCAPE

1/4" = 1'-0"
LANDSCAPE

THE ARCHITECT ARCHITECT P.C. ASSUMES NO RESPONSIBILITY
FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF
THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT
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NO. **A2**
OF NINE

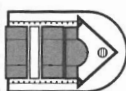
DATE: NOVEMBER 13, 2019
PROJECT NO.:
REVISIONS:
11-13-2019

TITLE: EXTERIOR ELEVATIONS - FRONT & LEFT
PROJECT: 13TH STREET TRI-PLEX
OWNER: JEREMY BARNETT

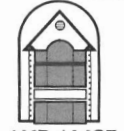
13TH STREET
WEST LINN, OREGON 97068

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STANDARD ARCHITECTURAL SEAL OF OREGON
KRAUSE ARCHITECT P.C.
13TH STREET
WEST LINN, OREGON 97068



J.E. KRAUSE
ARCHITECT P.C.
1000 NE 10TH AVENUE
SUITE 200
PORTLAND, OREGON 97232
PHONE: 503.253.1111
FAX: 503.253.1112
WWW: JEKRAUSE.COM

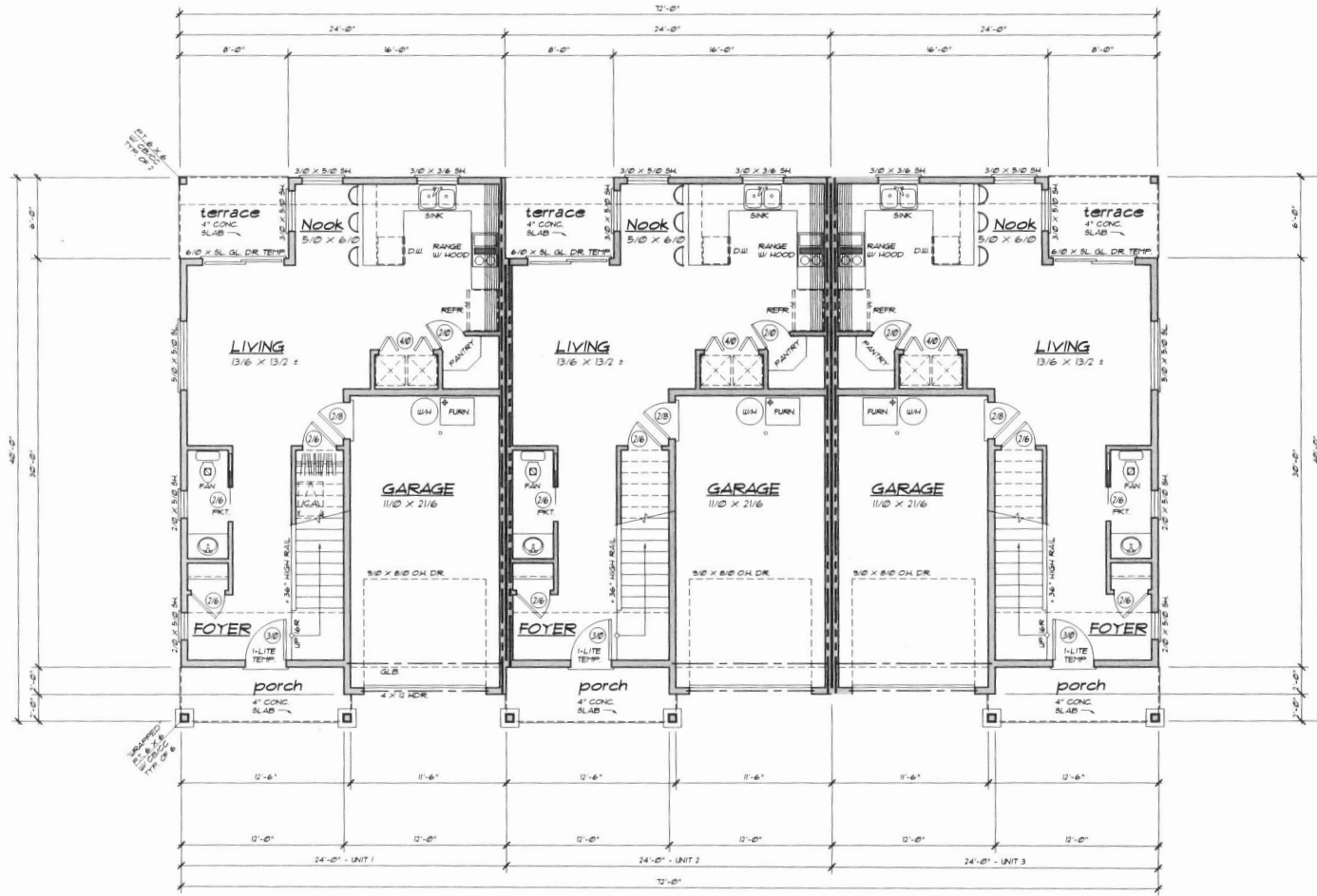
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13TH STREET
WEST LINN, OREGON 97146

TITLE: MAIN FLOOR PLAN
PROJECT: 13TH STREET TRI-FLEX
OWNER: JEREMY BARNETT

DATE: NOVEMBER 13, 2019
PROJECT NO.: 1910
REVISIONS:
11-18-2019

NO. **A4**
OF NINE



- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2" x 8" STUDS AT 16" O.C. (TYP. UNCL.)
 2. ALL INTERIOR WALLS TO BE 2" x 4" STUDS AT 16" O.C. (TYP. UNCL.)
 3. ASSESS A MINIMUM OF 12" x 4" STUDS AS BEAM SUPPORTS AT BEARING WALLS.
 4. ALL WINDOWS AND GLASS DOORS SHALL BE TO THE VINYL SASH (VERIFY ALL ROUGH OPENINGS).
 5. IDENTIFY EXISTING INTERIOR BEARING WALLS.
 6. PROVIDE OUTSIDE COMBUSTION AIR FOR ALL FIREPLACES AND FURNACE.
 7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE POWER SOURCE.
 8. PROVIDE 3/8" TYPE "H" GIRDERS AT ALL ACCESSIBLE AREAS UNDER STAIRS.
 9. PROVIDE 1/2" LISTED FLOOR AT ALL PORNAGE AND METAL FIREPLACE LOCATIONS AS REQUIRED BY MANUFACTURER.
 10. PROVIDE 1/2" HIGH NON-COMBUSTIBLE PLATFORM FOR ALL GAS FINED APPLIANCES LOCATED IN GARAGE.
 11. PROVIDE 3" DIA. x 8'-0" CONCRETE FILLED STEEL PIPE COLLARS IN GARAGE FOR PROTECTION OF BRUNAGE AND WATER HEATER (REFINED IN 8" DIA. x 24" CONCRETE FOOTINGS).
 12. PROVIDE WATER HEATER SEISMIC ATTACHMENT STRAPPING AS PER MECHANICAL CODE (1042).
 13. STRUCTURES OVER 3000 SQUARE FEET SHALL BE SPRINKLED (MIN. 1/2" O.D. BY TEST OR EQUAL AS PER FIRE CODES).
 14. FIRE BLOCKING REQUIRED AT CONSTRUCTION VOIDS AND WALL CAVITIES EXCEEDING 4'-0" IN HEIGHT. AS PER DET. CONC. FINISH.
 15. FINISH 3" x 3" x 1/2" PLATE WASHERS ON ALL LENDS IN OR DRAGED WALL LINER PER CONC. DET. FINISH).
 16. ALL ROOFS CONTAINING BATHING OR SPA FACILITIES SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEPENDENT AT FIFTH OR SIXTH FLOOR OF AUTOMATIC CONTROL. AS PER DET. CONC. FINISH.
 17. PROVIDE CARBON MONOXIDE ALARMS PER RUM.
 18. ALL ATTIC ACCESS DOORWAYS TO BE VENTILATED PER RUM.13.
 19. ALL DUP. W/ CO-SUP. TO BE PER TABLE RUM.14.2 (PAGE 1 CALCS).

MAIN FLOOR PLAN EACH UNIT
SCALE: 1/4" = 1'-0"
586 5/F

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