



CITY OF West Linn

Memorandum

Date: March 17, 2021

To: Chair Walvatne
West Linn Planning Commission

From: Chris Myers, Associate Planner

Subject: Public Comments Received for CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05

Two additional public comments were received, after publication of the staff report, regarding CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05. The comments and are attached.

The first letter is from Vince Miles, West Linn resident. In his letter Mr. Miles calls upon the Planning Commission to approve CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05 in order to allow the School District to expand the off-street parking. Mr. Miles sent in three pictures which are attached.

The second letter is from Denise Dallman, West Linn resident. In her letter Ms. Dallman asks the Planning Commission to ensure the School District is adding parking in conjunction with the stadium expansion as the local streets are already too crowded and dangerous.

Respectfully,
Chris Myers

From: [vince.miles](#)
To: [Myers, Chris](#)
Subject: PLANNING COMMISSION MEETING Wednesday, March 17, 2021
Date: Tuesday, March 16, 2021 6:06:08 PM

This correspondence is to be introduced as Testimony for the March 17, 2021 Public Hearing of the City of West Linn Planning Commission

To: City of West Linn Planning Commission

Re: Public Hearing
File No. CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05
Wednesday, March 17, 2021

I would like to take this opportunity to encourage the City of West Linn Planning Commission to approve the West Linn/Wilsonville School District's request for an alteration to a Conditional Use Permit, Class II Design Review, and two Class II Variances for proposed modifications to the campus of West Linn High School.

More importantly, I would like to urge the Planning Commission's support for the school district's obligation of increasing parking capacity on the campus of West Linn High School pursuant to Community Development Code Chapter 46, specifically CDC 46.090

re: Development Review Application / PA-20-05
Pages 14-16 or 286

Applicable Criteria : CDC 46 Off-Street Parking, Loading and Reservoir Areas
: CDC 46.090 Minimum Off-Street Parking Space

Requirements

* B - Commercial Recreation

* 1 - Auditorium, stadium, gymnasium

* One space for each 4 seats, or eight feet of bench length, or 1 space for each 40 square feet of floor area.

Base Proposal : "...64 new parking stalls north of the stadium,..."

Add Alt A : "...proposed Add Alt A will include an addition of 34 parking spaces to the parking lot north of the stadium."

Add Alt B : "...proposed Add Alt B will be an expansion of the south parking lot to add 18 new parking stalls."

For several decades the residential area in the immediate area of West Linn High School has been subjected to the impacts of high-density parking during extra curricular events (see attached photos). Demand for additional parking when classes are in session has resulted in the vilification of residential neighbors of West Linn High School because of their reluctance to become willing recipients of the negative impacts of high-density on-street parking. The West Linn/Wilsonville School District has been in great need of increased parking capacity on the campus of West Linn High School, and the district's plans for expansion of the south parking lot as well as

the creation of a new parking lot off of Skyline Drive as it relates to stadium expansion addresses this necessity. Therefore, after thorough review, I would encourage the Planning Commission's approval of the West Linn/Wilsonville School District's request for an alteration to a Conditional Use Permit, Class II Design Review, and two Class II Variances for proposed modifications to the campus of West Linn High School as well as the district's commitment of increasing parking capacity on the campus of West Linn High School.

Vince Miles
Resident of the city for 51 years
5767 K Street
West Linn, Oregon

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"You have enemies? Good. That means you've stood up for something, sometime in your life." - Sir Winston Churchill



Southbound bike lane

Image taken September 20, 2019 prior to kickoff of the Sheldon 'Fighting Irishman' versus West Linn Lions football game held at West Linn High School.

A procession of vehicles parked in the bike lane leave few options for attendees of the football game to safely travel to the high school.

This image illustrates the necessity of increased parking capacity on the campus of West Linn High School.



Dedicated parking lane

Northbound motor vehicle lane

Southbound motor vehicle lane

Vehicles parked in the southbound bike lane in violation of Municipal Code 6.405. Sidewalks are absent on West A Street north of Terrace Drive; therefore, pedestrians and cyclists must share the bike lane.

Image taken February 1, 2020 during the 'Welcome to the Jungle Cheer Challenge' held at West Linn High School. This image illustrates why increased parking capacity on the campus of West Linn High School must be approved.



Dedicated parking lane

Northbound motor vehicle lane

Southbound motor vehicle lane

A procession of vehicles parked in the bike lane in violation of Municipal Code 6.405. Sidewalks are absent along West A Street north of Terrace Drive; therefore, pedestrians and cyclists must share the bike lanes.

Image taken February 1, 2020 during the 'Welcome to the Jungle Cheer Challenge' held at West Linn High School.
This image illustrates the necessity of expanding parking capacity on the campus of West Linn High School pursuant to CDC 46.090.

From: [Denise D](#)
To: [Myers, Chris](#)
Cc: [vince miles](#)
Subject: Testimony for public record
Date: Wednesday, March 17, 2021 11:18:32 AM

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Dear Mr. Myers, I wanted to share from my perspective as a neighbor 3 doors away from the High School for 18 yrs. We have been at full capacity for years when there are extra curricular activities, going on for an event. Parking is already very tight on the narrow street of Buse. A large high school bus has a very difficult time making a turn to the left if there are cars parked along Broadway. Buse St. which runs in front of my home. With games going on gets cars on both sides. Often blocking a residence driveway. This street is older and more narrow. I honestly do not think you could get a fire truck through here if indeed there was a need to in case of emergency.

The school needs to create available parking on the premises if indeed they are adding more seats to the stadium. In case of emergency evacuation alone and safety. It's necessary to allow space to exit and get to a safe area. Overcrowding the area and neighborhood. Simply would not allow for access to emergency vehicles alone.

I appeal to your sense of how very necessary it is to take all of this into the scope. Before making decisions that could indeed not only impact lives. But the peace, safety and rights of personal homeowners.

Thank You Mr. Myers for your consideration. I just know you will help to make a safe, healthy conscious resolution to this ever expanding parking situation. When we simply are out of space and room.

Kind Regards,
Denise Dallman
1921 Buse St.
West Linn, Oregon