



DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Myers</i>	PROJECT NO(S). <i>AP-21-02</i>	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) <i>0</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>0</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input checked="" 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 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: <i>945 Dollar St. Proposed Athey Creek Middle School</i>	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:

Applicant Name: <i>Willamette Neighborhood Assoc.</i> <small>(please print)</small>	Phone:
Address: <i>2307 Falcon Dr.</i>	Email:
City State Zip: <i>West Linn, Or. 97068</i>	

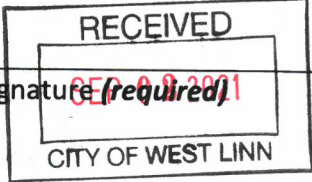
Owner Name (required): <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
- The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

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.

<i>Kathie Halicki, WNA President 9/2/2021</i>	Date	Owner's signature (required)	Date
Applicant's signature			
<i>West Linn</i>			
<i>Willamette Neighborhood Assoc.</i>			



Kathie Haiicki
President, Willamette Neighborhood Association
2307 Falcon Dr., West Linn OR 97068
WillametteNA#westlinnoregon.gov



September 1, 2021

Darren Wyss
West Linn Planning Manager
22500 Salamo Road, West Linn OR 97068
dwyss#wesilinnoregon.gov

Chris Myers
West Linn Associate Planner
22500 Salamo Road, West Linn OR 97068
CMeyerspwestlinnoregon.gov

Dear Mr. Wyss and Mr. Myers,

Pursuant to CDC 99.170(G)(1) and 99.240(C), the Willamette Neighborhood Association appeals to the City Council the West Linn Planning Commission's Final Decision and Order in the Matter of a Proposal for a Conditional Use Permit to Construct a New Athey Creek Middle School at 840/945 Dollar Street (dated 8/23/21; CUP 21-02/DR 21-04/WRG 21-02/MiSC 21-04/VAR 2-01/VAR 21-06/LLA 21-02) (the "Decision").

As President of our Willamette Neighborhood Association, I testified at the first hearing on the matter on July 7, 2021 and explicitly identified myself as representing the association. I thus have standing to appeal the Decision on behalf of the association. The subject property is also within our association's boundaries.

The Willamette Neighborhood Association held a special meeting on August 25th and voted 41 to 6 in favor of appeal. A copy of the meeting minutes and vote taken is attached.

The grounds for the appeal include, but are not limited to, failure to meet applicable Community Development Code and the West Linn Comprehensive Plan.

The cost of our appeal is waived pursuant to CDC 99.240(C) and the application is timely filed within 14 days of the Decision being mailed.

Sincerely,

Kathie Haiicki

Cc: Lynn Schroder, Administrative Assistant for Community Development

Special Meeting of Willamette NA August 25, 2021 7pm Zoom

Purpose:

To vote on an appeal to WL City Council re conditional use proposal for middle school on Dollar Street:
CUP-21-02DR-21-04/WRG-21-02/
MISC-21-04/VAR-21-01/VAR-21-06/LL-21-02

Motion:

Laura Wirth moved:

“The Willamette NA shall appeal to the WL City Council the Planning Commission’s final decision of use permit and order to approve the conditional use permit to construct a new Athey Creek Middle school at 840/945 Dollar Street”.

Motion was seconded. 47 present.....Vote: 41 yes 6 against.

Comments:

1. The proposed plan failed to meet the goals of the WL Comprehensive Plan. Increased traffic would negatively impact adjacent neighborhood.
2. If not for a school, how would the property be used? Ans: WNA not opposed to a school, just this proposal. Would prefer a different configuration.
3. Dick Bailey gave a synopsis of the previous school proposal and the reasons for its denial from City Council.
4. The demographics indicate the need is greater in Wilsonville than West Linn.
5. Brandon Place resident feared increased traffic would “lock in” the exit from its cut de sac.
6. Keep the residential zone because a school does not fit into the existing zone and need for housing exists.
7. Increased traffic on Willamette Falls Drive will occur with proposed tolling on I205 freeway.
8. TVF&R requires a road through the property for easy access.
9. Perhaps a predetermined bias from a Planning Commissioner from comment: “If the bond issue passed then the school should go forward”.
10. Traffic on Dollar and Ostman Streets may ultimately require a stoplight at Ostman and Willamette Falls Drive

Meeting adjourned at 7:52