

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT NO(S). DR-22-07	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$250	REFUNDABLE DEPOSIT(S)	TOTAL \$250

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input checked="" 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"/> Code Interpretation | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

Site Location/Address:

4835 Willamette Falls Drive
West Linn, OR 97068

Assessor's Map No.: 2S 2E 31BA

Tax Lot(s): 1100

Total Land Area: 0.32 Acres

Brief Description of Proposal:

Project is to expand existing surface parking area from 5 spaces to 9 spaces. Provide site retaining walls as required for new parking. New work is limited to exterior site work only. No work to existing building.

Applicant Name:

(please print) Juergen Panoscha, Kidd Panoscha Architecture & Design
Address: 3333 NE Sandy Blvd.
Suite 210
City State Zip: Portland, Oregon 97232

Phone: 503.351.7923
Email: juergen@kiddpanoscha.com

Owner Name

(required) (please print) 4835 Willamette Falls Drive, LLC
Address: Attn: Dylan Hydes
4835 Willamette Falls Drive
City State Zip: West Linn, Oregon 97068

Phone: 503.892.1896
Email: dylanhydes@gmail.com

Consultant Name:

(please print)
Address:
City State Zip:

Phone:
Email:

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. The permit approval will not be effective until the appeal period has expired.
4. 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.

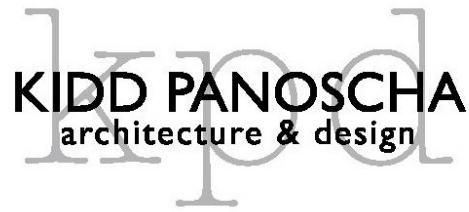
Applicant's signature 

09.15.2022
Date



Owner's signature (required)

09.16.22
Date



WFD Parking Expansion

4835 Willamette Falls Drive
West Linn, OR 97068

September 15, 2022

Description of proposed parking expansion:

The 3,450 square foot house at 4835 Willamette Falls Drive is designated as a Historic Landmark, and the occupancy was converted to office in 2009. To improve the functionality of the office, the current owner proposes to expand the parking on the site. Six parking spaces were provided in the 2009 office conversion, though the space in the former garage location is currently unusable. This proposal is to replace the lost space and add three additional spaces, increasing the total number of spaces to nine. The owner intends for the parking spaces to be used by full time office staff with occasional client visits, and does not anticipate exceeding 15 vehicle trips per day as allowed under the 2009 office conversion. See attached letter by owner for more details.

All work in this proposal is exterior site work located off the alley access at the rear of the property, and away from the historic structure. No work is planned for the historic structure itself. The existing parking lot retaining wall will need to be extended for the new parking area. The new retaining wall will range in height from under three feet adjacent to the existing parking, to around six feet near the northeast property line. A 42 inch high parapet for vehicle protection is also proposed for the section of wall facing towards the front of the property. Retaining wall heights greater than three feet and parapet projections more than one foot above upper grade are the non-exempt items requiring historic review for this project.

The existing parking retaining wall is a stacked rock wall constructed under the 2009 conversion. A section of this wall along with a stone stair to the lower yard, all from around the same era, are to be removed.

The proposed new retaining wall is to be stacked block with mechanically stabilized earth construction to provide stability for the taller wall. Murata block by Western Interlock is proposed. While the block is clearly a new material, the modular nature is compatible with the scale and proportion of the existing retaining wall. To soften the visual impact of the wall, tall hedges are proposed along both sides of the wall base, and in the planting area adjacent to the parking along the northeast side.

Dylan Hydes
Attorney At Law

4835 Willamette Falls Drive
West Linn, OR 97068
503-892-1896
dylan@wellstonelaw.com

September 15, 2022

City of West Linn
22500 Salamo Rd.
West Linn, OR 97068

To Whom It May Concern:

I manage the commercial property of 4835 Willamette Falls Drive in West Linn. I understand it has a limit on the number of visits to the property of 15 vehicle visits per day. I have every expectation, based on the type of business being transacted within this property, that we will have no problem keeping our daily number of trips at or below 15 vehicular visits per day. This would remain the case if the number of spaces was increased to nine.

I envision this building will never have more than five people working in it. There are only five workspaces (four offices plus a receptionist desk). For the past year, my paralegal and I have been the only people working in the building. I hope to find three other attorneys/paralegals to fill the three empty offices.

The Covid pandemic has changed the way law is practiced. Almost all work is done virtually. This includes client meetings, depositions, mediations, and arbitrations. In other words, the activities that would normally cause people to visit a law firm's physical premises now occur almost entirely online. Even with life mostly returning to normal, it appears attorneys and clients are preferring to maintain virtual interactions. Just yesterday my office scheduled a deposition to occur in a couple weeks and opposing counsel insisted that it be done via Zoom. We agreed.

Over the past nine months that I have worked at this address, I estimate we have averaged one client visit per week. If I found three other attorneys to rent office space here, I expect they would see a similar level of visitors. This means that even if I were to fill all office space in this building, and each tenant came to work every day, we would likely not even reach 10 total vehicular visits each day.

The additional parking is being sought because the current parking at this address is inadequate to support the building's commercial needs (it cannot be used for a residence). Specifically, there are essentially only four parking spaces at present. The fifth space is a handicapped space that likely will likely not be used by a tenant since most of the work space is on the second floor—

which is only accessible by stairs. This means I am currently unable to rent out the offices because there is not parking for each tenant—let alone an occasional visitor. I need a few additional spaces to allow people working here to drive to work and for a client or two to visit. As you likely know, there is no available street parking or commercial parking lots nearby.

Thank you for your consideration. Please do not hesitate to call me if there is anything further I can provide to assist with your processing of this matter.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Dylan Hydes". The signature is fluid and cursive, with a prominent initial "D" and "H".

Dylan Hydes
Attorney at Law



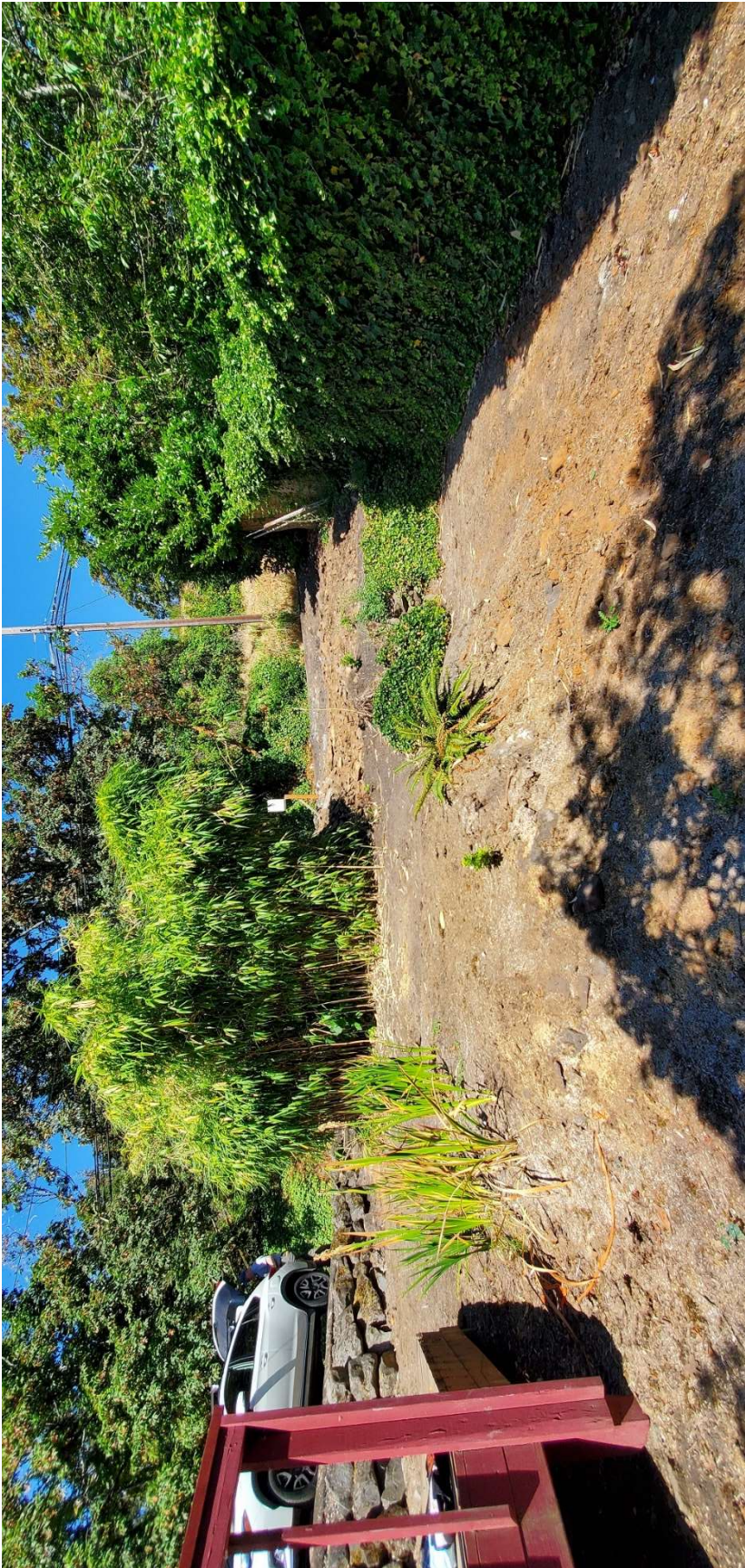
Back of House, Alley and Existing Parking
From northwest property corner

4835 Willamette Falls Drive
West Linn, OR 97068



Back of House and Proposed Parking Area
From north property corner

4835 Willamette Falls Drive
West Linn, OR 97068



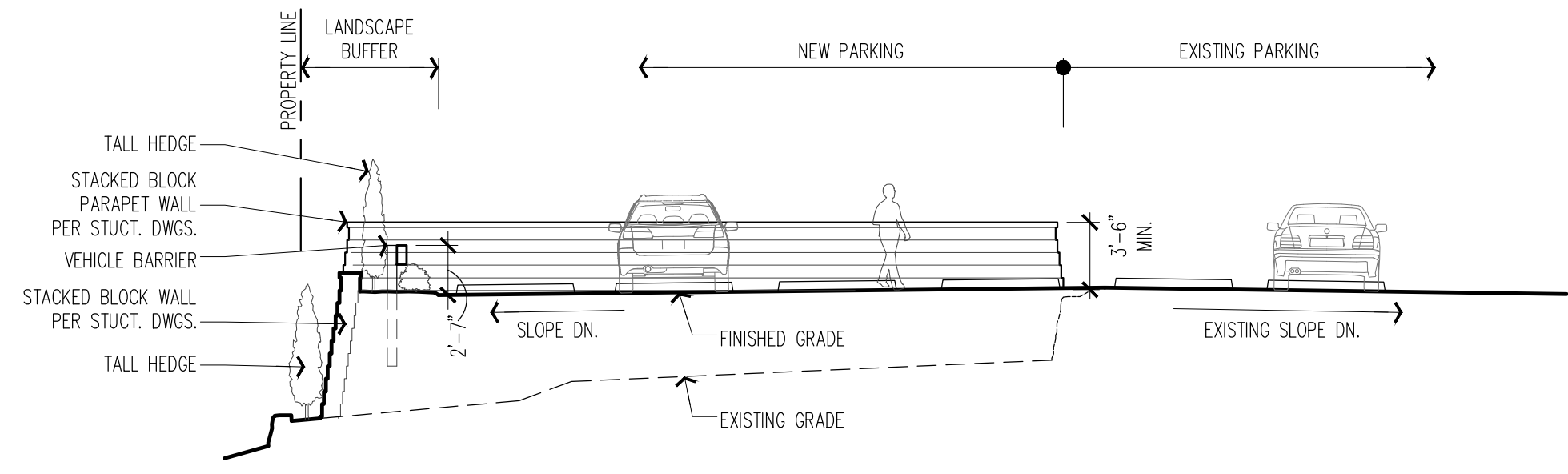
Proposed Parking Area and Northeast Property Line
From below

4835 Willamette Falls Drive
West Linn, OR 97068

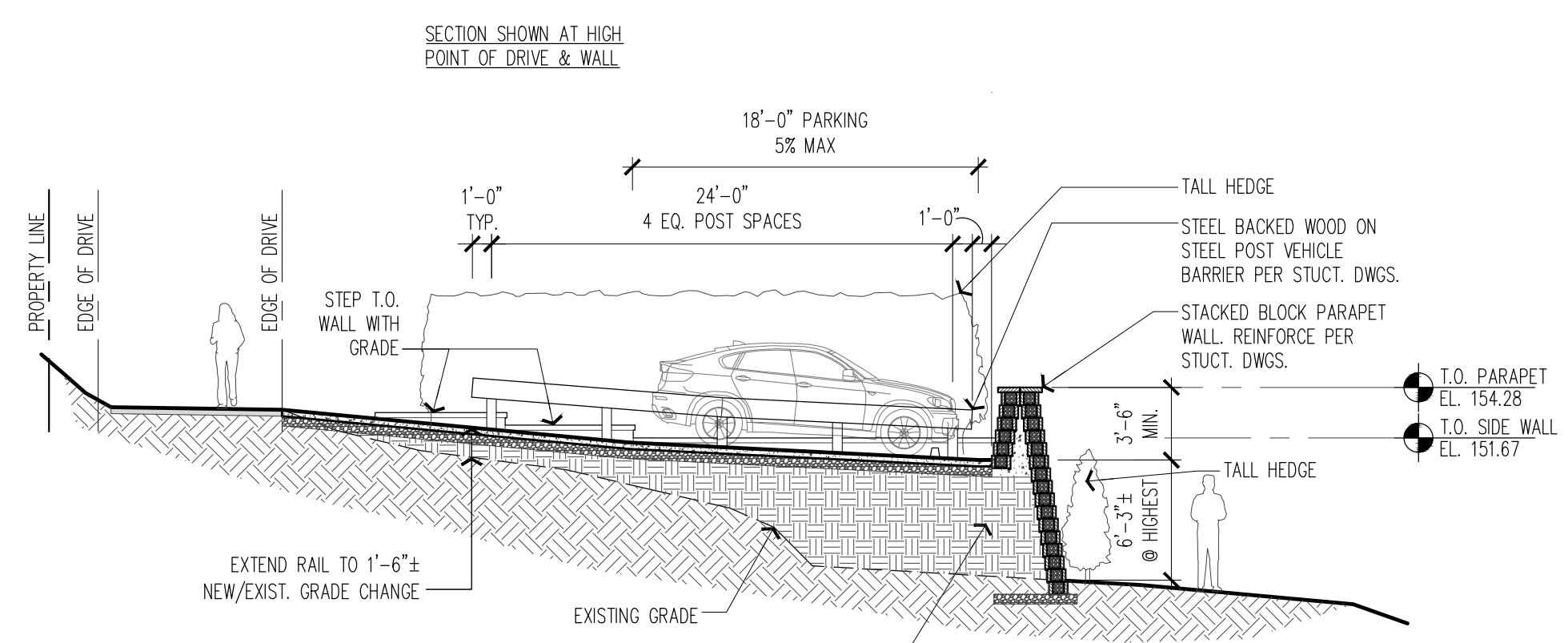


Front of Existing Parking
From ADA ramp

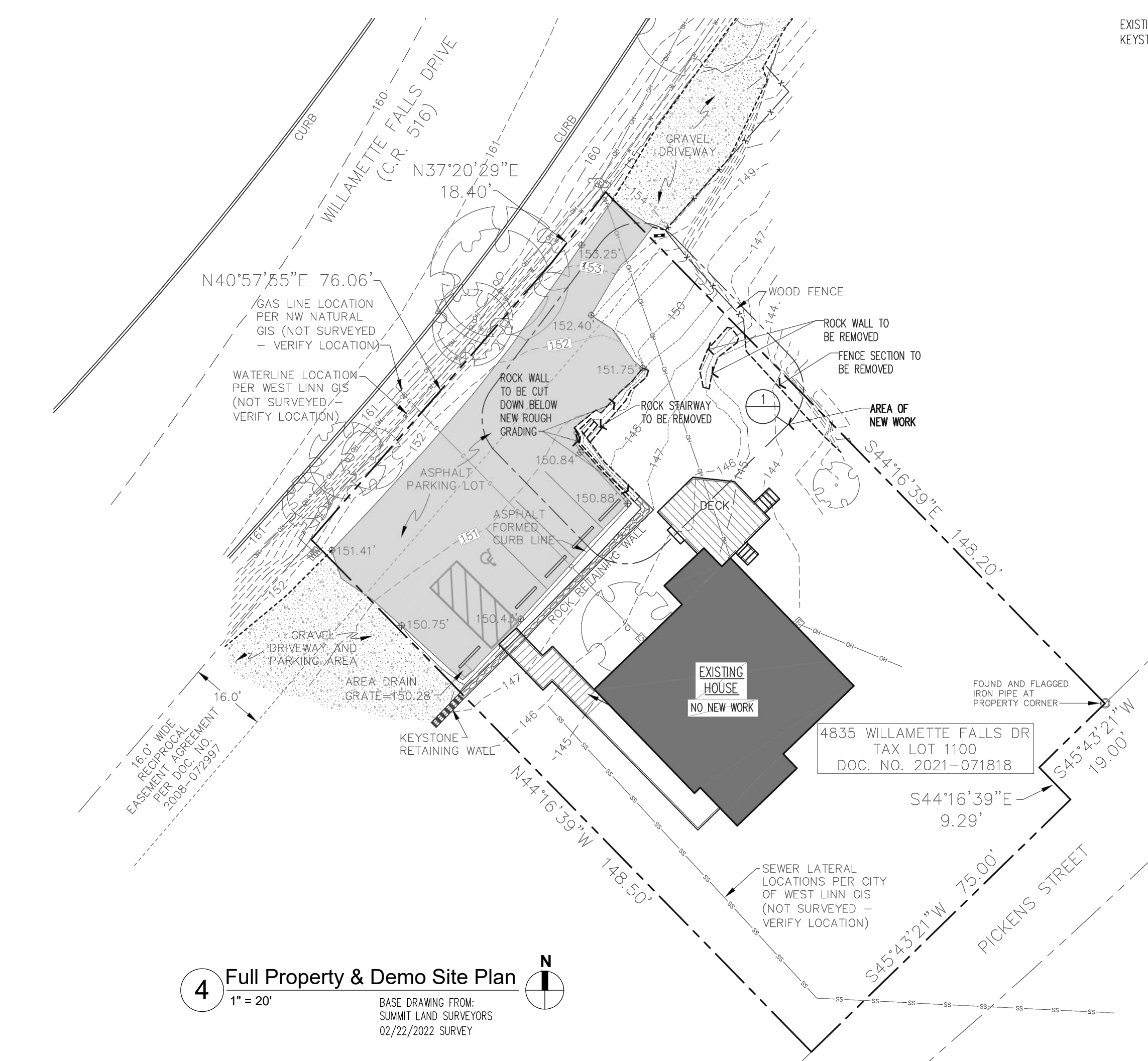
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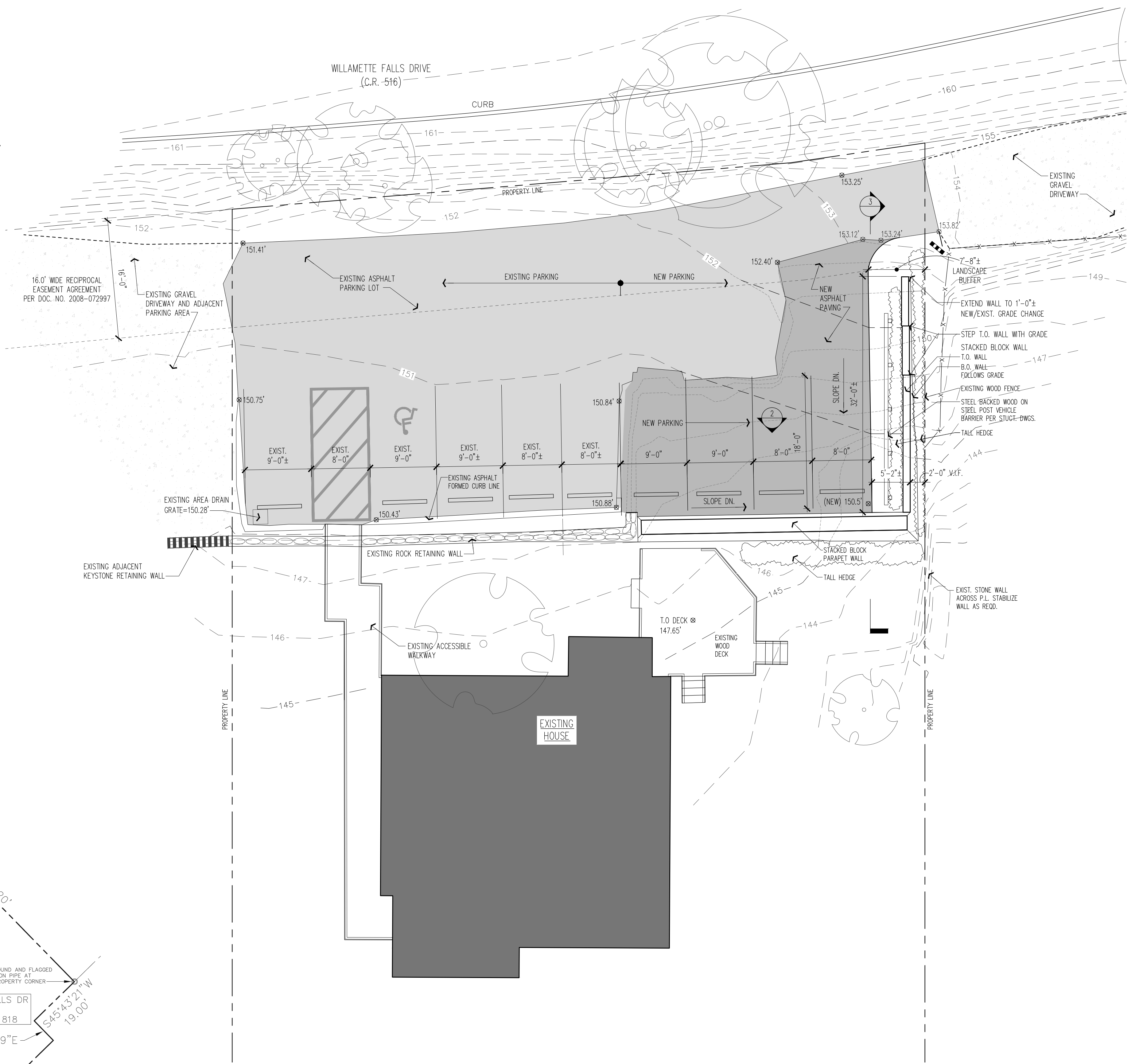
2 Site Elevation
1/8" = 1'-0"



3 Site Section at Highest Point
1/8" = 1'-0"



4 Full Property & Demo Site Plan
1" = 20'



1 Partial Site Plan - New Work
1/8" = 1'-0"