



CITY OF West Linn

STAFF REPORT FOR THE PLANNING COMMISSION

FILE NUMBER: DR-24-01

HEARING DATE: May 1, 2024

REQUEST: The applicant is requesting approval for the construction of an addition to an existing residential building which will include a ground-floor commercial office space and three new dwelling units at 1585 Willamette Falls Drive.

APPROVAL CRITERIA: Community Development Code (CDC) Chapters 59, 41, 46, 48, 55, and 99

STAFF REPORT PREPARED BY: Chris Myers, Associate Planner

Planning Manager's Initials DSW

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GENERAL INFORMATION

OWNER/APPLICANT: Historic Willamette Investments, LLC
Attn: Austin Walker
29100 Town Center Loop W Suite 230
Wilsonville, OR 97070

CONSULTANTS: Iselin Architects
Attn: Jessica Iselin
1307 7th Street
Oregon City, OR 97045

SITE LOCATION: 1595 Willamette Falls Drive

LEGAL DESCRIPTION: Clackamas County Assessor's Map 31E02BC, Tax Lot 02000

SITE SIZE: 10,000 square feet +/-

ZONING: MU, Mixed-Use

COMP PLAN DESIGNATION: Mixed-Use

120-DAY PERIOD: This application became complete on March 20, 2024. The 120-day maximum application-processing period ends on July 18, 2024.

PUBLIC NOTICE: Public notice was mailed to the Willamette neighborhood association, parties of record, and affected property owners on April 11, 2024. The property was posted with a notice sign on April 19, 2024. The notice was published in the West Linn Tidings on April 17, 2024. The notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

Project Summary:

The application is for a Class II Design Review for the construction of a new building addition which will include both a commercial use on the lower level and three dwelling units on the second level. The proposed project is in the Willamette Neighborhood Mixed-Use Transitional Zone and is not in the Historic Design District.

Site Conditions:

The project site is approximately 10,000 square feet in size and consists of two legal lots of record. Knapps Alley provides access to the rear of the site and creates physical separation from single-family homes to the south.

The site is largely flat and contains two structures surrounded by decorative landscaping. No environmental resources are found on the site, and the project area meets the definition of Type IV land. The primary existing building is used as a residence.

Surrounding Land Use and Zoning:

The site is zoned Mixed-Use (MU). Adjacent zoning and land uses are described as follows:

Direction From Site	Zoning	Land Use
North (Across Willamette Falls Drive)	MU	Mixed-Use
East	GC	General Commercial
West	MU	Mixed-Use
South (across Knapps Alley)	R-5	Single-Family Residential

Project Description:

The existing residential building is a single story with a half story attic, originally constructed as a residence, used as a small commercial office for approximately 10 years and recently returned to residential use.

The building addition will be a two-story mixed-use structure with an office and garage on the main level and three small dwelling units on the upper level. The addition will be connected to the original building with a breezeway near the alley.

Site improvements will include frontage improvements including curb, gutter, sidewalk and stormwater planters along 15th Street and the paving of Knapps Alley. A new driveway apron will access parking and a garage off the alley, and a small garbage and recycling enclosure will be constructed behind the existing utility building which can be accessed off the alley. An ADA accessway will connect the main entrance of the addition to the ADA parking at the rear of the site and will extend to the sidewalk along Willamette Falls Drive.



Proposed addition as viewed from Willamette Falls Drive



Proposed addition as viewed from Knapps Alley.

Applicable Community Development Code Approval Criteria:

- Chapter 59, Willamette Neighborhood Mixed Use Transitional Zone
- Chapter 38, Additional Yard Area Required
- Chapter 46, Off-Street Parking
- Chapter 48, Access, Egress and Circulation
- Chapter 55, Design Review
- Chapter 99, Procedures for Decision Making: Quasi-Judicial.

Public Comments:

As of the publication of this staff report, no public comments have been received.

RECOMMENDATION

Staff recommends the Planning Commission approve DR-24-01 based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The recommended conditions are as follows:

1. **Approved Plans.** All alterations and improvements shall substantially conform to all submitted tentative plan sheets and supporting materials contained in Exhibit PC-01.
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to final building certificate of occupancy. The City may partner with the applicant to fund additional improvements as part of the project.
3. **Street Improvements.** Prior to final building certificate of occupancy, the applicant shall mitigate any impacts to existing right-of-way improvements along Willamette Falls Drive, 15th Street, and Knapps Alley. The mitigation will include replacement of impacted pavement, curbs, planter strips, street trees, streetlights, sidewalks, pedestrian crossings, and street storm drainage.
4. **Knapps Alley.** The applicant shall improve, including repaving, the portion of Knapps Alley adjacent to the site to alleyway standards. This must be completed prior to the issuance of the final building certificate of occupancy.
5. **Easement Encroachment.** Prior to issuance of building permits, the applicant shall submit a revised site plan that demonstrates no structural elements of the proposed project encroach on any required easements, including any vertical restrictions set forth in CDC 38.060.

ADDENDUM
PLANNING COMMISSION STAFF REPORT
MEETING DATE: May 1, 2024

**STAFF EVALUATION OF THE PROPOSAL’S COMPLIANCE
WITH APPLICABLE CODE CRITERIA**

CHAPTER 59, WILLAMETTE NEIGHBORHOOD MIXED USE TRANSITIONAL ZONE
59.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. Single-family attached or detached dwelling;
 - a. Duplex residential units;
 - b. Triplex residential units;
 - c. Quadplex residential units;
- (...)
3. Multifamily dwelling;
4. Townhouse;
5. Cottage cluster;
6. Common-wall single-family dwellings above a permitted use;
7. Residential use of the second floor or a portion of the ground floor of a permitted use;
- (...)
17. Professional and administrative services;
- (...)

Staff Finding 1: Staff incorporates applicant findings.

“Professional and administrative services and Residential use of the second floor or a portion of the ground floor of a permitted use are both permitted uses.” The criteria are met.

59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

STANDARD	REQUIREMENT	ADDITIONAL NOTES
Minimum lot size	4,500 sf	Unless defined as an existing lot of record
Maximum lot size	10,000 sf	
Average minimum lot or parcel size	1,500 sf	

STANDARD	REQUIREMENT	ADDITIONAL NOTES
for a townhouse project		
Minimum front lot line Minimum lot width at front lot line	35 ft	Does not apply to townhouses or cottage clusters
Average minimum lot width	50 ft	Does not apply to townhouses or cottage clusters
Average minimum lot depth	90 ft	Does not apply to townhouses or cottage clusters
Minimum yard dimensions or minimum building setbacks		Front, rear, and side yard setbacks for a cottage cluster project are 10 ft. There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.
Front yard	12 ft	A porch, patio, or pedestrian amenity may be six feet from the front property line.
Maximum	20 ft	
Interior side yard	7.5 ft	Townhouse common walls that are attached may have a 0-ft side setback.
Street side yard	12 ft	
Rear yard	20 ft	Where the use abuts a residential district, the setback distance required in the residential district shall apply, and within the setback area a buffer of at least 10 feet of landscaping in addition to a fence is required.
Maximum building height	35 ft or 2 stories above grade, whichever is less	
Maximum building size	6,000 sf	For all floors above grade excluding porches
Maximum floor area ratio	0.40	Maximum FAR does not apply to cottage clusters. Except that the ground floor of the building shall not exceed 5,000 square feet. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter <u>66</u> CDC.

STANDARD	REQUIREMENT	ADDITIONAL NOTES
Minimum floor area ratio	0.30	The minimum shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.

Staff Finding 2: The proposed project meets the dimensional standards for Chapter 59. Staff incorporates applicant findings.

- “Lot size: 10,000 sf***
 - Front Lot Line: 100’***
 - Average minimum lot width: 100’***
 - Average minimum lot depth: 100’***
 - Front yard setback: 13’-8” building, 8’ porch***
 - Interior side yard setback: 8’-8” (addition)***
 - Street side yard setback: 17’ (existing porch)***
 - Rear yard setback: 21’ (addition)***
 - Maximum building height: 31’-9”***
 - Maximum building size: 4,317 sf***
 - Floor area ratio: 0.40***
- The criteria are met.**

B. Design standards. All uses in the mixed-use zone shall comply with the provisions of Chapter [55](#) CDC, except for CDC [55.100](#)(B)(7)(a), (b), (c), (h), (i), and (j); or CDC [55.105](#)(F)(1), as applicable. Further, single-family residential uses, townhouses, manufactured homes, and cottage clusters shall also comply with the Class I design review standards. In addition, the design standards described below apply to all uses.

1. Each building shall include a single-story porch on the front, and on the side where it abuts a street. The porch shall have a minimum area of 25 square feet, with a minimum depth of five feet

Staff Finding 3: Staff incorporates applicant findings.

“The existing building has a 5’-6” deep porch on the front and side, street facing sides. The addition will have a 5’-0” deep porch on the front facing façade.” The criteria are met.

2. New sidewalk construction shall be allowed to match the historical sidewalk standards in this zone.
3. Off-street parking shall not be located between the building and a public or private street, except alleys; parking areas shall be located behind, under, or on the side of the building.
4. Garages shall not extend any closer to the street than the street-facing facade of the building.

5. There shall be no illuminated outdoor advertising on accessory buildings, equipment, or vending machines

Staff Finding 4: Staff incorporates applicant findings.

“The new sidewalk along 15th Street will be constructed per city standards. Refer to Civil drawings. The two new onsite parking spaces are located behind the building addition and accessed off of the alley. The new garage is located at the rear of the building addition, accessed off of the alley. No illuminated outdoor advertising is proposed.” Subject to condition of approval 3 (street improvements), the criteria are met.

6. These design standards, subsections (B)(1) through (5) of this section, shall not apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these design standards. However, attempts shall be made to make the design sympathetic to surrounding properties through compatible architecture, enhanced landscaping, setbacks, buffers, and other reasonable means.

Staff Finding 5: The proposed project is not a public facility. The criteria are not applicable.

I. CHAPTER 38, ADDITIONAL YARD AREA REQUIRED

38.0060 PROJECTIONS INTO REQUIRED YARDS

E. The presence of an easement within a required yard is a limitation to projections. Uncovered open porches, decks, or balconies, not more than 30 inches in height above grade and not covered by a roof or canopy, may extend or project into a required front or rear yard until the projection reaches a utility easement or comes within five feet of the property line, whichever provides a greater distance from the property line. The uncovered deck, porch or balcony may go into side yard setback leaving at least three feet to the property line.

Encroachment into a utility easement is not allowed, except as provided below:

1. Uncovered open porches, decks, or balconies may extend into an existing utility easement, provided:
 - a. A minimum vertical clearance of 12 feet is maintained between the lowest point of the deck and the ground; and
 - b. That no posts are installed within the easement.
2. These provisions do not apply in the Willamette Historic District.

Staff Finding 6: The proposed project requires an 8-foot-wide Public Utility Easement along the front of the property on Willamette Falls Drive and along Knapp’s Alley. The proposed addition is designed with an open front porch which encroaches 4” into the 8’ wide Public Utility Easement. Subject to condition of approval 5, the criteria are met.

CHAPTER 46, OFF-STREET PARKING, LOADING AND RESERVOIR AREAS

46.030 SUBMITTAL REQUIREMENTS

For any application requiring design review approval, which includes parking areas, the applicant shall submit, within the design review package, a plan drawn to scale showing all the elements necessary to indicate that the requirements of Chapter 55 CDC are met and it shall include but not be limited to:

- A. The delineation of individual parking and loading spaces and their dimensions;
- B. The identification of compact parking spaces;
- C. The location of the circulation area necessary to serve spaces;
- D. The access point(s) to streets, alleys, and properties to be served;
- E. The location of curb cuts;
- F. The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;
- G. The proposed grading and drainage plans and the slope (percentage) of parking lot;
- H. Specifications as to signs and bumper guards;
- I. Identification of disabled parking spaces;
- J. Location of pedestrian walkways and crossings; and
- K. Location of bicycle racks.

Staff Finding 7: The applicant has provided parking calculations for the proposed project including individual parking spaces, access points, identification of ADA parking space, location of pedestrian walkways, and bicycle parking (See Exhibit PC-1, pages 14-15). The criteria are met.

46.050 JOINT USE OF A PARKING AREA

A. Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required parking spaces is allowed if the following documentation is submitted in writing to the Planning Director as part of a building or zoning permit application or land use review:

- 1. The names and addresses of the owners or tenants that are sharing the parking and the uses at those locations;
- 2. The location and number of parking spaces that are being shared;
- 3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
- 4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for all uses.

B. If a joint use arrangement is subsequently terminated, the requirements of this chapter will apply to each use separately.

Staff Finding 8: The applicant does not propose joint use of a parking area as part of this application. The criteria are not applicable.

46.060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED

Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and the required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one-ton) delivery trucks or cars.

Staff Finding 9: The applicant does not propose any storage in parking spaces. Parking spaces will be utilized by tenants and residents only. The criteria are met.

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

A. Off-street parking spaces for single-family dwellings shall be located on the same lot with the dwelling.

B. Off-street parking spaces for uses not listed in subsection A of this section shall be located not farther than 200 feet from an entryway to the building or use they are required to serve, measured in a straight line from the building, with the following exceptions:

1. Shared parking areas for commercial uses which require more than 40 parking spaces may provide for the spaces in excess of the required 40 spaces up to a distance of 300 feet from the entryway to the commercial building or use.
2. Industrial and manufacturing uses which require in excess of 40 spaces may locate the required spaces in excess of the 40 spaces up to a distance of 300 feet from the entryway to the building.
3. Employee parking areas for carpools and vanpools shall be located closer to the entryway to the building than general employee parking.
4. Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, the applicant shall ensure that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking.
5. All disabled parking shall be placed closest to building entrances than all other parking. Appropriate ADA curb cuts and ramps to go from the parking lot to the ADA-accessible entrance shall be provided unless exempted by ADA code.
6. Parking for cottage clusters may be further than 200 feet, if a pedestrian pathway is provided with the following conditions:
 - a. Pedestrian walkways from the parking area to the main entrances of cottages is paved and meets standard ADA width and slopes to ensure the most direct path.
 - b. Pedestrian scaled lighting is provided along the path.

Staff Finding 10: The applicant proposes all parking spaces to be within 100 feet of all building entrances. The ADA parking space and access aisle are located closest to the primary, accessible building entrance. The applicant has provided a paved and illuminated pathway to the entry (see Exhibit PC-1, page 97). The criteria are met.

46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA

A. Where several uses occupy a single structure or unit of land, a combination of uses is included in one business, or a combination of uses in the same or separate buildings share a common parking area as in the case of a shopping center, the total off-street parking spaces and loading area shall be the sum of the requirements of the several uses, computed separately. For example, parking for an auto sales and repair business would be calculated using the “retail-bulky” calculation for the sales area and the “service and repair” calculation for the repair area. In another example, parking for a shopping center with a grocery store, a restaurant, and a medical office would be calculated using the “general retail store” calculation for the grocery store, the “restaurant” calculation for the restaurant, and the “medical/dental clinics” calculation for the medical office. The total number of required parking spaces may be reduced by up to 10 percent to account for cross-patronage (when a customer visits several commercial establishments during one visit to the commercial center) of adjacent businesses or services in a commercial center with five or more separate commercial establishments.

Staff Finding 11: The applicant has calculated parking requirements for the office/commercial use and for residential use.

Required parking for an office use is 1 space per 370 gross square feet. The application has a proposed commercial use which has a total of 1383 gross square feet. $1383 / 370 = 3.73$ required parking spaces. Community Development Code (CDC) Chapter 48.060.D requires fractional spaces to be rounded up. The required 3.73 parking spaces for the office/commercial use of this application has been rounded up to 4 spaces.

Required parking for a quadplex (the primary home with the addition of three living units) is 1 space per unit which may or may not be in a garage. The proposed application calls for the construction of an additional three living units bringing the total living units to 4. The application has proposed 4 parking spaces, one for each living unit.

The project requires a minimum of 8 spaces.

Proposed Onsite parking = 1 ADA space / 3 standard spaces

On street parking = 4 spaces (See Finding 15)

Total parking provided = 8 standard spaces provided

The criteria are met.

B. To calculate building square footage as a basis for determining how many parking spaces are needed, the area measured shall be gross floor area under the roof measured from the faces of the structure, including all habitable floors and excluding only space devoted to covered off-street parking or loading.

Staff Finding 12: The applicant has utilized gross square footage (where applicable) for determining how many parking spaces are required (see Exhibit PC-1). The criteria are met.

C. Where employees are specified, the employees counted are the persons who work on the premises including proprietors, executives, professional people, production, sales, and distribution employees, during the largest shift.

Staff Finding 13: The applicant has not utilized number of employees as a determination of how many parking spaces are required. The criteria are met.

D. Fractional space requirements shall be counted as a whole space.

Staff Finding 14: The applicant has rounded up any fractional spaces. The criteria are met.

E. On-street parking along the immediate property frontage(s) may be counted toward the minimum parking requirement with approval from the City Engineer.

Staff Finding 15: On-street Parking calculations for this proposed project include 4 spaces on 15th street that will be formalized as the required street improvements, for this project, are completed.

Parallel parking space dimensions, in the Community Development Code Chapter 46.150, are measured at 20 feet long for end spaces and 23 feet long for non-end space. The 15th Street right-of-way (ROW) adjacent to the subject property, between the curb bump-outs, measures approximately 93 feet in length. Utilizing the dimensions from CDC Chapter 46.150 there is enough room on 15th street for 4 parallel parking spaces once the required street improvements are completed.

The criteria are met.

F. When an office or commercial development is proposed which has yet to identify its tenants, the parking requirement shall be based upon the “office” or “general retail” categories, respectively.

Staff Finding 16: The applicant has utilized the “Professional Office Space” parking requirements for the proposed mortgage office. The criteria are met.

G. As permitted uses are replaced with new permitted uses within an existing commercial or business center, modification of the number of parking spaces relative to the new mix of uses is not required unless other modifications of the site which require design review approval pursuant to Chapter 55 CDC are proposed.

Staff Finding 17: Required parking adjustments for changes of use will be calculated at the time of change of use. The criteria are not applicable.

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

A. Residential parking space requirements

4. Quadplexes

(...)

C. Commercial

5. Professional offices, banks and savings and loans, and government offices.

Staff Finding 18: Staff incorporates applicant findings (See PD-1, page 15).

Required parking for an office use is 1 space per 370 gross square feet. The application has a proposed commercial use which has a total of 1383 gross square feet. $1383 \text{ GSF} / 370 \text{ GSF} = 3.73$ required parking spaces. Community Development Code (CDC) Chapter 48.060.D requires fractional spaces to be rounded up. The required 3.73 parking spaces for the office/commercial use of this application has been rounded up to 4 spaces.

Required parking for a quadplex (the primary home with the addition of three living units) is 1 space per unit which may or may not be in a garage. The proposed application calls for the construction of an additional three living units bringing the total living units to 4. The application has proposed 4 parking spaces, one for each living unit.

The proposed project parking allocation is:

Office parking = 4 spaces

Residential parking = 4 spaces (2 of those spaces are in the garage)

Onsite parking = 1 ADA space

= 3 standard spaces

The criteria are met.

F. Maximum parking. Parking spaces (except for single-family attached and detached residential uses) shall not exceed the minimum required number of spaces by more than 10 percent.

Staff Finding 19: The proposed application does not exceed the maximum parking for non-residential uses. A minimum of 4 spaces are required, and 4 are provided on site. The remainder of the parking provided is along the Willamette Falls Drive frontages and exists as on-street public parking. The criteria are met.

G. Parking reductions. An applicant may reduce parking up to 10 percent for development sites within one-quarter mile of a transit corridor or within a mixed-use commercial area, and up to 10 percent for commercial development sites adjacent to multifamily residential sites with the potential to accommodate more than 20 dwelling units.

Staff Finding 20: The applicant has not requested a parking reduction. The criteria are not applicable.

H. For office, industrial, and public uses where there are more than 20 parking spaces for employees on the site, at least 10 percent of the required employee parking spaces shall be reserved for carpool use before 9:00 a.m. on weekdays. The spaces will be the closest to the building entrance, except for any disabled parking and those signed for exclusive customer use. The carpool/vanpool spaces shall be clearly marked “Reserved – Carpool/Vanpool Before 9:00 a.m.”

Staff Finding 21: The application for the proposed development does not include more than 20 parking spaces. The criteria are not applicable.

I. Existing developments along transit streets or near transit stops may redevelop up to 10 percent of the existing parking spaces to provide transit-oriented facilities, including bus pullouts, bus stops and shelters, park and ride stations, and other similar facilities.

Staff Finding 22: The applicant does not propose any parking redevelopment. The criteria are not applicable.

J. Development in water resource areas may reduce the required number of parking spaces by up to 25 percent. Adjacent improved street frontage with curb and sidewalk may also be counted towards the parking requirement at a rate of one parking space per 20 lineal feet of street frontage adjacent to the property.

Staff Finding 23: The subject property is not in a water resource area. The criteria are not applicable.

46.100 PARKING REQUIREMENTS FOR UNLISTED USES

A. Upon application and payment of fees, the decision-making authority, as provided by CDC [99.060\(B\)](#), may rule that a use not specifically listed in CDC [46.090](#) is a use similar to a listed use and that the same parking standards shall apply. The ruling on parking requirements shall be based on the requirements of Chapter [99](#) CDC and findings that:

1. The use is similar to and of the same general type as a listed use;
2. The use has similar intensity, density and off-site impacts as the listed use; and
3. The use has similar impacts on the community facilities as the listed use.

B. This section does not authorize the inclusion of a use in a zone where it is not listed, or a use which is specifically listed in another zone or which is of the same general type, and is similar to a use specifically listed in another zone.

Staff Finding 24: The project’s proposed uses are all listed in the parking requirements chart. The criteria are met.

46.110 RESERVOIR AREAS REQUIRED FOR DRIVE-IN USES

All uses providing drive-in service as defined by this code shall provide, on the same site, a reservoir space a minimum of 15 feet long for each car, as follows:

(...)

Staff Finding 25: The proposed project does not have any drive-in uses. The criteria are not applicable.

46.120 DRIVEWAYS REQUIRED ON SITE

Any school or other meeting place which is designed to accommodate more than 25 people at one time shall provide a 15-foot-wide driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers. Depending on functional requirements, the width may be increased with Planning Director approval.

Staff Finding 26: The proposed project does not require a passenger loading driveway. The criteria are met.

46.130 OFF-STREET LOADING SPACES

Buildings or structures to be built or substantially altered, which receive and distribute material or merchandise by truck, shall provide and maintain off-street loading and maneuvering space. The dimensional standard for loading spaces is a minimum of 14 feet wide by 20 feet long or proportionate to accommodate the size of delivery trucks that typically serve the proposed use as follows:

Land Use	<u>Gross Floor Area</u>	
	At Which First Berth Is Required	At Which Second Berth Is Required
(...)		
Office building	10,000	100,000
(...)		

Staff Finding 27: The proposed project’s commercial office space totals 1347 Gross Square Feet. This does not meet the threshold for a required loading space. The criteria are not applicable.

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

To facilitate the design requirements of Chapter 58 CDC, properties in the Willamette Falls Drive Commercial Design District, located between 10th and 16th Streets, shall be exempt from the minimum parking and off-street loading requirements as identified in this chapter. Any off-street parking or loading spaces voluntarily provided shall be designed and installed per the dimensional standards of this code.

Staff Finding 28: The subject property is not located within the Willamette Falls Drive Commercial Design District. The criteria are not applicable.

46.150 DESIGN AND IMPROVEMENT STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design standards.

1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multifamily parking stalls back onto a driveway, as opposed to a drive aisle within a parking lot, the stalls shall be nine feet by 20 feet. Parking for development in water resource areas may have 100 percent compact spaces.
2. Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and subsection B of this section and placed nearest to accessible building entryways and ramps.
3. *Repealed by Ord. [1622](#).*
4. Service drives for non-residential development shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.
5. Each parking and/or loading space shall have clear access, whereby the relocation of other vehicles to utilize the parking space is not required, except where stacked parking is permitted pursuant to CDC [46.070\(B\)\(4\)](#) or [46.090\(A\)](#).
6. Except for single-family attached and detached residences, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety. Permeable parking surface spaces may have an alternative delineation for parking spaces.
7. Except for residential parking, and parking for public parks and trailheads, at least 50 percent of all areas used for the parking and/or storage and/or maneuvering of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of City streets. The remainder of the areas used for parking may use a permeable paving surface designed to reduce surface runoff. Parking for public parks or trailheads may use a permeable paving surface designed to reduce surface runoff for all parking areas. Where a parking lot contains both paved and unpaved areas, the paved areas shall be located closest to the use which they serve.
8. Off-street parking spaces for single-family attached and detached residences shall be improved with a paved surface. Other parking facilities for single-family homes that are to

accommodate additional vehicles, boats, recreational vehicles, and trailers, etc., need not be paved. All parking for multifamily residential development shall be paved with concrete or asphalt. Driveways shall measure at least 20 feet from the back of sidewalk to garage or the end of the parking pad to accommodate cars and sport utility vehicles without the vehicles blocking the public sidewalk.

9. Access drives from the street to off-street parking or loading areas for non-residential development shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site. The number of access drives shall be limited to the minimum that will allow the property to accommodate and service the anticipated traffic. Access drives for all development shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.

10. Access drives shall have a minimum vision clearance as provided in Chapter [42](#) CDC, Clear Vision Areas.

11. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located two feet back from the front of the parking stall. Such parking spaces may be provided without wheel stops if the sidewalks or landscaped areas adjacent the parking stalls are two feet wider than the minimum width.

12. Off-street parking and loading areas shall be drained in accordance with City of West Linn Public Works Design Standards. Storm drainage at commercial sites may also have to be collected to treat oils and other residue.

13. Artificial lighting on all off-street parking facilities shall be concealed or shielded with an Illuminating Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property and so as not to create a hazard to the public use of any road or street. Examples of shielded light fixtures are shown below.

14. Directional arrows and traffic control devices which are placed on parking lots shall be identified.

15. The maximum driveway grade for single-family housing shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter [75](#) CDC. Regardless, the last 18 feet in front of the garage must maintain a maximum grade of 12 percent as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.

16. Visitor or guest parking must be identified by painted "GUEST" or "VISITOR."

17. Parking spaces shall have less than a five percent grade. No drainage across adjacent sidewalks or walkways is allowed.

18. Commercial, office, industrial, and public parking lots may not occupy more than 50 percent of the main lot frontage of a development site. The remaining frontage shall comprise buildings or landscaping. If over 50 percent of the lineal frontage comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet wide and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. The defensible space of the parking lot should not be compromised.

19. Areas of the parking lot improved with asphalt or concrete surfaces shall be designed into areas of 12 or less spaces through the use of defined landscaped area. Groups of 12 or less spaces are defined as:
- a. Twelve spaces in a row, provided there are no abutting parking spaces, as in the case when the spaces are abutting the perimeter of the lot; or
 - b. Twelve spaces in a group with six spaces abutting together; or
 - c. Two groups of 12 spaces abutting each other but separated by a 15-foot-wide landscape area including a six-foot-wide walkway.
 - d. Parking areas improved with a permeable parking surface may be designed using the configurations shown in subsections (A)(19)(a), (b) and (c) of this section except that groups of up to 18 spaces are allowed.
 - e. The requirements of this chapter relating to total parking lot landscaping, landscaping buffers, perimeter landscaping, and landscaping the parking lot islands and interior may be waived or reduced pursuant to CDC [32.110\(F\)](#) in a WRA application without a variance being required.
20. Pedestrian connections through parking areas.
- a. Pedestrian walkways shall be provided in parking areas having 20 or more spaces.
 - b. Walkways or sidewalks shall be constructed through parking lots where such parking lots lie between major buildings/activity areas (an example in multifamily housing: between recreation center, swimming pool, manager’s office, park or open space areas, parking lots, etc.) within a development and adjacent streets or adjacent transit stops.
 - c. Walkways through parking lots shall be constructed using a material that visually contrasts with the parking lot and driveway surface and that may have a contrasting surface texture (surface texture shall not interfere with safe use of wheelchairs, baby carriages, shopping carts, etc.). Walkways shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of grade separation, walls, curbs, and/or landscaping.
 - d. Walkways shall be a minimum of six feet wide.
21. Parking and circulation patterns shall be easily comprehended and defined. The patterns shall be clear to minimize traffic hazards and congestion and to facilitate emergency vehicles. Residential developments which are exempt from design review or subject to only clear and objective design review are not required to comply with this design standard.
22. Parking spaces for residential development subject to clear and objective review shall be provided on the same lot. Parking spaces for non-residential development or for residential development subject to discretionary review shall be close to the related use.
23. Permeable parking spaces shall be designed and built to the standards of the current edition of the City of Portland Stormwater Management Manual, as amended and adopted by the City of West Linn.

Staff Finding 29: Staff incorporates applicant findings.

“Two parking spaces will be provided at the rear of the site – one standard and one ADA. These spaces are 9’ x 18’ and the ADA space includes an 8’ access aisle. 23’ of driveway access is provided in the alley. The alley, parking spaces and alley will all be fully paved with ac paving or concrete and will provide minimal slope to drain to the alley and connect to the public stormwater system. An overhead garage door will be located at the front of the parking spaces to provide options for vehicle parking.

A pedestrian access way connects the parking area to the primary and secondary building entrances. Parking stall will be illuminated by wall sconces with downward throw.” The criteria are met.

B. Accessible parking standards for persons with disabilities. If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or current applicable federal standards, whichever are more stringent:

1. Minimum number of accessible parking space requirements (see following table):

<i>MINIMUM REQUIRED NUMBER OF TOTAL PARKING SPACES</i>	<i>TOTAL NUMBER OF ACCESSIBLE SPACES</i>	<i>NUMBER OF VAN-ACCESSIBLE SPACES REQUIRED, OF TOTAL</i>	<i>SPACES SIGNED “WHEELCHAIR USE ONLY”</i>
1-25	1	1	–
[...]			

2. Location of parking spaces. Parking spaces for the individual with a disability that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance to a building. In separate parking structures or lots that do not serve a particular building, parking spaces for the persons with disabilities shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

3. Accessible parking space and aisle shall meet ADA vertical and horizontal slope standards.

4. Where any differences exist between this section and current federal standards, those standards shall prevail over this code section.

5. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide.

6. Van-accessible parking spaces shall have an additional sign marked “Van Accessible” mounted below the accessible parking sign. A van-accessible parking space reserved for wheelchair users shall have a sign that includes the words “Wheelchair Use Only.” Van-accessible parking shall have an adjacent eight-foot-wide aisle. All other accessible stalls shall have a six-foot-wide aisle. Two vehicles may share the same aisle if it is between them. The vertical clearance of the van space shall be 96 inches.

Staff Finding 30: Staff incorporates applicant findings.

“A single, van-accessible ADA parking space is required and provided. Due to the existing frontage improvements on WFD and the location of the existing building, the parking spaces

are best located at the rear of the site, accessed off of Knapps Alley. An ADA pedestrian accessway will connect the parking space to the accessible primary building entrance. Signage for the ADA parking space will be located on the building in front of the space.” The criteria are met.

C. Landscaping in parking areas. Reference Chapter 54 CDC, Landscaping.

Staff Finding 31: Landscaping has been provided at the perimeter of the parking spaces (See Exhibit PC-1, page L1.0)

D. Bicycle facilities and parking.

1. Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.
2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks which accommodate bicyclist’s locks securing the frame and both wheels.
The bicycle parking shall be no more than 50 feet from the entrance to the building, well-lit, observable, and properly signed.
3. Bicycle parking must be provided in the following amounts:

LAND USE CATEGORY	MINIMUM REQUIRED BICYCLE PARKING SPACES	MINIMUM COVERED AMOUNT
<i>Residential</i>		
<i>Multi-family Residential</i>	<i>1 space per unit</i>	<i>50%</i>
<i>Commercial</i>		
<i>Office</i>	<i>2, or 0.5 spaces per 1,000 gross sq. ft., whichever is greater</i>	<i>10%</i>

Staff Finding 32: Staff incorporates applicant findings.

“Bike Parking: Required: Office:

1.5 space per 1,000 gsf 1,300 sf 2 spaces

Residential:

1 per unit 4 units 4 spaces

6 spaces

Provided:

2 covered Porch

2 covered Garage

2 covered Breezeway

6 Total”

The criteria are met.

E. Office or industrial developments shall be allowed a 10 percent reduction in the number of required parking spaces when the property owner agrees to a demand management program that includes three or more of the following measures:

1. Designate a transportation coordinator responsible for promoting public transit and ride-sharing among employees.
2. Participate in region-wide ride matching program at the site.
3. Provide free transit passes to employees.
4. Provide showers and lockers for employees who commute by bicycle.
5. Charge employees for monthly parking and provide a transportation allowance to employees equal to the parking charge.
6. Install office technology, floorplans, and tenant regulations which are permanent, which effectively arrange for at least 10 percent of the employees to telecommute, thereby reducing employee automobile traffic by 10 percent.

The required demand management measures shall be included as conditions of approval for the proposed project. The property owner or manager shall file an annual affidavit with the City of West Linn stating that ongoing demand management measures required as conditions of approval have not been discontinued.

Staff Finding 33: The application has not requested a reduction in parking. The criteria are met.

CHAPTER 48, ACCESS, EGRESS AND CIRCULATION

48.020 APPLICABILITY AND GENERAL PROVISIONS

A. The provisions of this chapter do not apply where the provisions of the Transportation System Plan or land division chapter are applicable and set forth differing standards.

B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.

C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to State or County roads may require review, approval, and permits from the appropriate authority.

]...]

E. Owners of two or more uses, structures, lots, parcels, or units of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided, that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.

[...]

Staff Finding 34: As shown on scaled plans, the project site fronts three public right of ways (Willamette Falls Drive, 15th Street, and Knapps Alley). Pedestrian Access is provided by all three frontages. Vehicular access to on-site parking is proposed via Knapps Alley. The criteria are met.

48.025 ACCESS CONTROL

A. *Purpose. The following access control standards apply to public, industrial, commercial and residential developments including land divisions. Access shall be managed to maintain an adequate level of service and to maintain the functional classification of roadways as required by the West Linn Transportation System Plan.*

B. *Access control standards.*

1. *Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC 55.125, Transportation Impact Analysis.)*

Staff Finding 35: A Traffic Impact Analysis is not required as part of this application as the proposed development will not generate 250 or more vehicle trips per day. The criteria are met.

2. *The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.*

Staff Finding 36: Staff incorporates applicant findings.

“The civil engineer has coordinated with the city regarding required access and frontage improvements, which include new sidewalk and curb along 15th Street and the paving of Knapps Alley. Refer to Civil Drawings.” Subject to conditions of approval 3, 4 and 5, the criteria are met.

3. *Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are “options” as approved by the City Engineer.*

a) *Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*

b) *Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.*

[...]

Staff Finding 37: Staff incorporates applicant findings.

“ Vehicle access to the site is provided from Knapps Alley, which will be improved as part of this development.” The criteria are met.

5. Double-frontage lots. When a lot or parcel has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street.

Staff Finding 38: The subject property is access from both Knapps Alley and Willamette Falls Drive. Access for the proposed development will be from Knapps Alley, the lowest classification of the two access points. The criteria are met.

6. *Access spacing.*

a. *The access spacing standards found in the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections and non-traversable medians. Deviation from the access spacing standards may be granted by the City Engineer if conditions are met as described in the access spacing variances section in the adopted TSP.*

b. *Private drives and other access ways are subject to the requirements of CDC 48.060.*

Staff Finding 39: No new streets or access drives are proposed. Access will be taken from the existing Knapps Alley. The criteria are met.

7. *Number of access points. For single-family (detached and attached), two-family, and duplex housing types, one street access point is permitted per lot or parcel, when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in subsection (B)(6) of this section. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (B)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.*

Staff Finding 40: A single vehicle access point from Knapps Alley is proposed. The criteria are met.

8. *Shared driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:*

a. *Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops. "Developable" means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*

b. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.

c. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, lot or parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

Staff Finding 41: No shared access drive is proposed as part of this application. The criteria are not applicable.

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. Block length and perimeter. The maximum block length shall not exceed 800 feet or 1,800 feet along an arterial.

2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.

3. Exception. Exceptions to the above standards may be granted when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and Bicycle Trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges.

Staff Finding 42: No new blocks are proposed with the application. The project fronts Willamette Falls Drive, classified as an Arterial. The applicant is not required to make any improvements to Willamette Falls Drive but is proposing the construction of a new 6-foot sidewalk and curb along 15th Street, and the paving of Knapps Alley. The applicant is required to construct these and mitigate any impacts to public right-of-way infrastructure, per Conditions 2, 3, and 4. Subject to the conditions of approval, the criteria are met.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the TSP, is prohibited for lots or parcels created after the effective date of this code where an alternate access is either available or is proposed as part of a submitted development application. Evidence of alternate or future access may include temporary cul-de-sacs, dedications or stubouts on adjacent lots or parcels, or tentative street layout plans submitted by an adjacent property owner/developer or by the owner/developer, or previous owner/developer, of the property in question.

In the event that alternate access is not available, the applicant may request access onto an arterial street as part of a discretionary review, and approval may be granted by the Planning Director and City Engineer after review of the following criteria:

1. Topography.

2. Traffic volume to be generated by development (i.e., trips per day).
3. Traffic volume presently carried by the street to be accessed.
4. Projected traffic volumes.
5. Safety considerations such as line of sight, number of accidents at that location, emergency vehicle access, and ability of vehicles to exit the site without backing into traffic.
6. The ability to consolidate access through the use of a joint driveway.
7. Additional review and access permits may be required by State or County agencies.

Staff Finding 43: The proposed project does not include single-family development or a duplex. The criteria are not applicable.

B. Driveway standards. When any portion of any house is less than 150 feet from the adjacent right-of-way, driveway access to the home shall meet the following standards:

1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC [02.030](#), shall provide a driveway with 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged but not required.
2. Two to four single-family residential homes shall provide a driveway with 14- to 20-foot-wide paved or all-weather surface.
3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter [75](#) CDC. However, in no case shall the last 18 feet in front of the garage exceed 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.
4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.

Staff Finding 44: The development does not include single-family residences. The criteria are not applicable.

C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.

1. A turnaround shall be provided if required by Tualatin Valley Fire and Rescue (TVF&R) in order to receive a service provider permit.
2. Minimum vertical clearance for the driveway shall be 13 feet, six inches.
3. A minimum centerline turning radius of 45 feet is required unless waived by TVF&R.
4. There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.

D. Access to five or more single-family homes shall be by a street built to City of West Linn standards, consistent with the TSP (Tables 26 through 30 and Exhibits 6 through 9) and the

Public Works Design Standards. All streets shall be public. This full street provision may only be waived by variance.

Staff Finding 45: The proposed development does not include single-family residences. The criteria are not applicable.

- E. Access and/or service drives for multifamily dwellings shall be fully improved with hard surface pavement:
1. With a minimum of 24-foot width when accommodating two-way traffic; or
 2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.
 3. Minimum vertical clearance of 13 feet, six inches.
 4. Turnaround facilities as required by TVF&R standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed seven percent grade unless waived by TVF&R.
 5. The grade shall not exceed 10 percent on average, with a maximum of 15 percent.
 6. A minimum centerline turning radius of 45 feet for the curve.

Staff Finding 46: Staff incorporates applicant findings:

“There is no access/service drive on-site. Access to the parking spaces is from the existing Knapps Alley. The existing alley width is 20’ and an additional 3’ has been provided behind the parking spaces to provide the required 23’ of parking access aisle.” The criteria are met.

F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters [46](#) and [48](#) CDC.

Staff Finding 47: The proposed development does not contain any on-site vehicular access drives. The criteria are not applicable.

G. In order to facilitate through traffic and improve neighborhood connections, the developer shall make all local street connections identified in the Transportation System Plan, Table 17 and Figure 12, that are within the boundaries of the project, which may necessitate construction of a public street through a multifamily site.

H. Gated accessways to residential development other than a single-family home are prohibited.

Staff Finding 48: No new street connections are required as part of this development application. No gated accessways are proposed. The criteria are not applicable.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Within all multifamily developments, each residential dwelling shall be connected to vehicular parking stalls, common open space, and recreation facilities by a pedestrian pathway system having a minimum width of six feet and constructed of concrete, asphalt, brick or

masonry pavers, or other hard surface. The pathway material shall be of a different color or composition from the driveway. (Bicycle routes adjacent to the travel lanes do not have to be of different color or composition.)

(...)

Staff Finding 49: Staff incorporates applicant findings.

“A six feet wide pedestrian accessway will be provided, connecting the vehicle parking spaces, bike parking spaces, building entrances and public sidewalk. The accessway will be constructed of concrete.” The criteria are met.

CHAPTER 54, LANDSCAPING

54.020 PURPOSE

A. Tree preservation.

1. Intent and guidance. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot-tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three two-inch caliper street trees, they provide immediate microclimate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.
2. Inventory required. Every development proposal shall submit an inventory of existing site conditions, which includes significant trees and heritage trees.
3. To encourage tree preservation in parking lots, the parking requirement may be reduced by one space for every significant tree, as defined in CDC 2.030, that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking.
4. Developers must also comply with the municipal code chapter on tree protection and, if applicable, with CDC 55.100(B) or 55.105(B).
5. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association, are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of heritage trees is found in the municipal code.

Staff Finding 50: Staff incorporates applicant findings.

“The site currently contains three small, ornamental trees, two located along the 15th Street frontage and one along the alley. Other plantings include a large lilac bush exists along 15th Street, well maintained foundation plantings of evergreen and deciduous shrubs around the existing building, arborvitae along the alley and large areas of lawn. No Heritage trees exist on the site. All existing trees will be preserved.”

The criteria are met.

B. Landscaping – By type, location and amount.

1. Residential uses (non-single-family). A minimum of 25 percent of the gross site area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under CDC 55.100 or 55.105, as applicable. Parking lot landscaping may be counted in the percentage.
2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

Staff Finding 51: Staff incorporate applicant findings.

“A total of 4,218 sf of the 10,000 sf site will be landscaping, for a total of 42%.”

The criteria are met.

3. Parking area landscaping – All uses (residential uses (non-single-family) and non-residential uses):

- a. There shall be one shade tree planted for every eight parking spaces, except as required under subsection (B)(3)(d) of this section. Shade trees are defined as medium to large trees with a canopy, at maturity, at least 40 feet in diameter. These trees shall be evenly distributed throughout the parking lot to provide shade.
- b. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, as provided in subsection (B)(3)(h) of this section, shall not be included in the 10 percent figure.
- c. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as provided in subsection (B)(3)(h) of this section, shall not be included in the five percent.
- d. Parking lots with fewer than 10 spaces shall have perimeter landscaping, if required under subsection (B)(3)(h) of this section, and at least two shade trees.
- e. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.
- f. The landscaped areas shall not have a width of less than five feet and shall be uniformly distributed throughout the parking or loading area.
- g. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long-term maintenance of the proposed plant species.
- h. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area or driveway is contiguous to an adjoining lot or parcel, there shall be an intervening five-foot-wide landscape strip. The landscaped area shall contain:

- 1) Trees spaced as appropriate to the species, not to exceed 30 feet apart on center, on the average;
 - 2) Shrubs, not to reach a height greater than three feet, six inches, spaced no more than five feet apart on the average; and
 - 3) Vegetative ground cover such as grass, wildflowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.
- i. If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. This extra requirement only applies to one street frontage.
 - j. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
 - k. The landscaping in parking areas shall maintain minimum vision clearance as provided in Chapter [42](#) CDC, Clear Vision Areas.

Staff Finding 52: Staff incorporate applicant findings.

“The four parking spaces on site are accessed from the alley. The west side of the parking spaces includes over 12’ of landscape area, including a new tree.”

The Criteria are met.

4. Other landscaping standards – All uses (residential uses (non-single-family) and non-residential uses):

- a. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC [55.100](#)(C)(1) or [55.105](#)(G), as applicable.
- b. For non-residential development, crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).
- c. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.
- d. For commercial, office, and other non-residential sites, the developer shall select trees that possess the following characteristics:
 - 1) Provide generous “spreading” canopy for shade.
 - 2) Roots do not break up adjacent paving.
 - 3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
 - 4) No sticky leaves or sap-dripping trees (no honey-dew excretion).

- 5) No seed pods or fruit-bearing trees (flowering trees are acceptable).
 - 6) Disease-resistant.
 - 7) Compatible with planter size.
 - 8) Drought-tolerant unless irrigation is provided.
 - 9) Attractive foliage or form all seasons.
- e. Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).

Staff Finding 53: The proposed application does not include any outdoor storage areas such as loading docks, refuse deposits, or delivery areas. Trees, plants, shrubs, and other landscape plantings have been selected for their appropriateness to the site. The criteria are met.

C. Landscaping (trees) in new subdivision.

- 1. Street trees shall be planted by the City within the planting strips (minimum six-foot width) of any new subdivision in conformity with the street tree plan for the area, and in accordance with the planting specifications of the Parks and Recreation Department. All trees shall be planted during the first planting season after occupancy. In selecting types of trees, the City Arborist may determine the appropriateness of the trees to local conditions and whether that tree has been overplanted, and whether alternate species should be selected. Street trees shall also conform to standards in Chapter 8 of the Municipal Code on tree protection.
- 2. The cost of street trees shall be paid by the developer of the subdivision.
- 3. The fee per street tree, as established by the City, shall be based upon the following:
 - a. The cost of the tree;
 - b. Labor and equipment for original placement;
 - c. Regular maintenance necessary for tree establishment during the initial two-year period following the City schedule of maintenance; and
 - d. A two-year replacement warranty based on the City's established failure rate.

D. Landscaping requirements in water resource areas (WRAs). Pursuant to CDC 32.110(E)(3) the requirements of this chapter relating to total site landscaping, landscaping buffers, landscaping around parking lots, and landscaping the parking lot interior may be waived or reduced in a WRA application without a variance being required.

Staff Finding 54: The proposed application is not a new subdivision. The subject property is not in a Water Resource Area. The criteria are not applicable.

CHAPTER 55, DESIGN REVIEW

55.020 CLASSES OF DESIGN REVIEW

A. *Class I Design Review. The following are subject to Class I Design Review:*

- 1. *Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space*

(e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).

2. Significant road realignment (when not part of a subdivision or partition plat process). "Significant" shall be defined by the length of the realignment and/or extent of redesign, and/or the natural features or human-made structures that will be impacted or removed.

3. Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.

4. Modification of a landscape plan (including water features, ponds, pergolas, arbors, artwork, sculptures, etc.).

5. Minor modifications and/or upgrades of pump stations, reservoirs, and storm detention facilities.

6. Americans with Disability Act compliance that significantly alters the exterior of the building (ramps are exempt).

7. Freestanding art and statuary over five feet tall.

8. Other land uses and activities may be added if the Planning Director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.

9. No design review is required if the applicant proposes to repair or replace one of the listed items. The Planning Director shall make the determination of whether an applicant is proposing a repair or replacement. However, Class I design review applies when one of the following improvements is part of a minor redesign or remodel.

a. Sidewalks on private property.

b. Loading docks.

c. Addition or reduction of parking stalls.

d. Revised parking alignment.

e. Revised circulation.

f. Revised points of ingress/egress to a site.

g. Heating, ventilation, and air conditioners (HVAC) that are visible from the public right-of-way.

B. Class II Design Review. Class II design review applies to all uses/activities except those uses/activities listed under Class I design review, and the exemptions of CDC 55.025. Class II design review applies to the proposed improvements listed in this section when the proposed improvement (e.g., new sidewalk) is part of a major commercial, office, industrial, public, or multi-family construction project (e.g., a new shopping center).

Staff Finding 55: The application is for a new mixed-use structure including a commercial and residential use and is subject to a Class II Design Review. The criteria are met.

55.030 ADMINISTRATION AND APPROVAL PROCESS

A. A pre-application conference is required before submitting a development plan application for design review as provided by CDC 99.030(B).

B. The application shall be submitted by the record owner(s) of the property, authorized agent, or condemnor.

C. Action on the development plan application shall be as provided by Chapter 99 CDC, Procedures for Decision-Making: Quasi-Judicial, and the following:

1. The Planning Director for Class I design review applications, or Planning Commission for Class II design review applications, shall approve, approve with conditions, or deny the application based on findings related to the applicable criteria set forth in CDC 99.110 and this chapter.

[...]

Staff Finding 56: A pre-application was held on March 2, 2023. The application for the Class II Design Review was made by Iselin Architecture, and a signature from the owner is on the application. The criteria are met.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at their direction.

2. All heritage trees, as defined in the municipal code, all trees and clusters of trees (“cluster” is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist’s findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

[...]

Staff Finding 57: No heritage trees are located on the project site. The city arborist did not identify any significant trees on the project site. The criteria are not applicable.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

Staff Finding 58: The subject property is essentially flat. The project proposal will not change the subject property topography. Natural drainage will be maintained to the greatest extent possible. The new structure will manage stormwater as required by condition of approval 2. Subject to the conditions of approval, the criteria are met.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report’s Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

Staff Finding 59: Staff adopts applicant findings. The site is largely flat with a slope of less than 2 feet from the front of the property (north) to the rear of the property (south). The criteria are met.

5. *There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.*

Staff Finding 60: Staff adopts applicant findings.

“The site will contain a single building along with a small, existing shed that will remain and is located 9’-4” from the nearest point of the building. The proposed addition is compliant with the side yard setback of 7.5’ and the building on the adjacent property also appears compliant with the side yard setback, providing approximately 15’ between the two structures. There is approximately 40’ between the existing building and the building located across the alley.” The criteria are met.

6. *Architecture.*

a. *The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.*

Staff Finding 61: Staff adopts applicant findings.

“The proposed building addition is compatible in design with the existing residential structure. Design elements including roof pitch, combination of gabled and hipped roofs, window scale and groupings, finish materials and colors are consistent with the existing building.” The criteria are met.

b. *While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.*

Staff Finding 62: Staff adopts applicant findings.

“The scale of the existing structure is carried across to the addition in the alignment of the porch roofs and breezeway connection. The two-story volume, 32’ height of the addition is consistent with other residential and commercial structures along Willamette Falls Drive.”
The criteria are met.

c. *Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.*

Staff Finding 63: The proposed project is consistent in architectural style with the surrounding area and adjacent properties to the south, west, east, and northwest. Immediately to the north is a food cart pod/wine and beer bar which is similar in era and architectural style to the proposed project. The criteria are met.

d. *Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.*

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the “height and width” ratio referenced in this section.

Staff Finding 64: Staff adopts applicant findings.

“Human scale is achieved through the use of porches, porch columns, roof projections at the main level, an upper level balcony and multiple unit grouped windows and doors. In addition, the building addition is placed as close to the front public sidewalk as possible with the required PUE.” The criteria are met.

e. *The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.*

Staff Finding 65: Staff adopts applicant findings.

“The front elevation of the addition includes 24 lf of windows/doors over the 31.5’ width, for 76%. Combined with the primary frontage of the existing portion of the building, the total frontage includes 35 lf of windows/doors over the total frontage width of 51.5’ for a total of 68%.

The 15th Street side of the addition includes 23 lf of window over the 61.5’ length, for 37%. Combined with the existing building façade, the total 15th Street frontage includes 35 lf of windows/doors over the total frontage length of 71.5’, for a total of 49%.” The criteria are met.

f. Variations in depth and roof line are encouraged for all elevations.

To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

Staff Finding 66: Staff adopts applicant findings.

“The total width of the building at the rear façade is 68.5’. The rear elevation of the building is articulated through various means including changes in wall height, multiple gable end and eave wall planes, ornamental brackets at the upper level floor cantilever and the breezeway connection.” The criteria are met.

g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

Staff Finding 67: Staff adopts applicant findings.

“A full width porch is provided at the entrance to the building addition, which will provide protection from precipitation, sun and wind. The breezeway will also provide cover and protection from the elements for employees and residents at the rear building entrance.” The criteria are met.

h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

Staff Finding 68: Staff adopts applicant findings.

“The Willamette Falls Drive frontage has been improved to incorporate elements required by the city, including wide sidewalks, street trees and a bike lane. The property frontage along WFD will include landscaping to supplement the existing, well-manicured lawn and ornamental tree and shrubs.

ROW improvements along 15th Street will include a new 6' sidewalk, street trees, plantings within new stormwater planters and room for on-street parking. The property frontage will retain the well-manicured lawn and ornamental trees and shrubs. The criteria are met.

i. *Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.*

Staff Finding 69: The proposed project does not include sidewalk use for cafes, kiosks, street furniture or other sidewalk uses. The criteria are not applicable.

7. *Transportation. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:*

a. *Commercial and office development shall be oriented to the street. At least one public entrance shall be located facing an arterial street; or, if the project does not front on an arterial, facing a collector street; or, if the project does not front on a collector, facing the local street with highest traffic levels. Parking lots shall be placed behind or to the side of commercial and office development. When a large and/or multi-building development is occurring on a large undeveloped tract (three plus acres), it is acceptable to focus internally; however, at least 20 percent of the main adjacent right-of-way shall have buildings contiguous to it unless waived per subsection (B)(7)(c) of this section. These buildings shall be oriented to the adjacent street and include pedestrian-oriented transparencies on those elevations...*

[...]

Staff Finding 70: Staff adopts applicant findings.

“Both the existing building and addition entrances are oriented toward and have the primary building entrances accessed from Willamette Falls Drive. The two onsite parking spaces are located behind the building, accessed off of the alley.

The entire 31.5' width of the addition will be located as close to the WFD frontage as possible with the required 8' PUE. This frontage meets the requirements for pedestrian transparency identified in 55.100.6.e as noted in that section. The project is not multi-family.”

The criteria are met.

c. *Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public rights-of-way may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.*

Staff Finding 71: The proposed project will be built as close to the primary right-of-way as possible with consideration for the 8-foot public utility easement on the property. The criteria are met.

d. Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces. Sidewalks in front of storefronts on the arterials and main store entrances on the arterials identified in CDC 85.200(A)(3) shall be 12 feet wide to accommodate pedestrians, sidewalk sales, sidewalk cafes, etc. Sidewalks in front of storefronts and main store entrances in commercial/OBC zone development on local streets and collectors shall be eight feet wide.

Staff Finding 72: Staff adopts applicant findings.

“A new onsite, accessible accessway will be provided from the new parking spaces to the front building entrance and public sidewalk at WFD. This accessway will be 6’ wide and paved in concrete. The path extends from the ADA parking aisle without abutting or crossing parking spaces or vehicle travel lanes.” The criteria are met.

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.

Staff Finding 73: Staff adopts applicant findings.

“The new pathway provides a clear, obvious and direct connection between the parking spaces, secondary employee building entrance, primary building entrance and public sidewalk on WFD.” The criteria are met.

f. At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.

Staff Finding 74: Staff adopts applicant findings.

“The existing building entrance and the primary entrance at the addition open onto WFD and are clearly identifiable as main entrances by the pathways from the sidewalk, porches and glazing within and adjacent to the doors.” The criteria are met.

g. Where transit service exists, or is expected to exist, there shall be a main entrance within a safe and reasonable distance of the transit stop. A pathway shall be provided to facilitate a direct connection.

Staff Finding 75: Staff adopts applicant findings.

“Willamette Falls Drive serves as a transit line with a stop one block to the east. Direct pathways lead from the primary entrances to the public sidewalk.” The criteria are met.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The “height-to-width ratio” is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.

Staff Finding 76: Staff incorporates applicant findings.

“The front of the existing building porch sits approximately 34’ back from the WFD ROW. The front of the porch at the existing brings the building to approximately 9’ from the ROW – as close as possible due to the required 8’ PUE, incorporating a 12” roof overhang. The addition is also 32’ tall, 11’ taller than the existing building, improving the height to width ratio.” The criteria are met.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means.

Staff Finding 77: The proposed project does not include any of the listed public facilities. The criteria are not applicable.

j. Parking spaces at trailheads shall be located so as to preserve the view of, and access to, the trailhead entrance from the roadway. The entrance apron to the trailhead shall be marked: “No Parking,” and include design features to foster trail recognition.

Staff Finding 78: The proposed project does not include any trailheads. The criteria are not applicable.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes

and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.
 - b. The size of the buffer required to achieve the purpose in terms of width and height.
 - c. The direction(s) from which buffering is needed.
 - d. The required density of the buffering.
 - e. Whether the viewer is stationary or mobile.
2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:
- a. What needs to be screened?
 - b. The direction from which it is needed.
 - c. How dense the screen needs to be.
 - d. Whether the viewer is stationary or mobile.
 - e. Whether the screening needs to be year-round.
3. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

Staff Finding 79: The proposal does not call for any rooftop mechanical units. The criteria are not applicable.

D. Privacy and noise.

1. Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view from adjoining units.

Staff Finding 80: Staff adopts applicant findings.

“The existing residential structure is the only ground floor residential unit. It includes a covered exterior porch on the front of the building. In addition, an outdoor, paved patio at the rear of the building, adjacent to the alley, is available for use by all residential units and the office. The patio is mostly screened by a mature line of arborvitae, the storage shed and the building.” The criteria are met.

2. Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural-appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the noise standards contained in West Linn Municipal Code Section [5.487](#).

Staff Finding 81: Staff adopts applicant findings.

“The three new residential units will be located on the second floor, which will provide some degree of natural, exterior noise reduction. The adjacent property to the west and those across the alley are all residential, so there should be no unusual or unsimilar noise

generation.” The criteria are met.

3. *Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.*

Staff Finding 82: Staff adopts applicant findings.

“The main level of the building addition will be professional office, which will produce minimal, low level noise during the day and no noise in the evenings or at night.” The criteria are met.

4. *Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)*

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user’s first year of operation to monitor compliance with City standards and permit requirements.

Staff Finding 83: Staff adopts applicant findings.

“The proposed professional office and residential units are not anticipated to generate noise levels in excess of allowed standards.” The criteria are met.

E. Private outdoor area. This section only applies to multifamily projects.

1. In addition to the requirements of residential living, unit shall have an outdoor private area (patio, terrace, porch) of not less than 48 square feet in area;
2. The outdoor space shall be oriented towards the sun where possible; and
3. The area shall be screened or designed to provide privacy for the users of the space.
4. Where balconies are added to units, the balconies shall not be less than 48 square feet, if they are intended to be counted as private outdoor areas.

Staff Finding 84: The proposed project does not include any private outdoor areas. The criteria are not applicable.

F. Shared outdoor recreation areas. This section only applies to multifamily projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 square feet. In those cases, shared outdoor recreation areas are calculated on the duplexes or single-family attached dwellings only. It also applies to qualifying PUDs under the provisions of CDC 24.170.

1. In addition to the requirements of subsection E of this section, usable outdoor recreation space shall be provided in residential developments for the shared or common use of all the residents in the following amounts:

(...)

Staff Finding 85: The proposed project does not have any shared outdoor recreation areas for multi-family projects. The criteria are not applicable.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

1. A deck, patio, fence, low wall, hedge, or draping vine;

(...)

Staff Finding 86: Staff adopts applicant findings.

“The property will be separated from the public on WFD and 15th Streets by various methods, including, an existing small, white picket fence on 15th Street, the manicured lawn and/or planting beds and a paver pathway to the original building. The next level of separation will include raised porches, which will delineate the building entrances.” The criteria are met.

H. *Public transit.*

1. *Provisions for public transit may be required where the site abuts an existing or planned public transit route. The required facilities shall be based on the following:*

- a. *The location of other transit facilities in the area.*
- b. *The size and type of the proposed development.*
- c. *The rough proportionality between the impacts from the development and the required facility.*

2. *The required facilities shall be limited to such facilities as the following:*

- a. *A waiting shelter with a bench surrounded by a three-sided covered structure, with transparency to allow easy surveillance of approaching buses.*
- b. *A turnout area for loading and unloading designed per regional transit agency standards.*
- c. *Hard-surface paths connecting the development to the waiting and boarding areas.*
- d. *Regional transit agency standards shall, however, prevail if they supersede these standards.*

3. *The transit stop shall be located as close as possible to the main entrance to the shopping center, public or office building, or multi-family project. The entrance shall not be more than 200 feet from the transit stop with a clearly identified pedestrian link.*

4. *All commercial business centers (over three acres) and multi-family projects (over 40 units) may be required to provide for the relocation of transit stops to the front of the site if the existing stop is within 200 to 400 yards of the site and the exaction is roughly proportional to the impact of the development. The commercial or multi-family project may be required to provide new facilities in those cases where the nearest stop is over 400 yards away. The transit stop shall be built per subsection (H)(2) of this section.*

Staff Finding 87: An existing transit stop is located approximately 350 feet from the nearest entrance and was recently installed as part of the Willamette Falls Drive Streetscape Project. The stop is clearly marked and contains a bench and shelter. TriMet was notified of the proposed project but did not comment on the application. The criteria are met.

I. Public facilities. An application may only be approved if adequate public facilities, as defined in CDC [2.030](#), will be available to provide service to the property prior to occupancy.

1. In situations where the level-of-service or volume-to-capacity performance standard for an affected City or State roadway is currently failing or projected to fail to meet the standard at a date determined within a traffic impact analysis, and an improvement project is not programmed, the development shall avoid further degradation of the affected transportation facility. Mitigation must be provided to bring the facility performance standard to existing conditions at the time of occupancy.

2. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to the City's Improvement Standards and Specifications. The City Engineer shall determine the appropriate level of street and traffic control improvements to be required, including any off-site street and traffic control improvements, based upon the transportation analysis submitted. The City Engineer's determination of developer obligation, the extent of road improvement and City's share, if any, of improvements and the timing of improvements shall be made based upon the City's systems development charge ordinance and capital improvement program, and the rough proportionality between the impact of the development and the street improvements.

(...)

Staff Finding 88: The subject property is bordered by Willamette Falls Drive, an arterial classification, and 15th Street, a collector classification. The existing right-of-way width for Willamette Falls Drive is approximately 120 feet and 15th Street is approximately 60 feet. The required cross-section design for an arterial requires 102 feet of right-of-way. The cross-section design for a collector street with parking on both sides requires 68 feet of right-of-way. No additional right-of-way is needed. As a result of recent streetscape work, the project frontages for Willamette Falls Drive currently meets city standards. The applicant is proposing the construction of a new 6 foot sidewalk and curb along 15th Street, and the paving of Knapps Alley. Subject to conditions of approval 2, 3, and 4, the criteria are met.

3. Storm detention and treatment and geologic hazards. Per the submittals required by CDC [55.130](#) and [92.010\(E\)](#), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.

(...)

Staff Finding 89: Staff adopts applicant findings.

“New stormwater systems will be constructed as part of this development to address private and public stormwater. Refer to 55.130 and Civil drawings.”

Subject to condition of approval 2, the criteria are met.

4. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer’s satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development’s domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

Staff Finding 90: Water is available in 15th Street and Knapps Alley to serve the proposed building. The applicant has submitted a plan prepared by a registered civil engineer and will take water access from Knapps Alley. The City Engineer has confirmed the water system has sufficient water volume and pressure to serve the new building. An existing fire hydrant is located in the public right of way immediately east of the site, as noted on the TVF&R Service Provider Permit. The criteria are met.

5. Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.

Staff Finding 91: The applicant has submitted a plan prepared by a registered civil engineer that will gravity flow to the existing sanitary sewer line in Knapps Alley. The system will be built to appropriate standards City of West Linn Engineering standards per condition of approval 2. The City Engineer has confirmed the sanitary sewer line and system will have sufficient capacity to service the proposal. Subject to condition of approval 2, the criteria are met.

6. Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.

Staff Finding 92: Staff adopt applicant findings.

“Garbage and recycling bins will be provided that meet the Metro standards of 20 gallons per unit per week. These will be located in a screened enclosure near the corner of the alley and 15th Street. In addition, standard totes for glass recycling will be contained within the storage shed and be set out for collection as necessary.” The criteria are met.

J. Crime prevention and safety/defensible space.

1. *Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*

2. *Interior laundry and service areas shall be located in a way that they can be observed by others.*

Staff Finding 93: Staff adopt applicant findings.

“Laundry facilities will be accommodated within individual units.” The criteria are met.

3. *Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*

Staff Finding 94: Staff adopt applicant findings.

“Mailboxes will be located adjacent to the primary entrance door for the existing building and addition. Mailboxes for the upper level units will be located near the rear stair up to the units. All these areas will be covered by roofs and will include lighting within the roof/soffits. Lighting for the garbage/recycling area will be added at the storage shed to provide security lighting.” The criteria are met.

4. *The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*

5. *Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.*

6. *Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.*

Staff Finding 95: The applicant has provided a proposed lighting plan that illuminates all areas vulnerable to crime (see Exhibit PC-1, Attachment B). The parking areas and primary pedestrian walkways are fully lighted and meet the seven foot overlap provision. The light fixtures will comply with bulb standards and be directed downward. These standards are met.

7. *Lines of sight shall be reasonably established so that the development site is visible to police and residents.*

8. *Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.*

Staff Finding 96: Staff incorporates applicant findings.

“The building will be open to both WFD and 15th Street. The small courtyard that will be created between the existing building and addition will be shallow enough to allow sufficient visibility and observation from WFD. No new fencing is proposed.” The criteria are met.

K. *Provisions for persons with disabilities.*

1. *The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.*

Staff Finding 97: Staff incorporates applicant findings.

“The building addition will be fully compliant with the requirements of the ADA. A paved, accessible walkway will connect the onsite ADA parking space and access aisle to the new entrance and will allow wheelchair access to the front porch and entry door by way of a ramp. The accessway will extend to the public sidewalk on WFD.” The criteria are met.

L. *Signs.*

1. *Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.*

Staff Finding 98: Staff incorporates applicant findings.

“Building address will be as directed by the city of West Linn. Due to the mixed use of the building, the architectural separation between the existing building and the addition and the fact that the upper level residential units are accessed from Knapps Alley, addressing will be somewhat complicated. It may provide the most clarity to identify the existing building as 1593 A and the addition entrance to this tenant suite as 1593 B. New residential units could be identified as 1593 C, D and E. Address numerals are located at the gable above the front entry at the existing building and will be added above the primary entrance to the building addition as well as at the door to the residential unit entrance stair. Additional signage can be added as deemed appropriate by the city.” The criteria are met.

2. *The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.*

Staff Finding 99: Staff incorporates applicant findings.

“New address signage will incorporate a simple serif font to match the style and size of the address numerals on the existing building.” The criteria are met.

3. *The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.*

4. *The signs shall not obscure vehicle driver’s sight distance.*

5. *Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.).*

Staff Finding 100: Staff incorporates applicant findings.

“Address numerals will be located at all public building entrances. All addressing shall be building mounted and will not obscure visibility to the building or site. No signs indicating future uses are proposed.” The criteria are met.

6. *Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.*

Staff Finding 101: Staff incorporates applicant findings.

“No on-site driveways or parking areas requiring traffic control are proposed.” The criteria are met.

M. *Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.*

Staff Finding 102: Staff incorporates applicant findings.

“The Civil Engineer will coordinate with utility companies and the city for modifications to the existing utilities as required. Water and sewer are currently served from the alley and will remain in this location. Natural gas is provided from Willamette Falls Drive and will be extended/re-routed on site as required. Electrical service is extended underground from 15th Street and will be extended to the addition from the existing building as required. No noise generating utility equipment will be installed.” Subject to condition of approval 2, the criteria are met.

N. *Wireless communication facilities (WCFs). (This section only applicable to WCFs.) WCFs as defined in Chapter 57 CDC may be required to go through Class I or Class II design review. The approval criteria for Class I design review is that the visual impact of the WCF shall be minimal to the extent allowed by Chapter 57 CDC. Stealth designs shall be sufficiently camouflaged so that they are not easily seen by passersby in the public right-of-way or from any adjoining residential unit. WCFs that are classified as Class II design review must respond to all of the approval criteria of this chapter.*

Staff Finding 103: Staff incorporates applicant findings.

“The development does not include wireless communication facilities.” The criteria are met.

O. *Refuse and recycling standards.*

1. *All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.*
2. *Compactors, containers, and drop boxes shall be located on a level Portland cement concrete pad, a minimum of four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.*

Staff Finding 104: Staff incorporates applicant findings.

"A garbage/recycling enclosure will be constructed at the southeast corner of the site near the intersection of 15th Street and Knapps Alley. The garbage/ recycling enclosure will be constructed with a concrete base, 4" thick, level with adjacent grade with minimal slope as required to drain surface water." The criteria are met.

3. *Recycling and solid waste service areas.*
 - a. *Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.*
 - b. *The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.*
 - c. *Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect-resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.*
 - d. *The location of the recycling area and method of storage shall be approved by the local fire marshal.*
 - e. *Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.*
 - f. *Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.*
 - g. *Recyclable material service areas shall be maintained in a clean and safe condition.*

Staff Finding 105: Staff incorporates applicant findings.

"The garbage/recycling area is designed to accommodate two garbage bins and two recycling bins, of up to 95 gallon capacity each. This provides the residential units with the Metro guideline amount of 20 gallons per unit per week of garbage and recycling and provides another 95 gallons of garbage and recycling capacity for the office occupancy, which is significantly more than what should be necessary for a professional office of this size. In addition, the existing storage shed will be utilized to store glass recycling bins that can be put

out for collection as necessary. The garbage/recycling area is located near the alley and 15th Street to accommodate collection with minimal movement of the bins.” The criteria are met.

4. *Special wastes or recyclable materials.*

a. *Environmentally hazardous wastes defined in ORS 466.005 shall be located, prepared, stored, maintained, collected, transported, and disposed in a manner acceptable to the Oregon Department of Environmental Quality.*

b. *Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials shall be stored in a separate storage area designed for such purpose.*

Staff Finding 106: The proposal does not contain uses that will produce any hazardous waste, cooking grease, or animal renderings. The criteria are not applicable.

5. *Screening and buffering.*

a. *Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.*

b. *Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.*

c. *All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.*

6. *Litter receptacles.*

a. *Location. Litter receptacles may not encroach upon the minimum required walkway widths.*

b. *Litter receptacles may not be located within public rights-of-way except as permitted through an agreement with the City in a manner acceptable to the City Attorney or their designee.*

c. *Number. The number and location of proposed litter receptacles shall be based on the type and size of the proposed uses. However, at a minimum, for non-residential uses, at least one external litter receptacle shall be provided for every 25 parking spaces for first 100 spaces, plus one receptacle for every additional 100 spaces.*

Staff Finding 107: Staff incorporates applicant findings.

“The garbage/recycling bins will be screened to the north by the existing storage shed and on other sides by 5’ high wood framed, sided enclosure walls and a solid, sided gate. In addition, a 3’ wide landscape area with an evergreen landscape screen will separate the enclosure from 15th Street. No litter receptacles are required and none are proposed for this development.” The criteria are met.

55.110 SITE ANALYSIS

The site analysis shall include:

- A. A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian and bike ways, transit stops and utility access.
- B. A site analysis on a drawing at a suitable scale (in order of preference, one inch equals 10 feet to one inch equals 30 feet) which shows:
 1. The property boundaries, dimensions, and gross area.
 2. Contour lines at the following minimum intervals:
 - a. Two-foot intervals for slopes from zero to 25 percent; and
 - b. Five- or 10-foot intervals for slopes in excess of 25 percent.
 3. Tables and maps identifying acreage, location and type of development constraints due to site characteristics such as slope, drainage and geologic hazards, including a slope analysis which identifies portions of the site according to the land types (I, II, III and IV) defined in Chapter 02 CDC.
 4. The location and width of adjoining streets.
 5. The drainage patterns and drainage courses on the site and on adjacent lands.
 6. Potential natural hazard areas including:
 - a. Floodplain areas pursuant to the site's applicable FEMA Flood Map panel;
 - b. Water resource areas as defined by Chapter 32 CDC;
 - c. Landslide areas designated by the Natural Hazard Mitigation Plan, Map 16; and
 - d. Landslide vulnerable analysis areas, designated by the Natural Hazard Mitigation Plan, Map 17.
 7. Resource areas including:
 - a. Wetlands;
 - b. Riparian corridors;
 - c. Streams, including intermittent and ephemeral streams;
 - d. Habitat conservation areas; and
 - e. Large rock outcroppings.
 8. Potential historic landmarks and registered archaeological sites. The existence of such sites on the property shall be verified from records maintained by the Community Development Department and other recognized sources.
 9. Identification information including the name and address of the owner, developer, project designer, lineal scale and north arrow.
 10. Identify Type I and II lands in map form. Provide a table which identifies square footage of Type I and II lands also as percentage of total site square footage.

Staff Finding 108: Staff incorporates applicant findings.

"An Existing Conditions Map is provided with the drawings and includes the information requested." The criteria are met.

55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis (CDC 55.110) and shall show:

- A. The applicant’s entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant’s property and proposed development and adjacent property and development.
- B. Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot or parcel lines.
- C. Streams and stream corridors.
- D. Identification information, including the name and address of the owner, developer, project designer, lineal scale and north arrow.
- E. The location, dimensions, and names of all existing and proposed streets, public pathways, easements on adjacent properties and on the site, and all associated rights-of-way.
- F. The location, dimensions and setback distances of all:
 - 1. Existing and proposed structures, improvements, and utility facilities on site; and
 - 2. Existing structures and driveways on adjoining properties.
- G. The location and dimensions of:
 - 1. The entrances and exits to the site;
 - 2. The parking and circulation areas;
 - 3. Areas for waste disposal, recycling, loading, and delivery;
 - 4. Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;
 - 5. On-site outdoor recreation spaces and common areas;
 - 6. All utilities, including stormwater detention and treatment; and
 - 7. Sign locations.
- H. The location of areas to be landscaped.

Staff Finding 109: Staff incorporates applicant findings.

“An architectural Site Plan is provided and includes all of the general site information including new and existing site development, property lines, parking, garbage/recycling enclosure, dimensions and general information. Civil drawing are provided showing detailed information regarding sitework, utilities, grading and erosion control.” The criteria are met.

55.125 TRANSPORTATION ANALYSIS

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

Staff Finding 110: The proposed project will add approximately 40 vehicle trips per day and does not meet the threshold of 250 vehicle trips per day for a required Traffic Impact Analysis (TIA). The criteria are not applicable.

55.130 GRADING AND DRAINAGE PLANS

The following requirements apply to Type I, II and III lands (refer to definitions in Chapter 02 CDC). A registered civil engineer must prepare a grading plan and a storm detention

and treatment plan pursuant to CDC 92.010(E), at a scale sufficient to evaluate all aspects of the proposal, and a statement that demonstrates:

- A. The location and extent to which grading will take place indicating general contour lines consistent with CDC 55.110(B)(2), slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.
- B. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards.
- C. There is sufficient factual data to support the conclusions of the plan.
- D. Per CDC 99.035, the Planning Director may require the information in subsections A, B and C of this section for Type IV lands if the information is needed to properly evaluate the proposed site plan.
- E. For Type I, II and III lands (refer to definitions in Chapter 02 CDC), the applicant must provide a geologic report, with text, figures and attachments as needed to meet the industry standard of practice, prepared by a certified engineering geologist and/or a geotechnical professional engineer, that includes:
 - 1. Site characteristics, geologic descriptions and a summary of the site investigation conducted;
 - 2. Assessment of engineering geological conditions and factors;
 - 3. Review of the City of West Linn’s Natural Hazard Mitigation Plan and applicability to the site; and
 - 4. Conclusions and recommendations focused on geologic constraints for the proposed land use or development activity, limitations and potential risks of development, recommendations for mitigation approaches and additional work needed at future development stages including further testing and monitoring.
- F. Identification information, including the name and address of the owner, developer, project designer, and the project engineer.

Staff Finding 111: Staff incorporates applicant findings.

“The site is classified as Type IV lands, with no slope in excess of 10%. Complete Civil drawings are provided, which provide detailed information on grading, utilities, stormwater detention and treatment facilities, erosion control and general project information.” The criteria are met.

55.140 ARCHITECTURAL DRAWINGS

Architectural drawings shall be submitted showing:

- A. Building elevations and sections tied to curb elevation;
- B. Building materials: color and type; and
- C. The name of the architect or designer.

Staff Finding 112: The applicant has provided architectural drawings that include building elevations, type of building materials, color of materials, and the name of the architect. The criteria are met.

55.150 LANDSCAPE PLAN

- A. The landscape plan shall be prepared and shall show the following:
 - 1. Preliminary underground irrigation system, if proposed;
 - 2. The location and height of fences and other buffering of screening materials, if proposed;
 - 3. The location of terraces, decks, patios, shelters, and play areas, if proposed;
 - 4. The location, size, and species of the existing and proposed plant materials, if proposed; and
 - 5. Building and pavement outlines.
- B. The landscape plan shall be accompanied by:
 - 1. The erosion controls that will be used, if necessary;
 - 2. Planting list; and
 - 3. Supplemental information as required by the Planning Director or City Arborist.

Staff Finding 113: The proposed project includes a landscape plan (See PC-1, page) shelters, buffering/screening materials, size and species of existing and proposed plants, erosion controls, planting list, and other supplemental information. The criteria are met.

CHAPTER 96, STREET IMPROVEMENTS REQUIRED

96.010 CONSTRUCTION REQUIRED

- A. Street improvements for residential construction are required when:
 - 1. Construction of a new single-family attached or detached structure (replacement of an existing structure is exempt); or
 - 2. Replacement of a single-family home increases the square feet by 50 percent or greater; or
 - 3. Construction of a new multifamily structure; or
 - 4. Increase in dwelling unit density on site (accessory dwelling units are exempt).
- B. Street improvements for commercial construction are required when:
 - 1. Construction of a new commercial structure; or
 - 2. Remodel of an existing commercial structure with an increase in floor area that requires additional parking; or
 - 3. Change in use that requires additional parking; or
 - 4. Construction that increases the dwelling unit density on site; or
 - 5. Construction which requires a change in type, number, or location of accessways; or
 - 6. Replacement of an existing structure that requires additional parking.

Staff Finding 114: The proposed project will complete street improvements on 15th Street as well as Knapps Alley. See Conditions of Approval 2, 3, and 4. Subject to the Conditions of Approval, the criteria are met.

99.030 NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS

Prior to submittal of an application for any subdivision, conditional use permit, multifamily project, planned unit development of four or more lots, non-residential buildings over 1,500 square feet, or a zone change that requires a Comprehensive Plan amendment, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. Although not required for other or smaller projects, contact with neighbors is highly recommended. The Planning Director may require neighborhood contact pursuant to this section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial....

Staff Finding 115: The proposed application does not meet any of the criteria above as the non-residential component is less than 1,500 square feet in size, does not include a subdivision or conditional use, and is not a multi-family project (defined as five units or more). Therefore, this standard is not required. Nevertheless, the applicant made presentations to the Willamette Neighborhood Association on January 10th and February 14th, 2024.

99.060 APPROVAL AUTHORITY

*B. Planning Commission authority. The Planning Commission shall have the authority to:
[...]*

2. Approve, deny, or approve with conditions the following applications:

(...)

h. Design review, Class II

(...)

Staff Finding 116: The application is scheduled for a May 1, 2024 public hearing at the West Linn Planning Commission. The criteria are met.

99.080 NOTICE

Notice shall be given in the following ways:

A. Class A Notice. (...)

Staff Finding 117: The applicant proposal has been properly noticed by the City per Exhibit PC-4. These criteria are met.

EXHIBIT PC-1: APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Chris Myers	PROJECT NO(S)	DR-24-01
			PRE-APPLICATION NO. PA-23-03
NON-REFUNDABLE FEE(S)	\$4,500 + \$500	REFUNDABLE DEPOSIT(S)	TOTAL \$5,000

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) Related File# _____ | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

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

Site Location/Address: 1595 Willamette Falls Drive West Linn, OR 97068	Assessor's Map No.: 31E02BC02000
	Tax Lot(s):
	Total Land Area: 10,000 SF

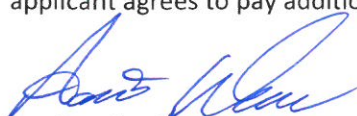
Brief Description of Proposal:

New addition to an existing residential building to include commercial office on the main level and three new dwelling units on the upper level.

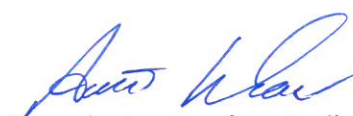
Applicant Name*: Historic Willamette Investments, LLC Address: 29100 Town Center Loop W Suite 230 City State Zip: Wilsonville, OR 97070 Contact: Austin Walker	Phone: 503-516-1919 Email: austin@aicloans.com
Owner Name (required): Historic Willamette Investments, LLC Address: 29100 Town Center Loop W Suite 230 City State Zip: Wilsonville, OR 97070 Contact: Austin Walker	Phone: 503-516-1919 Email: austin@aicloans.com
Consultant Name: Iselin Architects, PC Address: 1307 7th Street City State Zip: Oregon City, OR 97045 Contact: Jessica Iselin	Phone: 503-656-1942 Email: jessica@iselinarch.com

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings related to the propose land use.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF 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 authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.


Applicant's signature

2/15/24
Date


Owner's signature (required)

2/15/24
Date

Application for
Class II Design Review

New
Walker Mixed Use Building
1593 Willamette Falls Drive
West Linn, OR 97068

February 19, 2024

City of West Linn
22500 Salamo Road
West Linn, OR 97068

iAISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

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- Chapter 54: Landscaping
- Chapter 55: Design Review
- Chapter 59: Willamette Neighborhood Mixed Use Transitional Zone
- Chapter 96: Street Improvement Construction
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B. Attachments

- Conceptual Renderings
- TVFR Service Provider Permit
- Neighborhood Meeting Correspondence, Posting & Minutes
- Exterior Lighting Photometrics & Cutsheets
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C. Drawings

	Existing Conditions Map
A1.0	Site Plan
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ECM	Existing Conditions Map
L1.0	Landscape Plan
C1.0	Grading Plan
C2.0	Frontage Improvement Plan
C3.0	Utility Plan
C4.0	Storm Drain Plan

Project Information:

Property Owner: Historic Willamette Investments, LLC
29100 Town Center Loop W Suite 230
Wilsonville, OR 97070
Contact: Austin Walker, austin@aicloans.com
503-516-1919

Architect: Iselin Architects, P.C.
1307 Seventh Street
Oregon City, OR 97045
Contact: Jessica Iselin, jessica@iselinarch.com
503-656-1942

Building Designer: Keith Abel
5757 Ridgetop Court
Lake Oswego, OR 97034
Contact: Keith Abel, keith.abel@comcast.net
503-784-5815

Civil Engineer: Sisul Engineering, Inc
375 Portland Avenue
Gladstone, OR 97027
Contact: Pat Sisul, MUpatsisul@sisulengineering.com
503-657-0188

Project Description:

The project includes the construction of a building addition to an existing residential building and associated site improvements.

The existing residential building is a single story with a half story attic, originally constructed as a residence, used as a small commercial office for approximately 10 years within the last 20 years and recently returned to residential use.

The building addition will be a two-story mixed use structure with an office on the main level and three small dwelling units on the upper level. The addition will be connected to the original building with a breezeway near the alley.

Site improvements will include frontage improvements – curb, gutter, sidewalk and stormwater planters – along 15th Street and the paving of Knapps Alley. A new apron will access parking and a garage off of the alley and a small garbage and recycling enclosure will be constructed behind the existing utility building and be accessed off of the alley. An ADA accessway will connect the main entrance of the addition to the ADA parking at the rear of the site and will extend to the sidewalk along Willamette Falls Drive.

Project Summary:

Zoning: MU, Mixed Use

Site Area: 10,000 sf

Building Area:	<u>Existing</u>	<u>New</u>	<u>Total</u>
Main Level	1,080 sf	1,383 sf	2,463 sf
Upper Level	0 (attic only)	1,854 sf	1,854 sf
Total	1,080 sf	3,237 sf	4,317 sf
Garage	0	517 sf	517 sf

Vehicle Parking:			
Required:	Office:		
	1 spaces per 370 gsf	1,383 sf	4 spaces
	Residential (Quadplex):		
	1 space per unit	4 unit	4 spaces
			<u>8 spaces</u>

Provided:	1 ADA & 1 standard	On site
	<u>11 standard</u>	On street
	13 total	

Vehicle Loading: Office: < 10,000 sf None required

Bike Parking:			
Required:	Office:		
	1.5 space per 1,000 gsf	1,383 sf	2 spaces
	Residential:		
	1 per unit	4 units	<u>4 spaces</u>
			6 spaces

Provided:	2 covered	Porch
	2 covered	Garage
	<u>2 covered</u>	<u>Breezeway</u>
	6 Total	

Chapter 38
ADDITIONAL YARD AREA REQUIRED; EXCEPTIONS TO YARD REQUIREMENTS; STORAGE IN YARDS; PROJECTIONS INTO YARDS

Sections:

- 38.020 NO YARD REQUIRED; STRUCTURE NOT ON PROPERTY LINE
- 38.030 SETBACK FROM STREET CENTERLINE REQUIRED
- 38.040 EXCEPTIONS TO YARD REQUIREMENTS
- 38.050 STORAGE IN FRONT YARD
- 38.060 PROJECTIONS INTO REQUIRED YARDS

38.020 NO YARD REQUIRED; STRUCTURE NOT ON PROPERTY LINE

In zones where a side yard or a rear yard setback is not required, a structure which is not to be built on the property line shall be set back from the property line by at least three feet, except as prescribed in CDC 58.090(C)(1). (Ord. 1675 § 36, 2018)

Setbacks are required within the Willamette Neighborhood Mixed Use Transitional Zone and the building addition is compliant with those setbacks, as addressed in Chapter 59.

38.030 SETBACK FROM STREET CENTERLINE REQUIRED

- A. *Purpose. To assure improved light, air, and sight distance and to protect the public health, safety and welfare, a setback in addition to the yard requirements of the zone may be required where the right-of-way is inadequate. A determination shall be made based on the street standards contained in CDC 85.200(A).*
- B. *The minimum yard requirement shall be increased to provide for street widening in the event a yard abuts a street having a right-of-way width less than required by its functional classification, as indicated in the West Linn Transportation System Plan. In such case, the setback from the street centerline shall be not less than the setback required by the zone plus one-half of the right-of-way width standard established in the "constrained" version of the applicable cross-section in TSP Exhibits 6 through 9; however*
- C. *The minimum distance from the wall of any structure to the centerline of an abutting street shall not be less than 25 feet plus the yard required by the zone. This provision shall not apply to existing rights-of-way whose required width is 50 feet or greater.*

Based on the Pre-Application conference and further discussion between the Civil Engineer and the city, the ROW for both Willamette Falls Drive and 15th Street are adequate and require no additional dedication or setback is required.

38.040 EXCEPTIONS TO YARD REQUIREMENTS

- A. *Purpose. The following standards allow exceptions to front yard requirements for residential dwellings when abutting lots are developed with dwellings that were built to a previous front yard setback standard.*
- B. *If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.*
- C. *If there are garages on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the garage for the intervening lot need not exceed the average depth of the front yards of the abutting lots.*

D. If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the subject lot need not exceed a depth one-half way between the depth of the abutting lot and the required front yard depth.

E. If there is a garage on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the garage for the subject lot need not exceed a depth one-half between the depth of the abutting lot and the required front yard depth. (Ord. 1276, 1990)

The building addition complies with setback requirements within the zone and no exceptions are required.

38.050 STORAGE IN FRONT YARD

Boats, trailers, campers, camper bodies, house trailers, recreation vehicles or commercial vehicles in excess of three-quarter-ton capacity shall not be stored in a required front yard in a residential zone if the location creates an obstruction to the vision of passing motorists which constitutes a potential traffic hazard.

No exterior storage of boats, trailers, campers or other similar vehicles will be allowed.

38.060 PROJECTIONS INTO REQUIRED YARDS

A. Repealed by Ord. 1635.

B. Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 36 inches provided the width of such side yard is not reduced to less than three feet. Projections into the side yard may not include living space such as bay windows or overhanging breakfast nooks, etc.

No eaves project into required setbacks.

C. Projections that include living space such as bay windows or overhanging breakfast nooks, etc., may extend into the front or rear yard setbacks, but no more than two feet. The footprint or foundation of the house may not encroach into the front or rear setback area.

The rear wall of the upper level of the building addition cantilevers out and encroaches 2' into the rear yard setback. The foundation does not encroach into the setback.

D. Fireplace chimneys may project into a required front, side or rear yard not more than three feet, provided the width of such side yard is not reduced to less than three feet.

There are no fireplace or chimney encroachments on the site.

E. The presence of an easement within a required yard is a limitation to projections. Uncovered open porches, decks, or balconies, not more than 30 inches in height above grade and not covered by a roof or canopy, may extend or project into a required front or rear yard until the projection reaches a utility easement or comes within five feet of the property line, whichever provides a greater distance from the property line. The uncovered deck, porch or balcony may go into side yard setback leaving at least three feet to the property line. Encroachment into a utility easement is not allowed, except as provided below:

- 1. Uncovered open porches, decks, or balconies may extend into an existing utility easement, provided:
 - a. A minimum vertical clearance of 12 feet is maintained between the lowest point of the deck and the ground; and*
 - b. That no posts are installed within the easement.**
- 2. These provisions do not apply in the Willamette Historic District.*

A new 8' PUE is being required along both street and the alley frontage. The open front porch of the building addition is located beyond this setback. At the west side of the addition, the roof overhang is located at the line of the PUE, but as the building is not precisely parallel to WFD, the eave corner at the opposite side of the porch (nearest 15th Street) extends approximately 4" into the PUE. The vertical clearance at the eave line is 9'-8".

F. Front and rear porches, covered porches, unroofed landings and stairs (over 30 inches in height) may encroach into the front or rear yard setback up to five feet. Homes on corner lots may have a front porch that wraps around to the side street side. The porch on the side street may also encroach five feet into the required street side setback area. Enclosed porches are not permitted to encroach. The roofline of the house may be extended to cover the porch but no enclosed habitable space shall be allowed inside the front yard setback (e.g., dormers). These provisions do not apply in the Willamette Historic District. (Ord. 1291, 1990; Ord. 1308, 1991; Ord. 1401, 1997; Ord. 1635 § 22, 2014)

The open front porch at the building addition extends approximately 3' into the front yard setback.

Chapter 42 CLEAR VISION AREAS

Sections:

42.020 CLEAR VISION AREAS REQUIRED, USES PROHIBITED

42.030 EXCEPTIONS

42.040 COMPUTATION; STREET AND ACCESSWAY 24 FEET OR MORE IN WIDTH

42.050 COMPUTATION; ACCESSWAY LESS THAN 24 FEET IN WIDTH

42.020 CLEAR VISION AREAS REQUIRED, USES PROHIBITED

A. A clear vision area shall be maintained on the corners of all property adjacent to an intersection as provided by CDC [42.040](#) and [42.050](#).

B. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction (except for an occasional utility pole or tree) exceeding three feet in height, measured from the top of the curb, or, where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed. (Ord. [1192](#), 1987)

42.030 EXCEPTIONS

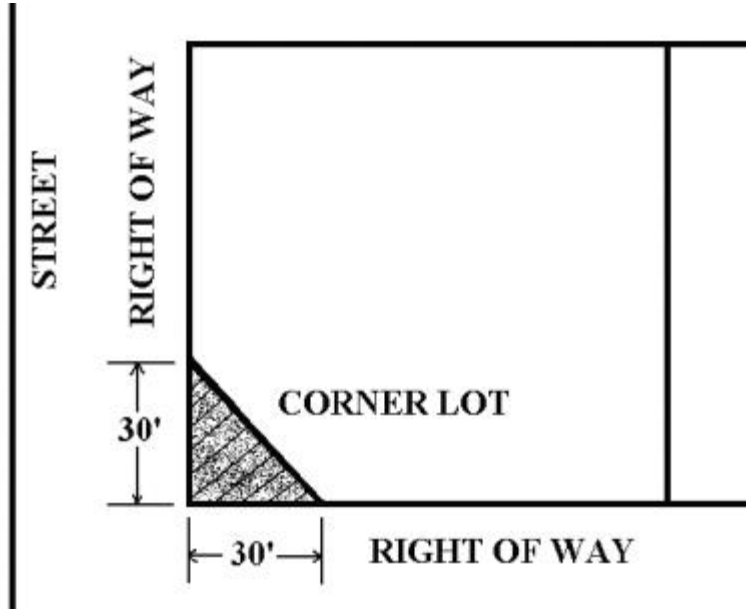
The following described area in Willamette shall be exempt from the provisions of this chapter. The units of land zoned General Commercial which abut Willamette Falls Drive, located between 10th and 16th Streets. Beginning at the intersection of Willamette Falls Drive and 11th Street on 7th Avenue to 16th Street; on 16th Street to 9th Avenue; on 9th Avenue to 14th Street to the Tualatin River; following the Tualatin River and Willamette River to 12th Street; on 12th Street to 4th Avenue; on 4th Avenue to 11th Street; on 11th Street to Willamette Falls Drive. This described area does not include the northerly side of Willamette Falls Drive. (Ord. [1636](#) § 29, 2014)

42.040 COMPUTATION; STREET AND ACCESSWAY 24 FEET OR MORE IN WIDTH

The clear vision area for all street intersections and street and accessway intersections (accessways having 24 feet or more in width) shall be that triangular area formed by the right-of-way or property lines

along such lots and a straight line joining the right-of-way or property line at points which are 30 feet distant from the intersection of the right-of-way line and measured along such lines.

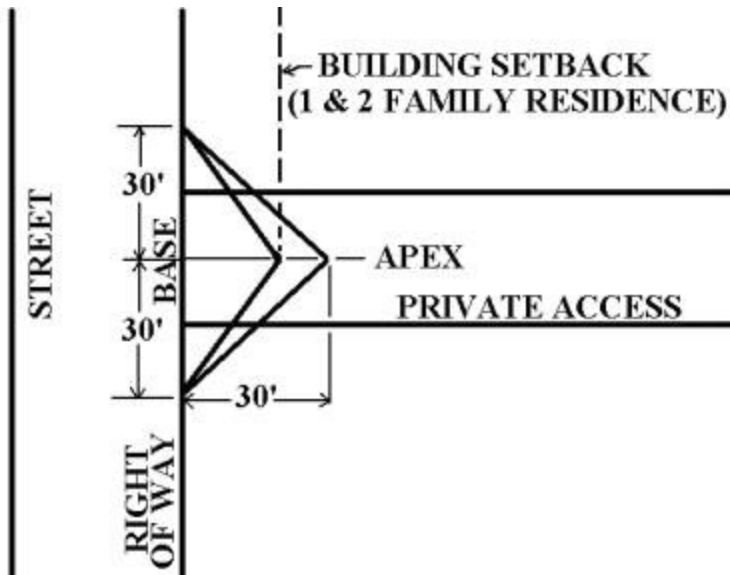
Clear vision area for corner lots and driveways 24 feet or more in width:



42.050 COMPUTATION; ACCESSWAY LESS THAN 24 FEET IN WIDTH

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of-way line in both directions from the centerline of the accessway at the front setback line of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses.

Clear vision area for corner lots and driveways less than 24 feet in width:



Neither the clear vision area at the intersection of 15th Street and Willamette Falls Drive nor the intersection of 15th Street and Knapps Alley is impacted by the proposed building addition.

(Ord. [1291](#), 1990)

Chapter 46 **OFF-STREET PARKING, LOADING AND RESERVOIR AREAS**

Sections:

[46.010 PURPOSE](#)

[46.020 APPLICABILITY AND GENERAL PROVISIONS](#)

[46.030 SUBMITTAL REQUIREMENTS](#)

[46.040 APPROVAL STANDARDS](#)

[46.050 JOINT USE OF A PARKING AREA](#)

[46.060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED](#)

[46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE](#)

[46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA](#)

[46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS](#)

[46.100 PARKING REQUIREMENTS FOR UNLISTED USES](#)

[46.110 RESERVOIR AREAS REQUIRED FOR DRIVE-IN USES](#)

[46.120 DRIVEWAYS REQUIRED ON SITE](#)

[46.130 OFF-STREET LOADING SPACES](#)

[46.140 EXEMPTIONS TO PARKING REQUIREMENTS](#)

[46.150 DESIGN AND STANDARDS](#)

46.010 PURPOSE

The purpose of this chapter is to provide standards for the number and arrangement of parking, loading, and reservoir areas. Most of these provisions relate to commercial, office, and industrial uses. Parking lot design has often been criticized for creating large expanses of paved areas, separating the business from the public street. That arrangement makes it less attractive for pedestrians to access these buildings. The challenge is balancing the business community's desire for ample visible parking to attract prospective customers with the community interest of encouraging safe, non-vehicular access, minimizing the visual impact of parking, and creating a more attractive streetscape and urban environment.

Most parking facilities in non-residential developments contain spaces which are infrequently used, available for the few days a year when parking is at a premium. For these spaces, permeable parking surfaces provide a suitable parking surface which can reduce surface runoff and increase water quality, as well as improve the aesthetic appearance of the parking lot. West Linn encourages the use of permeable parking surfaces in appropriate situations. (Ord. [1463](#), 2000; Ord. [1622](#) § 25, 2014)

46.020 APPLICABILITY AND GENERAL PROVISIONS

A. *At the time a structure is erected or enlarged, or the use of a structure or unit of land is changed within any zone, parking spaces, loading areas and reservoir areas shall be provided in accordance with the requirements of this chapter unless other requirements are otherwise established as a part of the development approval process.*

B. *The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.*

C. *No building or other permit shall be issued until plans are approved that show the property that is and will remain available for exclusive use as off-street parking and loading space as required by this chapter.*

D. *Required parking spaces and loading areas shall be improved to the standards contained in this chapter and shall be available for use at the time of the final building inspection except as provided in CDC [46.150](#). (Ord. [1463](#), 2000; Ord. [1622](#) § 25, 2014; Ord. [1636](#) § 30, 2014)*

The parking calculations provided address the entire site and building and the proposed uses for the building. The proposed onsite parking will be maintained by the property owner, who will occupy the office portion of the building.

46.030 SUBMITTAL REQUIREMENTS

For any application requiring design review approval, which includes parking areas, the applicant shall submit, within the design review package, a plan drawn to scale showing all the elements necessary to indicate that the requirements of Chapter 55 CDC are met and it shall include but not be limited to:

- A. The delineation of individual parking and loading spaces and their dimensions;*
- B. The identification of compact parking spaces;*
- C. The location of the circulation area necessary to serve spaces;*
- D. The access point(s) to streets, alleys, and properties to be served;*
- E. The location of curb cuts;*
- F. The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;*
- G. The proposed grading and drainage plans and the slope (percentage) of parking lot;*
- H. Specifications as to signs and bumper guards;*
- I. Identification of disabled parking spaces;*
- J. Location of pedestrian walkways and crossings; and*
- K. Location of bicycle racks. (Ord. 1463, 2000)*

Parking calculations and delineation of parking spaces, including bicycle parking are provided on the Architectural Site Plan.

46.040 APPROVAL STANDARDS

Approval shall be based on the standards set forth in this chapter and Chapter 48 CDC, Access, Egress and Circulation; Chapter 52 CDC, Signs; and Chapter 54 CDC, Landscaping. (Ord. 1463, 2000)

46.050 JOINT USE OF A PARKING AREA

- A. Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required parking spaces is allowed if the following documentation is submitted in writing to the Planning Director as part of a building or zoning permit application or land use review:
 - 1. The names and addresses of the owners or tenants that are sharing the parking and the uses at those locations;*
 - 2. The location and number of parking spaces that are being shared;*
 - 3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and*
 - 4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for all uses.**
- B. If a joint use arrangement is subsequently terminated, the requirements of this chapter will apply to each use separately. (Ord. 1547, 2007; Ord. 1622 § 25, 2014)*

Parking spaces have been calculated and provided without joint use consideration, even though joint use may realistically occur based on the combination of residential and office use.

46.060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED

Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and the required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one-ton) delivery trucks or cars.

Parking spaces shall be utilized for regular parking of tenants and residents only. No business vehicles exist with the proposed uses.

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

- A. *Off-street parking spaces for single-family dwellings shall be located on the same lot with the dwelling.*
- B. *Off-street parking spaces for uses not listed in subsection A of this section shall be located not farther than 200 feet from an entryway to the building or use they are required to serve, measured in a straight line from the building, with the following exceptions:*
 - 1. *Shared parking areas for commercial uses which require more than 40 parking spaces may provide for the spaces in excess of the required 40 spaces up to a distance of 300 feet from the entryway to the commercial building or use.*
 - 2. *Industrial and manufacturing uses which require in excess of 40 spaces may locate the required spaces in excess of the 40 spaces up to a distance of 300 feet from the entryway to the building.*
 - 3. *Employee parking areas for carpools and vanpools shall be located closer to the entryway to the building than general employee parking.*
 - 4. *Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, the applicant shall ensure that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking.*
 - 5. *All disabled parking shall be placed closest to building entrances than all other parking. Appropriate ADA curb cuts and ramps to go from the parking lot to the ADA-accessible entrance shall be provided unless exempted by ADA code.*
 - 6. *Parking for cottage clusters may be further than 200 feet, if a pedestrian pathway is provided with the following conditions:*
 - a. *Pedestrian walkways from the parking area to the main entrances of cottages is paved and meets standard ADA width and slopes to ensure the most direct path.*
 - b. *Pedestrian scaled lighting is provided along the path. (Ord. 1547, 2007; Ord. 1736 § 1 (Exh. A), 2022)*

The onsite parking spaces are located within approximately 100' of all building entrances. The ADA parking space and access aisle are located closest to the primary, accessible building entrance and provide a paved, illuminated ADA compliant pathway to this entry.

46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA

- A. *Where several uses occupy a single structure or unit of land, a combination of uses is included in one business, or a combination of uses in the same or separate buildings share a common parking area as in the case of a shopping center, the total off-street parking spaces and loading area shall be the sum of the requirements of the several uses, computed separately. For example, parking for an auto sales and repair business would be calculated using the "retail-bulky" calculation for the sales area and the "service and repair" calculation for the repair area. In another example, parking for a shopping center with a grocery store, a restaurant, and a medical office would be calculated using the "general retail store" calculation for the grocery store, the "restaurant" calculation for the restaurant, and the "medical/dental clinics" calculation for the medical office. The total number of required parking spaces may be reduced by up to 10 percent to account for cross-patronage (when a customer visits several commercial establishments during one visit to the commercial center) of adjacent businesses or services in a commercial center with five or more separate commercial establishments.*

Parking requirements have been calculated for both residential and office uses.

- B. *To calculate building square footage as a basis for determining how many parking spaces are needed, the area measured shall be gross floor area under the roof measured from the faces of the structure, including all habitable floors and excluding only space devoted to covered off-street parking or loading.*

Where applicable, gross square footages have been utilized.

C. Where employees are specified, the employees counted are the persons who work on the premises including proprietors, executives, professional people, production, sales, and distribution employees, during the largest shift.

Parking space requirements are not based on number of employees.

D. Fractional space requirements shall be counted as a whole space.

Fractional spaces have been rounded up.

E. On-street parking along the immediate property frontage(s) may be counted toward the minimum parking requirement with approval from the City Engineer.

On street parking spaces have been included in parking calculation.

F. When an office or commercial development is proposed which has yet to identify its tenants, the parking requirement shall be based upon the "office" or "general retail" categories, respectively.

Professional office space requirements have been utilized for the proposed mortgage office.

G. As permitted uses are replaced with new permitted uses within an existing commercial or business center, modification of the number of parking spaces relative to the new mix of uses is not required unless other modifications of the site which require design review approval pursuant to Chapter 55 CDC are proposed. (Ord. 1463, 2000; Ord. 1622 § 25, 2014; Ord. 1636 § 31, 2014)

If the use changes in the future, parking requirement adjustments will be addressed.

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

A. Residential parking space requirements.

4. Quadplexes.

*1 space for each dwelling unit; may or may not be in garage or carport.
For lots or parcels of less than 3,000 square feet: 1 space in total;
For lots or parcels greater than or equal to 3,000 square feet but less than 5,000 square feet: 3 spaces in total;
For lots or parcels greater than or equal to 5,000 square feet but less than 7,000 square feet: 3 spaces in total; and
For lots or parcels greater than or equal to 7,000 square feet: 4 spaces in total.
Stacking one car behind the other is permitted only when the parking spaces are allocated to specific dwelling units and the driveway*

width allows for the interior vehicle to maneuver around the other parked vehicles.

C. Commercial.

5. Professional offices, banks and savings and loans, and government offices.

One space for every 370 sq. ft. of gross area.

Vehicle Parking:

Required:	Office:		
	1 spaces per 370 gsf	1,383 sf	4 spaces
	Residential (4 units):		
	1 space per unit	4 unit	4 spaces
			8 spaces
 Provided:	1 ADA & 1 standard	On site	
	<u>11 standard</u>	On street	
	13 total		

F. Maximum parking. Parking spaces (except for single-family attached and detached residential uses) shall not exceed the minimum required number of spaces by more than 10 percent.

Considering the communal use of on-street parking, the maximum parking provision is not exceeded.

G. Parking reductions. An applicant may reduce parking up to 10 percent for development sites within one-quarter mile of a transit corridor or within a mixed-use commercial area, and up to 10 percent for commercial development sites adjacent to multifamily residential sites with the potential to accommodate more than 20 dwelling units.

No parking reductions are included in the calculations.

H. For office, industrial, and public uses where there are more than 20 parking spaces for employees on the site, at least 10 percent of the required employee parking spaces shall be reserved for carpool use before 9:00 a.m. on weekdays. The spaces will be the closest to the building entrance, except for any disabled parking and those signed for exclusive customer use. The carpool/vanpool spaces shall be clearly marked "Reserved – Carpool/Vanpool Before 9:00 a.m."

The site does not include more than 20 parking spaces.

I. Existing developments along transit streets or near transit stops may redevelop up to 10 percent of the existing parking spaces to provide transit-oriented facilities, including bus pullouts, bus stops and shelters, park and ride stations, and other similar facilities.

No parking area redevelopment is proposed.

J. Development in water resource areas may reduce the required number of parking spaces by up to 25 percent. Adjacent improved street frontage with curb and sidewalk may also be counted towards the parking requirement at a rate of one parking space per 20 lineal feet of street frontage adjacent to the property. (Ord. 1291, 1990; Ord. 1391, 1996; Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1463, 2000;

Ord. 1499, 2003; Ord. 1547, 2007; Ord. 1622 § 25, 2014; Ord. 1623 § 4, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1675 § 38, 2018; Ord. 1736 § 1 (Exh. A), 2022)

The site is not a water resource area.

46.100 PARKING REQUIREMENTS FOR UNLISTED USES

A. Upon application and payment of fees, the decision-making authority, as provided by CDC 99.060(B), may rule that a use not specifically listed in CDC 46.090 is a use similar to a listed use and that the same parking standards shall apply. The ruling on parking requirements shall be based on the requirements of Chapter 99 CDC and findings that:

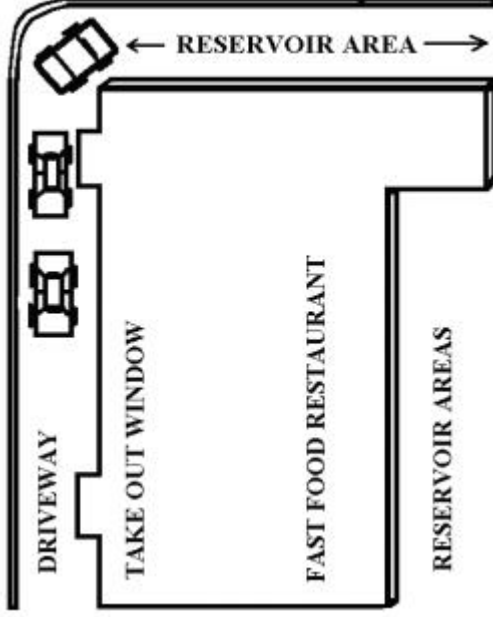
1. The use is similar to and of the same general type as a listed use;
 2. The use has similar intensity, density and off-site impacts as the listed use; and
 3. The use has similar impacts on the community facilities as the listed use.
- B. This section does not authorize the inclusion of a use in a zone where it is not listed, or a use which is specifically listed in another zone or which is of the same general type, and is similar to a use specifically listed in another zone.

Proposed uses are listed in the parking requirement charts.

46.110 RESERVOIR AREAS REQUIRED FOR DRIVE-IN USES

All uses providing drive-in service as defined by this code shall provide, on the same site, a reservoir space a minimum of 15 feet long for each car, as follows:

Use	Reservoir Requirement
Drive-in banks.	3 spaces/service terminal.
Drive-in restaurants.	10 spaces/service window (measured from the last service window).
Drive-in theaters.	10 percent of the theater capacity.
Gasoline service stations.	2 spaces (25 feet long each) on each side of fueling island to include 2 spaces at each end of the island.
Mechanical car washes.	3 spaces/washing unit.
Parking facilities – free flow (no stop required) entry.	1 space/entry driveway.
Automated ticket dispense entry.	2 spaces/entry driveway.
Attendant ticket dispensing.	5 spaces/entry driveway.



(Ord. 1401, 1997)

No drive-in uses are proposed.

46.120 DRIVEWAYS REQUIRED ON SITE

Any school or other meeting place which is designed to accommodate more than 25 people at one time shall provide a 15-foot-wide driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers. Depending on functional requirements, the width may be increased with Planning Director approval.

The development does not require a passenger loading driveway.

46.130 OFF-STREET LOADING SPACES

Buildings or structures to be built or substantially altered, which receive and distribute material or merchandise by truck, shall provide and maintain off-street loading and maneuvering space. The dimensional standard for loading spaces is a minimum of 14 feet wide by 20 feet long or proportionate to accommodate the size of delivery trucks that typically serve the proposed use as follows:

<i>Land Use</i>	<u>Gross Floor Area</u>	
	<i>At Which First Berth Is Required</i>	<i>At Which Second Berth Is Required</i>
<i>Comm. recreational (incl. bowling alley)</i>	10,000	100,000
<i>Office building</i>	10,000	100,000

Vehicle Loading: Office: < 10,000 sf None required

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

To facilitate the design requirements of Chapter 58 CDC, properties in the Willamette Falls Drive Commercial Design District, located between 10th and 16th Streets, shall be exempt from the minimum parking and off-street loading requirements as identified in this chapter. Any off-street parking or loading spaces voluntarily provided shall be designed and installed per the dimensional standards of this code. (Ord. 1463, 2000; Ord. 1638 § 3, 2015; Ord. 1675 § 39, 2018)

The property is not within the Willamette Falls Drive Commercial Design District.

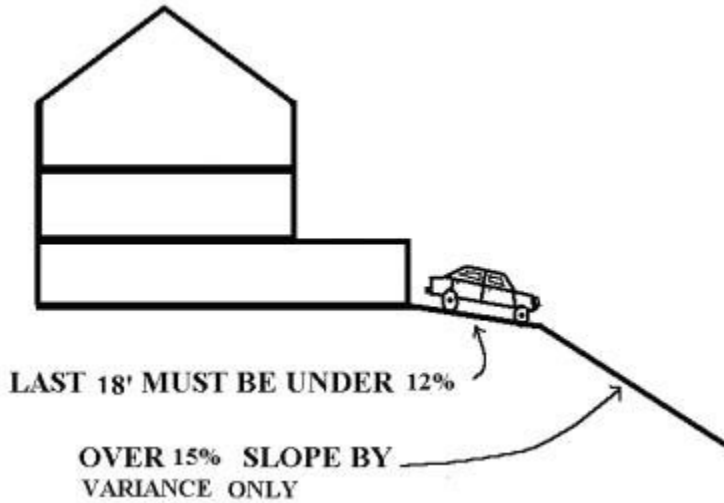
46.150 DESIGN AND STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design standards.

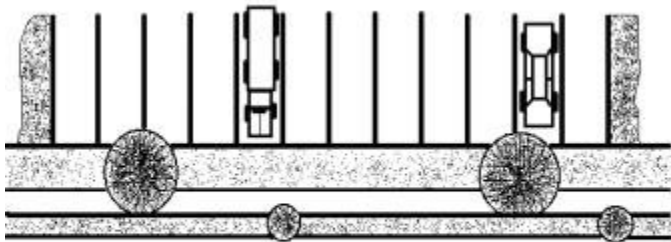
1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multifamily parking stalls back onto a main driveway, the stalls shall be nine feet by 20 feet. Parking for development in water resource areas may have 100 percent compact spaces.
2. Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and subsection B of this section and placed nearest to accessible building entryways and ramps.
3. Repealed by Ord. 1622.

4. *Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.*
5. *Each parking and/or loading space shall have clear access, whereby the relocation of other vehicles to utilize the parking space is not required.*
6. *Except for single-family attached and detached residences, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety. Permeable parking surface spaces may have an alternative delineation for parking spaces.*
7. *Except for residential parking, and parking for public parks and trailheads, at least 50 percent of all areas used for the parking and/or storage and/or maneuvering of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of City streets. The remainder of the areas used for parking may use a permeable paving surface designed to reduce surface runoff. Parking for public parks or trailheads may use a permeable paving surface designed to reduce surface runoff for all parking areas. Where a parking lot contains both paved and unpaved areas, the paved areas shall be located closest to the use which they serve.*
8. *Off-street parking spaces for single-family attached and detached residences shall be improved with an asphalt or concrete surface, or a permeable parking surface designed to reduce surface runoff, to specifications as approved by the Building Official. Other parking facilities for single-family homes that are to accommodate additional vehicles, boats, recreational vehicles, and trailers, etc., need not be paved. All parking for multifamily residential development shall be paved with concrete or asphalt. Driveways shall measure at least 20 feet from the back of sidewalk to garage or the end of the parking pad to accommodate cars and sport utility vehicles without the vehicles blocking the public sidewalk.*
9. *Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site. The number of access drives shall be limited to the minimum that will allow the property to accommodate and service the anticipated traffic. Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.*
10. *Access drives shall have a minimum vision clearance as provided in Chapter 42 CDC, Clear Vision Areas.*
11. *Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located two feet back from the front of the parking stall. Such parking spaces may be provided without wheel stops if the sidewalks or landscaped areas adjacent the parking stalls are two feet wider than the minimum width.*
12. *Off-street parking and loading areas shall be drained in accordance with plans and specifications approved by the City Engineer. Storm drainage at commercial sites may also have to be collected to treat oils and other residue.*
13. *Artificial lighting on all off-street parking facilities shall be designed to deflect all light downward away from surrounding residences and so as not to create a hazard to the public use of any road or street.*
14. *Directional arrows and traffic control devices which are placed on parking lots shall be identified.*
15. *The maximum driveway grade for single-family housing shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. Regardless, the last 18 feet in front of the garage must maintain a maximum grade of 12 percent as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.*



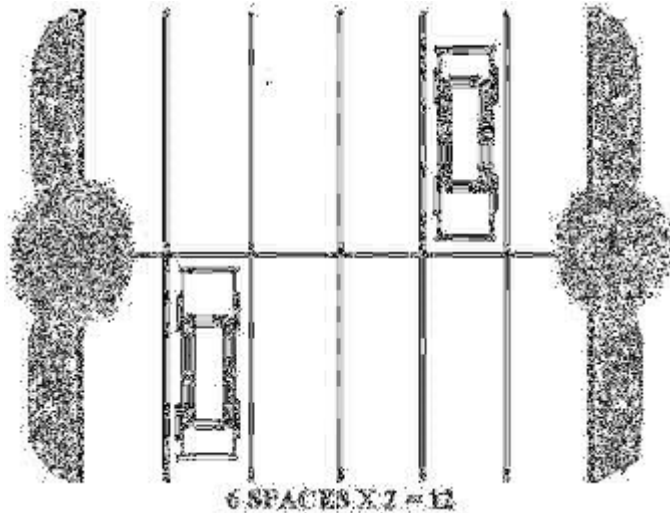
- 16. Visitor or guest parking must be identified by painted "GUEST" or "VISITOR."
- 17. The parking area shall have less than a five percent grade. No drainage across adjacent sidewalks or walkways is allowed.
- 18. Commercial, office, industrial, and public parking lots may not occupy more than 50 percent of the main lot frontage of a development site. The remaining frontage shall comprise buildings or landscaping. If over 50 percent of the lineal frontage comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet wide and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. The defensible space of the parking lot should not be compromised.
- 19. Areas of the parking lot improved with asphalt or concrete surfaces shall be designed into areas of 12 or less spaces through the use of defined landscaped area. Groups of 12 or less spaces are defined as:

a. Twelve spaces in a row, provided there are no abutting parking spaces, as in the case when the spaces are abutting the perimeter of the lot; or

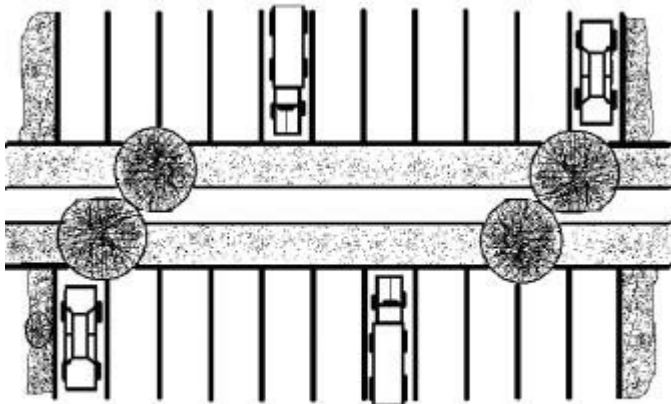


12 SPACES IN A ROW

b. Twelve spaces in a group with six spaces abutting together; or



c. Two groups of 12 spaces abutting each other, but separated by a 15-foot-wide landscape area including a six-foot-wide walkway.



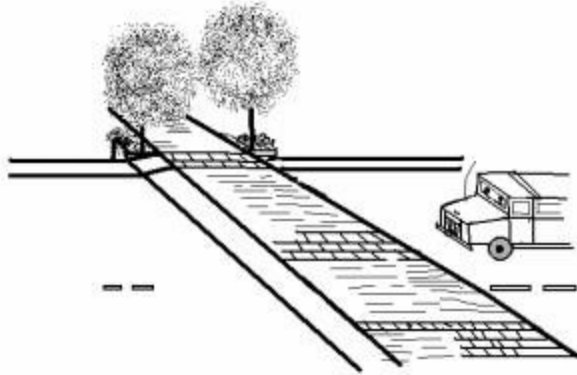
12 SPACES X2 WITH LANDSCAPING

d. Parking areas improved with a permeable parking surface may be designed using the configurations shown in subsections (A)(19)(a), (b) and (c) of this section except that groups of up to 18 spaces are allowed.

e. The requirements of this chapter relating to total parking lot landscaping, landscaping buffers, perimeter landscaping, and landscaping the parking lot islands and interior may be waived or reduced pursuant to CDC 32.110(F) in a WRA application without a variance being required.

20. Pedestrian walkways shall be provided in parking areas having 20 or more spaces. Walkways or sidewalks shall be constructed between major buildings/activity areas (an example in multi-family housing: between recreation center, swimming pool, manager's office, park or open space areas, parking lots, etc.) within a development, between adjacent developments and the new development, as feasible, and between major buildings/activity areas within the development and adjacent streets and all adjacent transit stops. Internal parking lot circulation and design should maintain ease of access for pedestrians from streets and transit stops. Walkways shall be constructed using a material that visually contrasts with the parking lot and driveway surface. Walkways shall be further identifiable to pedestrians and motorists by grade separation, walls, curbs, surface texture (surface texture shall not interfere with safe use of wheelchairs, baby carriages, shopping carts, etc.), and/or landscaping. Walkways shall be six feet wide. The arrangement and layout of the paths shall depend on functional requirements.

21. The parking and circulation patterns are easily comprehended and defined. The patterns shall be clear to minimize traffic hazards and congestion and to facilitate emergency



**RAISED SIDEWALK/TEXTURED SURFACE
AUTOMOBILE BECOMES SUBSERVIENT
TO THE PEDESTRIAN**

vehicles.

22. The parking spaces shall be close to the related use.

23. Permeable parking spaces shall be designed and built to City standards.

Two parking spaces will be provided at the rear of the site – one standard and one ADA. These spaces are 9' x 18' and the ADA space includes an 8' access aisle. 23' of driveway access is provided in the alley. The alley, parking spaces and alley will all be fully paved with ac paving or concrete and will provide minimal slope to drain to the alley and connect to the public stormwater system. An overhead garage door will be located at the front of the parking spaces to provide options for vehicle parking.

A pedestrian access way connects the parking area to the primary and secondary building entrances. Parking stall will be illuminated by wall sconces with downward throw.

B. Accessible parking standards for persons with disabilities. If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or current applicable federal standards, whichever are more stringent:

1. Minimum number of accessible parking space requirements (see following table):

MINIMUM REQUIRED NUMBER OF TOTAL PARKING SPACES	TOTAL NUMBER OF ACCESSIBLE SPACES	NUMBER OF VAN- ACCESSIBLE SPACES REQUIRED, OF TOTAL	SPACES SIGNED "WHEELCHAIR USE ONLY"
1 - 25	1	1	-

2. Location of parking spaces. Parking spaces for the individual with a disability that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance to a building. In separate parking structures or lots that do not serve a particular building, parking spaces for the persons with disabilities shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

3. Accessible parking space and aisle shall meet ADA vertical and horizontal slope standards.

4. Where any differences exist between this section and current federal standards, those standards shall prevail over this code section.

5. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide.
6. Van-accessible parking spaces shall have an additional sign marked "Van Accessible" mounted below the accessible parking sign. A van-accessible parking space reserved for wheelchair users shall have a sign that includes the words "Wheelchair Use Only." Van-accessible parking shall have an adjacent eight-foot-wide aisle. All other accessible stalls shall have a six-foot-wide aisle. Two vehicles may share the same aisle if it is between them. The vertical clearance of the van space shall be 96 inches.

A single, van-accessible ADA parking space is required and provided. Due to the existing frontage improvements on WFD and the location of the existing building, the parking spaces are best located at the rear of the site, accessed off of Knapps Alley. An ADA pedestrian accessway will connect the parking space to the accessible primary building entrance. Signage for the ADA parking space will be located on the building in front of the space.

C. Landscaping in parking areas. Reference Chapter 54 CDC, Landscaping.

Landscaping is provided at the perimeter of the parking spaces. Refer to Chapter 54.

D. Bicycle facilities and parking.

1. Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.
2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks which accommodate bicyclist's locks securing the frame and both wheels. The bicycle parking shall be no more than 50 feet from the entrance to the building, well-lit, observable, and properly signed.
3. Bicycle parking must be provided in the following amounts:

LAND USE CATEGORY	MINIMUM REQUIRED BICYCLE PARKING SPACES	MINIMUM COVERED AMOUNT
Residential		
Multi-family Residential	1 space per unit	50%
Commercial		
Office	2, or 0.5 spaces per 1,000 gross sq. ft., whichever is greater	10%

Bike Parking:

Required:	Office:		
	1.5 space per 1,000 gsf	1,300 sf	2 spaces
	Residential:		
	1 per unit	4 units	<u>4 spaces</u> 6 spaces
Provided:	2 covered	Porch	
	2 covered	Garage	
	<u>2 covered</u>	<u>Breezeway</u>	
	6 Total		

E. Office or industrial developments shall be allowed a 10 percent reduction in the number of required parking spaces when the property owner agrees to a demand management program that includes three or more of the following measures:

- 1. Designate a transportation coordinator responsible for promoting public transit and ride-sharing among employees.*
- 2. Participate in region-wide ride matching program at the site.*
- 3. Provide free transit passes to employees.*
- 4. Provide showers and lockers for employees who commute by bicycle.*
- 5. Charge employees for monthly parking and provide a transportation allowance to employees equal to the parking charge.*
- 6. Install office technology, floorplans, and tenant regulations which are permanent, which effectively arrange for at least 10 percent of the employees to telecommute, thereby reducing employee automobile traffic by 10 percent.*

The required demand management measures shall be included as conditions of approval for the proposed project. The property owner or manager shall file an annual affidavit with the City of West Linn stating that ongoing demand management measures required as conditions of approval have not been discontinued.

No parking reduction is requested.

F. (See Figures 1 and 2 below.)

Figure 1. MINIMUM STANDARDS FOR PARKING LOT LAYOUT

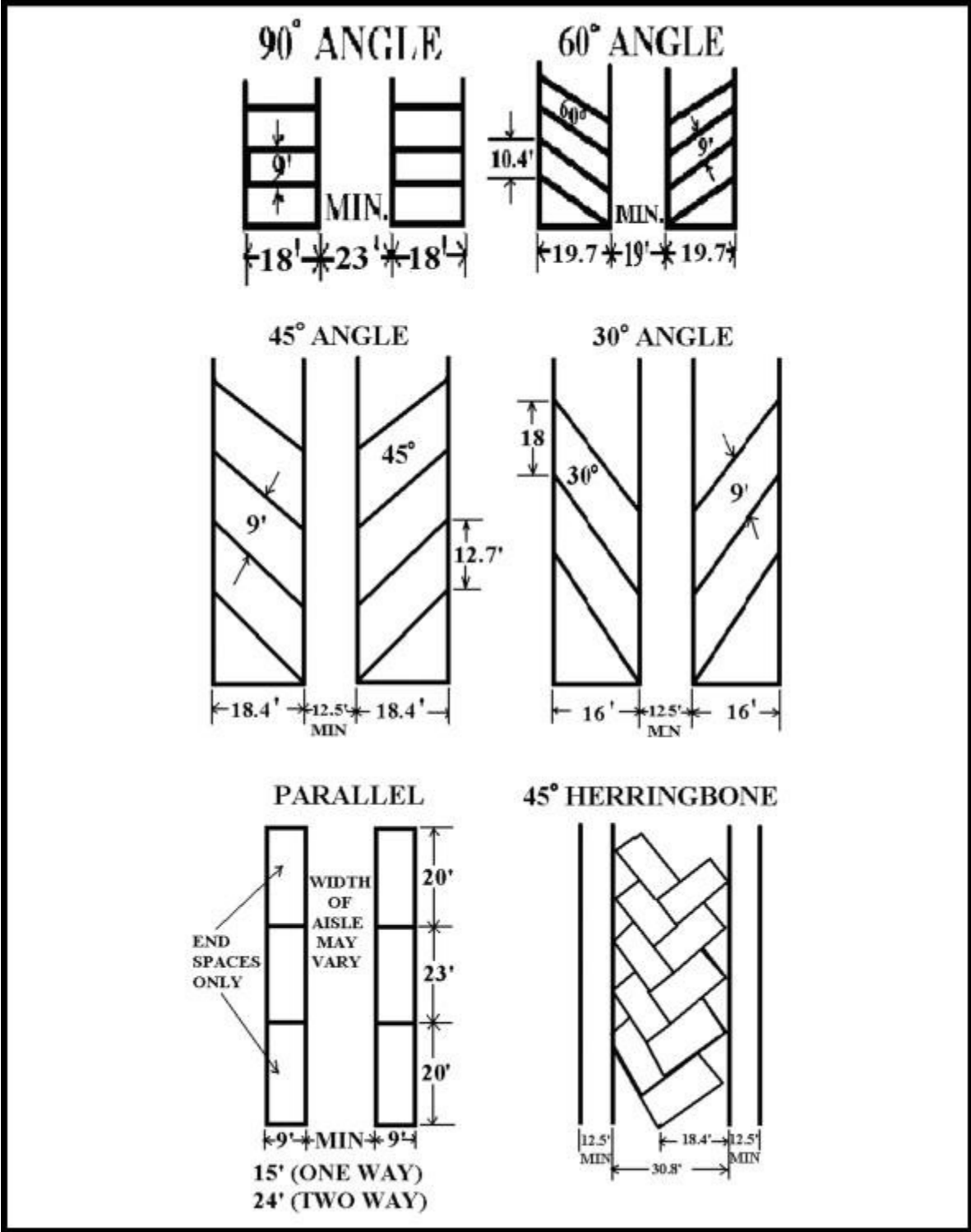
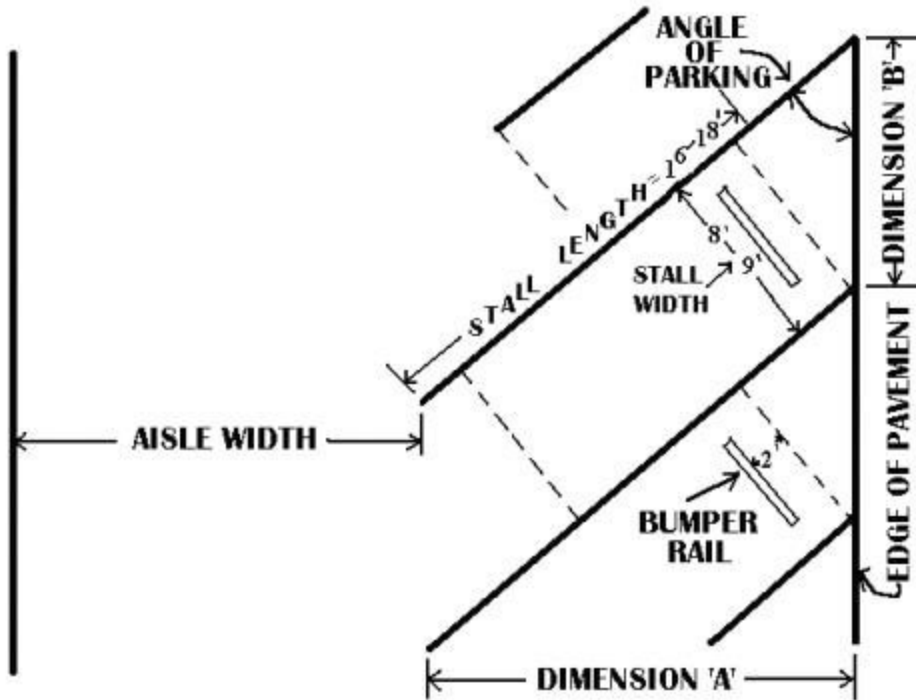


Figure 2. MINIMUM DISTANCE FOR PARKING STALLS



ANGLE OF PARKING	DIRECTION OF PARKING	AISLE WIDTH		DIMENSION 'A'		DIMENSION 'B'	
		STALL WIDTH		STALL WIDTH		STALL WIDTH	
		9.0'	8.0'	9.0'	8.0'	9.0'	8.0'
30°	DRIVE-IN	12.5'	12.5'	16.8'	13.8'	18.0'	16.0'
45°	DRIVE-IN	12.5'	12.5'	19.1'	17.0'	12.7'	11.3'
60°	DRIVE-IN	19.0'	18.0'	20.1'	17.8'	10.4'	9.2'
60°	BACK-IN	17.0'	17.0'	20.1'	17.8'	10.4'	9.2'
90°	DRIVE-IN	23.0'	23.0'	18.0'	16.0'	9.0'	8.0'
90°	BACK-IN	22.0'	22.0'	18.0'	16.0'	9.0'	8.0'

(Ord. 1425, 1998; Ord. 1463, 2000; Ord. 1513, 2005; Ord. 1547, 2007; Ord. 1590 § 1, 2009; Ord. 1604 § 46, 2011; Ord. 1622 § 25, 2014; Ord. 1623 § 4, 2014; Ord. 1635 § 24, 2014; Ord. 1736 § 1 (Exh. A), 2022)

The proposed stalls are 9' x 18' with a 23' wide access aisle.

Chapter 48 ACCESS, EGRESS AND CIRCULATION

Sections:

- 48.010 PURPOSE
- 48.020 APPLICABILITY AND GENERAL PROVISIONS
- 48.025 ACCESS CONTROL
- 48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES
- 48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES
- 48.050 ONE-WAY VEHICULAR ACCESS POINTS
- 48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

- 48.070 PLANNING DIRECTOR'S AUTHORITY TO RESTRICT ACCESS APPEAL PROVISIONS
- 48.080 BICYCLE AND PEDESTRIAN CIRCULATION

48.010 PURPOSE

The purpose of this chapter is to ensure that efficient, safe, and well-directed vehicular, bicycle, and pedestrian access, circulation, and egress are designed into development proposals. Access management seeks to balance mobility, the need to provide efficient, safe and timely travel with the ability to allow access to individual properties. Proper implementation of access management techniques should guarantee reduced congestion, reduced accident rates, less need for roadway widening, conservation of energy, and reduced air pollution. (Ord. 1584, 2008)

48.020 APPLICABILITY AND GENERAL PROVISIONS

- A. The provisions of this chapter do not apply where the provisions of the Transportation System Plan or land division chapter are applicable and set forth differing standards.*
- B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.*

The site will be accessed from Willamette Falls Drive and Knapps Alley.

- C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to State or County roads may require review, approval, and permits from the appropriate authority.*

Complete Architectural and Engineering drawings will be submitted for approvals.

- D. Should the owner or occupant of a lot, parcel or building enlarge or change the use to which the lot, parcel or building is put, resulting in increasing any of the requirements of this chapter, it shall be unlawful and a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met, and, if required, until the appropriate approval authority under Chapter 99 CDC has approved the change.*

Any future changes in use will be submitted to the city for approvals.

- E. Owners of two or more uses, structures, lots, parcels, or units of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided, that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.*

No shared access is proposed.

- F. Property owners with access to their property via platted stems of flag lots may request alternate access as part of a discretionary review if other driveways and easements are available and approved by the City Engineer. (Ord. 1584, 2008; Ord. 1636 § 32, 2014)*

The property is not a flag lot.

48.025 ACCESS CONTROL

A. Purpose. The following access control standards apply to public, industrial, commercial and residential developments including land divisions. Access shall be managed to maintain an adequate level of service and to maintain the functional classification of roadways as required by the West Linn Transportation System Plan.

B. Access control standards.

1. Traffic impact analysis requirements. A traffic analysis prepared by a qualified professional may be required to determine access, circulation and other transportation requirements. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

As determined by the city during the Pre-Application conference, the scope of development does not warrant a TIA.

2. *In order to comply with the access standards in this chapter, the City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit. Access to and from off-street parking areas shall not permit backing onto a public street.*

The civil engineer has coordinated with the city regarding required access and frontage improvements, which include new sidewalk and curb along 15th Street and the paving of Knapps Alley. Refer to Civil Drawings.

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.

a) Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted. For the purpose of this subsection, a mid-block lane is a narrow private drive providing lot frontage and access for rear lot development.

b) Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.

Vehicle access to the site is provided from Knapps Alley, which will be improved as part of this development.

4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots .

The proposed development does not include a subdivision.

5. Double-frontage lots. When a lot or parcel has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street.

The site is accessed from two streets and Knapps Alley. Access will be provided from Knapps Alley.

6. Access spacing.

a. The access spacing standards found in Tables 14 and 15 of the TSP and in CDC 48.060 shall be applicable to all newly established public street intersections, non-traversable medians, and curb cuts. Deviation from the access spacing standards may be granted by the City Engineer as part of a discretionary review if the applicant demonstrates that the deviation will not compromise the safe and efficient operation of the street and highway system.

b. Private drives and other access ways are subject to the requirements of CDC 48.060.

No new streets or drives are proposed. Access is from the existing alley.

7. Number of access points. For single-family (detached and attached) housing types, one street access point is permitted per lot or parcel, when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in CDC 48.060. The number of street access points for multiple family development is subject to the access spacing standards in CDC 48.060. The number of street access points for commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (C)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.

A single vehicle access point is proposed from Knapps Alley.

8. Shared driveways. For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

a. When necessary pursuant to subsection (C)(8), above, shared driveways and/or frontage streets shall be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops. "Developable" means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).

b. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.

c. Exception. Exceptions to the shared driveway or frontage street requirements may be granted as part of a discretionary review if the City determines that existing development patterns or physical constraints (e.g., topography, lot or parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

No shared driveway is proposed and would not be feasible based on the adjacent property having its driveway off of Willamette Falls Drive.

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. Block length and perimeter. The maximum block length shall not exceed 800 feet along a collector, neighborhood route, or local street, or 1,800 feet along an arterial, unless a smaller block length is required pursuant to CDC 85.200(B)(2).
2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.
3. Exception. Exceptions to the above standards may be granted as part of a discretionary review when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and Bicycle Trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges. (Ord. 1635 § 25, 2014; Ord. 1636 § 33, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1675 § 40, 2018)

The site is within an existing block and street grid and will not change.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the TSP, is prohibited for lots or parcels created after the effective date of this code where an alternate access is either available or is proposed as part of a submitted development application. Evidence of alternate or future access may include temporary cul-de-sacs, dedications or stubouts on adjacent lots or parcels, or tentative street layout plans submitted by an adjacent property owner/developer or by the owner/developer, or previous owner/developer, of the property in question. In the event that alternate access is not available, the applicant may request access onto an arterial street as part of a discretionary review, and approval may be granted by the Planning Director and City Engineer after review of the following criteria:

1. Topography.
2. Traffic volume to be generated by development (i.e., trips per day).
3. Traffic volume presently carried by the street to be accessed.
4. Projected traffic volumes.
5. Safety considerations such as line of sight, number of accidents at that location, emergency vehicle access, and ability of vehicles to exit the site without backing into traffic.
6. The ability to consolidate access through the use of a joint driveway.
7. Additional review and access permits may be required by State or County agencies.

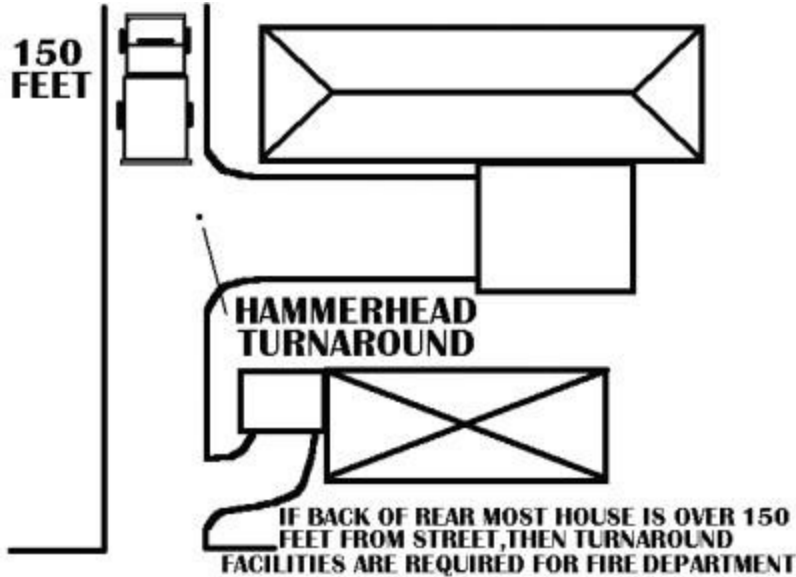
The project does not include single-family or duplex development.

B. Driveway Standards. When any portion of any house is less than 150 feet from the adjacent right-of-way, driveway access to the home shall meet the following standards:

1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide a driveway with 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged but not required.
2. Two to four single-family residential homes shall provide a driveway with 14- to 20-foot-wide paved or all-weather surface.
3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. However, in no case shall the last 18 feet in front of the

garage exceed 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.

4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.



The development does not include single-family residences.

C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.

1. A turnaround shall be provided if required by Tualatin Valley Fire & Rescue (TVF&R) in order to receive a Service Provider Permit.
2. Minimum vertical clearance for the driveway shall be 13 feet, six inches.
3. A minimum centerline turning radius of 45 feet is required unless waived by TVF&R.
4. There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.

The development does not include single-family residences.

D. Access to five or more single-family homes shall be by a street built to City of West Linn standards, consistent with the TSP (Tables 26 through 30 and Exhibits 6 through 9) and the Public Works Design Standards. All streets shall be public. This full street provision may only be waived by variance.

The development does not include single-family residences.

E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:

1. With a minimum of 24-foot width when accommodating two-way traffic; or
2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.
3. Minimum vertical clearance of 13 feet, six inches.
4. Turnaround facilities as required by TVF&R standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed seven percent grade unless waived by TVF&R.

5. *The grade shall not exceed 10 percent on average, with a maximum of 15 percent.*
6. *A minimum centerline turning radius of 45 feet for the curve.*

There is no access/service drive on-site. Access to the parking spaces is from the existing Knapps Alley. The existing alley width is 20' and an additional 3' has been provided behind the parking spaces to provide the required 23' of parking access aisle.

F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters 46 and 48 CDC.

No on-site vehicular access drives are proposed.

G. In order to facilitate through traffic and improve neighborhood connections, the developer shall make all local street connections identified in the Transportation System Plan, Table 17 and Figure 12, that are within the boundaries of the project, which may necessitate construction of a public street through a multi-family site.

Existing streets and alley will be utilized to provide pedestrian and vehicular access to the site.

H. Gated accessways to residential development other than a single-family home are prohibited. (Ord. 1408, 1998; Ord. 1463, 2000; Ord. 1513, 2005; Ord. 1584, 2008; Ord. 1590 § 1, 2009; Ord. 1636 § 34, 2014)

No gated access is proposed.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

- A. *Service drives for non-residential uses shall be fully improved with hard surface pavement:*
 1. *With a minimum of 24-foot width when accommodating two-way traffic; or*
 2. *With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.*
 3. *Meet the requirements of CDC 48.030(E)(3) through (6).*
 4. *Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.*

No service drives are proposed on-site.

B. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC 48.030(A). In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

No service drives are proposed on-site.

C. All on-site maneuvering and/or access drives shall be maintained pursuant to CDC 46.130.

No service drives are proposed on-site.

D. Gated accessways to non-residential uses are prohibited unless required for public safety or security. (Ord. 1408, 1998, Ord. 1463, 2000)

No gated accessways are proposed.

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Where a proposed parking facility plan indicates only one-way traffic flow on the site, it shall be accommodated by a specific driveway serving the facility, and the entrance drive shall be situated closest to oncoming traffic, and the exit drive shall be situated farthest from oncoming traffic.

No vehicle access, other than the two parking spaces, will be provided on-site. Ingress and egress from the two parking spaces will occur within the alley, with the required 23' width provided at the location of the parking spaces.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

- A. Minimum curb cut width shall be 16 feet.*
- B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.*
- C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:*
 - 1. On an arterial when intersected by another arterial, 150 feet.*
 - 2. On an arterial when intersected by a collector, 100 feet.*
 - 3. On an arterial when intersected by a local street, 100 feet.*
 - 4. On a collector when intersecting an arterial street, 100 feet.*
 - 5. On a collector when intersected by another collector or local street, 35 feet.*
 - 6. On a local street when intersecting any other street, 35 feet.*
- D. There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street, except for one-way entrances and exits, as follows:*
 - 1. On an arterial street, 150 feet.*
 - 2. On a collector street, 75 feet.*
 - 3. Between any two curb cuts on the same lot or parcel on a local street, 30 feet.*
- E. A rolled curb may be installed in lieu of curb cuts and access separation requirements.*
- F. For non-residential development, curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.*
- G. Clear vision areas shall be maintained, pursuant to CDC Chapter 42, and required line of sight shall be provided at each driveway or accessway, pursuant to the West Linn Public Works Design Standards. (Ord. 1270, 1990; Ord. 1584, 2008; Ord. 1636 § 35, 2014)*

No new curb cuts will be provided to the site. A new curb cut with a wing on the side of this development, as required by the city, will be required at the connection of Knapps Alley to 15th Street.

48.070 PLANNING DIRECTOR'S AUTHORITY TO RESTRICT ACCESS APPEAL PROVISIONS

- A. For non-residential applications, or residential applications subject to discretionary review, in order to provide for increased traffic movement on congested streets and eliminate turning movement problems, the Planning Director and the City Engineer, or their designee, may restrict the location of driveways on said street and require the location of driveways on adjacent streets upon the finding that the proposed access would:*
 - 1. Provide inadequate access for emergency vehicles; or*
 - 2. Cause or increase hazardous conditions to exist which would constitute a clear and present danger to the public health safety and general welfare.*
- B. A decision by the Planning Director may be appealed to the Planning Commission as provided by CDC 99.240(B).*

No new driveways are proposed.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

A. Within all multi-family developments, each residential dwelling shall be connected to vehicular parking stalls, common open space, and recreation facilities by a pedestrian pathway system having a minimum width of six feet and constructed of concrete, asphalt, brick or masonry pavers, or other hard surface. The pathway material shall be of a different color or composition from the driveway. (Bicycle routes adjacent to the travel lanes do not have to be of different color or composition.)

A six feet wide pedestrian accessway will be provided, connecting the vehicle parking spaces, bike parking spaces, building entrances and public sidewalk. The accessway will be constructed of concrete.

B. Bicycle and pedestrian ways within a subdivision shall be constructed according to the provisions in CDC 85.200(C).

The proposed development is not a subdivision.

C. Bicycle and pedestrian ways at commercial or industrial sites shall be provided according to the provisions of Chapter 55 CDC, Design Review.

The accessway complies with the requirements of Chapter 55. Refer to Chapter 55.

Chapter 54 LANDSCAPING

Sections:

- 54.010 PURPOSE*
- 54.020 APPROVAL CRITERIA*
- 54.030 PLANTING STRIPS FOR MODIFIED AND NEW STREETS*
- 54.040 INSTALLATION*
- 54.050 PROTECTION OF STREET TREES*
- 54.060 MAINTENANCE*
- 54.070 SPECIFICATION SUMMARY*

54.010 PURPOSE

The purpose of this chapter is to provide for the design, selection, installation, and maintenance of landscaping. The landscaping is intended to provide an attractive natural balance to built areas, to reduce runoff, to provide shade, to screen or buffer uses, and to frame or complement views. The chapter also encourages the selection of plant materials that will provide long-term growth, a balance of year-round coverage and greenery, and a variety of species for a more healthy, disease-resistant plant inventory.

54.020 APPROVAL CRITERIA

A. Tree Preservation.

- 1. Intent and Guidance. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot-tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three two-inch caliper street trees, they provide immediate micro-climate benefits (e.g., shade), they*

soften views of the street, and they can increase the attractiveness, marketability, and value of the development.

2. Inventory Required. Every development proposal shall submit an inventory of existing site conditions, which include significant trees and heritage trees.

3. To encourage tree preservation in parking lots, the parking requirement may be reduced by one space for every significant tree, as defined in CDC 2.030, that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking.

4. Developers must also comply with the municipal code chapter on tree protection, and if applicable, with CDC 55.100(B) or 55.105(B).

5. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association, are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of heritage trees is found in the municipal code.

The site currently contains three small, ornamental trees, two located along the 15th Street frontage and one along the alley. Other plantings include a large lilac bush exists along 15th Street, well maintained foundation plantings of evergreen and deciduous shrubs around the existing building, arborvitae along the alley and large areas of lawn. No Heritage trees exist on the site.

All existing trees will be preserved.

B. Landscaping – By type, location and amount.

1. Residential uses (non-single-family). A minimum of 25 percent of the gross site area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under CDC 55.100 or 55.105, as applicable. Parking lot landscaping may be counted in the percentage.

A total of 4,218 sf of the 10,000 sf site will be landscaping, for a total of 42%.

2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

A total of 4,218 sf of the 10,000 sf site will be landscaping, for a total of 42%.

3. Parking Area Landscaping – All uses (residential uses (non-single-family) and non-residential uses):

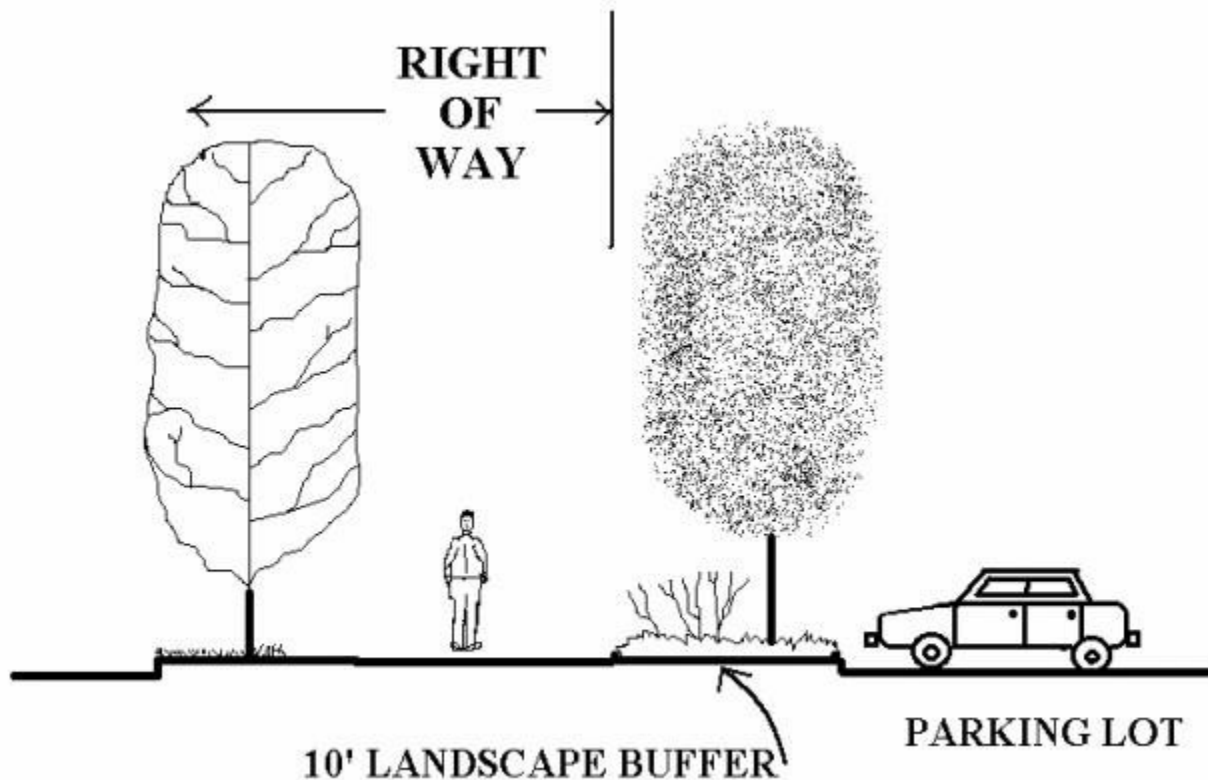
a. There shall be one shade tree planted for every eight parking spaces, except as required under subsection (B)(3)(e). Shade trees are defined as medium to large trees with a canopy, at maturity, at least 40 feet in diameter. These trees shall be evenly distributed throughout the parking lot to provide shade.

c. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, as provided in subsection (B)(3)(i) of this section, shall not be included in the 10 percent figure.

d. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as provided in subsection (B)(3)(i) of this section, shall not be included in the five percent.

e. Parking lots with fewer than 10 spaces shall have perimeter landscaping, if required under subsection (B)(3)(i) of this section, and at least two shade trees.

- f. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.
- g. The landscaped areas shall not have a width of less than five feet and shall be uniformly distributed throughout the parking or loading area.
- h. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long-term maintenance of the proposed plant species.
- i. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area or driveway is contiguous to an adjoining lot or parcel, there shall be an intervening five-foot-wide landscape strip. The landscaped area shall contain:



- 1) Trees spaced as appropriate to the species, not to exceed 30 feet apart on center, on the average;
 - 2) Shrubs, not to reach a height greater than three feet, six inches, spaced no more than five feet apart on the average; and
 - 3) Vegetative ground cover such as grass, wildflowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.
- j. If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. This extra requirement only applies to one street frontage.
- k. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
- l. The landscaping in parking areas shall maintain minimum vision clearance as provided in Chapter 42 CDC, Clear Vision Areas.

The two parking spaces on site are accessed from the alley. The west side of the parking spaces includes over 12' of landscape area, including a new tree,

4. Other Landscaping Standards – All uses (residential uses (non-single-family) and non-residential uses):

- a. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC 55.100(C)(1) or CDC 55.105(G), as applicable.
- b. For non-residential development, crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).
- c. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.
- d. For commercial, office, and other non-residential sites, the developer shall select trees that possess the following characteristics:
 - 1) Provide generous "spreading" canopy for shade.
 - 2) Roots do not break up adjacent paving.
 - 3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
 - 4) No sticky leaves or sap-dripping trees (no honey-dew excretion).
 - 5) No seed pods or fruit-bearing trees (flowering trees are acceptable).
 - 6) Disease-resistant.
 - 7) Compatible with planter size.
 - 8) Drought-tolerant unless irrigation is provided.
 - 9) Attractive foliage or form all seasons.
- e. Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).

F. Landscaping (trees) in new subdivision.

1. Street trees shall be planted by the City within the planting strips (minimum six-foot width) of any new subdivision in conformity with the street tree plan for the area, and in accordance with the planting specifications of the Parks and Recreation Department. All trees shall be planted during the first planting season after occupancy. In selecting types of trees, the City Arborist may determine the appropriateness of the trees to local conditions and whether that tree has been overplanted, and whether alternate species should be selected. Street trees shall also conform to standards in the municipal code chapter on tree protection.
2. The cost of street trees shall be paid by the developer of the subdivision.
3. The fee per street tree, as established by the City, shall be based upon the following:
 - a. The cost of the tree;
 - b. Labor and equipment for original placement;
 - c. Regular maintenance necessary for tree establishment during the initial two-year period following the City schedule of maintenance; and
 - d. A two-year replacement warranty based on the City's established failure rate.

C. Landscaping requirements in water resource areas (WRAs). Pursuant to CDC 32.110(E)(3) the requirements of this chapter relating to total site landscaping, landscaping buffers, landscaping around parking lots, and landscaping the parking lot interior may be waived or reduced in a WRA application without a variance being required. (Ord. 1408, 1998; Ord. 1463, 2000; Ord. 1623 § 5, 2014; Ord. 1636 § 36, 2014)

54.030 PLANTING STRIPS FOR MODIFIED AND NEW STREETS

All proposed changes in width in a public street right-of-way or any proposed street improvement shall include allowances for planting strips, unless an applicant demonstrates that this is not feasible and requests an exception as part of a discretionary review. Plans and specifications for planting such areas shall be integrated into the general plan of street improvements. This chapter requires any multi-family, commercial, or public facility which causes change in public right-of-way or street improvement to comply with the street tree planting plan and standards.

54.040 INSTALLATION

- A. All landscaping shall be installed according to accepted planting procedures.*
- B. The soil and plant materials shall be of good quality.*
- C. Landscaping shall be installed in accordance with the provisions of this code.*
- D. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the City such as the posting of a bond.*

54.050 PROTECTION OF STREET TREES

Street trees may not be topped or trimmed unless approval is granted by the Parks Supervisor or, in emergency cases, when a tree imminently threatens power lines.

54.060 MAINTENANCE

- A. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris.*
- B. All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:
 - 1. It will not interfere with the maintenance or repair of any public utility;*
 - 2. It will not restrict pedestrian or vehicular access; and*
 - 3. It will not constitute a traffic hazard because of reduced visibility.**

54.070 SPECIFICATION SUMMARY

	Area/Location	Landscaping Req'd.
1.	<i>Between parking lot and R-O-W. CDC 54.020(B)(3)(d).</i>	10 ft.
2.	<i>Between parking lot and other lot. CDC 54.020(B)(3)(b).</i>	5 ft.
3.	<i>Between parking lot and R-O-W if parking lot comprises more than 50 percent of main R-O-W frontage. CDC 54.020(B)(3)(e).</i>	15 ft.
4.	<i>Percentage of residential/multi-family site to be landscaped. CDC 54.020(B)(1).</i>	25%
5.	<i>Percentage of non-residential (commercial/industrial/office) site to be landscaped. CDC 54.020(B)(2).</i>	20%
6.	<i>Percentage of 10 – 20 car parking lot to be landscaped (excluding perimeter). CDC 54.020(B)(3)(a).</i>	5%
7.	<i>Percentage of 1 – 9 car parking lot to be landscaped (excluding perimeter). CDC 54.020(B)(3)(a).</i>	0%
8.	<i>Percentage of 20+ car parking lot to be landscaped (excluding perimeter). CDC 54.020(B)(3)(a).</i>	10%

(Ord. 1675 § 42, 2018)

**Chapter 55
DESIGN REVIEW**

Sections:

- 55.010 *PURPOSE AND INTENT – GENERAL*
- 55.020 *CLASSES OF DESIGN REVIEW*
- 55.025 *EXEMPTIONS*
- 55.030 *ADMINISTRATION AND APPROVAL PROCESS*
- 55.040 *EXPIRATION OR EXTENSION OF APPROVAL*
- 55.050 *DESIGN REVIEW AMENDMENT TRIGGER*
- 55.060 *STAGED OR PHASED DEVELOPMENT*
- 55.070 *SUBMITTAL REQUIREMENTS*
- 55.085 *ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS*
- 55.090 *APPROVAL STANDARDS – CLASS I DESIGN REVIEW – GENERAL/DISCRETIONARY*
- 55.095 *APPROVAL STANDARDS – CLASS I DESIGN REVIEW – RESIDENTIAL/CLEAR AND OBJECTIVE*
- 55.100 *APPROVAL STANDARDS – CLASS II DESIGN REVIEW – GENERAL/DISCRETIONARY*
- 55.105 *APPROVAL STANDARDS – CLASS II DESIGN REVIEW – RESIDENTIAL/CLEAR AND OBJECTIVE*
- 55.110 *SITE ANALYSIS*
- 55.120 *SITE PLAN*
- 55.125 *TRANSPORTATION ANALYSIS*

- 55.130 GRADING AND DRAINAGE PLANS
- 55.140 ARCHITECTURAL DRAWINGS
- 55.150 LANDSCAPE PLAN
- 55.170 EXCEPTIONS TO UNDERLYING ZONE, YARD, PARKING, SIGN PROVISIONS, AND LANDSCAPING PROVISIONS
- 55.180 MAINTENANCE
- 55.190 SHARED OPEN SPACE
- 55.195 ANNEXATION AND STREET LIGHTS

55.010 PURPOSE AND INTENT – GENERAL

The purpose of the design review provisions is to establish a process and standards for the review of development proposals in order to conserve and enhance the appearance of the City and to promote functional, safe, and innovative site development. Attention will be paid to the proposal's scale, layout and design, its compatibility with the surrounding natural environment, and the character of the surrounding neighborhood or area. The intent is to ensure that there is general compatibility between adjoining uses, that private and common outdoor space is provided, that vehicular access and circulation are safe, and that areas of public use are made aesthetically attractive and safe. Also of concern are the needs of persons with disabilities.

Developers of multi-family, industrial, commercial, office, and public building projects are required to take steps to reduce reliance on the automobile by, in part, encouraging other modes of transportation such as transit, bicycles, and foot traffic, and through building orientation or location. (Ord. 1650 § 1 (Exh. A), 2016)

55.020 CLASSES OF DESIGN REVIEW

- A. *Class I Design Review. The following are subject to Class I Design Review:*
1. *Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space (e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).*
 2. *Significant road realignment (when not part of a subdivision or partition plat process). "Significant" shall be defined by the length of the realignment and/or extent of redesign, and/or the natural features or human-made structures that will be impacted or removed.*
 3. *Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.*
 4. *Modification of a landscape plan (including water features, ponds, pergolas, arbors, artwork, sculptures, etc.).*
 5. *Minor modifications and/or upgrades of pump stations, reservoirs, and storm detention facilities.*
 6. *Americans with Disability Act compliance that significantly alters the exterior of the building (ramps are exempt).*
 7. *Freestanding art and statuary over five feet tall.*
 8. *Other land uses and activities may be added if the Planning Director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.*
 9. *No design review is required if the applicant proposes to repair or replace one of the listed items. The Planning Director shall make the determination of whether an applicant is proposing a repair or replacement. However, Class I design review applies when one of the following improvements is part of a minor redesign or remodel.*
 - a. *Sidewalks on private property.*
 - b. *Loading docks.*
 - c. *Addition or reduction of parking stalls.*
 - d. *Revised parking alignment.*
 - e. *Revised circulation.*
 - f. *Revised points of ingress/egress to a site.*
 - g. *Heating, ventilation, and air conditioners (HVAC) that are visible from the public right-of-way.*

10. New development of a single-family detached dwelling (including a duplex, triplex, or quadplex), single-family attached dwelling (including a duplex, triplex, quadplex, or townhouse), or cottage cluster in the Willamette Neighborhood Mixed-Use Transitional Zone.

B. Class II Design Review. Class II design review applies to all uses/activities except those uses/activities listed under Class I design review, and the exemptions of CDC 55.025. Class II design review applies to the proposed improvements listed in this section when the proposed improvement (e.g., new sidewalk) is part of a major commercial, office, industrial, public, or multi-family construction project (e.g., a new shopping center). (Ord. 1547, 2007; Ord. 1604 § 50, 2011; Ord. 1622 § 20, 2014)

The proposed development requires a Class II Design Review.

55.025 EXEMPTIONS

The following activities are exempt from the provisions of this chapter, except as indicated otherwise in the base zone or this chapter:

A. Construction of new dwelling units, except for multiple family residential units, dwelling units that are part of a mixed-use building, manufactured home parks, and dwellings located within the Willamette Neighborhood Mixed Use Transitional Zone;

B. Accessory structures;

C. Architectural replacements in kind, or replacement of building materials that are equal or superior to existing materials (in terms of performance or quality) but that do not alter the architectural style of the structure. Retrofitted awnings, changes in color schemes, wall art, and freestanding statuary or art under five feet tall are exempt from design review, but shall be subject to Planning Director review under the provisions of CDC 99.060(A)(2), prescribed conditions, and the approval criteria of CDC 55.100(B)(6)(a) and (b). (Ord. 1408, 1998; Ord. 1604 § 51, 2011; Ord. 1675 § 43, 2018)

The proposed uses are not exempt.

55.030 ADMINISTRATION AND APPROVAL PROCESS

A. A pre-application conference is required before submitting a development plan application for design review as provided by CDC 99.030(B).

B. The application shall be submitted by the record owner(s) of the property, authorized agent, or condemnor.

C. Action on the development plan application shall be as provided by Chapter 99 CDC, Procedures for Decision-Making: Quasi-Judicial, and the following:

1. The Planning Director for Class I design review applications, or Planning Commission for Class II design review applications, shall approve, approve with conditions, or deny the application based on findings related to the applicable criteria set forth in CDC 99.110 and this chapter.

2. A decision by the Planning Director may be reviewed by the City Council.

D. Substantial modifications made to the approved development plan will require reapplication (e.g., more or fewer lots, different architectural design, etc.). (Ord. 1474, 2001; Ord. 1597 § 14, 2010)

A pre-application meeting was held with the city on March 2, 2023, PA-23-03.

55.040 EXPIRATION OR EXTENSION OF APPROVAL

If substantial construction has not occurred within three years from the date of approval of the development plan, the approved proposal will be void, unless an extension is granted under CDC 99.325. (Ord. 1408, 1998; Ord. 1589 § 1 (Exh. A), 2010)

It is anticipated that construction will be completed within three years.

55.050 DESIGN REVIEW AMENDMENT TRIGGER

Amendments to design review shall be required when 10 percent or more of the housing type changes (e.g., from single-family units to multi-family units) from the tentatively approved design review plan, or when there

is more than a 10 percent change in the number of units, or when the layout of streets and lots significantly changes, or adjusting more than 20 percent of the building footprint or site plan, or significant changes to the architecture that modify the style, mass, or result in elimination of significant design features. Changes in color or materials would not require an amendment unless the colors were non-earth tones and the materials were of poorer quality (for example, going from tile roof to composition roofing) than originally approved. Changes to the project/site plan to meet conditions of approval or legislative changes shall not trigger an amendment. (Ord. 1408, 1998)

It is understood that the extent of changes noted above would trigger a required DR revision.

55.060 STAGED OR PHASED DEVELOPMENT

The applicant may elect to develop the site in stages. Staged development shall be subject to the provisions of CDC 99.125.

The project is not planned to be phased.

55.070 SUBMITTAL REQUIREMENTS

- A. The design review application shall be initiated by the property owner or the owner's agent, or condemnor.*
- B. A pre-application conference, per CDC 99.030(B), shall be a prerequisite to the filing of an application.*

A pre-application meeting was held with the city on March 2, 2023, PA-23-03.

C. Documentation of any required meeting with the respective City-recognized neighborhood association per CDC 99.038.

D. The applicant shall submit a completed application form and:

1. The development plan for a Class I design review shall contain the following elements:

- a. A site analysis (CDC 55.110) only if the site is undeveloped;*
- b. A site plan (CDC 55.120);*
- c. Architectural drawings, including building envelopes and all elevations (CDC 55.140) only if exterior architectural construction, remodeling, or changes are proposed;*
- d. Tualatin Valley Fire & Rescue Service Provider Permit; and*
- e. Pursuant to CDC 55.085, additional submittal material may be required.*

One original application form must be submitted. One copy at the original scale and one copy reduced to 11 inches by 17 inches or smaller of all drawings and plans must be submitted. One copy of all other items must be submitted. The applicant shall also submit one copy of the complete application in a digital format acceptable to the City. When the application submittal is determined to be complete, additional copies may be required as determined by the Community Development Department.

2. The development plan for a Class II design review shall contain the following elements:

- a. A site analysis (CDC 55.110);*
- b. A site plan (CDC 55.120);*
- c. A grading plan (CDC 55.130);*
- d. Architectural drawings, indicating floor plan and elevation (CDC 55.140);*
- e. A landscape plan (CDC 55.150);*
- f. A utility plan appropriate to respond to the approval criteria of CDC 55.100(I)(1) through (5) relating to streets, drainage, municipal water, sanitary sewers, solid waste, and recycling storage;*
- g. A light coverage plan with photometric data, including the location and type of outdoor lighting, with specific consideration given to compliance with CDC 55.100(J) pertaining to crime prevention and, if applicable, CDC 46.150(A)(13) pertaining to parking lot lighting;*
- h. If staff determines before or during the pre-application conference that the land use is expected to generate noise that may exceed DEQ standards, the application shall include a noise study conducted by a licensed acoustical engineer that demonstrates that the application and associated*

noise sources will meet DEQ standards. Typical noise sources of concern include, but are not limited to, vehicle drive-throughs, parking lots, HVAC units, and public address systems; and

i. Documents as required per the Tree Technical Manual.

j. Tualatin Valley Fire & Rescue Service Provider Permit.

3. *A narrative, based on the standards contained in this code, which supports any requested exceptions as provided under CDC 55.170.*

4. *Submit full written responses to approval criteria of CDC 55.100 for Class II design review, or CDC 55.090 for Class I design review, plus all applicable referenced approval criteria.*

E. *The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling.*

F. *The applicant shall pay the required deposit and fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1613 § 11, 2013; Ord. 1621 § 25, 2014; Ord. 1622 § 14, 2014)*

All materials required for a Class II Design Review are included in the DR application package.

55.085 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

A. *For applications subject to discretionary review, the Planning Director may require additional information as part of the application subject to the provisions of CDC 99.035(A).*

B. *For applications subject to discretionary review, the Planning Director may waive any requirements for the application subject to the provisions of CDC 99.035(B) and (C).*

The applicant will provide additional material as may be requested by city staff.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW – GENERAL/DISCRETIONARY

Refer to 55.100 for Class II Design Review.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW – GENERAL/DISCRETIONARY

Except for applications subject to Section 55.105, the approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application:

A. *The provisions of the following chapters shall be met:*

1. *Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.*

Chapter 34 is not applicable as no new accessory structures, Accessory Dwelling Units or Accessory Uses are proposed.

2. *Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.*

Refer to Chapter 38 response.

3. *Chapter 41 CDC, Building Height, Structures on Steep Lots, Exceptions.*

Chapter 41 is not applicable as the lot is not steep and building height clarification is not required.

4. *Chapter 42 CDC, Clear Vision Areas.*

Refer to Chapter 42 response.

5. *Chapter 44 CDC, Fences.*

Chapter 44 is not applicable as no new fences are proposed.

6. *Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.*

Refer to Chapter 46 response.

7. Chapter 48 CDC, Access, Egress and Circulation.
Refer to Chapter 48 response.

8. Chapter 52 CDC, Signs.
Chapter 52 is not applicable as no new signage is proposed.

9. Chapter 54 CDC, Landscaping.
Refer to Chapter 54 response.

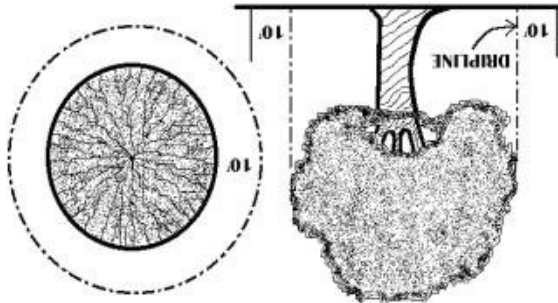
B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at their direction.

No heritage trees exist on the site.

2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

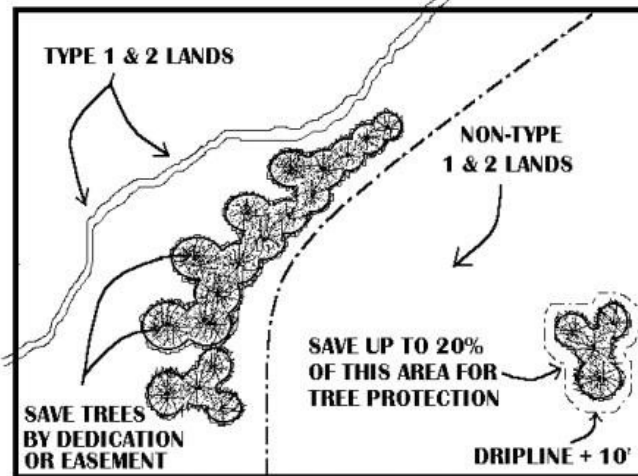
a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by limiting development in the protected area. The protected area includes the protected tree, its dripline, and an additional 10 feet beyond the dripline, as depicted in the figure below. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline plus 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.



PROTECTED AREA = DRIPLINE + 10 FEET

b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the protected areas for significant trees and tree clusters, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees by limiting development in the protected areas. The exact percentage is

determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this “dripline plus 10 feet” measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.



METHOD OF PERCENTAGE CALCULATION

E.G., DRIPLINE + 10 FT. AREA = 2,500 SQ. FT. OR 18% OF TOTAL NON-TYPE I AND II LAND DENSITY CALCULATIONS FOR THIS PARCEL WILL BE BASED ON REMAINING NET SQ. FOOTAGE OF SITE (EXCLUDING THE 2,500 SQ. FT.)

c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.

d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.

f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an “inch by inch” basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.

No heritage trees, clusters of trees or significant trees exist on the site.

3. *The topography and natural drainage shall be preserved to the greatest degree possible.*

The site is essentially flat and the topography will not see any noticeable change. Natural drainage will see changes as required due to the required paving of the 15th Street frontage and Knapps Alley.

4. *The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.*

The site is flat and does not contain any geological hazards or areas subject to slumping or sliding.

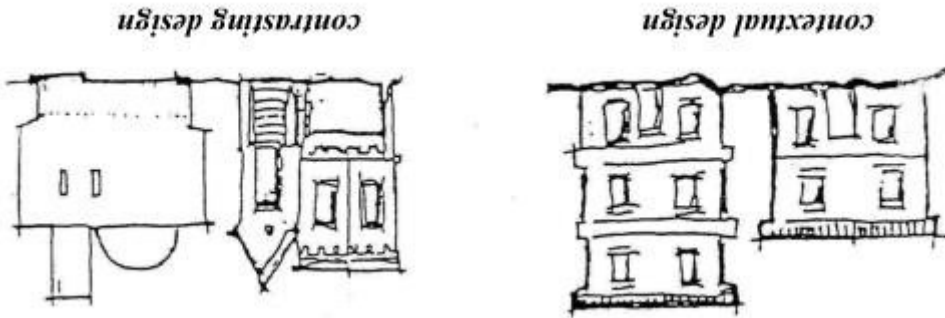
5. *There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.*

The site will contain a single building along with a small, existing shed that will remain and is located 9'-4" from the nearest point of the building. The proposed addition is compliant with the side yard setback of 7.5' and the building on the adjacent property also appears compliant with the side yard setback, providing approximately 15' between the two structures.

There is approximately 40' between the existing building and the building located across the alley.

6. Architecture.

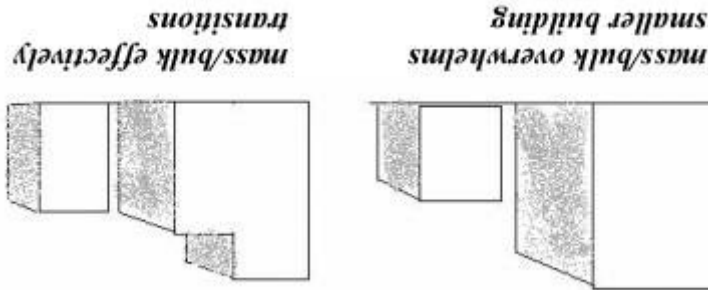
a. *The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.*



The proposed building addition is compatible in design with the existing residential structure. Design elements including roof pitch, combination of gabled and hipped roofs, window scale and groupings, finish materials and colors are consistent with the existing building.

b. *While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or*

"step up" from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.



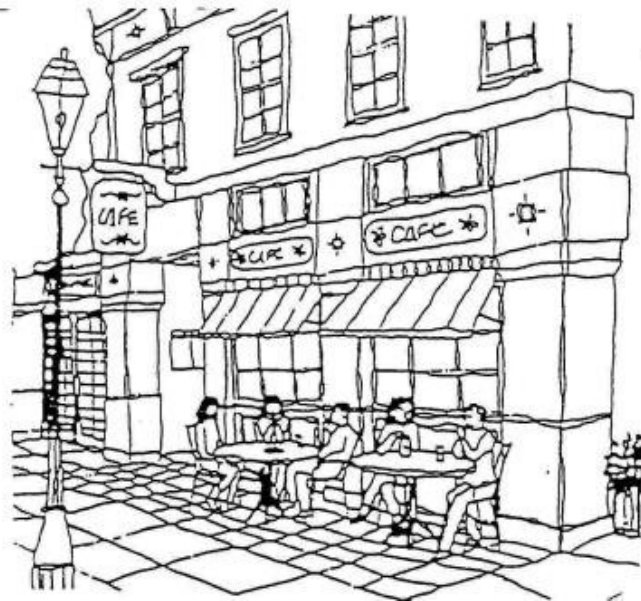
The scale of the existing structure is carried across to the addition in the alignment of the porch roofs and breezeway connection. The two-story volume, 32' height of the addition is consistent with other residential and commercial structures along Williamette Falls Drive.



c. *Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.*

The proposed addition is residential in style and not in contrast to the existing building or other building styles commonly occurring within the area.

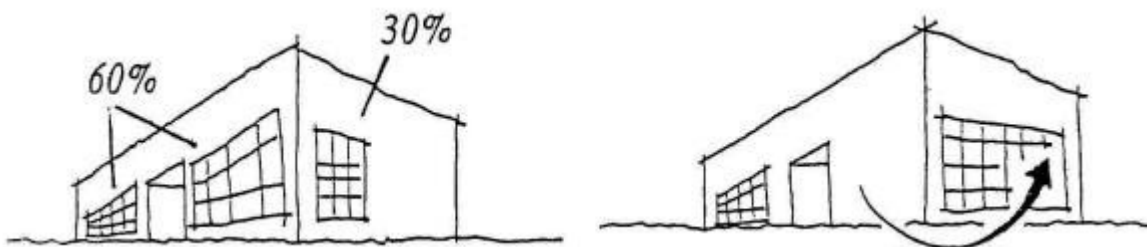
d. *Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally. The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the "height and width" ratio referenced in this section.*



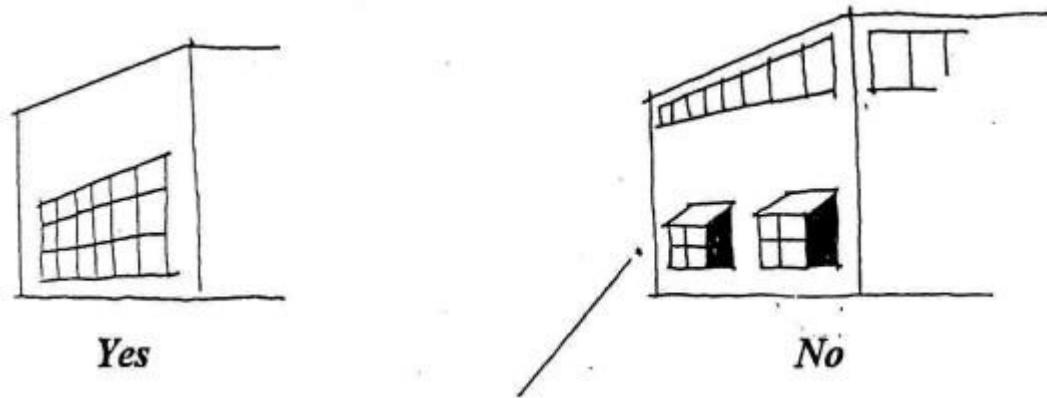
human scale is captured in this example

Human scale is achieved through the use of porches, porch columns, roof projections at the main level, an upper level balcony and multiple unit grouped windows and doors. In addition, the building addition is placed as close to the front public sidewalk as possible with the required PUE.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.



60 percent of lineal street facing or main elevation is windows. 30 percent of one side elevation is windows. You may transfer windows from the side to front, or vice versa.



(Windows not at eye level and/or not flush with building.)

The front elevation of the addition includes 24 lf of windows/doors over the 31.5' width, for 76%. Combined with the primary frontage of the existing portion of the building, the total frontage includes 35 lf of windows/doors over the total frontage width of 51.5' for a total of 68%.

The 15th Street side of the addition includes 23 lf of window over the 61.5' length, for 37%. Combined with the existing building façade, the total 15th Street frontage includes 35 lf of windows/doors over the total frontage length of 71.5', for a total of 49%.

f. Variations in depth and roof line are encouraged for all elevations.

To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

The total width of the building at the rear façade is 68.5'. The rear elevation of the building is articulated through various means including changes in wall height, multiple gable end and eave wall planes, ornamental brackets at the upper level floor cantilever and the breezeway connection.

g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

A full width porch is provided at the entrance to the building addition, which will provide protection from precipitation, sun and wind. The breezeway will also provide cover and protection from the elements for employees and residents at the rear building entrance.

h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.



trees, awnings, and building orientation enhance micro-climate

The Willamette Falls Drive frontage has been improved to incorporate elements required by the city, including wide sidewalks, street trees and a bike lane. The property frontage along WFD will include landscaping to supplement the existing, well-manicured lawn and ornamental tree and shrubs.

ROW improvements along 15th Street will include a new 6' sidewalk, street trees, plantings within new stormwater planters and room for on-street parking. The property frontage will retain the well-manicured lawn and ornamental trees and shrubs.

- i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.*

No usage of the sidewalk or sidewalk amenities are proposed.

7. Transportation. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:

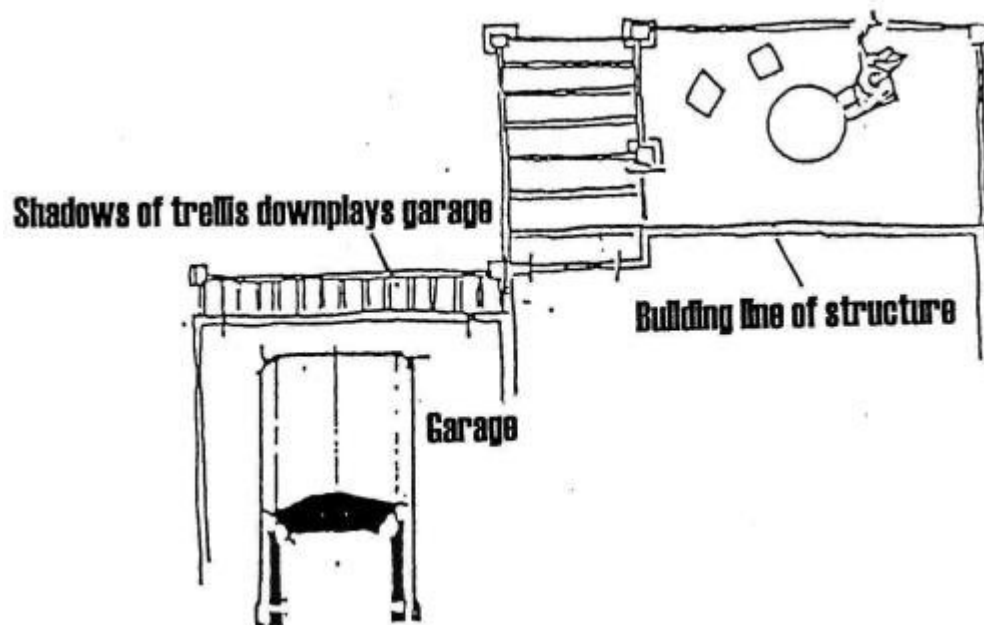
- a. Commercial and office development shall be oriented to the street. At least one public entrance shall be located facing an arterial street; or, if the project does not front on an arterial, facing a collector street; or, if the project does not front on a collector, facing the local street with highest traffic levels. Parking lots shall be placed behind or to the side of commercial and office development. When a large and/or multi-building development is occurring on a large undeveloped tract (three plus acres), it is acceptable to focus internally; however, at least 20 percent of the main adjacent right-of-way shall have buildings contiguous to it unless waived per subsection (B)(7)(c) of this section. These buildings shall be oriented to the adjacent street and include pedestrian-oriented transparencies on those elevations.*

For individual buildings on smaller individual lots, at least 30 lineal feet or 50 percent of the building must be adjacent to the right-of-way unless waived per subsection (B)(7)(c) of this section. The elevations oriented to the right-of-way must incorporate pedestrian-oriented transparency.

Both the existing building and addition entrances are oriented toward and have the primary building entrances accessed from Willamette Falls Drive. The two onsite parking spaces are located behind the building, accessed off of the alley.

The entire 31.5' width of the addition will be located as close to the WFD frontage as possible with the required 8' PUE. This frontage meets the requirements for pedestrian transparency identified in 55.100.6.e as noted in that section.

b. Multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project. For any garage which is located behind the building line of the structure, but still facing the front of the structure, architectural features such as patios, patio walls, trellis, porch roofs, overhangs, pergolas, etc., shall be used to downplay the visual impact of the garage, and to emphasize the rest of the house and front entry.

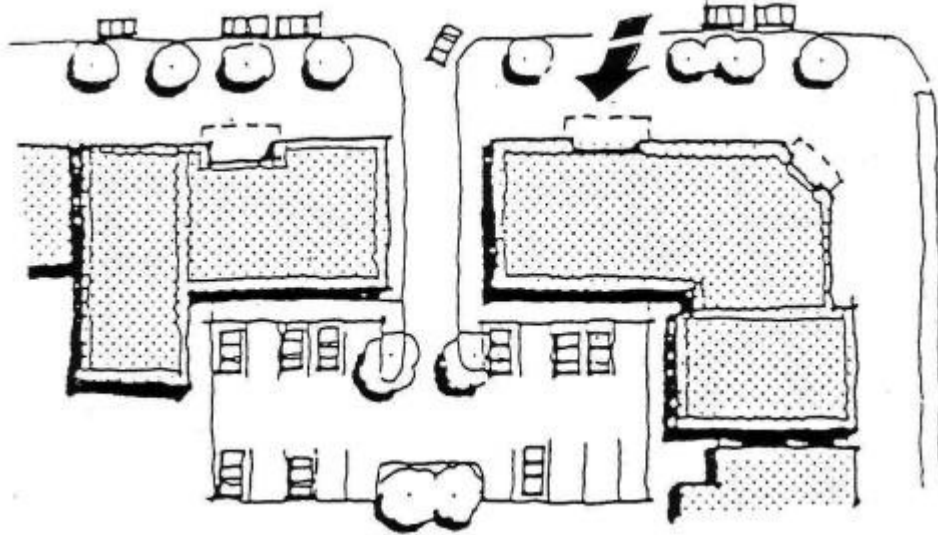


The parking may be positioned inside small courtyard areas around which the units are built. These courtyard spaces encourage socialization, defensible space, and can provide a central location for landscaping, particularly trees, which can provide an effective canopy and softening effect on the courtyard in only a few years. Vehicular access and driveways through these courtyard areas is permitted.

The project is not multi-family.

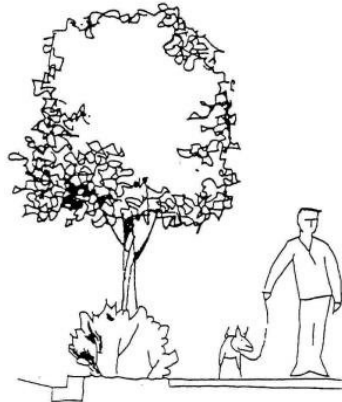
c. Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public rights-of-way may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.

entrance from right-of-way



The building addition will be located as close to the primary ROW as possible, based on the required 8' PUE.

d. Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces. Sidewalks in front of storefronts on the arterials and main store entrances on the arterials identified in CDC 85.200(A)(3) shall be 12 feet wide to accommodate pedestrians, sidewalk sales, sidewalk cafes, etc. Sidewalks in front of storefronts and main store entrances in commercial/OBC zone development on local streets and collectors shall be eight feet wide.

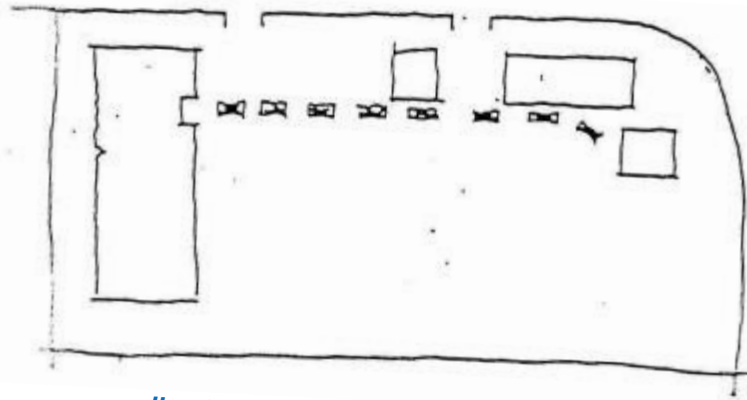


Landscaping

A new onsite, accessible accessway will be provided from the new parking spaces to the front building entrance and public sidewalk at WFD. This accessway will be 6' wide and paved in concrete. The path extends from the ADA parking aisle without abutting or crossing parking spaces or vehicle travel lanes.

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out

to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.



direct pedestrian route required (- -)

The new pathway provides a clear, obvious and direct connection between the parking spaces, secondary employee building entrance, primary building entrance and public sidewalk on WFD.

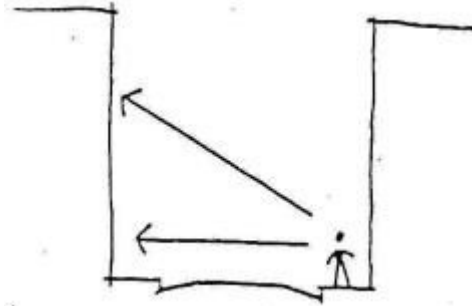
f. At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.

The existing building entrance and the primary entrance at the addition open onto WFD and are clearly identifiable as main entrances by the pathways from the sidewalk, porches and glazing within and adjacent to the doors.

g. Where transit service exists, or is expected to exist, there shall be a main entrance within a safe and reasonable distance of the transit stop. A pathway shall be provided to facilitate a direct connection.

Willamette Falls Drive serves as a transit line with a stop one block to the east. Direct pathways lead from the primary entrances to the public sidewalk.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The "height-to-width ratio" is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.



**1:1 height to width ratio is ideal
(example only)**

The front of the existing building porch sits approximately 34' back from the WFD ROW. The front of the porch at the existing brings the building to approximately 9' from the ROW – as close as possible due to the required 8' PUE, incorporating a 12" roof overhang. The addition is also 32' tall, 11' taller than the existing building, improving the height to width ratio.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means.

The proposed development does not include any such public facilities.

j. Parking spaces at trailheads shall be located so as to preserve the view of, and access to, the trailhead entrance from the roadway. The entrance apron to the trailhead shall be marked: "No Parking," and include design features to foster trail recognition.

The site does not include any trailheads.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.*
- b. The size of the buffer required to achieve the purpose in terms of width and height.*
- c. The direction(s) from which buffering is needed.*
- d. The required density of the buffering.*
- e. Whether the viewer is stationary or mobile.*

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?*
- b. The direction from which it is needed.*
- c. How dense the screen needs to be.*
- d. Whether the viewer is stationary or mobile.*
- e. Whether the screening needs to be year-round.*

3. *Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.*

No rooftop mechanical units are proposed.

D. *Privacy and noise.*

1. *Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view from adjoining units.*

The existing residential structure is the only ground floor residential unit. It includes a covered exterior porch on the front of the building. In addition, an outdoor, paved patio at the rear of the building, adjacent to the alley, is available for use by all residential units and the office. The patio is mostly screened by a mature line of arborvitae, the storage shed and the building.

2. *Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural-appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the noise standards contained in West Linn Municipal Code Section 5.487.*

The three new residential units will be located on the second floor, which will provide some degree of natural, exterior noise reduction. The adjacent property to the west and those across the alley are all residential, so there should be no unusual or unsimilar noise generation.

3. *Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.*

The main level of the building addition will be professional office, which will produce minimal, low level noise during the day and no noise in the evenings or at night.

4. *Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)*

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.

The proposed professional office and residential units are not anticipated to generate noise levels in excess of allowed standards.

E. *Private outdoor area. This section only applies to multi-family projects.*

1. *In addition to the requirements of residential living, unit shall have an outdoor private area (patio, terrace, porch) of not less than 48 square feet in area;*
2. *The outdoor space shall be oriented towards the sun where possible; and*
3. *The area shall be screened or designed to provide privacy for the users of the space.*
4. *Where balconies are added to units, the balconies shall not be less than 48 square feet, if they are intended to be counted as private outdoor areas.*

The proposed development will include a total of four residential units, therefore, this requirement is not applicable.

F. Shared outdoor recreation areas. This section only applies to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 square feet. In those cases, shared outdoor recreation areas are calculated on the duplexes or single-family attached dwellings only. It also applies to qualifying PUDs under the provisions of CDC 24.170.

- 1. In addition to the requirements of subsection E of this section, usable outdoor recreation space shall be provided in residential developments for the shared or common use of all the residents in the following amounts:
 - a. Studio up to and including two-bedroom units: 200 square feet per unit.*
 - b. Three or more bedroom units: 300 square feet per unit.**
- 2. The required recreation space may be provided as follows:
 - a. It may be all outdoor space; or*
 - b. It may be part outdoor space and part indoor space; for example, an outdoor tennis court and indoor recreation room; and*
 - c. Where some or all of the required recreation area is indoor, such as an indoor recreation room, then these indoor areas must be readily accessible to all residents of the development subject to clearly posted restrictions as to hours of operation and such regulations necessary for the safety of minors.*
 - d. In considering the requirements of this subsection F, the emphasis shall be on usable recreation space. No single area of outdoor recreational space shall encompass an area of less than 250 square feet. All common outdoor recreational space shall be clearly delineated and readily identifiable as such. Small, marginal, and incidental lots or parcels of land are not usable recreation spaces. The location of outdoor recreation space should be integral to the overall design concept of the site and be free of hazards or constraints that would interfere with active recreation.**
- 3. The shared space shall be readily observable to facilitate crime prevention and safety.*

The proposed development will include a total of four residential units, therefore, this requirement is not applicable.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

- 1. A deck, patio, fence, low wall, hedge, or draping vine;*
- 2. A trellis or arbor;*
- 3. A change in level;*
- 4. A change in the texture of the path material;*
- 5. Sign; or*
- 6. Landscaping.*

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

The property will be separated from the public on WFD and 15th Streets by various methods, including, an existing small, white picket fence on 15th Street, the manicured lawn and/or planting beds and a paver pathway to the original building. The next level of separation will include raised porches, which will delineate the building entrances.

H. Public transit.

- 1. Provisions for public transit may be required where the site abuts an existing or planned public transit route. The required facilities shall be based on the following:
 - a. The location of other transit facilities in the area.**

- b. *The size and type of the proposed development.*
- c. *The rough proportionality between the impacts from the development and the required facility.*
- 2. *The required facilities shall be limited to such facilities as the following:*
 - a. *A waiting shelter with a bench surrounded by a three-sided covered structure, with transparency to allow easy surveillance of approaching buses.*
 - b. *A turnout area for loading and unloading designed per regional transit agency standards.*
 - c. *Hard-surface paths connecting the development to the waiting and boarding areas.*
 - d. *Regional transit agency standards shall, however, prevail if they supersede these standards.*
- 3. *The transit stop shall be located as close as possible to the main entrance to the shopping center, public or office building, or multi-family project. The entrance shall not be more than 200 feet from the transit stop with a clearly identified pedestrian link.*
- 4. *All commercial business centers (over three acres) and multi-family projects (over 40 units) may be required to provide for the relocation of transit stops to the front of the site if the existing stop is within 200 to 400 yards of the site and the exaction is roughly proportional to the impact of the development. The commercial or multi-family project may be required to provide new facilities in those cases where the nearest stop is over 400 yards away. The transit stop shall be built per subsection (H)(2) of this section.*

The proposed development will consist of a 1,383 sf professional office building and four residential units. This will have little impact on the demand for transit facilities. There is currently a transit stop one block away on WFD, which is easily accessed from this site and the building entrances along the public sidewalks.

1. Public facilities. An application may only be approved if adequate public facilities, as defined in CDC 2.030, will be available to provide service to the property prior to occupancy.

1. In situations where the level-of-service or volume-to-capacity performance standard for an affected City or State roadway is currently failing or projected to fail to meet the standard at a date determined within a Transportation Impact Analysis, and an improvement project is not programmed, the development shall avoid further degradation of the affected transportation facility. Mitigation must be provided to bring the facility performance standard to existing conditions at the time of occupancy.

Based on the level of street improvements along Willamette Falls Drive completed recently, it seems that this roadway is functioning at an acceptable level and no further improvements or mitigation would be required. At the Pre-Application conference it was determined that a Traffic Impact Analysis would not be required.

2. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to the City's Improvement Standards and Specifications. The City Engineer shall determine the appropriate level of street and traffic control improvements to be required, including any off-site street and traffic control improvements, based upon the transportation analysis submitted. The City Engineer's determination of developer obligation, the extent of road improvement and City's share, if any, of improvements and the timing of improvements shall be made based upon the City's systems development charge ordinance and capital improvement program, and the rough proportionality between the impact of the development and the street improvements.

In determining the appropriate sizing of the street in commercial, office, multi-family, and public settings, the street should be the minimum necessary to accommodate anticipated traffic load and needs and should provide substantial accommodations for pedestrians and bicyclists. Road and driveway alignment should consider and mitigate impacts on adjacent properties and in neighborhoods in terms of increased traffic loads, noise, vibrations, and glare.

The realignment or redesign of roads shall consider how the proposal meets accepted engineering standards, enhances public safety, and favorably relates to adjacent lands and land uses. Consideration should also be given to selecting an alignment or design that minimizes or avoids hazard areas and loss of significant natural features (drainageways, wetlands, heavily forested areas, etc.) unless site mitigation

can clearly produce a superior landscape in terms of shape, grades, and reforestation, and is fully consistent with applicable code restrictions regarding resource areas.

Streets shall be installed per Chapter 85 CDC standards. The City Engineer has the authority to require that street widths match adjacent street widths. Sidewalks shall be installed per CDC 85.200(A)(3) for commercial and office projects, and CDC 85.200(A)(16) and 92.010(H) for residential projects, and applicable provisions of this chapter. Where streets bisect or traverse water resource areas (WRAs) the street width shall be reduced to the appropriate "constrained" cross-section width indicated in the TSP or alternate configurations which are appropriate to site conditions, minimize WRA disturbance or are consistent with an adopted transportation system plan. The street design shall also be consistent with habitat friendly provisions of CDC 32.060(I).

Based upon the City Manager's or Manager's designee's determination, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 55.125 that are required to mitigate impacts from the proposed development. Proportionate share of the costs shall be determined by the City Manager or Manager's designee, who shall assume that the proposed development provides improvements in rough proportion to identified impacts of the development.

Per the Pre-Application conference and further communication between the Civil Engineer and city staff, it has been determined that frontage improvements along 15th Street and the paving of the frontage width of Knapp's Alley would be required as part of this development. Refer to civil drawings for extent of such improvements.

3. Storm detention and treatment and geologic hazards. Per the submittals required by CDC 55.130 and 92.010(E), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.

Per the submittals required by CDC 55.130(E), the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.

New stormwater systems will be constructed as part of this development to address private and public stormwater. Refer to 55.130 and Civil drawings.

4. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer's satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

Water is currently provided to the site from a public water line in Knapp's Alley. Refer to Civil drawings for modifications to the water service.

5. Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.

Sanitary sewer for the site connects to a public line in Knapp's Alley. Refer to Civil drawings for modifications to the sewer service.

6. *Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.*

Garbage and recycling bins will be provided that meet the Metro standards of 20 gallons per unit per week. These will be located in a screened enclosure near the corner of the alley and 15th Street. In addition, standard totes for glass recycling will be contained within the storage shed and be set out for collection as necessary.

J. *Crime prevention and safety/defensible space.*

1. *Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*
2. *Interior laundry and service areas shall be located in a way that they can be observed by others.*

Laundry facilities will be accommodated within individual units.

3. *Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*

Mailboxes will be located adjacent to the primary entrance door for the existing building and addition. Mailboxes for the upper level units will be located near the rear stair up to the units. All these areas will be covered by roofs and will include lighting within the roof/soffits. Lighting for the garbage/recycling area will be added at the storage shed to provide security lighting.

4. *The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*

All new exterior light fixtures will be placed to direct light toward walking surfaces and building walls.

5. *Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.*

All exterior doors, including the overhead garage doors will contain adjacent light fixtures. In addition, a motion sensor fixture will illuminate the east side of the addition near the front office windows.

6. *Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.*

Light fixtures will be mounted at approximately 7'-6" above grade and will be downward projecting with a top shield if they are not located below a porch. The light fixtures will be LED with a warm color rendition of 3000k.

7. *Lines of sight shall be reasonably established so that the development site is visible to police and residents.*

The building will be open to both WFD and 15th Street. The small courtyard that will be created between the existing building and addition will be shallow enough to allow sufficient visibility and observation from WFD.

8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.

No new fencing is proposed.

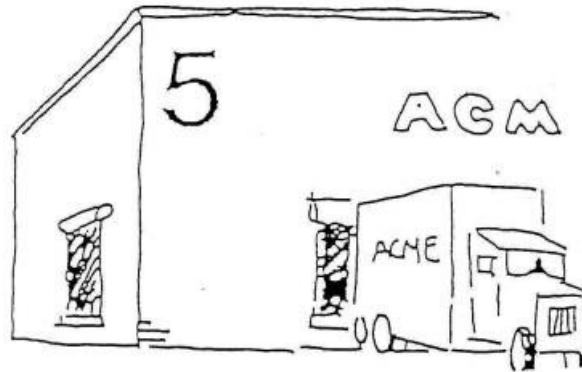
K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

The building addition will be fully compliant with the requirements of the ADA. A paved, accessible walkway will connect the onsite ADA parking space and access aisle to the new entrance and will allow wheelchair access to the front porch and entry door by way of a ramp. The accessway will extend to the public sidewalk on WFD.

L. Signs.

1. Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.



buildings shall be numbered for emergency identification

Building address will be as directed by the city of West Linn. Due to the mixed use of the building, the architectural separation between the existing building and the addition and the fact that the upper level residential units are accessed from Knapps Alley, addressing will be somewhat complicated. It may provide the most clarity to identify the existing building as 1593 A and the addition entrance to this tenant suite as 1593 B. New residential units could be identified as 1593 C, D and E. Address numerals are located at the gable above the front entry at the existing building and will be added above the primary entrance to the building addition as well as at the door to the residential unit entrance stair. Additional signage can be added as deemed appropriate by the city.

2. The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.

New address signage will incorporate a simple serif font to match the style and size of the address numerals on the existing building.

3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.

Address numerals will be located at all public building entrances.

4. The signs shall not obscure vehicle driver's sight distance.

All addressing shall be building mounted and will not obscure visibility to the building or site.

5. Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.).

No signs indicating future uses are proposed.

6. Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.

No on-site driveways or parking areas requiring traffic control are proposed.

M. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

The Civil Engineer will coordinate with utility companies and the city for modifications to the existing utilities as required. Water and sewer are currently served from the alley and will remain in this location. Natural gas is provided from Willamette Falls Drive and will be extended/re-routed on site as required. Electrical service is extended underground from 15th Street and will be extended to the addition from the existing building as required.

No noise generating utility equipment will be installed.

N. Wireless communication facilities (WCFs). (This section only applicable to WCFs.) WCFs as defined in Chapter 57 CDC may be required to go through Class I or Class II design review. The approval criteria for Class I design review is that the visual impact of the WCF shall be minimal to the extent allowed by Chapter 57 CDC. Stealth designs shall be sufficiently camouflaged so that they are not easily seen by passersby in the public right-of-way or from any adjoining residential unit. WCFs that are classified as Class II design review must respond to all of the approval criteria of this chapter.

The development does not include wireless communication facilities.

O. Refuse and recycling standards.

1. All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.

A garbage/recycling enclosure will be constructed at the southeast corner of the site near the intersection of 15th Street and Knapps Alley.

2. Compactors, containers, and drop boxes shall be located on a level Portland cement concrete pad, a minimum of four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.

The garbage/ recycling enclosure will be constructed with a concrete base, 4" thick, level with adjacent grade with minimal slope as required to drain surface water.

3. Recycling and solid waste service areas.

a. Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.

b. The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.

c. Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect-resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.

d. The location of the recycling area and method of storage shall be approved by the local fire marshal.

e. Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.

f. Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.

g. Recyclable material service areas shall be maintained in a clean and safe condition.

The garbage/recycling area is designed to accommodate two garbage bins and two recycling bins, of up to 95 gallon capacity each. This provides the residential units with the Metro guideline amount of 20 gallons per unit per week of garbage and recycling and provides another 95 gallons of garbage and recycling capacity for the office occupancy, which is significantly more than what should be necessary for a professional office of this size. In addition, the existing storage shed will be utilized to store glass recycling bins that can be put out for collection as necessary.

The garbage/recycling area is located near the alley and 15th Street to accommodate collection with minimal movement of the bins.

4. Special wastes or recyclable materials.

a. Environmentally hazardous wastes defined in ORS 466.005 shall be located, prepared, stored, maintained, collected, transported, and disposed in a manner acceptable to the Oregon Department of Environmental Quality.

b. Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials shall be stored in a separate storage area designed for such purpose.

No hazardous waste, cooking grease or animal renderings will be produced with this development.

5. Screening and buffering.

- a. Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.
- b. Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.
- c. All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.

The garbage/recycling bins will be screened to the north by the existing storage shed and on other sides by 5' high wood framed, sided enclosure walls and a solid, sided gate. In addition, a 3' wide landscape area with an evergreen landscape screen will separate the enclosure from 15th Street.

6. Litter receptacles.

- a. Location. Litter receptacles may not encroach upon the minimum required walkway widths.
- b. Litter receptacles may not be located within public rights-of-way except as permitted through an agreement with the City in a manner acceptable to the City Attorney or their designee.
- c. Number. The number and location of proposed litter receptacles shall be based on the type and size of the proposed uses. However, at a minimum, for non-residential uses, at least one external litter receptacle shall be provided for every 25 parking spaces for first 100 spaces, plus one receptacle for every additional 100 spaces. (Ord. 1547, 2007; Ord. 1604 § 52, 2011; Ord. 1613 § 12, 2013; amended during July 2014 supplement; Ord. 1623 § 6, 2014; Ord. 1635 § 26, 2014; Ord. 1636 § 37, 2014; Ord. 1647 § 6, 2016; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1662 § 8, 2017; Ord. 1675 § 45, 2018)

No litter receptacles are required and none are proposed for this development.

55.105 APPROVAL STANDARDS – CLASS II DESIGN REVIEW – RESIDENTIAL/CLEAR AND OBJECTIVE

The mixed use project is submitted to be reviewed under 55.100, General/Discretionary Standards.

55.110 SITE ANALYSIS

The site analysis shall include:

- A. A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian and bike ways, transit stops and utility access.
- B. A site analysis on a drawing at a suitable scale (in order of preference, one inch equals 10 feet to one inch equals 30 feet) which shows:
 - 1. The property boundaries, dimensions, and gross area.
 - 2. Contour lines at the following minimum intervals:
 - a. Two-foot intervals for slopes from zero to 25 percent; and
 - b. Five- or 10-foot intervals for slopes in excess of 25 percent.
 - 3. Tables and maps identifying acreage, location and type of development constraints due to site characteristics such as slope, drainage and geologic hazards, including a slope analysis which identifies portions of the site according to the land types (I, II, III and IV) defined in Chapter 02 CDC.
 - 4. The location and width of adjoining streets.
 - 5. The drainage patterns and drainage courses on the site and on adjacent lands.
 - 6. Potential natural hazard areas including:
 - a. Floodplain areas pursuant to the site's applicable FEMA Flood Map panel;
 - b. Water resource areas as defined by Chapter 32 CDC;

- c. *Landslide areas designated by the Natural Hazard Mitigation Plan, Map 16; and*
- d. *Landslide vulnerable analysis areas, designated by the Natural Hazard Mitigation Plan, Map 17.*
- 7. *Resource areas including:*
 - a. *Wetlands;*
 - b. *Riparian corridors;*
 - c. *Streams, including intermittent and ephemeral streams;*
 - d. *Habitat conservation areas; and*
 - e. *Large rock outcroppings.*
- 8. *Potential historic landmarks and registered archaeological sites. The existence of such sites on the property shall be verified from records maintained by the Community Development Department and other recognized sources.*
- 9. *Identification information including the name and address of the owner, developer, project designer, lineal scale and north arrow.*
- 10. *Identify Type I and II lands in map form. Provide a table which identifies square footage of Type I and II lands also as percentage of total site square footage. (Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1565, 2008; Ord. 1590 § 1, 2009; Ord. 1613 § 13, 2013; Ord. 1621 § 25, 2014; Ord. 1635 § 27, 2014; Ord. 1636 § 38, 2014; Ord. 1662 § 9, 2017)*

An Existing Conditions Map is provided with the drawings and includes the information requested.

55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis (CDC 55.110) and shall show:

- A. *The applicant's entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development.*
- B. *Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot or parcel lines.*
- C. *Streams and stream corridors.*
- D. *Identification information, including the name and address of the owner, developer, project designer, lineal scale and north arrow.*
- E. *The location, dimensions, and names of all existing and proposed streets, public pathways, easements on adjacent properties and on the site, and all associated rights-of-way.*
- F. *The location, dimensions and setback distances of all:*
 - 1. *Existing and proposed structures, improvements, and utility facilities on site; and*
 - 2. *Existing structures and driveways on adjoining properties.*
- G. *The location and dimensions of:*
 - 1. *The entrances and exits to the site;*
 - 2. *The parking and circulation areas;*
 - 3. *Areas for waste disposal, recycling, loading, and delivery;*
 - 4. *Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;*
 - 5. *On-site outdoor recreation spaces and common areas;*
 - 6. *All utilities, including stormwater detention and treatment; and*
 - 7. *Sign locations.*
- H. *The location of areas to be landscaped. (Ord. 1442, 1999; Ord. 1613 § 14, 2013; Ord. 1622 § 28, 2014; Ord. 1636 § 39, 2014)*

An architectural Site Plan is provided and includes all of the general site information including new and existing site development, property lines, parking, garbage/recycling enclosure, dimensions and general information.

Civil drawing are provided showing detailed information regarding sitework, utilities, grading and

erosion control.

55.125 TRANSPORTATION ANALYSIS

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2). (Ord. 1584, 2008)

As determined in the Pre-Application conference, a TIA is not required.

55.130 GRADING AND DRAINAGE PLANS

The following requirements apply to Type I, II and III lands (refer to definitions in Chapter 02 CDC). A registered civil engineer must prepare a grading plan and a storm detention and treatment plan pursuant to CDC 92.010(E), at a scale sufficient to evaluate all aspects of the proposal, and a statement that demonstrates:

- A. The location and extent to which grading will take place indicating general contour lines consistent with CDC 55.110(B)(2), slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.*
- B. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards.*
- C. There is sufficient factual data to support the conclusions of the plan.*
- D. Per CDC 99.035, the Planning Director may require the information in subsections A, B and C of this section for Type IV lands if the information is needed to properly evaluate the proposed site plan.*
- E. For Type I, II and III lands (refer to definitions in Chapter 02 CDC), the applicant must provide a geologic report, with text, figures and attachments as needed to meet the industry standard of practice, prepared by a certified engineering geologist and/or a geotechnical professional engineer, that includes:
 - 1. Site characteristics, geologic descriptions and a summary of the site investigation conducted;*
 - 2. Assessment of engineering geological conditions and factors;*
 - 3. Review of the City of West Linn's Natural Hazard Mitigation Plan and applicability to the site; and*
 - 4. Conclusions and recommendations focused on geologic constraints for the proposed land use or development activity, limitations and potential risks of development, recommendations for mitigation approaches and additional work needed at future development stages including further testing and monitoring.**
- F. Identification information, including the name and address of the owner, developer, project designer, and the project engineer. (Ord. 1463, 2000; Ord. 1613 § 15, 2013; Ord. 1622 § 28, 2014; Ord. 1662 § 10, 2017)*

The site is classified as Type IV lands, with no slope in excess of 10%. Complete Civil drawings are provided, which provide detailed information on grading, utilities, stormwater detention and treatment facilities, erosion control and general project information.

55.140 ARCHITECTURAL DRAWINGS

Architectural drawings shall be submitted showing:

- A. Building elevations and sections tied to curb elevation;*
- B. Building materials: color and type; and*
- C. The name of the architect or designer. (Ord. 1408, 1998; Ord. 1613 § 16, 2013)*

Architectural drawings and an exterior building materials drawing are provided.

55.150 LANDSCAPE PLAN

- A. The landscape plan shall be prepared and shall show the following:
 - 1. Preliminary underground irrigation system, if proposed;*
 - 2. The location and height of fences and other buffering of screening materials, if proposed;**

3. *The location of terraces, decks, patios, shelters, and play areas, if proposed;*
 4. *The location, size, and species of the existing and proposed plant materials, if proposed; and*
 5. *Building and pavement outlines.*
- B. *The landscape plan shall be accompanied by:*
1. *The erosion controls that will be used, if necessary;*
 2. *Planting list; and*
 3. *Supplemental information as required by the Planning Director or City Arborist. (Ord. 1408, 1998; Ord. 1613 § 17, 2013)*

A landscape plan is provided.

55.170 EXCEPTIONS TO UNDERLYING ZONE, YARD, PARKING, SIGN PROVISIONS, AND LANDSCAPING PROVISIONS

- A. *Applicability. The following exceptions are not available to applicants using the Residential/Clear and Objective Class I or II design review criteria in CDC 55.095 or 55.105. They are only available to applicants for residential development if electing to use the discretionary criteria contained in CDC 55.090 or 55.100.*
- B. *The Planning Director may grant an exception to the dimensional building setback or yard requirements in the applicable zone based on findings that the approval will satisfy the following criteria:*
1. *A minor exception that is not greater than 20 percent of the required setback dimension.*
 2. *A more efficient use of the site.*
 3. *The preservation of natural features that have been incorporated into the overall design of the project.*
 4. *No adverse affect to adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard.*
 5. *Safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.*
- C. *The Planning Director may grant an exception to the off-street parking dimensional and minimum number of space requirements in the applicable zone so long as the following criteria are met:*
1. *The minor exception is not greater than 10 percent of the required parking;*
 2. *The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, a nursing home) and which has a low demand for off-street parking; or*
 3. *There is an opportunity for sharing parking and there is written evidence that the property owners are willing to enter into a legal agreement; or*
 4. *Public transportation is available to the site reducing the standards and will not adversely affect adjoining uses, and there is a community interest in the preservation of particular natural feature(s) of the site which make it in the public interest to grant an exception to parking standards.*
- D. *The Planning Director may grant an exception to the sign dimensional requirements in the applicable zone when the following criteria are met:*
1. *The minor exception is not greater than 10 percent of the required applicable dimensional standard for signs;*
 2. *The exception is necessary for adequate identification of the use on the property; and*
 3. *The sign will be compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.*
- E. *The Planning Director may grant an exception to the landscaping requirements in the applicable zone based on findings that the following criteria will be met:*
1. *A minor exception that is not greater than 10 percent of the required landscaped area.*
 2. *A more efficient use of the site.*
 3. *The preservation of natural features that have been incorporated into the overall design of the project.*
 4. *No adverse effect to adjoining property.*

No exceptions are requested.

55.180 MAINTENANCE

All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

All on-site improvements will be maintained by the property owner, who will occupy the office suite of the proposed development.

55.195 ANNEXATION AND STREET LIGHTS

As a condition of approval for design review for any project that is being annexed to the City, the developer and/or homeowners association shall pay for all expenses related to street light energy and maintenance costs until annexed into the City. The approval for any property annexed must state: "This approval is contingent on voter approval of annexation of the subject property." This means that no permit, final plat, or certificate of occupancy may be issued or approved until annexation is complete. (Ord. 1442, 1999; Ord. 1604 § 53, 2011)

The site is within the city limits and annexation is not required.

Chapter 59 WILLAMETTE NEIGHBORHOOD MIXED USE TRANSITIONAL ZONE

Sections:

- 59.010 PURPOSE
- 59.020 PROCEDURES AND APPROVAL PROCESS
- 59.030 PERMITTED USES
- 59.040 ACCESSORY USES
- 59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS
- 59.060 CONDITIONAL USES
- 59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS
- 59.080 ADDITIONAL USE REQUIREMENTS
- 59.090 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES
- 59.100 OTHER APPLICABLE DEVELOPMENT STANDARDS

59.010 PURPOSE

The purpose of the mixed use/transitional zone is to provide for a transitional area between commercial and residential zones with a desirable mix of residential land uses with limited commercial land uses. The limited commercial uses allowed in this district are selected for their compatibility with residential uses and their ability to meet the needs of the neighborhood. Uses in this district are intended to be compatible with the design and aesthetic qualities of the adjacent neighborhood. This zone is intended to implement the Willamette neighborhood plan as authorized by the policies set forth in the Comprehensive Plan. (Ord. 1515, 2005; Ord. 1547, 2007)

59.020 PROCEDURES AND APPROVAL PROCESS

- A. A use permitted outright, CDC 59.030, is a use that requires no approval under the provisions of this code, except that all uses require design review pursuant to CDC 59.100(13). If a use is not listed as a use permitted outright, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.
- B. A use permitted under prescribed conditions, CDC 59.050, is a use for which approval will be granted provided all conditions are satisfied, and:

1. *The Planning Director shall make the decision in the manner provided by CDC 99.060(A)(2), Administrative Procedures, except that no notice shall be required; and*
 2. *The decision may be appealed by the applicant to the Planning Commission as provided by CDC 99.240(A).*
- C. *The approval of a conditional use (CDC 59.060) is discretionary with the Planning Commission. The approval process and criteria for approval are set forth in Chapter 60 CDC, Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.*
- D. *The following code provisions may be applicable in certain situations:*
1. *Chapter 65 CDC, Non-conforming Uses Involving a Structure.*
 2. *Chapter 66 CDC, Non-conforming Structures.*
 3. *Chapter 67 CDC, Non-conforming Uses of Land.*
 4. *Chapter 68 CDC, Non-conforming Lots, Lots of Record.*
 5. *Chapter 75 CDC, Variance. (Ord. 1515, 2005; Ord. 1547, 2007)*

Professional and administrative services and Residential use of the second floor or a portion of the ground floor of a permitted use are both permitted uses.

59.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. *Single-family attached or detached dwelling;*
 - a. *Duplex residential units;*
 - b. *Triplex residential units;*
 - c. *Quadplex residential units;*
2. *Manufactured home;*
3. *Multifamily dwelling;*
4. *Townhouse;*
5. *Cottage cluster;*
6. *Common-wall single-family dwellings above a permitted use;*
7. *Residential use of the second floor or a portion of the ground floor of a permitted use;*
8. *Residential home;*
9. *Family day care;*
10. *Bed and breakfast lodging;*
11. *Animal sales and services, grooming;*
12. *Business support services;*
13. *Cultural exhibits and library services;*
14. *General retail services;*
15. *Medical and dental services;*
16. *Personal service facilities;*
17. *Professional and administrative services;*
18. *Transportation facilities (Type I);*
19. *Utility, minor. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1604 § 60, 2011; Ord. 1686 § 3, 2018; Ord. 1736 § 1 (Exh. A), 2022)*

Professional and administrative services and Residential use of the second floor or a portion of the ground floor of a permitted use are both permitted uses.

59.040 ACCESSORY USES

1. *Accessory uses are allowed in this zone as provided by Chapter 34 CDC.*
2. *Manufacture or repackaging of goods for on-site sale. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1686 § 4, 2018)*

No accessory uses are proposed.

59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

1. Signs, subject to the following provisions:
 - a. Wall signs. Shall not exceed 10 percent of the square footage of the front elevation. The calculation of allowable signage is explained in CDC 52.300. The sign(s) shall be proportionate to buildings and signs on adjacent buildings. The 10 percent shall be broken up into multiple signs. The sign(s) shall be mounted or painted on the second floor, on the valance of the awning, on the windows at pedestrian level, or on four-by-four awning posts.
 - b. Ground-mounted signs. One ground-mounted sign is permitted in the front yard with a maximum size of 16 square feet, a maximum height of four feet, and a minimum setback of five feet from the right-of-way.
 - c. No signs shall be the internally lit "can" type. No backlit signs are permitted. Illumination by spotlight is permitted for either sign type. Neon signs are permitted only inside the windows. No flashing signs are allowed. By temporary sign permit only, neon colored lettering or designs painted on windows or on paper or banners in the windows are allowed, but discouraged. Small signs or plaques that describe the building in a historical sense are exempt from the allowable square footage restrictions. Signs cannot project from the building face.
 - d. Temporary signs. Temporary sandwich board signs are permitted without the temporal restrictions of Chapter 52 CDC.
 - e. All other provisions of Chapter 52 CDC. Signs are applicable unless they conflict with the provisions of this chapter.
2. Temporary use, subject to the provisions of Chapter 35 CDC.
3. Home occupations, subject to the provisions of Chapter 37 CDC.
4. Consumer repair services, as prescribed with no exterior storage.
5. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage.
6. Financial and insurance, as prescribed with no drive-through service.
7. Building maintenance services, as prescribed with no exterior storage.
8. Wireless communication facilities, subject to the provisions of Chapter 57 CDC. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1686 § 5, 2018)

No specially prescribed uses are proposed.

59.060 CONDITIONAL USES

Only the following conditional uses are allowed in this zone subject to the provisions of Chapter 60 CDC, Conditional Uses:

1. Certified child care center.
2. Community building.
3. Religious institution.
4. Senior center.
5. Public support and public safety facilities, including public parking lots.
6. Nursery.
7. Parks and open space.
8. Eating and drinking establishments.
9. Food and beverage retail sales.
10. Hotel/motel.
11. Construction sales and services.
12. Parking facilities. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1655 § 6, 2016; Ord. 1675 § 48, 2018; Ord. 1686 § 6, 2018)

No conditional uses are proposed.

59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

STANDARD		REQUIREMENT	ADDITIONAL NOTES
Minimum lot size		4,500 sf	Unless defined as an existing lot of record
Maximum lot size		10,000 sf	
Average minimum lot or parcel size for a townhouse project		1,500 sf	
Minimum front lot line Minimum lot width at front lot line		35 ft	Does not apply to townhouses or cottage clusters
Average minimum lot width		50 ft	Does not apply to townhouses or cottage clusters
Average minimum lot depth		90 ft	Does not apply to townhouses or cottage clusters
Minimum yard dimensions or minimum building setbacks			Front, rear, and side yard setbacks for a cottage cluster project are 10 ft. There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.
	Front yard	12 ft	A porch, patio, or pedestrian amenity may be six feet from the front property line.
	Maximum	20 ft	
	Interior side yard	7.5 ft	Townhouse common walls that are attached may have a 0-ft side setback.
	Street side yard	12 ft	
	Rear yard	20 ft	Where the use abuts a residential district, the setback distance required in the residential district shall apply, and within the setback area a buffer of at least 10 feet of landscaping in addition to a fence is required.
Maximum building height		35 ft or 2 stories above grade, whichever is less	
Maximum building size		6,000 sf	For all floors above grade excluding porches
Maximum floor area ratio		0.40	Maximum FAR does not apply to cottage clusters. Except that the ground floor of the building shall not exceed 5,000 square feet. Type I and II lands shall not be counted toward lot area when determining allowable floor area

STANDARD	REQUIREMENT	ADDITIONAL NOTES
		<i>ratio. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.</i>
<i>Minimum floor area ratio</i>	<i>0.30</i>	<i>The minimum shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.</i>

Lot size:	10,000 sf
Front Lot Line:	100'
Average minimum lot width:	100'
Average minimum lot depth:	100'
Front yard setback:	13'-8" building, 8' porch
Interior side yard setback:	8'-8" (addition)
Street side yard setback:	17' (existing porch)
Rear yard setback:	21' (addition)
Maximum building height:	31'-9"
Maximum building size:	4,317 sf
Floor area ratio:	0.4

B. Design standards. All uses in the mixed-use zone shall comply with the provisions of Chapter 55 CDC, except for CDC 55.100(B)(7)(a), (b), (c), (h), (i), and (j); or CDC 55.105(E)(1), as applicable. Further, single-family residential uses, townhouses, manufactured homes, and cottage clusters shall also comply with the Class I design review standards. In addition, the design standards described below apply to all uses.

1. Each building shall include a single story porch on the front, and on the side where it abuts a street. The porch shall have a minimum area of 25 square feet, with a minimum depth of five feet.

The existing building has a 5'-6" deep porch on the front and side, street facing sides. The addition will have a 5'-0" deep porch on the front facing façade.

2. New sidewalk construction shall be allowed to match the historical sidewalk standards in this zone.

The new sidewalk along 15th Street will be constructed per city standards. Refer to Civil drawings.

3. Off-street parking shall not be located between the building and a public or private street, except alleys; parking areas shall be located behind, under, or on the side of the building.

The two new onsite parking spaces are located behind the building addition and accessed off of the alley.

4. Garages shall not extend any closer to the street than the street-facing facade of the building.

The new garage is located at the rear of the building addition, accessed off of the alley.

5. *There shall be no illuminated outdoor advertising on accessory buildings, equipment, or vending machines*

No illuminated outdoor advertising is proposed.

6. *These design standards, subsections (B)(1) through (5) of this section, shall not apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these design standards. However, attempts shall be made to make the design sympathetic to surrounding properties through compatible architecture, enhanced landscaping, setbacks, buffers, and other reasonable means. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1565, 2008; Ord. 1675 § 50, 2018; Ord. 1736 § 1 (Exh. A), 2022)*

The development is not a public facility and complies with (B) (1) through (5).

59.080 ADDITIONAL USE REQUIREMENTS

In addition to all other provisions of this section, the following additional requirements may apply:

A. *Permitted commercial and other non-residential uses may only be open from 6:00 a.m. to 10:00 p.m. and are subject to the noise provisions of Chapter 55 CDC.*

The commercial office use will not be open before 6:00 am or after 10:00 pm and will comply with the noise provisions of Chapter 55.

B. *Exterior business activity shall not take place beyond the rear wall of the building when the subject property abuts a residential district, except for parking and refuse storage. Refuse storage must be buffered or enclosed and may not abut a property line that adjoins a residential zone. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1614 § 11, 2013)*

The proposed use will be professional office (mortgage brokers) and no exterior business will be conducted.

59.090 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B). (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1636 § 42, 2014)

Conditional Use approval is not required for this development.

59.100 OTHER APPLICABLE DEVELOPMENT STANDARDS

The following standards apply to all development including permitted uses:

1. *Chapter 28 CDC, Willamette and Tualatin River Protection.*
2. *Chapter 36 CDC, Manufactured Homes.*
3. *Chapter 32 CDC, Water Resource Area Protection.*
4. *Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.*
5. *Chapter 35 CDC, Temporary Structures and Uses.*
6. *Chapter 37 CDC, Home Occupations.*
7. *Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.*
8. *Chapter 41 CDC, Building Height, Structures on Steep Lots, Exceptions.*

9. Chapter 42 CDC, Clear Vision Areas.
10. Chapter 44 CDC, Fences.
11. Chapter 48 CDC, Access, Egress and Circulation.
12. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas, except for the provisions of CDC 46.140, apply to all uses.
13. Chapter 55 CDC, Design Review.
14. Chapter 54 CDC, Landscaping.
15. Chapter 53 CDC, Sidewalk Use. (Ord. 1547, 2007; Ord. 1614 § 12, 2013; Ord. 1675 § 49, 2018)

Chapters 38, 42, 48, 54 and 55 were identified as being applicable during the Pre-Application conference and are addressed within those individual sections of the response.

Chapter 96 STREET IMPROVEMENT CONSTRUCTION

Sections:

96.010 CONSTRUCTION REQUIRED

96.020 FEE-IN-LIEU

96.030 STANDARDS

96.010 CONSTRUCTION REQUIRED

- A. Street improvements for residential construction are required when:
1. Construction of a new single-family attached or detached structure (replacement of an existing structure is exempt); or
 2. Replacement of a single-family home increases the square feet by 50 percent or greater; or
 3. Construction of a new multifamily structure; or
 4. Increase in dwelling unit density on site (accessory dwelling units are exempt).

Street improvements on 15th Street were identified by the city during the Pre-Application conference and are proposed as identified on the Civil drawings.

- B. Street improvements for commercial construction are required when:
1. Construction of a new commercial structure; or
 2. Remodel of an existing commercial structure with an increase in floor area that requires additional parking; or
 3. Change in use that requires additional parking; or
 4. Construction that increases the dwelling unit density on site; or
 5. Construction which requires a change in type, number, or location of accessways; or
 6. Replacement of an existing structure that requires additional parking. (Ord. 1314, 1992; Ord. 1442, 1999; Ord. 1544, 2007; Ord. 1547, 2007; Ord. 1590 § 1, 2009; Ord. 1613 § 21, 2013; Ord. 1739 § 2 (Exh. B), 2022)

Street improvements on 15th Street were identified by the city during the Pre-Application conference and are proposed as identified on the Civil drawings.

96.020 FEE-IN-LIEU

- A. An applicant may apply for a waiver of street improvements and the option to pay a fee-in-lieu (in accordance with the City's adopted fee structure) of constructing street improvements if one of the following are met:
1. Located on a cul-de-sac with no existing curb and/or no existing sidewalk; or
 2. Located on a street less than 1,320 linear feet in length and not planned as a through street; or

3. *Located more than 1,320 linear feet from nearest street improvements on the same street or connecting street. (Ord. 1739 § 2 (Exh. B), 2022)*

Street improvements will be provided and no fee-in-lieu is requested.

96.030 STANDARDS

Street improvements shall be installed according to the City standards and shall be completed prior to the issuance of any occupancy permit for the new or remodeled structure or building. In unimproved areas of the City, the City Engineer may grant a time extension of the provisions of this section; provided the applicant submit sufficient security in an amount and quantity satisfactory to the City Attorney to assure payment of such improvement costs. (Ord. 1739 § 2 (Exh. B), 2022. Formerly 96.020.)

The design of the street improvements has been coordinated with City Engineering and Public Works staff and will include curb, sidewalk, planter strips and stormwater planters. The improved street width will be adequate to accommodate on street parking.

Chapter 99

PROCEDURES FOR DECISION MAKING: QUASI-JUDICIAL

Sections:

- 99.010 *PURPOSE*
- 99.030 *APPLICATION PROCESS: WHO MAY APPLY, PRE-APPLICATION CONFERENCE, REQUIREMENTS, REFUSAL OF APPLICATION, FEES*
- 99.033 *FEES*
- 99.035 *ADDITIONAL INFORMATION REQUIRED, WAIVER OF REQUIREMENTS AND REPORT REQUIRED*
- 99.038 *NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS*
- 99.040 *DUTIES OF DIRECTOR*
- 99.060 *APPROVAL AUTHORITY*
- 99.070 *CONSOLIDATION OF PROCEEDINGS*
- 99.080 *NOTICE*
- 99.090 *CONTENTS OF NOTICE*
- 99.100 *MECHANICS OF GIVING NOTICE AND FAILURE TO RECEIVE NOTICE*
- 99.110 *DECISION-MAKING PROCESS OF APPROVAL AUTHORITY*
- 99.120 *AMENDMENTS*
- 99.125 *STAGED OR PHASED DEVELOPMENT*
- 99.130 *NOTICE OF FINAL DECISION*
- 99.140 *ESTABLISHING STANDING TO APPEAL*
- 99.160 *DECISION BY DIRECTOR*
- 99.170 *HEARING PROCEDURES*
- 99.180 *EX PARTE CONTACTS, IMPARTIALITY, DISQUALIFICATION, AND ABSTENTION*
- 99.190 *CONTINUATION OF HEARING – NOTICE*
- 99.200 *EVIDENCE*
- 99.220 *RECORD OF PROCEEDINGS*
- 99.230 *EFFECTIVE DATE OF DECISION – APPEAL OR REVIEW*
- 99.240 *AUTHORITY TO APPEAL OR SEEK REVIEW OF A DECISION – EXHAUSTION OF ADMINISTRATIVE REMEDIES*
- 99.250 *APPLICATION FOR APPEAL OR REVIEW*
- 99.260 *PERSONS ENTITLED TO NOTICE ON APPEAL – TYPE OF NOTICE*
- 99.270 *CONTENTS OF PUBLIC NOTICE OF APPEAL HEARING*
- 99.280 *TYPE OF APPEAL HEARING AND SCOPE OF REVIEW*
- 99.290 *ACTION ON APPEAL OR REVIEW – TIME LIMIT AND AUTHORITY TO CHANGE DECISION*
- 99.300 *PARTICIPATION BY MEMBERS OF APPROVAL AUTHORITY IN DECISION AND VOTING*
- 99.320 *DENIAL OF APPLICATION – RESUBMITTAL*

99.325 EXTENSIONS OF APPROVAL

99.330 REVOCATION OF APPROVALS – FAILURE TO FULFILL CONDITIONS

99.010 PURPOSE

The purpose of this chapter is to establish procedures applicable to the Community Development Code for the consideration of development applications, for the consideration of quasi-judicial Comprehensive Plan amendments, and for the consideration of appeals or petitions for review of decisions. (Ord. 1474, 2001; Ord. 1568, 2008)

99.030 APPLICATION PROCESS: WHO MAY APPLY, PRE-APPLICATION CONFERENCE, REQUIREMENTS, REFUSAL OF APPLICATION, FEES

A. Who may apply.

1. *Applications for approval required under this chapter may be initiated by:*
 - a. *The owner of the property that is the subject of the application or the owner's duly authorized representative;*
 - b. *The purchaser of such property who submits a duly executed written contract or copy thereof, which has been recorded with the Clackamas Clerk;*
 - c. *A lessee in possession of such property who submits written consent of the owner to make such application; or*
 - d. *Motion by the Planning Commission or City Council.*
2. *Any person authorized by this chapter to submit an application for approval may be represented by an agent who is authorized in writing by such a person to make the application.*

The application is being made by the property owner.

B. Pre-application conferences.

1. *Subject to subsection (B)(4) of this section, a pre-application conference is required for, but not limited to, each of the following applications:*
 - a. *Boundary changes, per Chapter 81 CDC;*
 - b. *Amendments to the Comprehensive Plan;*
 - c. *Amendments to the Zoning Map;*
 - d. *Conditional uses;*
 - e. *Design review (Class I and Class II);*
 - f. *Historic Design Review (Class II);*
 - g. *Designation of a historic resource or removal of a historic resource designation;*
 - h. *Demolition of a historic resource;*
 - i. *Relocation of a historic resource;*
 - j. *New construction or remodels in the Willamette Falls Drive Commercial Design District, except as provided for in subsection (B)(2)(h) of this section;*
 - k. *Minor partitions;*
 - l. *Land divisions;*
 - m. *Enlargement of non-conforming uses or alteration of a structure containing a non-conforming use;*
 - n. *Planned unit developments;*
 - o. *Class II Variances;*
 - p. *Development subject to Chapter 32 CDC, Water Resource Area Protection;*
 - q. *Development subject to Chapter 27 CDC, Flood Management Areas;*
 - r. *Development subject to Chapter 28 CDC, Willamette and Tualatin River Protection;*
 - s. *Right-of-way and easement vacations; and*
 - t. *Extensions of approval with modifications to original approval.*
2. *Subject to subsection (B)(3) of this section, the following applications are exempt from subsection (B)(1) of this section, Pre-Application Conference:*

- a. Signs;
 - b. Home occupations;
 - c. Temporary use permits;
 - d. Sidewalk uses;
 - e. Final plats;
 - f. Property line adjustments;
 - g. Re-vegetation plans;
 - h. Painting, signage, awnings, or architectural in-kind replacements in the Willamette Falls Drive Commercial Design District;
 - i. Appeals of land use decisions;
 - j. Extensions of approval with no modification to original approval; and
 - k. Class I Variances.
3. The Planning Director shall have the authority to require a preapplication conference prior to the submittal of any application that is not listed in subsection (B)(1) of this section if they determine that the potential development is of significant complexity or magnitude to merit a preapplication conference.
4. The Planning Director may waive the requirement for a pre-application conference for any application if they determine that such a conference is not warranted. Upon making such a determination, the Planning Director shall provide written notification (i.e., e-mail or letter) to the Planning Commission and applicable neighborhood association.
5. At such conference, the Planning Director or designee shall:
- a. Cite the Comprehensive Plan map designation;
 - b. Cite the applicable substantive and procedural ordinance provisions;
 - c. Provide technical data and assistance which will aid the applicant;
 - d. Identify other policies and regulations that relate to the application;
 - e. Identify other pertinent factors that relate to the application; and
 - f. Provide the applicant with a written description of all rights for appeal and provide access to all administrative procedures.
6. The failure of the Director to provide any of the information required by this section shall not constitute a waiver of the standards, criteria, or requirements of the application.
7. At least 10 days prior to the scheduled date of the conference, the City shall make the pre-application conference schedule available to the public. Within 10 days following the conference, the City shall make staff-prepared written notes summarizing the contents of the meeting available to the public. Failure to comply with this section due to technical or administrative problems is not a procedural defect entitling any party to a delay in the hearing process.
8. The Planning Director shall prepare administrative procedures designed to allow citizens to attend and participate in pre-application conferences for applications. Lack of neighborhood association participation in a pre-application conference is not a procedural defect entitling any party to a delay in the hearing process.
9. If the applicant is not the owner of the subject property, the applicant shall provide written evidence that the owner has consented to the pre-application conference prior to it being scheduled.
- C. The requirements for making an application.
- 1. The application shall be made on forms provided by the Director as provided by CDC 99.040(A)(1);
 - 2. The application shall be complete and shall contain the information requested on the form, shall address the appropriate submittal requirements and approval criteria in sufficient detail for review and action, and shall be accompanied by the deposit or fee required by CDC 99.033. No application will be accepted if not accompanied by the required fee or deposit. In the event an additional deposit is required by CDC 99.033 and not provided within the time required, the application shall be rejected without further processing or deliberation and all application materials shall be returned to the applicant, notwithstanding any determination of completeness. (Ord. 1527, 2005; Ord. 1568, 2008; Ord. 1590 § 1, 2009; Ord. 1599 § 6, 2011; Ord. 1614 § 14, 2013; Ord. 1622 § 30, 3014; Ord. 1635 § 36, 2014; Ord. 1636 § 60, 2014; Ord. 1638 § 3, 2015; Ord. 1675 § 55, 2018)

A Pre-Application conference was held on March 2, 2023.

99.033 FEES

The Council shall adopt a schedule of fees reasonably calculated to defray the expenses of the administrative process. The Council may establish either a set fee or a deposit system in which the applicant pays a deposit and the City determines the total administrative cost at the end of the process and refunds any unused amount of the deposit to the applicant. No additional deposit shall be required for additional costs that are incurred because the matter is referred to or called up by a higher decision-making authority. The Council shall charge no fees for City-initiated land use applications or appeals filed by a recognized neighborhood association pursuant to the provisions of CDC 99.240. (Ord. 1527, 2005; Ord. 1568, 2008; Ord. 1604 § 70, 2011)

Required fees, as verified by the city, will be paid by the Applicant.

99.035 ADDITIONAL INFORMATION REQUIRED, WAIVER OF REQUIREMENTS AND REPORT REQUIRED

- A. *The Planning Director may require information in addition to that required by a specific chapter in the Community Development Code; provided, that:*
1. *The chapter expressly authorizes that additional information may be required;*
 2. *The information is needed to properly evaluate the proposed site plan or proposal;*
 3. *The requirement for additional information is communicated to the applicant during the pre-application conference or prior to application submittal; and*
 3. *The need can be justified on the basis of a special or unforeseen circumstance.*
- B. *The Planning Director may waive a specific requirement for information or a requirement to address a certain approval standard subject to the provisions of subsection C of this section provided:*
1. *The Planning Director finds that specific information is not necessary to properly evaluate the application; or*
 2. *The Planning Director finds that a specific approval standard is not applicable to the application.*
- C. *Where a requirement is waived, the Planning Director shall cite in the staff report on the application the specific requirements waived and the reasons for the waiver. The decision of the Planning Director to waive the requirement is subject to review and denial by the approval authority or the appeal authority. (Ord. 1568, 2008)*

Additional information that may be requested by the city will be provided by the Applicant.

99.038 NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS

Prior to submittal of an application for any subdivision, conditional use permit, multi-family project, planned unit development of four or more lots, non-residential buildings over 1,500 square feet, or a zone change that requires a Comprehensive Plan amendment, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. Although not required for other or smaller projects, contact with neighbors is highly recommended. The Planning Director may require neighborhood contact pursuant to this section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial.

- A. *Purpose. The purpose of neighborhood contact is to identify potential issues or conflicts regarding a proposed application so that they may be addressed prior to filing. This contact is intended to result in a better application and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands, or denials. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighborhood association to work with the applicant to provide such input.*

Presentations were made at a neighborhood meeting on January 10th, 2024, with a follow up meeting attended on February 14th, 2024.

B. The applicant shall contact by letter all recognized neighborhood associations whose boundaries contain all or part of the site of the proposed development and all property owners within 500 feet of the site.

The Willamette Neighborhood Association was initially contacted by email and subsequently in a letter sent via regular post to the president and all property owners within 500'.

C. The letter shall be sent to the president of the neighborhood association, and to one designee as submitted to the City by the neighborhood association, and shall be sent by regular mail to the other officers of the association and the property owners within 500 feet. If another neighborhood association boundary is located within the 500-foot notice radius, the letter shall be sent to that association's president, and to one designee as submitted to the City by the neighborhood association as well. The letter shall briefly describe the nature and location of the proposed development, and invite the association and interested persons to a meeting to discuss the proposal in more detail. The meeting shall be scheduled at the association's regularly scheduled monthly meeting, or at another time at the discretion of the association, and not less than 20 days from the date of mailing of the notice. If the meeting is scheduled as part of the association's regular monthly meeting, the letter shall explain that the proposal may not be the only topic of discussion on the meeting agenda. The letter shall encourage concerned citizens to contact their association president, or their association designee, with any questions that they may want to relay to the applicant.

Neighborhood contact shall be initiated by the applicant by mailing the association president, and to one designee as submitted to the City by the neighborhood association, a letter, return receipt requested, formally requesting, within 60 days, a date and location to have their required neighborhood meeting. The 60 days shall be calculated from the date that the applicant mails this letter to the association. If the neighborhood association does not want to meet within the 60-day timeframe, or if there is no neighborhood association, the applicant shall hold a public meeting during the evening after 6:00 p.m., or on the weekend no less than 20 days from the date of mailing of the notice. All meetings shall be held at a location open to the public within the boundaries of the association or at a public facility within the City of West Linn. If the meeting is held at a business, it shall be posted at the time of the meeting as the meeting place and shall note that the meeting is open to the public and all interested persons may attend.

The original request to attend a neighborhood meeting was sent on 11-3-23, with a documented response from the association president received on 12-1-23.

Notification regarding presentation of the proposed development to the neighborhood association and property owners within 500' of the development was sent out 1-18-24 for the meeting on 2-14-24.

D. On the same date the letters described in subsections A through C of this section are mailed, the applicant shall provide and post notice on the property subject to the proposed application. The notice shall be posted at a location visible from the public right-of-way. If the site is not located adjacent to a through street, then an additional sign shall be posted on the nearest through street. The sign notice shall be at least 11 inches by 17 inches in size on durable material and in clear, legible writing. The notice shall state that the site may be subject to a proposed development (e.g., subdivision, variance, conditional use) and shall set forth the name of the applicant and a telephone number where the applicant can be reached for additional information. The site shall remain posted until the conclusion of the meeting.

Notification of the proposed development was posted on site on January 18, 2024

E. An application shall not be accepted as complete unless and until the applicant demonstrates compliance with this section by including with the application:

- 1. A copy of the certified letter to the neighborhood association with a copy of return receipt;*

2. A copy of the letter to officers of the association and to property owners within 500 feet, including an affidavit of mailing and a copy of the mailing list containing the names and addresses of such owners and residents;
 3. A copy of the required posted notice, along with an affidavit of posting;
 4. A copy of the minutes of the meetings, produced by the neighborhood association, which shall include a record of any verbal comments received, and copies of any written comments from property owners, residents, and neighborhood association members. If there are no minutes, the applicant may provide a summary of the meeting comments. The applicant shall also send a copy of the summary to the chair of the neighborhood association. The chair shall be allowed to supplement the summary with any additional comments regarding the content of the meeting, as long as such comments are filed before the record is closed;
 5. An audiotape of the meeting; and
 6. In the event that it is discovered by staff that the aforementioned procedures of this section were not followed, or that a review of the audio tape and meeting minutes show the applicant has made a material misrepresentation of the project at the neighborhood meeting, the application shall be deemed incomplete until the applicant demonstrates compliance with this section. (Ord. 1425, 1998; Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1590 § 1, 2009; Ord. 1613 § 23, 2013; Ord. 1635 § 37, 2014)
- Copies of correspondence, meeting minutes and posting of the notification are included with the submitted materials.

99.040 DUTIES OF DIRECTOR

- A. The Director shall:
 1. Prepare application forms made pursuant to the standards contained in the applicable State law, Comprehensive Plan and implementing ordinance provisions;
 2. Accept all development applications that comply with the provisions of CDC 99.030;
 3. After accepting an application pursuant to this chapter:
 - a. Determine whether an application is complete, and comply with State statutes governing the completeness determination for applications. The determination of the Director is subject to review by the approval authority in its deliberation on the application;
 - b. Give notice as provided by CDC 99.080 and 99.090;
 - c. Prepare a staff report which shall include findings as to whether or not the application meets the approval criteria of the applicable Community Development Code sections as presented in the application, and whether or not the criteria can be met with conditions;
 - d. Make the application, all documents or evidence relied upon by the applicant and applicable criteria available at least 20 days prior to the hearing or date of the Director's decision. Make the staff report available at least 10 days prior to the scheduled date of the public hearing(s);
 - e. Act on the development application pursuant to CDC 99.060(A) and 99.160 or cause a hearing to be held pursuant to CDC 99.060(B) through (D) and CDC 99.170 through 99.230, unless the applicant has requested or consented to a delay;
 4. Administer the hearings process pursuant to CDC 99.170 through 99.230;
 5. Maintain a register of all applications that have been filed for a decision. The register shall at all times identify at what stage the application is in the process. The register shall be posted on the City website unless technical problems prevent this;
 6. File notice of the final decision in the records of the Community Development Department and mail a copy of the notice of the final decision to the applicant and all parties with standing. The notice of the final decision shall contain the information set forth under CDC 99.130(B);
 7. Maintain and preserve the file for each application. The file shall include, as applicable, a list of persons required to be given notice and a copy of the notice given pursuant to CDC 99.080 and the accompanying affidavits; the application and all supporting information; the staff report; the final decision including the findings, conclusions, and conditions, if any; all correspondence; the minutes of any meetings at which the application was considered; and any other exhibit(s), information, or documentation which was considered by the hearing body with respect to the application; and

8. *Administer the appeals and review process pursuant to CDC 99.240 through 99.320. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1621 § 25, 2014)*

99.060 APPROVAL AUTHORITY

This section explains the authority of the Planning Director, Planning Commission, City Council, and Historic Review Board as it relates to quasi-judicial and legislative action.

- A. *Planning Director authority.* *The Planning Director shall have the authority to:*
 1. *Approve, deny, or approve with conditions the following applications:*
 - a. *A temporary use or structure application for a period no more than 120 days, including all extensions (Chapter 35 CDC), and not associated with another land use approval.*
 - b. *A home occupation application (Chapter 37 CDC).*
 - c. *Access restrictions (Chapter 48 CDC).*
 - d. *A minor partition (Chapter 85 CDC).*
 - e. *A final subdivision plat (Chapter 89 CDC).*
 - f. *A final partition plat (Chapter 89 CDC).*
 - g. *A lot line adjustment (Chapter 85 CDC).*
 - h. *Enlargement or alteration of a non-conforming single-family structure containing a conforming use (Chapter 66 CDC).*
 - i. *Decide applications for a determination of unlisted parking requirements (Chapter 46 CDC).*
 - j. *Repealed by Ord. 1735.*
 - k. *Parks Design Review, Class I (Chapter 56 CDC).*
 - l. *Design Review, Class I (Chapter 55 CDC).*
 - m. *A sign application (Chapter 52 CDC).*
 - n. *Sidewalk use permit (Chapter 53 CDC).*
 - o. *Flood management area permit (Chapter 27 CDC).*
 - p. *Repealed by Ord. 1622.*
 - q. *Tualatin River protection permit (Chapter 28 CDC).*
 - r. *Water resource area permit (Chapter 32 CDC).*
 - s. *Class I variance (Chapter 75 CDC).*
 - t. *Willamette River Greenway permit (Chapter 28 CDC).*
 - u. *Extensions of approval when the Planning Director acted as the initial decision-making authority.*
 - v. *Class I Historic Design Review (Chapter 25 CDC).*
 - w. *A demolition permit for a non-contributing or not in period primary structure or an accessory structure (Chapter 25 CDC).*
 2. *Approve a use permitted under prescribed conditions provided all of the conditions are satisfied.*
 3. *Make initial interpretations of the provisions of the code.*
 4. *Make the initial determination regarding the status of the following:*
 - a. *Non-conforming structure (Chapter 66 CDC).*
 - b. *Non-conforming structure involving a non-conforming use (Chapter 65 CDC).*
 - c. *Non-conforming use of land (Chapter 67 CDC).*
- B. *Planning Commission authority.* *The Planning Commission shall have the authority to:*
 1. *Make a recommendation to approve, deny, or approve with conditions to the Council:*
 - a. *A quasi-judicial Comprehensive Plan Map amendment (Chapter 105 CDC).*
 - b. *A quasi-judicial zone change application pursuant to Chapter 105 CDC, excluding applications requesting the designation or removal of a designation for a historic resource.*
 2. *Approve, deny, or approve with conditions the following applications:*
 - a. *A temporary use or structure application (Chapter 35 CDC) for a minimum of 121 days to no more than one year, or an application associated with another land use approval.*
 - b. *A conditional use (Chapter 60 CDC).*
 - c. *Enlargement of a non-conforming use or alteration for a structure containing a non-conforming use (Chapter 66 CDC).*

- d. *Enlargement or alteration of a non-single-family residential non-conforming use (Chapter 66 CDC).*
 - e. *Class II variance or special waiver (Chapter 75 CDC).*
 - f. *Subdivision (Chapter 85 CDC).*
 - g. *Planned unit development (Chapter 24 CDC).*
 - h. *Design review, Class II (Chapter 55 CDC).*
 - i. *Parks design review, Class II (Chapter 56 CDC).*
 - j. *Any matter not specifically assigned to another approval authority.*
 - k. *Extensions of approval when the Planning Commission acted as the initial decision-making authority.*
3. *Revoke or modify an approval as provided by CDC 99.330 for any application approved by the Planning Commission or Planning Director.*
 4. *Make an unlisted use determination.*
 5. *An appeal of the Planning Director's interpretation of the code pursuant to CDC 01.060.*
- C. *City Council authority.* *The Council shall have the authority to:*
1. *Approve, deny, or approve with conditions applications for the following development applications:*
 - a. *A quasi-judicial Comprehensive Plan Map amendment (Chapter 105 CDC).*
 - b. *A quasi-judicial zone change application pursuant to Chapter 105 CDC.*
 - c. *Boundary change proposals (Chapter 81 CDC).*
 2. *Consider an appeal or review of a decision made by the Planning Director under the provisions of CDC 99.240(A) and 99.080(B).*
 3. *Consider an appeal or review of a decision made by the Planning Commission or Historic Review Board, whether on the Council's own motion, or otherwise as provided by CDC 99.240.*
 4. *Decide an appeal of the Director's interpretation of zoning boundaries as provided by CDC 05.040.*
 5. *Revoke or modify an approval as provided by CDC 99.330 for any application approved by the City Council, including an application approved by the City Council on appeal from another City decision-making authority.*
- D. *Historic Review Board authority.* *The Historic Review Board shall review an application for compliance with Chapters 25 and 58 CDC, as applicable. The Historic Review Board shall have the authority to:*
1. *Approve, deny, or approve with conditions an application regarding the following:*
 - a. *Class II Historic Design Review;*
 - b. *A demolition permit for a historic landmark or primary contributing structure within a historic district;*
 - c. *Relocation of a historic resource;*
 - d. *Revocation or modification of an approval as provided by CDC 99.330 for any application approved by the Historic Review Board; and*
 - e. *An extension of an approval when the Historic Review Board acted as the initial decision-making authority.*
 2. *Make recommendations to the approval authority specified in this section regarding the following:*
 - a. *Designation of a historic resource;*
 - b. *Removal of historic resource designation;*
 - c. *Class I or Class II design review on a property within the Willamette Falls Drive Commercial Design District that is not a historic landmark or within the Willamette Historic District;*
 - d. *New construction within the Willamette Falls Drive Commercial Design District that is not a historic landmark or within the Willamette Historic District;*
 - e. *A partition or subdivision of property containing a historic resource;*
 - f. *Conditional use of property containing a historic resource.*
- E. *Expedited land divisions.* *Expedited land divisions shall be processed by the Planning Commission without a public hearing pursuant to Oregon Revised Statutes (ORS) 197.360 through 197.380. Pursuant to ORS 197.360(3), the following City permits may be processed concurrently with an expedited land division application:*
1. *Pursuant to ORS 197.360(3), the following City permits may be processed concurrently with an expedited land division application:*
 - a. *Planned unit development.*

- b. Willamette River Greenway.
 - c. Flood management area.
 - d. Tualatin River.
 - e. Water resource area.
 - f. Design review.
2. The Planning Commission shall make their decision based solely upon the record and staff recommendation.
 3. Appeals of the Planning Commission decision on an expedited land division shall be reviewed pursuant to Chapter 197 ORS. (Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1474, 2001; Ord. 1510, 2004; Ord. 1525, 2005; Ord. 1545, 2007; Ord. 1547, 2007; Ord. 1565, 2008; Ord. 1568, 2008; Ord. 1589 § 1 (Exh. A), 2010; Ord. 1597 §§ 17, 18, 2010; Ord. 1613 § 24, 2013; Ord. 1614 § 15, 2013; Ord. 1622 §§ 9, 28, 2014; Ord. 1635 § 38, 2014; Ord. 1638 § 3, 2015; Ord. 1655 § 9, 2016; Ord. 1735 § 5 (Exh. D), 2022)

It is understood that this Class II Design Review application will be subject to approval by the Planning Commission.

99.070 CONSOLIDATION OF PROCEEDINGS

- A. When an applicant requests more than one approval, and more than one approval authority is required to decide the applications, the proceedings shall be consolidated so that one approval authority shall decide all applications in one proceeding. In such cases, the hearings shall be held by the approval authority having original jurisdiction over one of the applications under CDC 99.060, in the following order of preference: City Council, Planning Commission or Historic Review Board, or the Planning Director.
 1. However, expedited land division applications shall be processed as described in Chapter 197 ORS, regardless of the number of approvals requested.
- B. When an applicant requests to undertake preliminary work, for site preparation or analysis, the Director may allow decisions within the Director's authority to precede the subsequent decision required for review by the decision-making body. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1635 § 39, 2014)

A single approval, for Class II Design Review, is requested.

99.080 NOTICE

Notice shall be given in the following ways:

- A. Class A Notice. Notice of proposed action or a development application pursuant to CDC 99.060 shall be given by the Director in the following manner:
 1. At least 20 days prior to the scheduled hearing date notice shall be sent by mail to:
 - a. The applicant or the applicant's agent, and the property owner of record on the most recent property tax assessment roll where such property is located.
 - b. All property owners of record on the most recent property tax assessment roll where such property is located within 500 feet of the site.
 - c. Any affected governmental agency which has entered into an intergovernmental agreement with the City which includes provision for such notice; plus, where applicable, the Oregon Department of Transportation, Tri-Met, neighboring local jurisdictions, Clackamas County Department of Transportation and Development, and Metro.
 - d. The affected recognized neighborhood association or citizens advisory committee.
 - e. For a hearing on appeal or review, all parties and persons with standing described in CDC 99.140 to an appeal or petition for review.
 2. At least 10 days prior to the hearing or meeting date, notice shall be given in a newspaper of general circulation in the City. An affidavit of publication shall be made part of the administrative record.
 - a. Decisions pursuant to CDC 99.060(A), Planning Director authority, are exempt from the requirements of this subsection.
 3. At least 10 days prior to the hearing or meeting date, the Planning Director shall cause a sign to be placed on the property which is the subject of the decision or, if the property does not have frontage on

a public street, adjacent to the nearest public street frontage in plain view and shall state, "This property is the subject of a land use decision," with the type of use or request indicated.

If the application is not located adjacent to a through street, then an additional sign shall be posted on the nearest through street.

4. At least 10 days but no more than 40 days prior to hearing of a proposed zone change for manufactured home parks, notice shall be given to the respective manufactured home park residents.

5. The Director shall cause an affidavit of mailing of notice and posting of notice to be filed and made part of the administrative record.

6. At the conclusion of the land use action the signs shall be removed.

B. Class B Notice. Notice of a proposed action on a development application pursuant to CDC 99.060 shall be given by the Director in the following manner:

1. At least 14 days prior to the decision date, a notice shall be sent by mail to:

- a. The applicant or their agent;
- b. The affected recognized neighborhood association or citizens advisory committee; and
- c. All property owners of record within 300 feet of the site perimeter;

2. At least 10 days prior to the earliest date that the approval authority can take action on the application, the applicant shall place a sign, provided by the Community Development Department, on the subject property in plain view. The sign shall state, "This property is the subject of a land use decision," with the type of use or request indicated.

3. The Director shall cause an affidavit of mailing of notice and posting of notice to be filed and made part of the administrative record.

4. At the conclusion of the land use action the signs shall be removed.

C. Notice for expedited and division applicants shall comply with the requirements of Chapter 197 ORS.

D. Notice for a boundary change application shall comply with the requirements of ORS 197.763, Chapter 222 ORS, and the Metro Code.

E. Table of notices. The following notice summary identifies the appropriate type of notice for the various land use applications of CDC 99.060.

Land Use Action	Type of Notice
<i>Design Review:</i>	
<i>Class I</i>	<i>B</i>
<i>Class II</i>	<i>A</i>

****Plus COE/DSL is notified**

*****Plus DLCD notice**

(Ord. 1425, 1998; Ord. 1474, 2001; Ord. 1545, 2007; Ord. 1547, 2007; Ord. 1565, 2008; Ord. 1568, 2008; Ord. 1589 § 1 (Exh. A), 2010; Ord. 1613 § 25, 2013; Ord. 1614 § 16, 2013; Ord. 1621 § 25, 2014; Ord. 1635 § 40, 2014; Ord. 1636 § 61, 2014)

It is acknowledged that this Class II Design Review will be subject to Type A notification.

99.090 CONTENTS OF NOTICE

A. Notices mailed pursuant to this code shall comply with applicable provisions of the Oregon Revised Statutes (ORS). Except for expedited land division review, for which Chapter 197 ORS shall apply, notice given to persons entitled to mailed or published notice pursuant to CDC 99.060 shall:

- 1. Explain the type of application and what proposed uses could be authorized.
- 2. List the applicable criteria from the ordinance and plan.
- 3. Set forth street address (if existing) and other easily understood geographical reference of the subject property.
- 4. State the date, time, and location of hearing or, for the Planning Director's decisions, the earliest date upon which the Director will make a decision.

5. *State that failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to LUBA on that issue.*
 6. *Include the name of government contact and phone number.*
 7. *State that the application, all documents or evidence relied upon by the applicant and applicable criteria are available for inspection at no cost, and copies at reasonable cost.*
 8. *State that a copy of the staff report will be available for inspection at no cost at least 10 days prior to the hearing, and copies at reasonable cost.*
 9. *A statement that public and written testimony are invited, and including a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.*
- B. In addition to the ORS requirements, the notice shall identify the following:*
1. *The type of land use action proposed (e.g., "four-lot subdivision").*
 2. *Community Development Department file number. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1621 § 25, 2014)*

Notification content is acknowledged.

99.100 MECHANICS OF GIVING NOTICE AND FAILURE TO RECEIVE NOTICE

- A. The notification list used for giving notice required by this code under CDC 99.080 shall be compiled from the most recent property tax assessment roll.*
- B. The failure of a property owner to receive notice shall not invalidate the action provided a good faith attempt was made to notify all persons entitled to notice.*
- C. Personal notice is deemed given when the notice is deposited with the United States Postal Service. Published notice is deemed given on the date it is published.*
- D. In computing the length of time that notice was given, the first date notice is given shall be excluded and the day of the hearing or decision by the Director shall be included. (Ord. 1401, 1997; Ord. 1568, 2008)*

The notification process is acknowledged.

99.110 DECISION-MAKING PROCESS OF APPROVAL AUTHORITY

- A. The decision shall be based on proof by the applicant that the application fully complies with:*
 1. *The applicable standards of any provision of this code or other applicable implementing ordinance.*
- B. Consideration may also be given to:*
 1. *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; and*
 2. *Factual oral testimony or written statements from the parties, neighborhood plans, other persons and other governmental agencies relevant to the existing conditions or factors in subsection A or (B)(1) of this section.*
- C. In all cases, the decision shall include a statement in a form which includes findings as to whether or not the application meets the approval criteria of the applicable Community Development Code sections.*
- D. The approval authority may:*
 1. *Adopt the findings and conclusions contained in the staff report;*
 2. *Adopt the findings and conclusions of a lower approval authority;*
 3. *Adopt its own findings and conclusions;*
 4. *Adopt the findings and conclusions submitted by any party; or*
 5. *Adopt the findings and conclusions from another source, either with or without modifications, having made a tentative decision and having directed the staff to prepare findings for review and to provide an opportunity for all parties to comment upon them.*
- E. The decision may be for denial, approval, or approval with conditions, pursuant to CDC 99.160 and 99.170, where such conditions are necessary to satisfy the applicable standards of any provision of this code or other applicable implementing ordinance.*
- F. The final decision shall be a decision which is in writing and which has been:*

1. *Formally adopted by the decision-making authority and filed with the Director within 14 working days of the formal adoption of the decision; or*
2. *Signed by the Director in the case of a decision by the Director and filed as a final decision within 14 working days of the signed decision; or*
3. *Formally adopted by the Council and signed by the Mayor or the president of the Council in the case of an appeal. (Ord. 1474, 2001; Ord. 1568, 2008)*

99.120 AMENDMENTS

This section explains how amendments to projects subject to the quasi-judicial decision making process are processed.

A. An amendment application shall be required if the Planning Director determines that the proposed revisions will change the project by a factor greater than 10 percent in a quantifiable manner (e.g., number of proposed lots, square footage of proposed buildings, number of parking spaces, relocation of building footprints). Non-quantifiable changes shall also require an amendment if they result in significant differences between the approved project and the revised project, or if the changes call into question compliance with a relevant approval criterion.

B. Amendments shall be reviewed by the initial decision-making authority. For example, if the Planning Commission heard the application initially, then it would hear the amendment application.

C. Rather than provide full submittal, the Planning Director shall identify the parameters of the submittal appropriate to the amendment and applicable approval criteria. For example, if the applicant only requests to redesign the architecture of a building, but not increase square footage or building mass, then the submittal of a site plan, architectural elevations, material/color board, and narrative specific to the architecture and relevant design review approval criteria would be appropriate. Conversely, no new landscaping, grading plans, etc., would be necessary since no changes are proposed for those items. The submittal should be comprehensive and sufficient to provide the decision-making authority with all necessary information while not being redundant and requiring information which is already part of the record of the original application.

D. If the proposed revisions will change the project by a factor greater than 25 percent in a quantifiable manner, or if the land area upon which the project is proposed changes, then a new application shall be required. (Ord. 1568, 2008)

The decision-making process is acknowledged.

99.125 STAGED OR PHASED DEVELOPMENT

An applicant may elect to develop a proposed project in phases. The timing of each development phase shall be set forth in the application and subject to approval by the appropriate approval authority. Each phase shall meet all applicable development standards individually (e.g., access, parking, landscaping, utilities, etc.) without having to rely upon subsequent phases. Each phase shall also install all necessary improvements to serve the development within that phase. (Ord. 1474, 2001; Ord. 1568, 2008)

Approval based on staged or phased development is not requested.

99.130 NOTICE OF FINAL DECISION

A. The final decision by the Planning Director shall be filed in the records of the Community Development Department after the decision is signed by the Planning Director, and notice thereof shall be mailed to the applicant, all parties to the matter as established under CDC 99.140, and those persons who requested copies of such notice.

B. The final decision by the Planning Commission, Historic Review Board, or City Council shall be filed in the records of the Community Development Department, and notice thereof shall be mailed to the applicant, all parties to the matter as established under CDC 99.140, and those people requesting copies of such notice.

C. Notice of a final decision shall conform to applicable provisions of the Oregon Revised Statutes.

D. The appeal period is as provided in CDC 99.230. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1590 § 1, 2009; Ord. 1621 § 25, 2014)

Notice of Final Decision process is acknowledged.

99.140 ESTABLISHING STANDING TO APPEAL

A. Any person or recognized neighborhood association with standing may pursue an appeal or seek review of any land development decision. Standing is established in the following way:

B. The person or recognized neighborhood association appeared before an approval authority other than the Director, either orally or in writing, and provided their name and address; signed the testimony form provided at the hearing; or submitted comments to the Director, in writing, and provided their name and address to the Director regarding a decision. Neighborhood association standing can only be established by a person identifying, either in testimony or in writing, that they represent a specific neighborhood association. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1622 § 8, 2014)

Establishment of standing to appeal is acknowledged.

99.160 DECISION BY DIRECTOR

A. Pursuant to CDC 99.060(A), the Director is authorized to make certain decisions, and no hearing shall be held except where the Director has an interest in the outcome of the decision, due to some past or present involvement with the applicant or other interested persons or in the property or surrounding property, and cannot render an impartial decision. In such cases, the application shall be reviewed by the Director's designee, and in the event the designee cannot render a decision, the application shall be subject to the jurisdiction of the Planning Commission.

B. A decision made by the Director shall be made in accordance with the provisions of CDC 99.110, and a record shall be made which shall include:

- 1. A copy of the application and all supporting information, plans, exhibits, graphics, etc.;*
- 2. All correspondence relating to the application;*
- 3. All information considered by the Director in making the decision;*
- 4. The staff report of the Director prepared under CDC 99.040(A)(3)(c);*
- 5. A list of the conditions, if any are attached, to the approval of the application;*
- 6. A copy of the notice which was given pursuant to CDC 99.080(A), and accompanying affidavits, and a list of all persons who were given mailed notice; and*
- 7. A signed statement by the Director stating the nature of any past or present involvement with the applicant, other interested persons or the property if the Director makes a decision, and if there could reasonably be expected to be a challenge to the fairness of the decision.*

C. A decision made by the Director shall be final as provided by CDC 99.230 unless:

- 1. A party to the action files a written appeal with the Director within 14 days of the final decision pursuant to CDC 99.240; or*
- 2. A majority of the members of the Commission or the Council order a review within 14 days of the final decision pursuant to CDC 99.240.*

D. No Director's decision may modify the request from that set out in the notice given under CDC 99.080 and 99.090, unless new notice be given, except that conditions may be attached to the approval. (Ord. 1568, 2008; Ord. 1622 § 6, 2014; Ord. 1635 § 41, 2014)

The Director's decision making authorization is acknowledged.

99.170 HEARING PROCEDURES

A. The Planning Commission, City Council, and Historic Review Board shall conduct a public hearing on all matters over which the Board, Commission, or Council has original jurisdiction pursuant to CDC 99.060; and:

- 1. Determine who qualifies as a party.*
- 2. Regulate the course, sequence, and decorum of the hearing. The sequence of the hearing shall also include the right to establish procedures for continuances of hearings.*

3. *Dispose of procedural requirements or similar matters.*
 4. *Rule on offers of proof and relevancy of evidence and testimony.*
 5. *Impose reasonable limitations on the number of witnesses heard and set reasonable time limits for oral presentation, cross-examination of witnesses and rebuttal testimony.*
 6. *Take such other action appropriate for conduct commensurate with the nature of the hearing.*
 7. *Approve or deny applications or approve with conditions pursuant to CDC 99.110.*
- B. *At the commencement of the hearing, a statement shall be made to those in attendance that:*
1. *Lists the applicable substantive criteria (by chapter) that apply to the application before the hearing body.*
 2. *States that testimony, arguments and evidence must be directed toward the applicable substantive criteria which the person testifying believes to apply to the decision.*
 3. *States that failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the State Land Use Board of Appeals based on that issue.*
- C. *Unless otherwise provided in rules of procedure adopted by the Council, the following rules shall apply to the general conduct of the hearing:*
1. *The approval authority may ask questions at any time prior to the final decision; however, the answers shall be limited to the substance of the question and if new evidence is admitted after the close of the hearing, upon request, rebuttal shall be allowed;*
 2. *Parties or the Director must receive approval from the approving authority to submit directly questions to other parties or witnesses or the Director;*
 3. *A reasonable amount of time shall be given to persons to respond to questions;*
 4. *No person shall testify without first receiving recognition from the approval authority and stating a full name and address;*
 5. *The approval authority may require that testimony be under oath or affirmation;*
 6. *Audience demonstrations such as applause, cheering and display of signs or other conduct disruptive of the hearing shall not be permitted. Any such conduct may be cause for expulsion of a person or persons from the hearing, termination or continuation of the hearing, or other appropriate action determined by the presiding officer; and*
 7. *No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.*
- D. *The Planning Commission or Historic Review Board may refer any matter for Council action on the record made before it.*
- E. *Prior to the conclusion of the initial evidentiary public hearing on the application, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application. The request shall be granted through one of the following means:*
1. *Continuation of the public hearing to a date, time, and place certain at least seven days from the date of the initial evidentiary public hearing. An opportunity shall be provided at the continued hearing for persons to present and rebut new evidence, arguments or testimony. If new written evidence is submitted at the continued hearing, any person may request prior to the conclusion of the continued hearing that the record be left open for at least seven days to submit additional written evidence, arguments, or testimony for the purpose of responding to the new written evidence.*
 2. *Leaving the record open for at least seven days for the presentation of additional written evidence, arguments, or testimony. At the conclusion of this period, any participant may file a request for an opportunity to respond to any additional written evidence, arguments, or testimony. Such a request shall be granted with an additional seven days (at minimum) to file such a written response.*
- F. *If requested, an applicant shall be granted an additional period of at least seven days after the record is closed to all other parties to submit final written arguments in support of the application. The applicant's final submittal shall be considered part of the record, but shall not include any new evidence. Any such time period granted to the applicant shall not be subject to the time limit provisions of Chapter 227 ORS regarding local government hearing procedures found in ORS 227.170 for quasi-judicial applications.*
- G. *A decision made by the Planning Commission or Historic Review Board shall be final as provided by CDC 99.230 unless:*
1. *A party to the action files a written appeal with the Director within 14 days of the final decision pursuant to CDC 99.240;*

2. A majority of the Council order a review within 14 days of the final decision pursuant to CDC 99.240; or
 3. It is an expedited land division application for which the provisions of Chapter 197 ORS shall apply.
- H. If a Planning Commission or a Historic Review Board decision for a project that requires a decision by both bodies is appealed, both decisions shall be automatically appealed and will be reviewed in a combined hearing. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1597 § 19, 2010; Ord. 1604 § 71, 2011; Ord. 1622 § 7, 2014; Ord. 1675 § 56, 2018)

Hearing procedures are acknowledged.

99.180 EX PARTE CONTACTS, IMPARTIALITY, DISQUALIFICATION, AND ABSTENTION

- A. Ex parte contacts. The general public has a right to have hearing body members free from pre-hearing or ex parte contacts on the matter to be heard. It is recognized that an equal public right is free access to public officials on any matter.
1. Therefore, hearing body members shall reveal any significant pre-hearing or ex parte contacts with regard to any matter at the commencement of the public hearing on the matter. "Ex parte contacts" are defined as meetings, conversations, or communication outside of the City hearing process between the decision-making authority (e.g., Planning Commission member) and any person concerning the substance of the application. Essentially, both sides of the issue are not fairly represented. An ex parte contact does not compel abstention, but if such contacts have impaired the members' impartiality or ability to vote on the matter, the member shall so state and shall abstain from voting.
 2. In addition, parties who had the communication with the member have the right to rebut the substance of the communication, or the subject to which the communication relates, with the member at the commencement of the public hearing on the matter.
 3. All ex parte contacts shall be reported on the record.
 4. This section shall not apply to Director decisions made under CDC 99.060(A).
 5. Members of the City Council, Planning Commission, and Historic Review Board shall be governed by the relevant provisions of Chapters 227 and 244 ORS and the provisions of this section. Where inconsistencies exist, the ORS shall prevail.
- B. Challenges to impartiality.
1. An affected party or a member of a hearing body may challenge the qualifications of a member of the hearing body to participate in the hearing and decision. The challenge shall state the facts relied upon by the challenger relating to a person's bias, pre-judgment, personal interest, or other facts from which the challenger has concluded that the member of the hearing body cannot participate in an impartial manner.
 2. The challenged person shall have an opportunity to respond orally to the challenge. The challenge shall be incorporated into the record of the hearing.
 3. Any challenge shall require that the hearing body vote on the challenge pursuant to subsection E of this section.
- C. Disqualification. No member of a hearing body may participate in a discussion of the proposal or vote on the proposal when any of the following conditions exist:
1. Any of the following have a direct or substantial financial interest in the proposal: the member or member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the previous two years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
 2. For any other valid reason, the member has determined that participation in the hearing and decision cannot be in an impartial manner.
- D. Participation by interested officers or employees. No officer or employee of the City who has a financial or other private interest in a proposal may participate in discussion with, or give an official opinion to, the hearing body on the proposal without first declaring for the record the nature and extent of such interest.
- E. Abstention or disqualification. Disqualification for reasons other than the member's own judgment may be ordered by a majority of the members of a hearing body present and voting. The member who is the

subject of the motion for disqualification may not vote on the motion but shall be allowed to participate in the deliberation of the hearing body on that motion.

F. Rights of abstaining or disqualified member of the hearing body.

1. An abstaining or disqualified member of the hearing body shall be counted for purposes of forming a quorum. A member who represents a personal interest at a hearing may do so only after making full disclosure for the record of the hearing, abstaining from voting on the proposal, and vacating the seat on the hearing body.
2. If sufficient members of a hearing body abstain or are disqualified, that renders the hearing body unable to take action on the application consistent with the applicable authority of the hearing body, then the application shall be reviewed as follows:
 - a. Planning Director disqualified – referred to Planning Director’s designee, or if no alternatives are available, referred to the Planning Commission for hearing and decision.
 - b. Historic Review Board disqualified – referred to Planning Commission for hearing and decision.
 - c. Planning Commission disqualified – referred to City Council for hearing and decision.
 - d. City Council disqualified – City Council will hear it and make a decision if the disqualified member’s vote is required to achieve a quorum and reach a decision on the matter, and no other person can act in the place of the disqualified person.
 - e. City Council acting as appellate hearing authority disqualified – decision of the original authority becomes the final City decision.
3. Council members who appear as a party in another hearing process on an application, such as testifying before the Planning Commission in a case that is then appealed to the City Council, shall be disqualified from Council consideration of that application.
4. Council members of a hearing body who participate in a meeting, such as a neighborhood association or a Chamber of Commerce meeting, etc., wherein they state their support or opposition to an application that appears before the City Council, shall be disqualified from the hearing body consideration of that application.

G. A member absent during the presentation of evidence in a hearing may not participate in the deliberations or decision unless the member has reviewed the evidence received. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1604 §§ 72, 73, 2011; Ord. 1635 § 42, 2014)

Requirements regarding Ex parte contacts, impartiality, disqualification and abstention are acknowledged.

99.190 CONTINUATION OF HEARING – NOTICE

An approval authority may continue the hearing from time to time to gather additional evidence, to consider the application fully, to comply with State statutes, or to give notice to additional persons. Unless otherwise provided by the approval authority, no additional notice need be given of the continued hearing if the matter is continued to a date certain. (Ord. 1568, 2008)

Continuation of hearing potential is acknowledged.

99.200 EVIDENCE

- A. All evidence offered and not objected to may be received unless excluded by the approval authority.
- B. Evidence received at any hearing shall be of the quality that reasonable persons rely upon in the conducting of their everyday affairs.
- C. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
- D. Formal rules of evidence, as used in courts of law, shall not apply. (Ord. 1474, 2001; Ord. 1568, 2008)

Rules of evidence are acknowledged.

99.220 RECORD OF PROCEEDINGS

A. A verbatim record of the proceeding shall be made by video recording, or other available means. It shall not be necessary to transcribe testimony. The minutes and other evidence of the proceedings shall be part of

the record and the basis for deciding a decision on review. Inadvertent loss of a verbatim record due to technical or mechanical problems unforeseen by the City shall not be grounds for invalidating a public hearing or decision.

B. All exhibits received shall be marked so as to provide identification upon review and shall be part of the record.

C. The official record shall include:

- 1. All materials, pleadings, memoranda, stipulations, and motions submitted by any party to the proceeding and recorded or considered by the hearings authority as evidence;*
- 2. All materials submitted by the Director to the approval authority with respect to the application;*
- 3. The verbatim record made by video recording or other available means, the minutes of the hearing, and other evidence of the proceedings before the hearings body;*
- 4. The written findings, conclusions, decision and, if any, conditions of approval of the approval authority;*
- 5. All visual displays, both in paper form and in electronic form, presented as part of the proceedings;*
- 6. All correspondence relating to the application; and*
- 7. A copy of the notice which was given as provided by CDC 99.080, accompanying affidavits and list of persons who were sent mailed notice.*

D. The record of the proceedings for a hearing on appeal or review by the City Council shall consist of all the above items and all similar items presented during the Council proceedings. (Ord. 1568, 2008)

Record of proceeding requirements are acknowledged.

99.230 EFFECTIVE DATE OF DECISION – APPEAL OR REVIEW

A. Any Planning Director or Planning Commission decision made under the provisions of this chapter shall become effective at 5:00 p.m. on the fourteenth day from the date of mailing the notice of the final decision, unless a local appeal or review is taken pursuant to CDC 99.240. If the fourteenth day falls on any legal holiday or on a Saturday or Sunday, then the effective date and time shall be at 5:00 p.m. on the next business day.

B. City Council decisions are final upon the date of the signature on the decision. The effective date shall be 21 days from the date that the final, signed decision is mailed. If the twenty-first day falls on any legal holiday or on a Saturday or Sunday, then the effective date and time shall be at 5:00 p.m. on the next business day. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1590 § 1, 2009)

Date of Decision regulations are acknowledged.

99.240 AUTHORITY TO APPEAL OR SEEK REVIEW OF A DECISION – EXHAUSTION OF ADMINISTRATIVE REMEDIES

The Oregon Revised Statutes require that prior to filing an appeal at the State Land Use Board of Appeals (LUBA), an appellant must first utilize the appeal opportunities provided by the City. A case cannot be brought before LUBA unless an appeal or petition for review is first filed with the appropriate City review body. It is the purpose of this section to provide parties information about possible remedies prior to litigation. To that end, the filing of an appeal or petition for review is a condition precedent for further administrative or judicial review.

A. Any decision made by the Planning Director pursuant to CDC 99.160, or the Planning Commission or Historic Review Board (except for expedited land divisions) on a development application as provided by CDC 99.170, may be appealed to the City Council pursuant to CDC 99.160(C)(1) or 99.170(G)(1) or may be reviewed by the City Council pursuant to CDC 99.160(C)(2) or 99.170(G)(2).

B. Any decision made by the Historic Review Board or Planning Commission under CDC 99.170 may be reviewed by the Council if the matter is referred under CDC 99.170(D) to the Council, upon closure of the hearing, when the case presents a policy issue which required Council deliberation and determination.

C. Formally recognized neighborhood associations may appeal land use decisions to the appropriate bodies without cost if the Planning Director finds:

- 1. The Community Development Code appeal procedures are followed.*

2. *A member of the association must have established standing on behalf of the association. The member must have explicitly identified themselves, in writing or in testimony, as representing the association.*
 3. *The association submits a copy of the meeting minutes and vote taken supporting the appeal.*
 4. *The neighborhood association appeal is related to the property within the association's recognized boundaries, or an application outside the association's boundaries that shall have significant impacts upon the association's neighborhood.*
 5. *The neighborhood association may appeal without cost on behalf of an individual or group with standing who is not represented by a recognized association if subsections A, B and C of this section are met and the neighborhood association finds the issue(s) are of City-wide concern related to the West Linn Comprehensive Plan or the West Linn CDC.*
- D. The Planning Commission shall have standing in all Historic Review Board decisions and may appeal such decisions, following Community Development Code appeal procedures, without cost.*
- E. The Historic Review Board shall have standing in all Planning Commission decisions involving property or structures within a historic district or designated as a landmark and may appeal such decisions, following Community Development Code appeal procedures, without cost. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1597 § 20, 2010)*

Authority to appeal or seek review is acknowledged.

99.250 APPLICATION FOR APPEAL OR REVIEW

- A. The notice of appeal shall contain:*
1. *A reference to the application sought to be appealed; and*
 2. *A statement explaining how the petitioner qualifies as a party of standing, as provided by CDC 99.140.*
- B. The appeal application shall be accompanied by the required fee.*
- C. The hearing on the appeal or review shall be de novo; however, all evidence presented to any lower approval authority shall be made part of the record and shall be considered and given equal weight as evidence presented on appeal.*
- D. The appeal or review application may state grounds for appeal or review. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1622 § 5, 2014; Ord. 1663 § 1, 2017)*

Requirements for application for appeal are acknowledged.

99.260 PERSONS ENTITLED TO NOTICE ON APPEAL – TYPE OF NOTICE

Upon appeal, notice shall be given by the Director to all persons having standing as provided by CDC 99.140 to notice as required by CDC 99.080. (Ord. 1568, 2008; Ord. 1622 § 5, 2014)

Appeal notice requirements are acknowledged.

99.270 CONTENTS OF PUBLIC NOTICE OF APPEAL HEARING

Notice given to persons entitled to mailed notice under CDC 99.260 shall:

- A. Reference the application sought to be appealed;*
- B. List the date, time, and location of the hearing;*
- C. State the appellant or petitioner name(s);*
- D. List any grounds for appeal or review stated in the application for appeal or review, but state that the appeal or review is not limited to the stated grounds for appeal or review and that all relevant issues may be considered;*
- E. State that the hearing on appeal shall be de novo; however, evidence presented to the lower approval authority shall be considered and given equal weight as evidence presented on appeal;*
- F. Include the name of government contact and phone number; and*

G. *State that the application and record are available for inspection at no cost, and copies at a reasonable cost. (Ord. 1382, 1995; Ord. 1474, 2001; Ord. 1547, 2007; Ord. 1568, 2008; Ord. 1622 § 5, 2014; Ord. 1663 § 2, 2017)*

Appeal notice contents are acknowledged.

99.280 TYPE OF APPEAL HEARING AND SCOPE OF REVIEW

- A. *All appeals and reviews shall be de novo.*
 - 1. *The record of the previous application, hearing, and decision shall be incorporated and considered as evidence in the appeal procedure.*
 - 2. *If any party requests a continuance of the appeal hearing, the City Council may grant a continuance to allow a further hearing or may allow only written submissions. The City Council may limit the scope of any additional testimony or argument after the initial hearing on appeal. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1622 § 5, 2014; Ord. 1663 § 3, 2017)*

Type of appeal and scope of review requirements are acknowledged.

99.290 ACTION ON APPEAL OR REVIEW – TIME LIMIT AND AUTHORITY TO CHANGE DECISION

- A. *The approval authority shall act upon the appeal or review within 120 days of the application being deemed complete, unless the applicant consents to an extension of time; and*
- B. *The approval authority may affirm, reverse, or modify the decision which is the subject of the appeal; however, the decision shall be made in accordance with the provisions of CDC 99.110; or*
- C. *The approval authority may remand the matter if it is not satisfied that testimony or other evidence could not have been presented or was not available at the hearing. In deciding to remand the matter, the approval authority shall consider and make findings and conclusions regarding:*
 - 1. *The prejudice to parties;*
 - 2. *The convenience or availability of evidence at the time of the initial hearing;*
 - 3. *The surprise to opposing parties;*
 - 4. *The date notice was given to other parties as to an attempt to admit; or*
 - 5. *The competency, relevancy, and materiality of the proposed testimony or other evidence. (Ord. 1474, 2001; Ord. 1568, 2008)*

Action on appeal requirements are acknowledged.

99.300 PARTICIPATION BY MEMBERS OF APPROVAL AUTHORITY IN DECISION AND VOTING

- A. *The provisions of CDC 99.180 apply and, in addition:*
 - 1. *A majority of the qualified voting members of the approval authority must vote affirmatively to affirm, affirm with conditions, or reverse or remand the decision. If no majority is in favor of any motion, then the previous decision shall be considered affirmed.*
- B. *Unless a decision be deferred, in the event of a tie, the decision which is the subject of appeal or review shall stand. (Ord. 1474, 2001; Ord. 1568, 2008)*

Participation in decision and voting is acknowledged.

99.320 DENIAL OF APPLICATION – RESUBMITTAL

An application which has been denied and, if appealed, has not been reversed by a higher authority, including the Land Use Board of Appeals, the Land Conservation and Development Commission, or the courts, may not be resubmitted for the same or a substantially similar proposal, or for the same or substantially similar action, for a period of at least 12 months from the date the final decision is made denying the application. (Ord. 1568, 2008; Ord. 1590 § 1, 2009)

Denial of application resubmittal requirements are acknowledged.

99.325 EXTENSIONS OF APPROVAL

- A. An extension may be granted by the original decision-making body by an additional two years from the effective date of approval pertaining to applications listed in CDC 99.060(A), (B), (C), (D) or (E), as applicable, upon finding that:
1. The applicant has demonstrated that the application is in conformance with applicable CDC provisions and relevant approval criteria enacted since the application was initially approved; and
 2. There are no demonstrated material misrepresentations, errors, omissions, or changes in facts that directly impact the project, including, but not limited to, existing conditions, traffic, street alignment and drainage; or
 3. The applicant has modified the approved plans to conform with current approval criteria and remedied any inconsistency with subsection (A)(2) of this section, in conformance with any applicable limits on modifications to approvals established by the CDC.
- B. Repealed by Ord. 1675.
- C. Repealed by Ord. 1675.
- D. Repealed by Ord. 1635.
- E. Extension procedures.
1. The application for extension of approval with modifications to the original approval may be submitted only after a pre-application meeting under CDC 99.030(B). If no modifications are made to the original approval, a pre-application conference is not required.
 2. The application for extension of approval with modifications to the original approval shall satisfy the neighborhood meeting requirements of CDC 99.038 for those cases that require compliance with that section. If no modifications are made to the original approval, no neighborhood meeting is required.
 3. Applications for extensions must be submitted along with the appropriate deposit to the Community Development Department.
 4. Notice of the decision shall be issued consistent with CDC 99.080.
 5. The decision shall not become effective until resolution of all appeal periods, including an opportunity for City Council call-up pursuant to this chapter. (Ord. 1589 § 1 (Exh. A), 2010; Ord. 1621 § 25, 2014; Ord. 1635 § 43, 2014; Ord. 1675 § 57, 2018)

Requirements for extensions of approval are acknowledged.

99.330 REVOCATION OF APPROVALS – FAILURE TO FULFILL CONDITIONS

- A. Conditions of approval shall be fulfilled within the time limit set forth in the decision, or by specific provisions in this code or, if no time limit is set forth, within three years unless an extension is granted per CDC 99.325. Failure to fulfill any condition of approval within the time limitations provided will be grounds for revocation of approval after notice and an opportunity to be heard as an administrative action as provided in this section. Alternately, the Planning Director shall pursue compliance through Chapter 106 CDC.
- B. Substantial changes, alterations, or amendments to the substance of the conditions of approval shall be processed as a new administrative action per CDC 99.120.
1. Substantial changes in an application made after approval, but without applicant seeking approval under CDC 99.120, shall result in revocation of approval after notice and opportunity to appeal revocation order.
 2. Director determination of what does or does not constitute substantial changes, alterations, or amendments is appealable to the City Council by anyone having standing in the original land use decision.
- C. The conditional approval may require the owner of the property to sign within a time certain or, if no time is designated, within a reasonable time, a contract with the City for enforcement of the conditions. The Council shall have the authority to execute such contracts on behalf of the City. If a contract is required by a conditional approval, no building permit shall be issued for the use covered by the applications until the executed contract is recorded in the real property records of the County and filed in the County records. Such contracts shall be enforceable against the signing parties, their beneficiaries, successors, and assigns by the City by appropriate action in law or suit in equity for the benefit of public health, safety, and welfare.

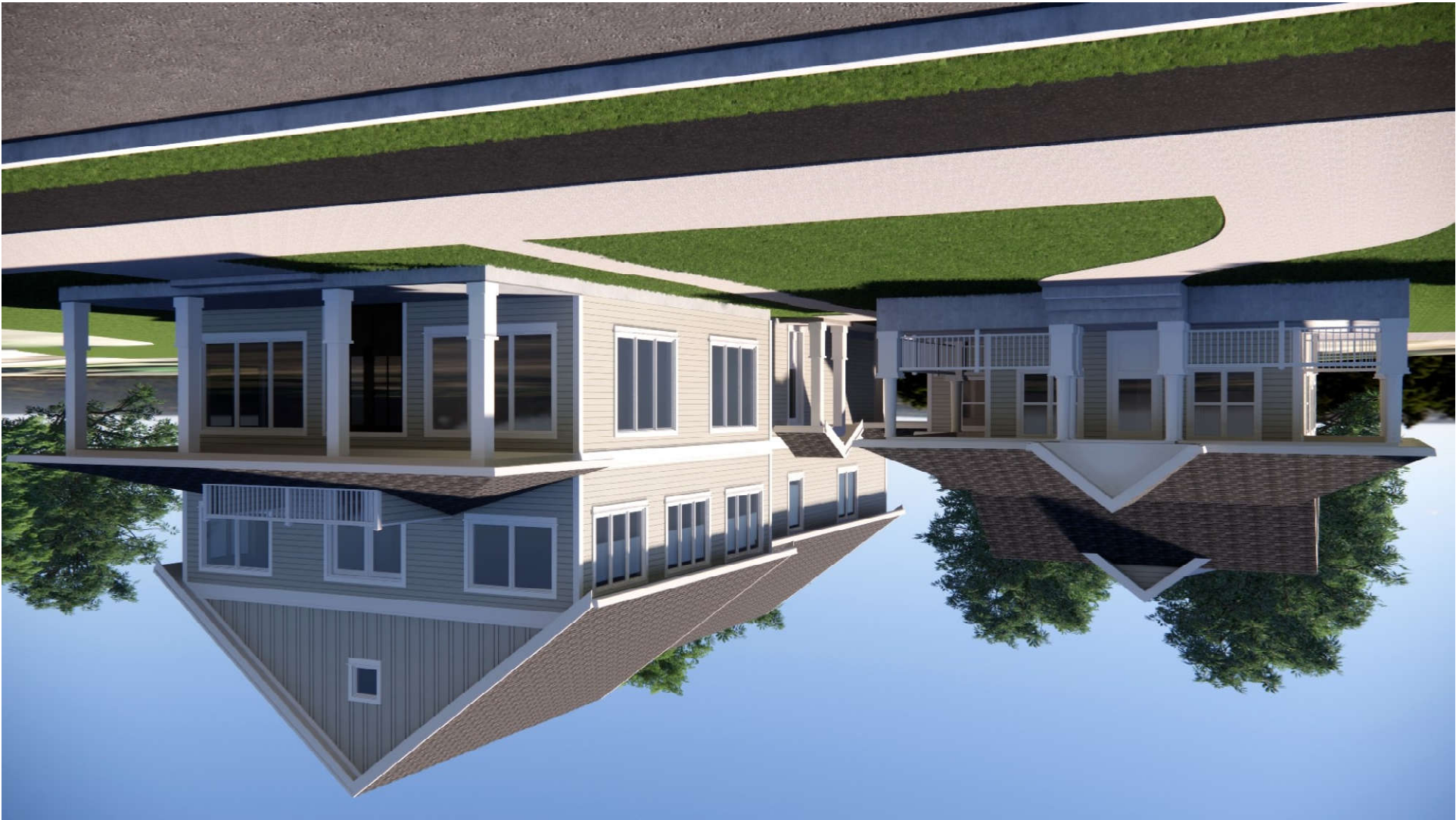
D. A performance bond or other type of surety in a form acceptable to the Director, or upon appeal or review by the appropriate approval authority, or a cash deposit from the property owners or contract purchases in such an amount as will assure compliance with the conditions imposed pursuant to this section may be required. Such bond, surety, or deposit shall be posted prior to the issuance of a building permit for the use covered by the application.

E. The hearings authority may, after a hearing conducted pursuant to this chapter, modify or revoke any approval granted pursuant to this chapter for any of the following reasons:

- 1. A material misrepresentation or mistake of fact made by the applicant in the application or in testimony and evidence submitted, whether such misrepresentation be intentional or unintentional; or*
- 2. A failure to comply with the terms and conditions of approval; or*
- 3. A failure to use the premises in accordance with the terms of the approval; or*
- 4. A material misrepresentation or mistake of fact or policy by City in the written or oral report regarding the matter, whether such misrepresentation be intentional or unintentional.*

F. In the event that a revocation hearing is deemed appropriate, per subsection A of this section, the hearing shall be conducted by the decision-making authority that granted the final City approval. The Planning Director or the approval authority with jurisdiction may initiate revocation proceedings. For the Planning Director's decisions made without a public hearing, the Planning Commission shall hold a public hearing on the proposed revocation. (Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1589 § 1 (Exh. A), 2010)

Requirements for revocation of approvals and failure to fulfill conditions are acknowledged.





FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION



North Operating Center
 11945 SW 70th Avenue
 Tigard, OR 97223
 Phone: 503-649-8577

South Operating Center
 8445 SW Elligsen Rd
 Wilsonville, OR 97070
 Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Jessica Iselin, Iselin Architects, PC
 Address: 1307 7th Street Oregon City, OR 97045
 Phone: 503-656-1942
 Email: jessica@iselinarch.com
 Site Address: 1595 Willamette Falls Drive
 City: West Linn
 Map & Tax Lot #: 31E02BC02000
 Business Name: Historic Willamette Investments, LLC
 Land Use/Building Jurisdiction: West Linn
 Land Use/ Building Permit #: PA 23-03

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

New building addition to an existing single story residential building. Addition to be two-story with main level office occupancy and three second-level dwelling units. Main level to include a two car parking garage.

The building addition will be fully sprinklered. We are requesting that the existing historic structure (ca. 1910) be allowed to remain unsprinklered due to the difficulty of adding sprinklers to the building.

Permit/Review Type (check one):

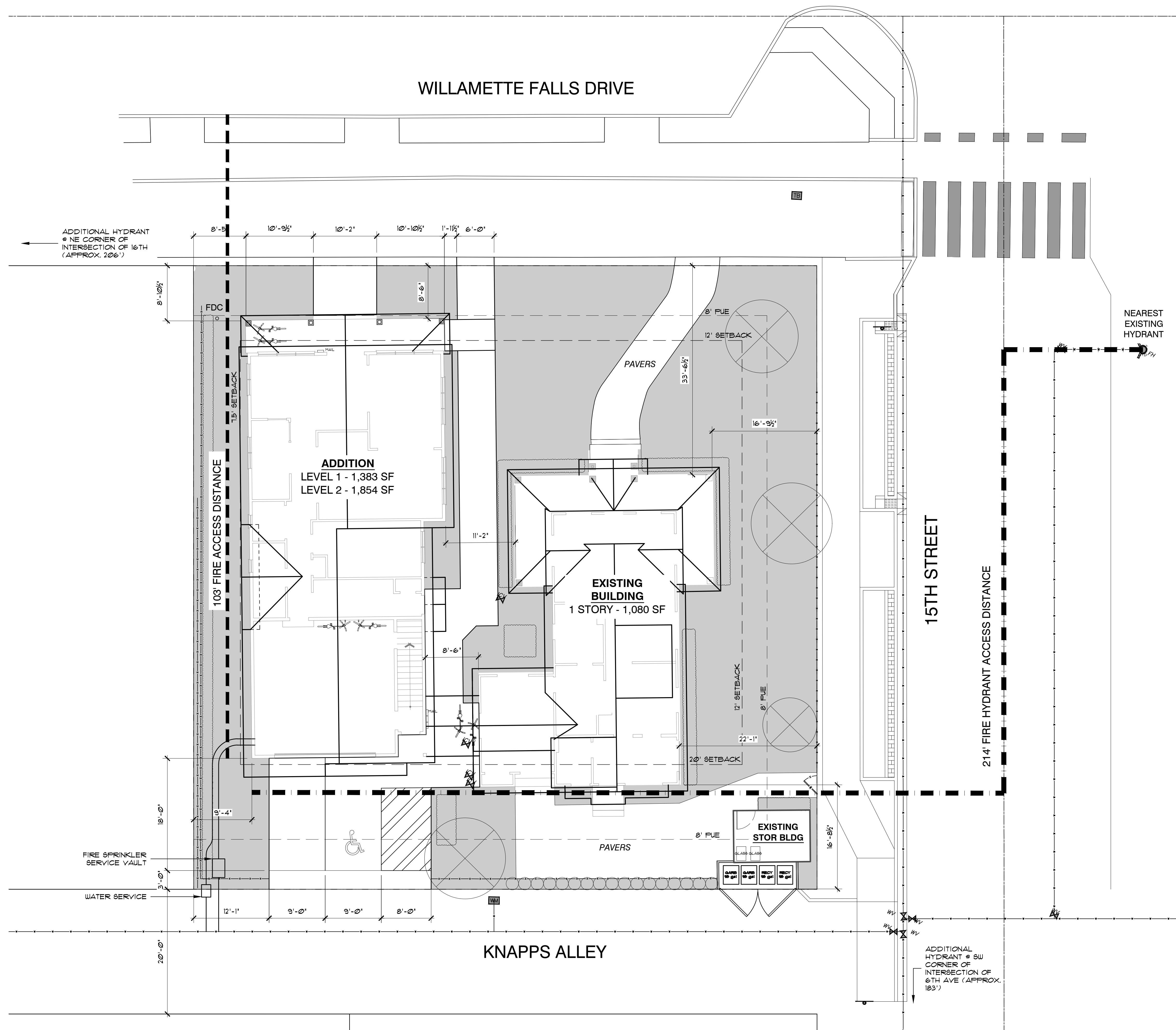
Land Use / Building Review - Service Provider Permit
 Emergency Radio Responder Coverage Install/Test
 LPG Tank (Greater than 2,000 gallons)
 Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
 Explosives Blasting (Blasting plan is required)
 Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
 Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
 Temporary Haunted House or similar
 OLCC Cannabis Extraction License Review
 Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit #: 2024-0011
 Permit Type: SPP-West Linn
 Submittal Date: 1-2-24
 Assigned To: DFM Arn
 Due Date: NA
 Fees Due: Ø
 Fees Paid: Ø

Approval/Inspection Conditions
 (For Fire Marshal's Office Use Only)

<p align="center">This section is for application approval only</p> <p><u>[Signature]</u> <u>0430</u> <u>1-23-24</u> Fire Marshal or Designee Date</p> <p>Conditions: <u>See fire service plan.</u></p> <p>See Attached Conditions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Site Inspection Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">This section used when site inspection is required</p> <p>Inspection Comments:</p> <p>_____</p> <p>Final TVFR Approval Signature & Emp ID Date</p>
--	---



FIRE ACCESS SITE PLAN

1/8" = 1'-0"

PROJECT INFORMATION

PROJECT DESCRIPTION CONSTRUCTION OF A BUILDING ADDITION TO PROVIDE MAIN LEVEL OFFICE SPACE & (3) UPPER LEVEL RESIDENTIAL UNITS

PROPERTY LOCATION ADDRESS 31E02BC02000 1593 WILLAMETTE FALLS DRIVE

COUNTY CLACKAMAS
ZONE MU, MIXED USE
SITE AREA 10,000 SF
OCCUPANCY B, OFFICE R2, RESIDENTIAL (4 UNITS)

BUILDING SQUARE FOOTAGE	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	1,080 SF	1,383 SF	2,463 SF
UPPER LEVEL FLOOR AREA	0	1,854 SF	1,854 SF
TOTAL	1,080 SF	3,237 SF	4,317 SF

BUILDING COVERAGE

PARKING

REQUIRED	OFFICE	.5 SPACE PER 370GSF	= 4
RESIDENTIAL	1 SPACE PER DWELLING	= 4	
TOTAL			= 8

PROVIDED

ON SITE	1 STANDARD + 1 ADA	
ON STREET	11 STANDARD	
TOTAL	13 SPACES	

BIKE PARKING

OFFICE	1 SPACE PER 1,000 GSF	= 2
RESIDENTIAL	1 SPACE PER DWELLING	= 4
TOTAL		= 6



1307 Seventh Street
 Oregon City, OR 97045
 503-656-1942
 www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

DESIGN REVIEW

Historic Willamette Investments, LLC
Mixed Use Building Addition

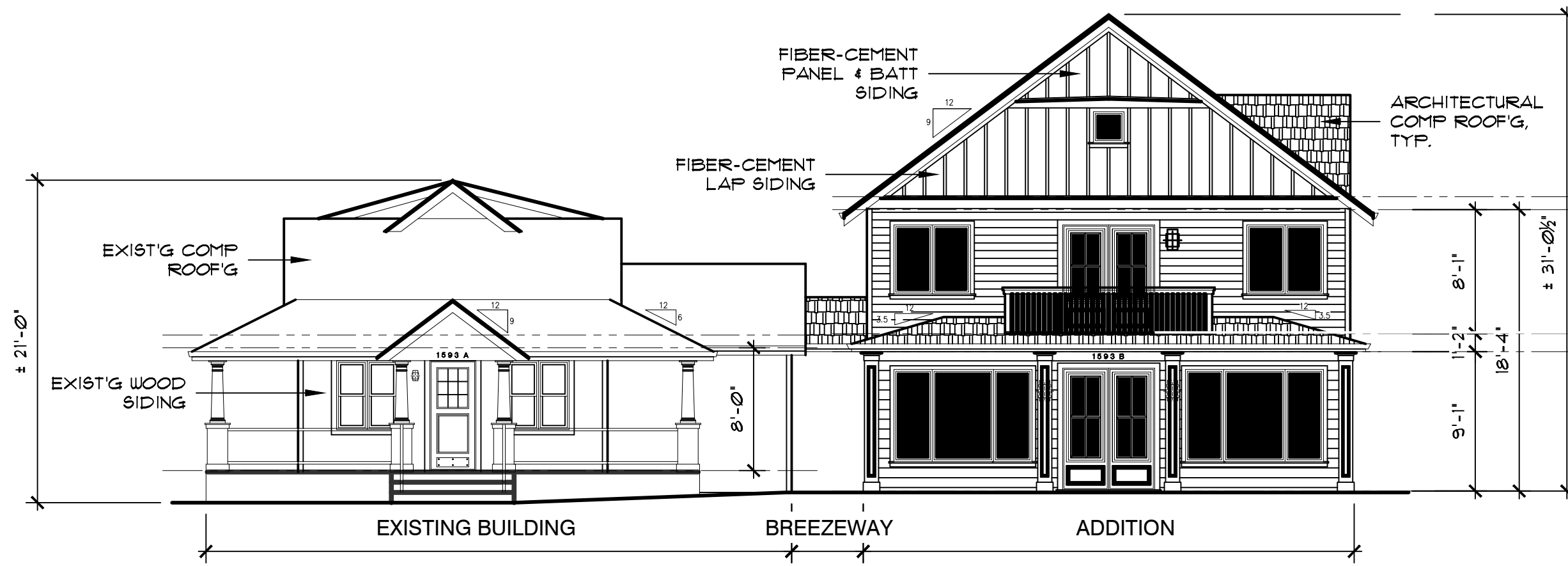
1593 Willamette Falls Drive
 West Linn, OR 97068



VICINITY MAP

PROJ. NO. : 2333
 FILE : A-SIT
 DATE : 1/04/24

SHEET #
FS-1



FRONT ELEVATION (NORTH)

1/8" = 1'-0"



REAR ELEVATION (SOUTH)

1/8" = 1'-0"



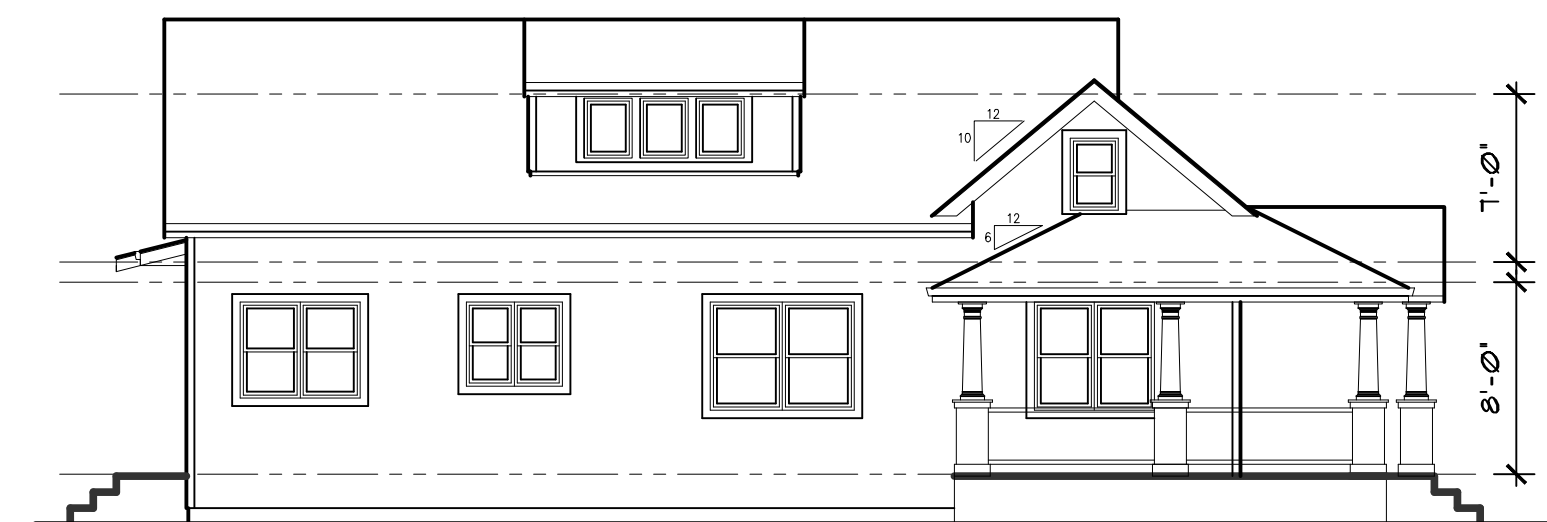
ADDITION RIGHT SIDE ELEVATION (WEST)

1/8" = 1'-0"



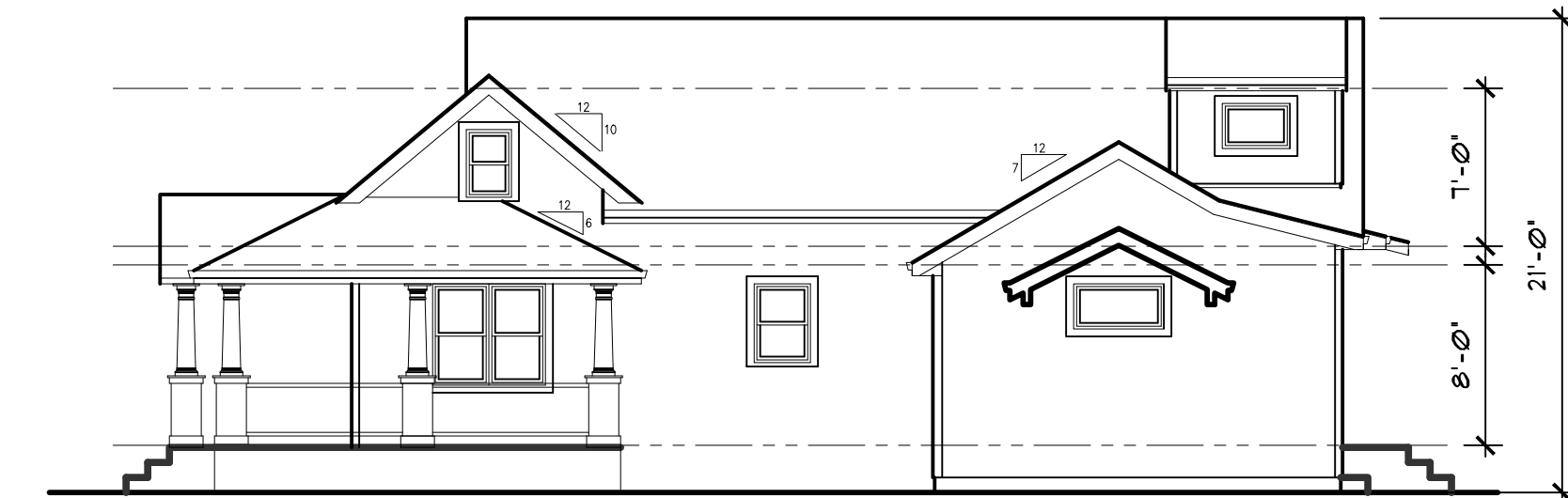
ADDITION LEFT SIDE ELEVATION (EAST)

1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION (EAST)

1/8" = 1'-0"



EXISTING RIGHT SIDE ELEVATION (WEST)

1/8" = 1'-0"



ISELIN
ARCHITECTS
P.C.

1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

NOT FOR
PRELIMINARY
CONSTRUCTION

**DESIGN
REVIEW**

Historic Willamette Investments, LLC
Mixed Use Building Addition

1593 Willamette Falls Drive
West Linn, OR 97068

PROJ. NO. : 2333
FILE : A-ELV
DATE : 1/04/24

SHEET #

FS-2

FIRE ACCESS ELEVATIONS

154 of 237

To: Willamette Neighborhood Association and
Willamette Neighborhood Property Owners

Date: January 18, 2024

Re: Upcoming Neighborhood Meeting to Discuss
Proposed Development at 1593 Willamette Falls Drive

Date/Time: Wednesday, February 14, 2024
7:00 PM

Location: Hybrid Meeting - physical location and link via Zoom to be confirmed at City of West Linn
website, <https://westlinnoregon.gov/meetings>

Proposed Development:

A 3,237 sf two-story addition to an existing building, which will provide main level office space and three upper level residential units. Associated frontage improvements will include on street parking, sidewalk, curb and stormwater planters on 15th Street and paving of a portion of Knapp's Alley.

The proposed development will be on the agenda for discussion at the regularly scheduled neighborhood meeting, along with other regular business items.

Questions regarding the proposed development may be directed to Jessica Iselin, Iselin Architects, PC, jessica@iselinarch.com or to the Willamette Neighborhood Association, willametteNA@westlinnoregon.gov.

Submitted by



Jessica Iselin, Project Architect

Date of Production: 01/17/2024

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31E02BA01800
Chay Llc
1980 Willamette Falls Dr STE 120
West Linn, OR 97068

31E02BA01901
Gray Wolf Properties Llc
4160 Horton Rd
West Linn, OR 97068

31E02BA02500
Willamette Capital Investments
1350 Meridian Dr STE B
Woodburn, OR 97071

31E02BA02600
Willamette Capital Investments
1350 Meridian Dr STE B
Woodburn, OR 97071

31E02BA02700
Barbara A Mixer Trust
1728 6th Ave
West Linn, OR 97068

31E02BA02701
Denise Hoffner
1706 6th Ave
West Linn, OR 97068

31E02BA07500
Rodney & Susan Swanson
1731 6th Ave
West Linn, OR 97068

31E02BB00800
Chris & Nicole Sakys
1697 19th St
West Linn, OR 97068

31E02BB00900
Willamette Center Apartments L
Po Box 820190
Portland, OR 97282

31E02BB02400
Julie & Kenneth Eisele
Po Box 207
West Linn, OR 97068

31E02BB02500
Stephen & Janet Pearce
1595 Manzanita Ave UNIT 59
Chico, CA 95926

31E02BB02501
Bridget & David Simpson
1718 16th St
West Linn, OR 97068

31E02BB02600
Mitchell Mark Willard Trustee
1707 Britton St
West Linn, OR 97068

31E02BB04500
Henry Jennifer D Trustee
1605 Britton St
West Linn, OR 97068

31E02BB04600
Michelle Shaffer
1621 Britton St
West Linn, OR 97068

31E02BB04700
Christopher Mcgee
1690 Britton St
West Linn, OR 97068

31E02BB04800
Oregon Development West Llc
1694 16th St
West Linn, OR 97068

31E02BB04900
Mary & Stephen Vandomelen
1490 Willamette Falls Dr
West Linn, OR 97068

31E02BB05100
Tuor Barbara Trustee
1620 16th St
West Linn, OR 97068

31E02BB05300
Elizabeth & Jon Stogsdill
1691 16th St
West Linn, OR 97068

31E02BB05400
Jenkins Michael W Trustee & Jenkins Toby
2065 Ostman Rd
West Linn, OR 97068

31E02BB05500
1556 Willamette Falls Drive LI
1556 Willamette Falls Dr
West Linn, OR 97068

31E02BB05600
Olson Ralph G Co Trustee & Olson Teresa
2045 Hillcrest Dr
West Linn, OR 97068

31E02BB05700
Eng Family Lone Pine Llc
3490 Riverknoll Way
West Linn, OR 97068

31E02BB05701
Hedieh Douglass
1566 Willamette Falls Dr
West Linn, OR 97068

31E02BB05800
Willamette Garage Llc
1674 5th Ave
West Linn, OR 97068

31E02BB05900
Carolyn & Charley Skee
1684 Dollar St
West Linn, OR 97068

31E02BB06000
Logeais West Linn Llc
4649 NE 35th Ave
Portland, OR 97211

31E02BB06100
Chang Kuo Chiang Trustee & Chang Lu
1906 Franklin PI E APT 203
Seattle, WA 98102

31E02BB06200
Stephen Peake
1600 14th St
West Linn, OR 97068

31E02BB06300
Shea-Two B Llc
4915 SW Griffith Dr STE 300
Beaverton, OR 97005

31E02BB90000
Willamette Old Town Properties
21633 SW Johnson Rd
West Linn, OR 97068

31E02BB91707
Kimberly Lamb
1707 Dollar St
West Linn, OR 97068

31E02BC00100
Willamette United Meth Ch
1683 Willamette Falls Dr
West Linn, OR 97068

31E02BC00200
1665 Willamette Falls Drive Llc
2491 Satter St
West Linn, OR 97068

31E02BC00300
Marjorie Gress
1645 Willamette Falls Dr
West Linn, OR 97068

31E02BC00400
Lonny & Kristine Webb
1344 14th St
West Linn, OR 97068

31E02BC00500
Anne & David Frontella
2042 Oak St
West Linn, OR 97068

31E02BC00600
Lydia Butgatti
6211 SE Queen Rd
Portland, OR 97222

31E02BC00700
Darrell & Vicki Greenwood
24323 SW Mountain Rd
West Linn, OR 97068

31E02BC00800
Kelly & Stephanie Butler
1508 14th St
West Linn, OR 97068

31E02BC00801
Pauline Beatty Living Trust
1690 6th Ave
West Linn, OR 97068

31E02BC00900
Sasha & Brittney Khorsandi
1689 6th Ave
West Linn, OR 97068

31E02BC00901
Michael Sampson
1697 6th Ave
West Linn, OR 97068

31E02BC01000
Paul & Linda Mccoid
1677 6th Ave
West Linn, OR 97068

31E02BC01100
Robert & Karlyn Brune
1620 5th Ave
West Linn, OR 97068

31E02BC01101
Knight Family Trust
1639 6th Ave
West Linn, OR 97068

31E02BC01102
Kathleen Selvaggio
1611 6th Ave
West Linn, OR 97068

31E02BC01103
Lydia & Paul Bollinger
1630 5th Ave
West Linn, OR 97068

31E02BC01300
Xan Gale & John Stromquist
1674 5th Ave
West Linn, OR 97068

31E02BC01400
Bic Luther
1686 5th Ave
West Linn, OR 97068

31E02BC01500
Scott & Michelle Johnson
1696 5th Ave
West Linn, OR 97068

31E02BC01600
George & Opal Matile
1514 6th Ave
West Linn, OR 97068

31E02BC01700
Hafer Sharee Q Trustee
1544 6th Ave
West Linn, OR 97068

31E02BC01800
Sharla Cassidy
1580 6th Ave
West Linn, OR 97068

31E02BC01900
Mary Brennock
1592 6th Ave
West Linn, OR 97068

31E02BC02000
Historic Willamette Investment
29100 SW Town Center Loop W STE 230
Wilsonville, OR 97070

31E02BC02100
Susan Nelson-Ellis & Mark Ellis
1547 Willamette Falls Dr
West Linn, OR 97068

31E02BC02200
Robert Stoddart
1525 Willamette Falls Dr
West Linn, OR 97068

31E02BC02300
Anthony & Renee Brambilla
1511 Willamette Falls Dr
West Linn, OR 97068

31E02BC02400
George & Opal Matile
1514 6th Ave
West Linn, OR 97068

31E02BC02500
Paul & Susan Wiest
1518 16th St
West Linn, OR 97068

31E02BC02600
Brett Shroyer
1496 16th St
West Linn, OR 97068

31E02BC02702
Monica & Patrick Marcinko
25650 Cheryl Dr
West Linn, OR 97068

31E02BC02703
Erik & Brenna Lucus
25640 Cheryl Dr
West Linn, OR 97068

31E02BC02821
D Robert D & Diana Miller
21650 SW Ribera Ln
West Linn, OR 97068

31E02BC02822
Mark Perlman & Hollie Teal
25790 Kimberly Dr
West Linn, OR 97068

31E02BC02823
Nancy Kinzer
25760 Kimberly Dr
West Linn, OR 97068

31E02BC02824
Joseph & Jerome Sweeney
25730 Kimberly Dr
West Linn, OR 97068

31E02BC02825
Scott & Traci Swanstrom
25710 Kimberly Dr
West Linn, OR 97068

31E02BC02826
Darren & Kelly Schmidt
25700 Kimberly Dr
West Linn, OR 97068

31E02BC02827
Jeffrey & Jennifer Griggs
25680 Kimberly Dr
West Linn, OR 97068

31E02BC02833
Steven G Hackett Family Trust & Cathleen
25645 Cheryl Dr
West Linn, OR 97068

31E02BC02834
Jessica & Gabriel Winfrey
25659 Cheryl Dr
West Linn, OR 97068

31E02BC02835
Marie Albertson & Wayne Bryan
25675 Cheryl Dr
West Linn, OR 97068

31E02BC02900
Bradley & Joann Hulquist
1519 6th Ave
West Linn, OR 97068

31E02BC02901
Chad A Southards And Anna C Southards
1505 6th Ave
,

31E02BC03000
Campbell Wiley Leigh Jr Truste
204 6th St
Lake Oswego, OR 97034

31E02BC03100
Gregory & Denise Sartz
1559 6th Ave
West Linn, OR 97068

31E02BC03200
Chelsea Kirkham
1490 15th St
West Linn, OR 97068

31E02BC03300
H Randall H & Patricia Lenz
1444 15th St
West Linn, OR 97068

31E02BC03400
Brittany Park
1442 15th St
West Linn, OR 97068

31E02BC03500
Richard & Sandra Meinhard
1420 15th St
West Linn, OR 97068

31E02BC04300
Darren & Kristen Tuor
1649 5th Ave
West Linn, OR 97068

31E02BC80000
Jrt Constructon Llc
5536 Kilchurn Ave
Lake Oswego, OR 97035

31E02BC90000
South View Terrace Homeowners
5536 Kilchurn Ave
Lake Oswego, OR 97035

31E02BC90001
Brent & Kathryn Gabriel
35555 Kenai Spur Hwy
Soldotna, AK 99669

31E02BC90002
Michele Meyer
1481 Willamette Falls Dr
West Linn, OR 97068

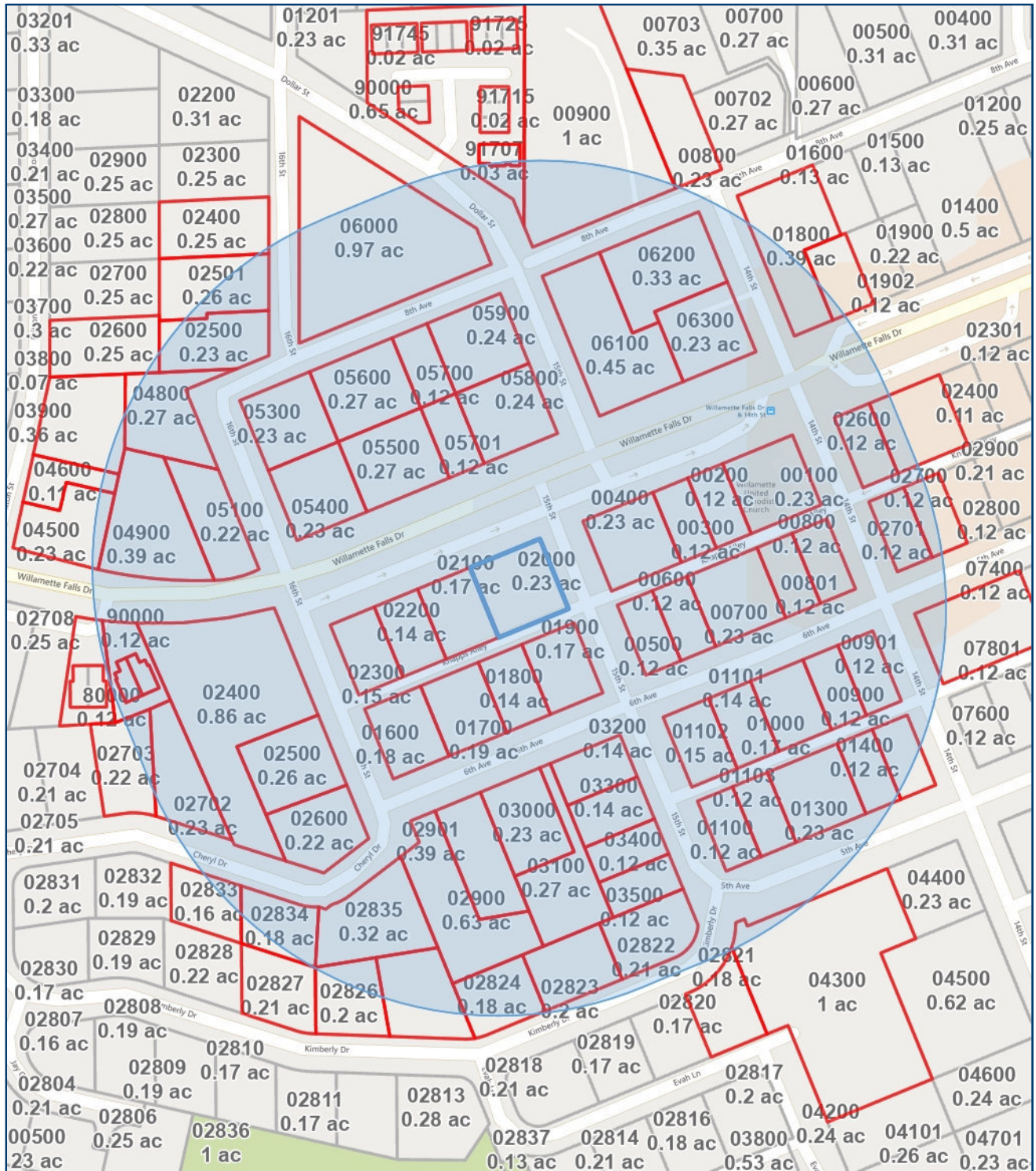


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500 ft Buffer

1593 Willamette Falls Dr, West Linn, OR 97068

Report Generated: 1/17/2024



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Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
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Ownership

Legal Owner(s): Historic Willamette Investment	Parcel #: 31E02BC02000
Site Address: 1593 Willamette Falls Dr West Linn, OR 97068	APN: 00750583
Mailing Address: 29100 SW Town Center Loop W STE 230 Wilsonville, OR 97070	County: Clackamas

Property Characteristics

Bedrooms: 2	Year Built: 1910	Lot SqFt: 10000
Total Bathrooms: 1.5	Building SqFt: 1596	Lot Acres: 0.23
Full Bathrooms: 1	First Floor SqFt: 0	Roof Type: Composition
Half Bathrooms: 1	Basement Sqft: 0	Roof Shape: GABLE
Units: 1	Basment Type:	Porch Type:
Stories: 1.00		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type: Hot Water		Parking Spots: 0
Electric Type:		Pool:

Property Information

Land Use: RESIDENTIAL	Zoning: MU
Improvement Type: Single Family Residential	School District: West
Legal Description: 121 WILLAMETTE FALLS BLKS 1-17 LTS 1&2 BLK 6	Neighborhood: Willamette
	Subdivision: Willamette Falls

Assessor & Tax

2023 Market Land: \$246,207	2023 Taxes \$3,978.45
2023 Market Total: \$474,217	% Improved: 48
2023 Market Structure: \$228,010	Levy Code: 003002
2023 Assessed Total: \$207,884	Millage Rate:

Sale History

Last Sale Date: 10/12/2021	Doc #: 2021-091758	Last Sale Price: \$800,000
Prior Sale Date: 7/6/2001	Prior Doc #: 2001-052578	Prior Sale Price: \$185,000

Mortgage

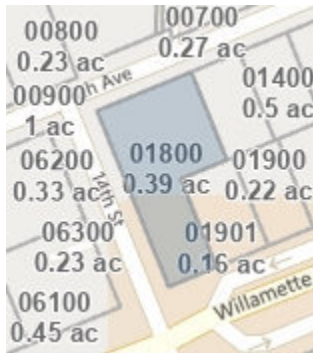
1st Mortgage Date: 10/12/2021	Doc #: 2021-091759	
1st Mortgage Type:	1st Mortgage Lender: Homebridge	1st Mortgage: \$0
2nd Mortgage Type:	Financial Services	2nd Mortgage: \$0

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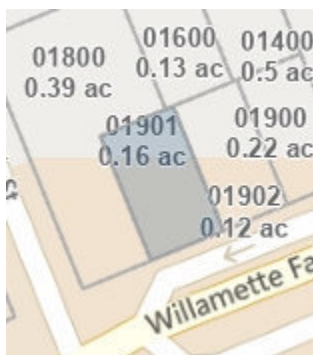
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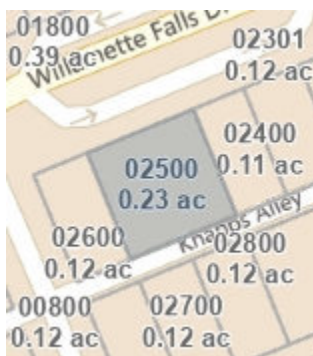
Legal Owner: Chay Llc
Site Address: 1720 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1980 Willamette Falls Dr STE 120 West
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.39
Year Built: 1913
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 51 ALSO VAC 5FT STRIP

APN: 748917
Ref Parcel #: 31E02BA01800
Taxes: \$9,770.52
Market Value: \$1,373,347
Assessed Value: \$510,535
Sales Price: \$750,000
Transfer Date: 12/23/2010



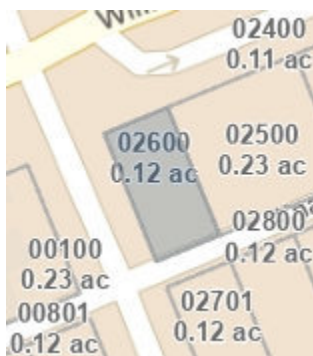
Legal Owner: Gray Wolf Properties Llc
Site Address: 1742 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 4160 Horton Rd West Linn, OR 97068
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.16
Year Built: 0
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: SUBDIVISION WILLAMETTE TRACTS 1-64 147 PT LT 51

APN: 5022414
Ref Parcel #: 31E02BA01901
Taxes: \$4,582.28
Market Value: \$383,024
Assessed Value: \$239,436
Sales Price: \$660,000
Transfer Date: 3/21/2022



Legal Owner: Willamette Capital Investments
Site Address: 1731 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1350 Meridian Dr STE B Woodburn, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.23
Year Built: 1920
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS 1-17 LTS 4&5 BLK 8

APN: 748980
Ref Parcel #: 31E02BA02500
Taxes: \$8,711.03
Market Value: \$738,040
Assessed Value: \$455,174
Sales Price: \$105,000
Transfer Date: 1/9/1995



Legal Owner: Willamette Capital Investments
Site Address: 1705 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1350 Meridian Dr STE B Woodburn, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.12
Year Built: 1913
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 6 BLK 8

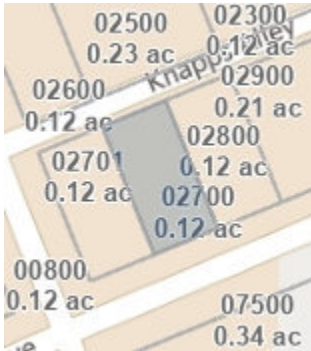
APN: 748999
Ref Parcel #: 31E02BA02600
Taxes: \$39,435.05
Market Value: \$3,242,530
Assessed Value: \$2,060,584
Sales Price: \$160,000
Transfer Date: 6/27/2002

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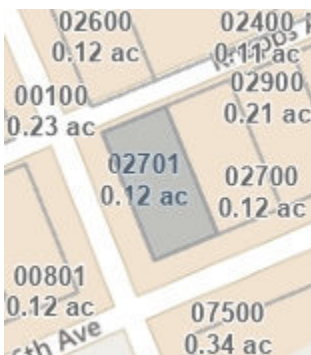
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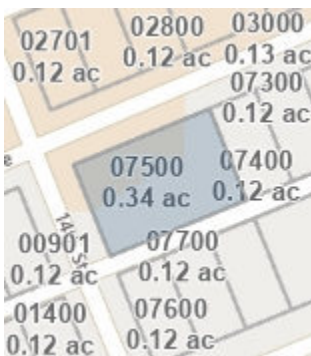
Legal Owner: Barbara A Mixer Trust
Site Address: 1728 6th Ave West Linn, OR 97068
Mailing Address: 1728 6th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 962 Lot Acres: 0.12
Year Built: 1971
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 8 BLK 8

APN: 749006
Ref Parcel #: 31E02BA02700
Taxes: \$2,990.09
Market Value: \$358,804
Assessed Value: \$156,240
Sales Price: \$0
Transfer Date:



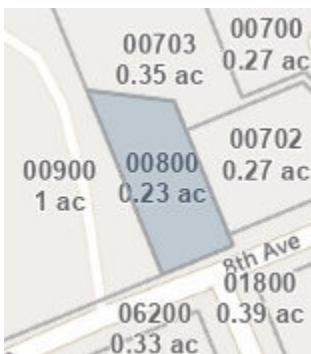
Legal Owner: Denise Hoffner
Site Address: 1706 6th Ave West Linn, OR 97068
Mailing Address: 1706 6th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 3
Building SqFt: 3,018 Lot Acres: 0.12
Year Built: 1925
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 7 BLK 8

APN: 749015
Ref Parcel #: 31E02BA02701
Taxes: \$7,110.38
Market Value: \$844,184
Assessed Value: \$371,536
Sales Price: \$330,000
Transfer Date: 5/26/2006



Legal Owner: Rodney & Susan Swanson
Site Address: 1731 6th Ave West Linn, OR 97068
Mailing Address: 1731 6th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 1
Building SqFt: 2,318 Lot Acres: 0.34
Year Built: 1900
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BL 1-17 LT 4 5&6 BL 13

APN: 749514
Ref Parcel #: 31E02BA07500
Taxes: \$3,408.69
Market Value: \$512,500
Assessed Value: \$178,113
Sales Price: \$0
Transfer Date: 9/1/1993



Legal Owner: Chris & Nicole Sakys
Site Address: 1698 8th Ave West Linn, OR 97068
Mailing Address: 1697 19th St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,539 Lot Acres: 0.23
Year Built: 1950
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: PARTITION PLAT 2016-020 PARCEL 5

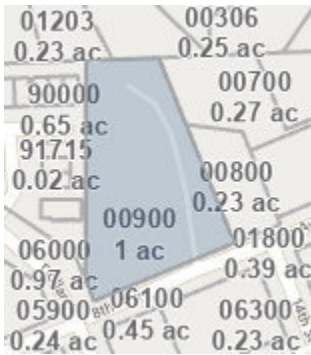
APN: 749738
Ref Parcel #: 31E02BB00800
Taxes: \$3,920.70
Market Value: \$415,414
Assessed Value: \$204,867
Sales Price: \$40,000
Transfer Date: 12/19/2014

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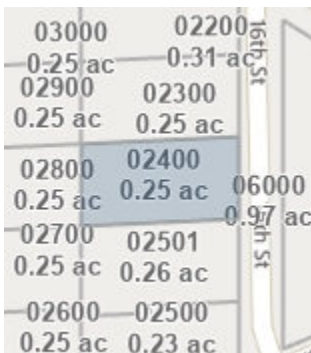
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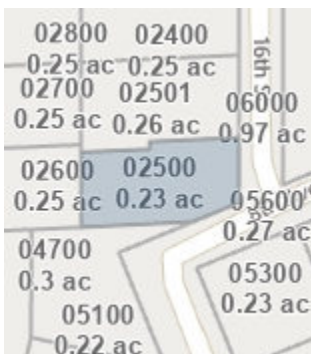
Legal Owner: Willamette Center Apartments L
Site Address: 1684 8th Ave West Linn, OR 97068
Mailing Address: Po Box 820190 Portland, OR 97282
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.00
Year Built: 1973
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS 1-64 PT BLK 45&PT SEC

APN: 749747
Ref Parcel #: 31E02BB00900
Taxes: \$24,970.79
Market Value: \$3,248,491
Assessed Value: \$1,304,789
Sales Price: \$2,950,000
Transfer Date: 11/5/2018



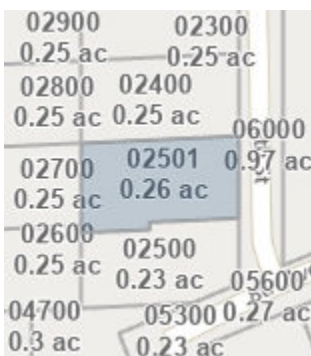
Legal Owner: Julie & Kenneth Eisele
Site Address: 1728 16th St West Linn, OR 97068
Mailing Address: Po Box 207 West Linn, OR 97068
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,245 Lot Acres: 0.25
Year Built: 1910
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 372 BRITTONS SUB WILL FALLS AC TRS LT 003 BLK 01

APN: 750039
Ref Parcel #: 31E02BB02400
Taxes: \$4,501.10
Market Value: \$498,238
Assessed Value: \$235,194
Sales Price: \$306,350
Transfer Date: 7/10/2015



Legal Owner: Stephen & Janet Pearce
Site Address: 1708 16th St West Linn, OR 97068
Mailing Address: 1595 Manzanita Ave UNIT 59 Chico, CA
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,175 Lot Acres: 0.23
Year Built: 1989
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 372 BRITTONS SUB WILL FALLS AC TRS PT LT 5 BLK 1

APN: 750048
Ref Parcel #: 31E02BB02500
Taxes: \$4,953.14
Market Value: \$481,025
Assessed Value: \$258,815
Sales Price: \$530,000
Transfer Date: 10/12/2021



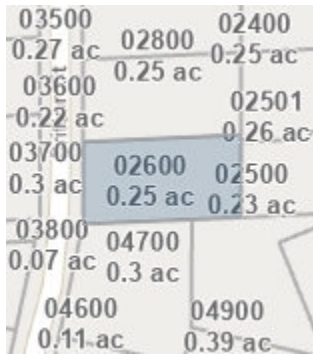
Legal Owner: Bridget & David Simpson
Site Address: 1718 16th St West Linn, OR 97068
Mailing Address: 1718 16th St West Linn, OR 97068
Bedrooms: 5
Bathrooms: 2
Building SqFt: 1,888 Lot Acres: 0.26
Year Built: 1924
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 372 BRITTONS SUB WILL FALLS AC TRS LT 4&PT LT 5 BLK 1

APN: 750057
Ref Parcel #: 31E02BB02501
Taxes: \$5,029.53
Market Value: \$609,688
Assessed Value: \$262,806
Sales Price: \$540,000
Transfer Date: 6/19/2020



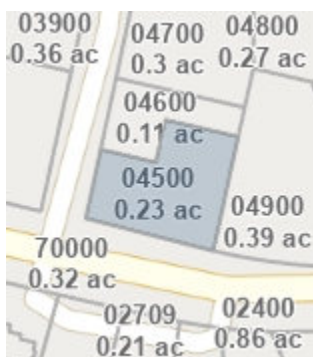
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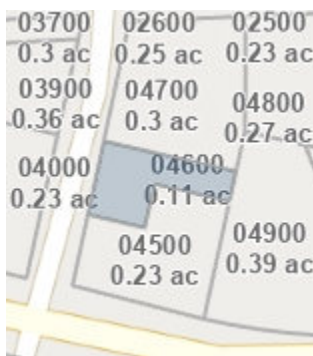
Legal Owner: Mitchell Mark Willard Trustee
Site Address: 1707 Britton St West Linn, OR 97068
Mailing Address: 1707 Britton St West Linn, OR 97068
Bedrooms: 1
Bathrooms: 1
Building SqFt: 1,508 Lot Acres: 0.25
Year Built: 1920
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 372 BRITTONS SUB WILLAMETTE FALLS AC TRS LT 6 BLK 1

APN: 750066
Ref Parcel #: 31E02BB02600
Taxes: \$3,286.61
Market Value: \$429,918
Assessed Value: \$171,734
Sales Price: \$0
Transfer Date:



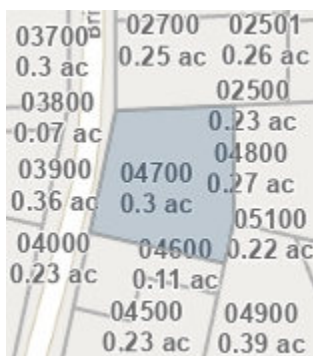
Legal Owner: Henry Jennifer D Trustee
Site Address: 1605 Britton St West Linn, OR 97068
Mailing Address: 1605 Britton St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,526 Lot Acres: 0.23
Year Built: 1980
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 138 WILLAMETTE FALLS AC TR PT LT 3 BLK O&PT SEC

APN: 750217
Ref Parcel #: 31E02BB04500
Taxes: \$5,270.57
Market Value: \$566,516
Assessed Value: \$275,401
Sales Price: \$279,900
Transfer Date: 11/2/2009



Legal Owner: Michelle Shaffer
Site Address: 1621 Britton St West Linn, OR 97068
Mailing Address: 1621 Britton St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 774 Lot Acres: 0.11
Year Built: 1984
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 138 WILLAMETTE FALLS ACREAGE TR PT LT 3 BLK O

APN: 750226
Ref Parcel #: 31E02BB04600
Taxes: \$2,821.27
Market Value: \$319,643
Assessed Value: \$147,419
Sales Price: \$211,300
Transfer Date: 5/30/2007



Legal Owner: Christopher Mcgee
Site Address: 1690 Britton St West Linn, OR 97068
Mailing Address: 1690 Britton St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 2,354 Lot Acres: 0.30
Year Built: 1963
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 138 WILLAMETTE FALLS AC TR PT LT 3 BLK 0

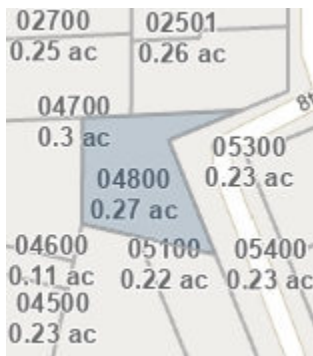
APN: 750235
Ref Parcel #: 31E02BB04700
Taxes: \$6,757.38
Market Value: \$655,425
Assessed Value: \$353,091
Sales Price: \$352,500
Transfer Date: 10/18/2006

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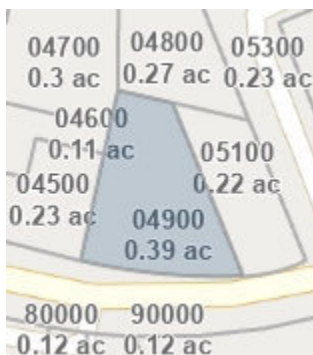
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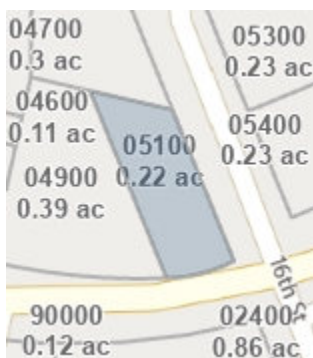
Legal Owner: Oregon Development West Llc
Site Address: 1694 16th St West Linn, OR 97068
Mailing Address: 1694 16th St West Linn, OR 97068
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.27
Year Built: 0
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 138 WILLAMETTE FALLS AC TR PT LT 3 BLK 0

APN: 750244
Ref Parcel #: 31E02BB04800
Taxes: \$1,575.12
Market Value: \$197,814
Assessed Value: \$82,304
Sales Price: \$350,000
Transfer Date: 8/31/2021



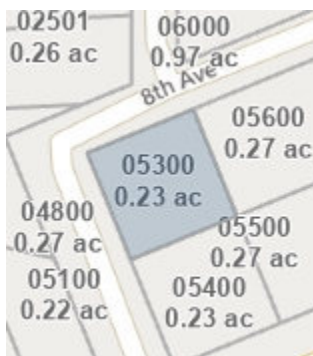
Legal Owner: Mary & Stephen Vandomelen
Site Address: 1490 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1490 Willamette Falls Dr West Linn, OR
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 2,519 Lot Acres: 0.39
Year Built: 1900
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 138 WILLAMETTE FALLS AC TR PT LT 3 BLK 0&PT SEC

APN: 750253
Ref Parcel #: 31E02BB04900
Taxes: \$5,032.17
Market Value: \$616,610
Assessed Value: \$262,944
Sales Price: \$550,000
Transfer Date: 9/10/2019



Legal Owner: Tuor Barbara Trustee
Site Address: 1620 16th St West Linn, OR 97068
Mailing Address: 1620 16th St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,356 Lot Acres: 0.22
Year Built: 1956
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 138 WILLAMETTE FALLS AC TR PT LT 3 BLK 0&PT SEC

APN: 750262
Ref Parcel #: 31E02BB05100
Taxes: \$4,246.58
Market Value: \$497,965
Assessed Value: \$221,895
Sales Price: \$0
Transfer Date: 1/24/1997



Legal Owner: Elizabeth & Jon Stogsdill
Site Address: 1691 16th St West Linn, OR 97068
Mailing Address: 1691 16th St West Linn, OR 97068
Bedrooms: 6
Bathrooms: 1
Building SqFt: 2,948 Lot Acres: 0.23
Year Built: 1946
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 48

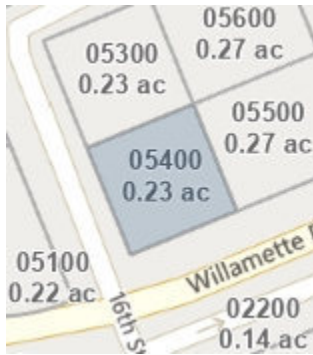
APN: 750271
Ref Parcel #: 31E02BB05300
Taxes: \$5,302.85
Market Value: \$636,957
Assessed Value: \$277,088
Sales Price: \$210,000
Transfer Date: 7/19/2011

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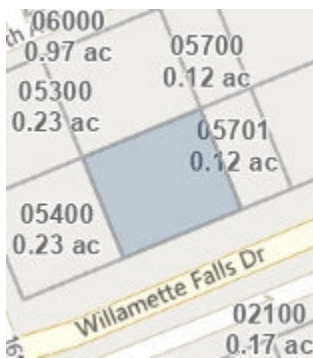
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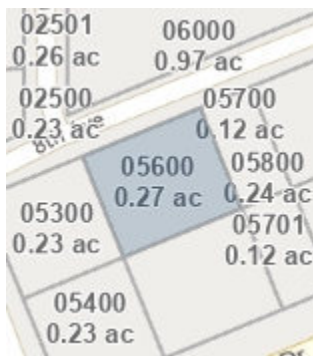
Legal Owner: Jenkins Michael W Trustee & Jenkins Toby A Trustee
Site Address: 2065 Ostman Rd West Linn, OR 97068
Mailing Address: 2065 Ostman Rd West Linn, OR 97068
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,132 Lot Acres: 0.23
Year Built: 1958
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 48

APN: 750280
Ref Parcel #: 31E02BB05400
Taxes: \$5,864.95
Market Value: \$658,293
Assessed Value: \$306,459
Sales Price: \$525,000
Transfer Date: 4/21/2021



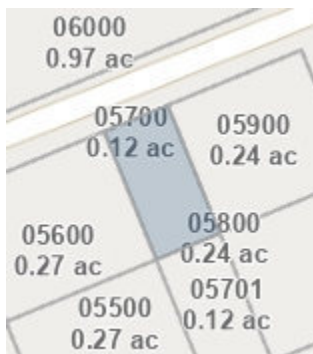
Legal Owner: 1556 Willamette Falls Drive LI
Site Address: 1556 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1556 Willamette Falls Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2
Building SqFt: 3,046 Lot Acres: 0.27
Year Built: 1957
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 48

APN: 750299
Ref Parcel #: 31E02BB05500
Taxes: \$6,557.09
Market Value: \$788,721
Assessed Value: \$342,625
Sales Price: \$272,500
Transfer Date: 2/17/2004



Legal Owner: Olson Ralph G Co Trustee & Olson Teresa Co Trustee
Site Address: 2045 Hillcrest Dr West Linn, OR 97068
Mailing Address: 2045 Hillcrest Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2
Building SqFt: 3,000 Lot Acres: 0.27
Year Built: 1965
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 48

APN: 750306
Ref Parcel #: 31E02BB05600
Taxes: \$6,489.03
Market Value: \$784,922
Assessed Value: \$339,069
Sales Price: \$0
Transfer Date:



Legal Owner: Eng Family Lone Pine Llc
Site Address: 1573 8th Ave West Linn, OR 97068
Mailing Address: 3490 Riverknoll Way West Linn, OR 97068
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,287 Lot Acres: 0.12
Year Built: 2006
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 49

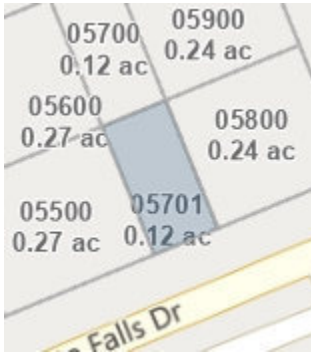
APN: 750315
Ref Parcel #: 31E02BB05700
Taxes: \$6,046.36
Market Value: \$585,594
Assessed Value: \$315,938
Sales Price: \$375,000
Transfer Date: 8/30/2013

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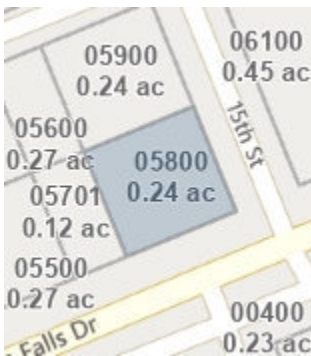
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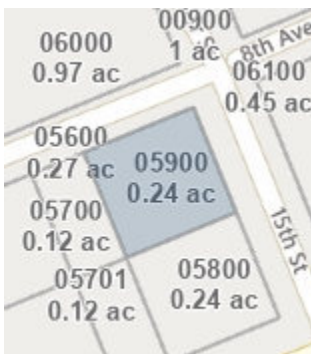
Legal Owner: Hedieh Douglass
Site Address: 1566 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1566 Willamette Falls Dr West Linn, OR
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,287 Lot Acres: 0.12
Year Built: 1924
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 49

APN: 1733388
Ref Parcel #: 31E02BB05701
Taxes: \$3,028.65
Market Value: \$377,324
Assessed Value: \$158,255
Sales Price: \$180,000
Transfer Date: 7/7/2005



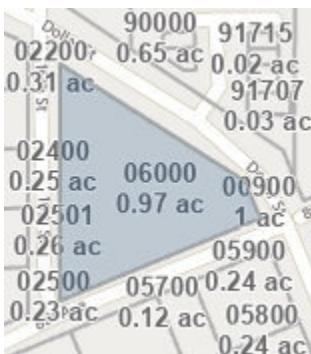
Legal Owner: Willamette Garage Llc
Site Address: 1590 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1674 5th Ave West Linn, OR 97068
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.24
Year Built: 1974
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 49

APN: 750324
Ref Parcel #: 31E02BB05800
Taxes: \$19,851.83
Market Value: \$1,748,924
Assessed Value: \$1,037,310
Sales Price: \$0
Transfer Date:



Legal Owner: Carolyn & Charley Skee
Site Address: 1684 Dollar St West Linn, OR 97068
Mailing Address: 1684 Dollar St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,304 Lot Acres: 0.24
Year Built: 1912
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT LT 49

APN: 750333
Ref Parcel #: 31E02BB05900
Taxes: \$4,270.35
Market Value: \$486,018
Assessed Value: \$223,137
Sales Price: \$0
Transfer Date:



Legal Owner: Logeais West Linn Llc
Site Address: 1745 16th St West Linn, OR 97068
Mailing Address: 4649 NE 35th Ave Portland, OR 97211
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.97
Year Built: 1971
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT 47

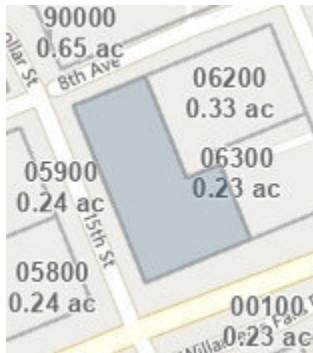
APN: 750342
Ref Parcel #: 31E02BB06000
Taxes: \$29,833.84
Market Value: \$4,800,224
Assessed Value: \$1,558,896
Sales Price: \$1,685,000
Transfer Date: 4/7/2015

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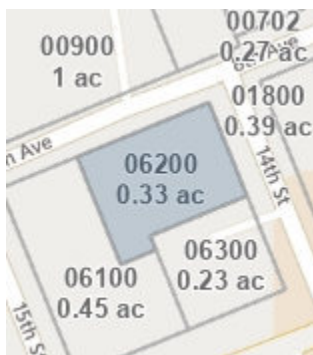
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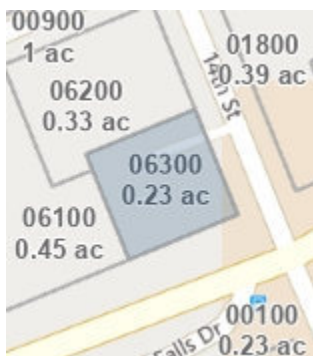
Legal Owner: Chang Kuo Chiang Trustee & Chang Lu Yu-Hsia Trustee
Site Address: 1906 Franklin Pl E APT 203 Seattle, WA
Mailing Address: 1906 Franklin Pl E APT 203 Seattle, WA
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.45
Year Built: 1971
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACT TRACTS 1-64 PT BLK 50

APN: 750351
Ref Parcel #: 31E02BB06100
Taxes: \$13,731.60
Market Value: \$1,897,233
Assessed Value: \$717,512
Sales Price: \$0
Transfer Date: 2/23/1999



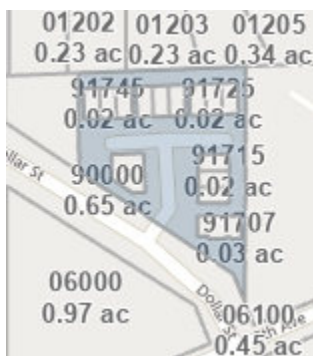
Legal Owner: Stephen Peake
Site Address: 1600 14th St West Linn, OR 97068
Mailing Address: 1600 14th St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,806 Lot Acres: 0.33
Year Built: 1964
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT BLK 50

APN: 750360
Ref Parcel #: 31E02BB06200
Taxes: \$6,549.51
Market Value: \$604,238
Assessed Value: \$342,229
Sales Price: \$300,000
Transfer Date: 6/9/2005



Legal Owner: Shea-Two B Llc
Site Address: 1672 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 4915 SW Griffith Dr STE 300 Beaverton, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.23
Year Built: 1992
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64 PT BLK 50

APN: 750379
Ref Parcel #: 31E02BB06300
Taxes: \$25,148.94
Market Value: \$2,016,155
Assessed Value: \$1,314,098
Sales Price: \$2,587,573
Transfer Date: 12/14/2018



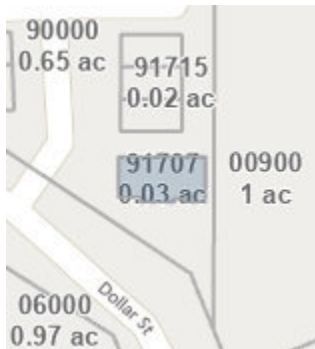
Legal Owner: Willamette Old Town Properties
Site Address: No Site Address , OR
Mailing Address: 21633 SW Johnson Rd West Linn, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.65
Year Built: 0
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: CONDOMINIUM WEST LINN OLD TOWN CONDOMINIUMS 4172 GENERAL COMON

APN: 5019847
Ref Parcel #: 31E02BB90000
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:

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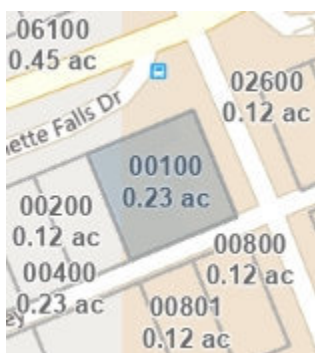


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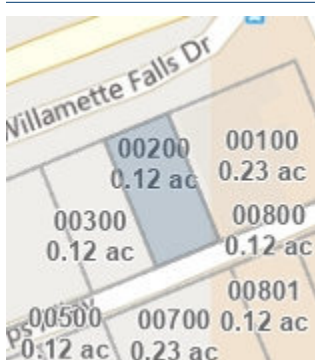
Legal Owner: Kimberly Lamb
 Site Address: 1707 Dollar St West Linn, OR 97068
 Mailing Address: 1707 Dollar St West Linn, OR 97068
 Bedrooms: 4
 Bathrooms: 3
 Building SqFt: 1,638 Lot Acres: 0.03
 Year Built: 1946
 School District: West Linn-Wilsonville School Distr
 Neighborhood: Willamette
 Legal: CONDOMINIUM WEST LINN OLD TOWN CONDOMINIUMS 4172 UNIT 1707

APN: 5019848
 Ref Parcel #: 31E02BB91707
 Taxes: \$5,306.32
 Market Value: \$530,720
 Assessed Value: \$277,269
 Sales Price: \$70,000
 Transfer Date: 5/14/2019



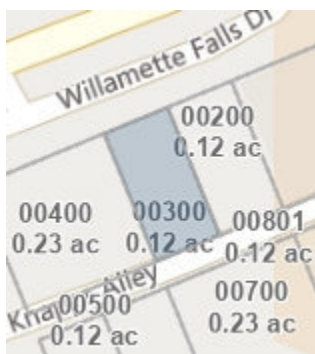
Legal Owner: Willamette United Meth Ch
 Site Address: 1683 Willamette Falls Dr West Linn, OR 97068
 Mailing Address: 1683 Willamette Falls Dr West Linn, OR
 Bedrooms: 0
 Bathrooms: 0
 Building SqFt: 0 Lot Acres: 0.23
 Year Built: 0
 School District: West Linn-Wilsonville School Distr
 Neighborhood: Willamette
 Legal: 121 WILLAMETTE FALLS BLKS 1-17 LTS 1&2 BLK 7

APN: 750388
 Ref Parcel #: 31E02BC00100
 Taxes: \$0.00
 Market Value: \$1,884,527
 Assessed Value: \$985,608
 Sales Price: \$0
 Transfer Date:



Legal Owner: 1665 Willamette Falls Drive Llc
 Site Address: 1665 Willamette Falls Dr West Linn, OR 97068
 Mailing Address: 2491 Satter St West Linn, OR 97068
 Bedrooms: 4
 Bathrooms: 1
 Building SqFt: 2,110 Lot Acres: 0.12
 Year Built: 1924
 School District: West Linn-Wilsonville School Distr
 Neighborhood: Willamette
 Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 3 BLK 7

APN: 750397
 Ref Parcel #: 31E02BC00200
 Taxes: \$3,394.67
 Market Value: \$458,634
 Assessed Value: \$177,380
 Sales Price: \$655,000
 Transfer Date: 6/7/2022



Legal Owner: Marjorie Gress
 Site Address: 1645 Willamette Falls Dr West Linn, OR 97068
 Mailing Address: 1645 Willamette Falls Dr West Linn, OR
 Bedrooms: 3
 Bathrooms: 1.5
 Building SqFt: 1,990 Lot Acres: 0.12
 Year Built: 1924
 School District: West Linn-Wilsonville School Distr
 Neighborhood: Willamette
 Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 4 BLK 7

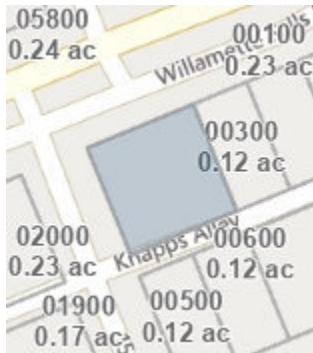
APN: 750404
 Ref Parcel #: 31E02BC00300
 Taxes: \$3,238.69
 Market Value: \$444,584
 Assessed Value: \$169,230
 Sales Price: \$54,500
 Transfer Date: 12/1/1989

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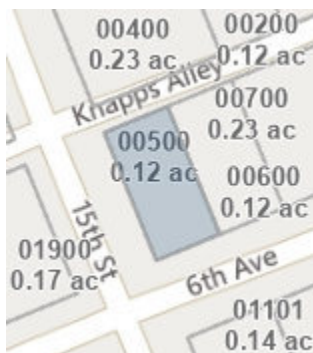
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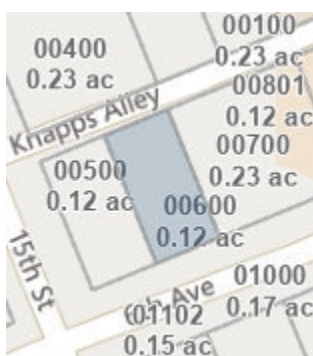
Legal Owner: Lonny & Kristine Webb
Site Address: 1609 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1344 14th St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2
Building SqFt: 3,408 Lot Acres: 0.23
Year Built: 1939
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LTS 5&6 BLK 7

APN: 750413
Ref Parcel #: 31E02BC00400
Taxes: \$5,672.50
Market Value: \$706,257
Assessed Value: \$296,403
Sales Price: \$513,000
Transfer Date: 12/14/2011



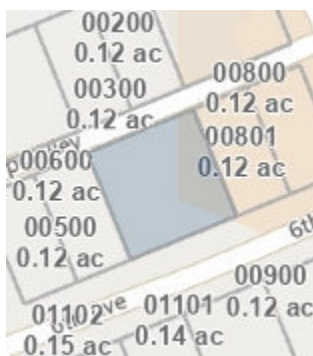
Legal Owner: Anne & David Frontella
Site Address: 1608 6th Ave West Linn, OR 97068
Mailing Address: 2042 Oak St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 2
Building SqFt: 2,227 Lot Acres: 0.12
Year Built: 1920
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 7 BLK 7

APN: 750422
Ref Parcel #: 31E02BC00500
Taxes: \$4,543.14
Market Value: \$626,454
Assessed Value: \$237,391
Sales Price: \$710,000
Transfer Date: 6/23/2022



Legal Owner: Lydia Butgatti
Site Address: 1630 6th Ave West Linn, OR 97068
Mailing Address: 6211 SE Queen Rd Portland, OR 97222
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,015 Lot Acres: 0.12
Year Built: 1920
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 8 BLK 7

APN: 750431
Ref Parcel #: 31E02BC00600
Taxes: \$5,962.48
Market Value: \$564,584
Assessed Value: \$311,555
Sales Price: \$400,000
Transfer Date: 1/19/2007



Legal Owner: Darrell & Vicki Greenwood
Site Address: 1658 6th Ave West Linn, OR 97068
Mailing Address: 24323 SW Mountain Rd West Linn, OR
Bedrooms: 4
Bathrooms: 1
Building SqFt: 2,367 Lot Acres: 0.23
Year Built: 1924
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LTS 9&10 BLK 7

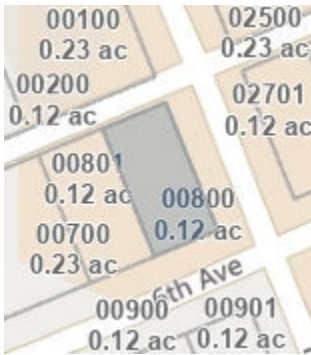
APN: 750440
Ref Parcel #: 31E02BC00700
Taxes: \$3,681.02
Market Value: \$502,377
Assessed Value: \$192,343
Sales Price: \$0
Transfer Date:

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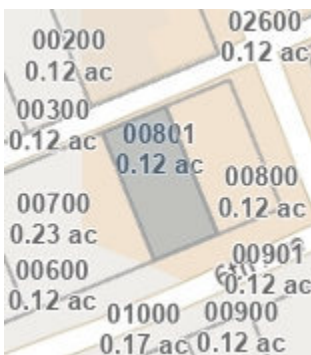
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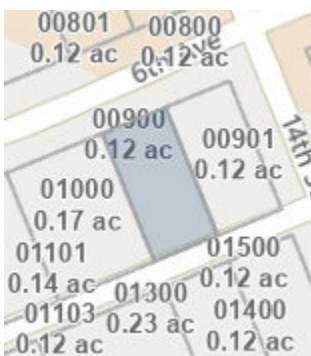
Legal Owner: Kelly & Stephanie Butler
Site Address: 1508 14th St West Linn, OR 97068
Mailing Address: 1508 14th St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,362 Lot Acres: 0.12
Year Built: 1916
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 12 BLK 7

APN: 750459
Ref Parcel #: 31E02BC00800
Taxes: \$2,986.89
Market Value: \$407,164
Assessed Value: \$156,073
Sales Price: \$60,000
Transfer Date: 10/12/1995



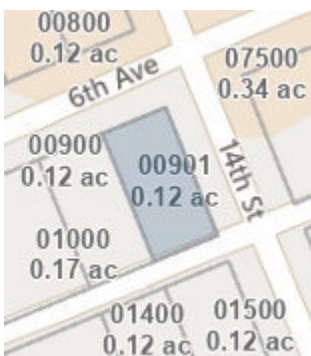
Legal Owner: Pauline Beatty Living Trust
Site Address: 1690 6th Ave West Linn, OR 97068
Mailing Address: 1690 6th Ave West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,769 Lot Acres: 0.12
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 11 BLK 7

APN: 1606523
Ref Parcel #: 31E02BC00801
Taxes: \$5,765.92
Market Value: \$511,744
Assessed Value: \$326,077
Sales Price: \$171,500
Transfer Date: 7/18/1995



Legal Owner: Sasha & Brittney Khorsandi
Site Address: No Site Address , OR
Mailing Address: 1689 6th Ave West Linn, OR 97068
Bedrooms: 5
Bathrooms: 1.5
Building SqFt: 3,568 Lot Acres: 0.12
Year Built: 2019
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: SUBDIVISION WILLAMETTE FALLS BLKS 1-17 121 BLOCK 14 LT 2

APN: 750468
Ref Parcel #: 31E02BC00900
Taxes: \$10,635.36
Market Value: \$1,027,523
Assessed Value: \$555,725
Sales Price: \$334,374
Transfer Date: 4/1/2019



Legal Owner: Michael Sampson
Site Address: 1697 6th Ave West Linn, OR 97068
Mailing Address: 1697 6th Ave West Linn, OR 97068
Bedrooms: 3
Bathrooms: 3
Building SqFt: 2,126 Lot Acres: 0.12
Year Built: 1912
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: SUBDIVISION WILLAMETTE FALLS BLKS 1-17 121 BLOCK 14 LT 1

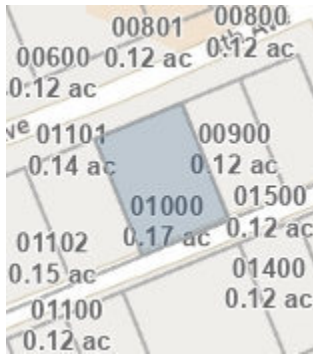
APN: 5022974
Ref Parcel #: 31E02BC00901
Taxes: \$4,529.07
Market Value: \$485,704
Assessed Value: \$236,656
Sales Price: \$0
Transfer Date: 9/24/2012

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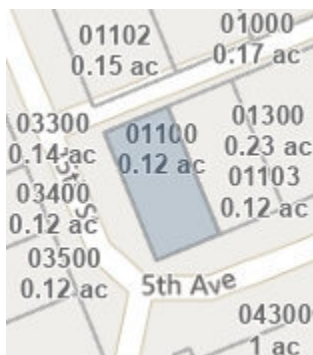
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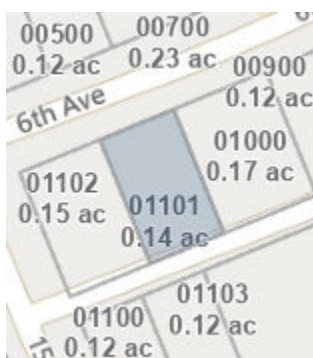
Legal Owner: Paul & Linda Mccoid
Site Address: 1677 6th Ave West Linn, OR 97068
Mailing Address: 1677 6th Ave West Linn, OR 97068
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,720 Lot Acres: 0.17
Year Built: 1918
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 3 BLK 14 PT LT 4 BLK 14

APN: 750477
Ref Parcel #: 31E02BC01000
Taxes: \$3,383.72
Market Value: \$444,141
Assessed Value: \$176,808
Sales Price: \$0
Transfer Date:



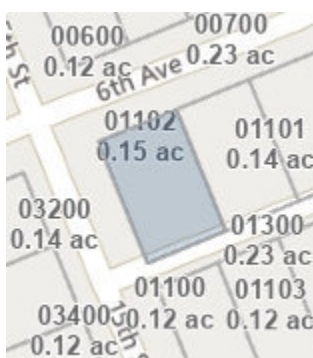
Legal Owner: Robert & Karlyn Brune
Site Address: 1620 5th Ave West Linn, OR 97068
Mailing Address: 1620 5th Ave West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,938 Lot Acres: 0.12
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 7 BLK 14

APN: 750486
Ref Parcel #: 31E02BC01100
Taxes: \$7,244.54
Market Value: \$595,824
Assessed Value: \$378,546
Sales Price: \$72,566
Transfer Date: 3/20/2001



Legal Owner: Knight Family Trust
Site Address: 1639 6th Ave West Linn, OR 97068
Mailing Address: 1639 6th Ave West Linn, OR 97068
Bedrooms: 0
Bathrooms: 2.5
Building SqFt: 1,886 Lot Acres: 0.14
Year Built: 1989
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS PT LT 4&5 BLK 14

APN: 750495
Ref Parcel #: 31E02BC01101
Taxes: \$6,765.61
Market Value: \$605,167
Assessed Value: \$353,521
Sales Price: \$0
Transfer Date: 12/1/1993



Legal Owner: Kathleen Selvaggio
Site Address: 1611 6th Ave West Linn, OR 97068
Mailing Address: 1611 6th Ave West Linn, OR 97068
Bedrooms: 3
Bathrooms: 3
Building SqFt: 2,368 Lot Acres: 0.15
Year Built: 1911
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 6 & PT LT 5 BLK 14

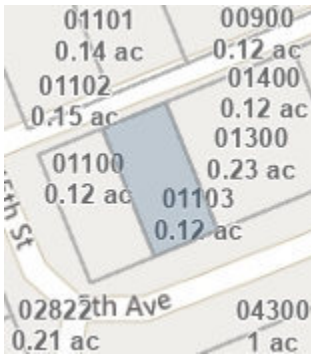
APN: 750501
Ref Parcel #: 31E02BC01102
Taxes: \$5,475.17
Market Value: \$636,818
Assessed Value: \$286,092
Sales Price: \$345,000
Transfer Date: 4/30/2014

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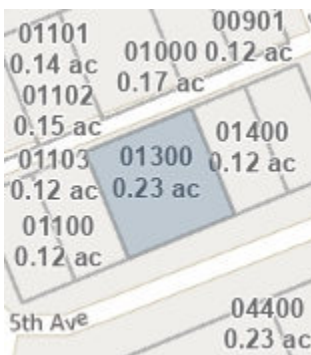
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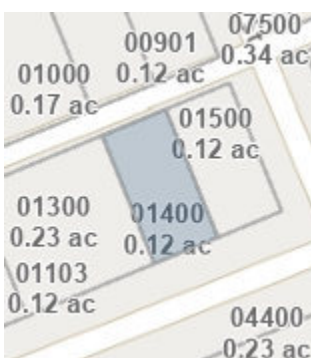
Legal Owner: Lydia & Paul Bollinger
Site Address: 1630 5th Ave West Linn, OR 97068
Mailing Address: 1630 5th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 2,158 Lot Acres: 0.12
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 8 BLK 14

APN: 1588259
Ref Parcel #: 31E02BC01103
Taxes: \$7,776.57
Market Value: \$633,094
Assessed Value: \$406,346
Sales Price: \$360,000
Transfer Date: 7/16/2012



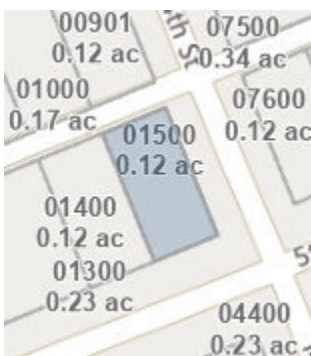
Legal Owner: Xan Gale & John Stromquist
Site Address: 1674 5th Ave West Linn, OR 97068
Mailing Address: 1674 5th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,950 Lot Acres: 0.23
Year Built: 1925
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LTS 9&10 BLK14

APN: 750510
Ref Parcel #: 31E02BC01300
Taxes: \$5,611.19
Market Value: \$702,947
Assessed Value: \$293,199
Sales Price: \$829,000
Transfer Date: 5/21/2021



Legal Owner: Bic Luther
Site Address: 1686 5th Ave West Linn, OR 97068
Mailing Address: 1686 5th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,656 Lot Acres: 0.12
Year Built: 1910
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 11 BLK 14

APN: 750529
Ref Parcel #: 31E02BC01400
Taxes: \$3,667.82
Market Value: \$466,504
Assessed Value: \$191,653
Sales Price: \$350,000
Transfer Date: 9/5/2017



Legal Owner: Scott & Michelle Johnson
Site Address: 1696 5th Ave West Linn, OR 97068
Mailing Address: 1696 5th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 1
Building SqFt: 1,744 Lot Acres: 0.12
Year Built: 1920
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 12 BLK 14

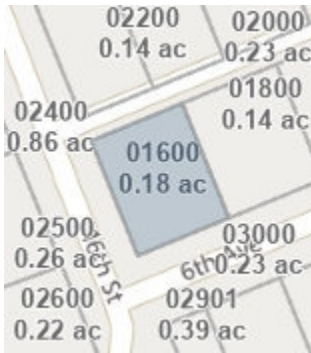
APN: 750538
Ref Parcel #: 31E02BC01500
Taxes: \$3,134.81
Market Value: \$456,484
Assessed Value: \$163,802
Sales Price: \$121,021
Transfer Date: 11/30/1995

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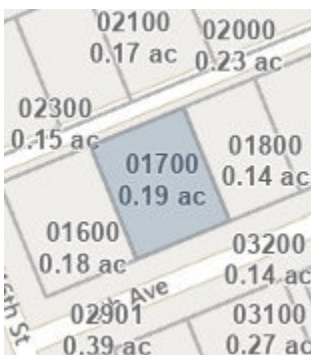
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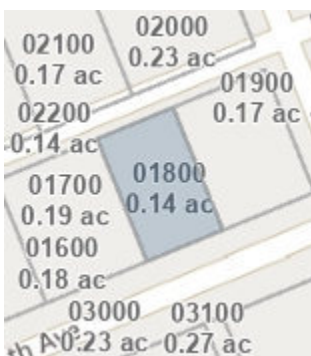
Legal Owner: George & Opal Matile
Site Address: 1514 6th Ave West Linn, OR 97068
Mailing Address: 1514 6th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,027 Lot Acres: 0.18
Year Built: 1907
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 7&PT LT 8 BLK 6

APN: 750547
Ref Parcel #: 31E02BC01600
Taxes: \$3,167.86
Market Value: \$386,905
Assessed Value: \$165,529
Sales Price: \$43,000
Transfer Date: 5/1/1983



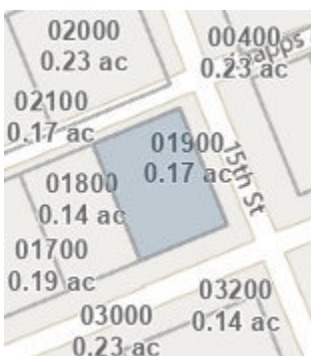
Legal Owner: Hafer Sharee Q Trustee
Site Address: 1544 6th Ave West Linn, OR 97068
Mailing Address: 1544 6th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 2
Building SqFt: 1,580 Lot Acres: 0.19
Year Built: 1946
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS LT 9 PT LTS 8&10 BLK 6

APN: 750556
Ref Parcel #: 31E02BC01700
Taxes: \$7,016.59
Market Value: \$770,839
Assessed Value: \$366,635
Sales Price: \$670,000
Transfer Date: 12/22/2017



Legal Owner: Sharla Cassidy
Site Address: 1580 6th Ave West Linn, OR 97068
Mailing Address: 1580 6th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 2
Building SqFt: 1,847 Lot Acres: 0.14
Year Built: 1946
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLK 1-17 PT LTS 10&11 BLK 6

APN: 750565
Ref Parcel #: 31E02BC01800
Taxes: \$5,153.58
Market Value: \$563,937
Assessed Value: \$269,288
Sales Price: \$128,000
Transfer Date: 5/2/2000



Legal Owner: Mary Brennock
Site Address: 1592 6th Ave West Linn, OR 97068
Mailing Address: 1592 6th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 1,796 Lot Acres: 0.17
Year Built: 1910
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 PT LT 11 BLK 6 LT 12 BLK 6

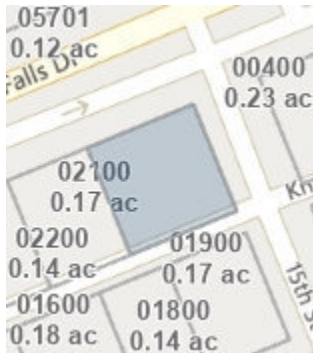
APN: 750574
Ref Parcel #: 31E02BC01900
Taxes: \$4,906.88
Market Value: \$534,691
Assessed Value: \$256,397
Sales Price: \$705,000
Transfer Date: 5/24/2022

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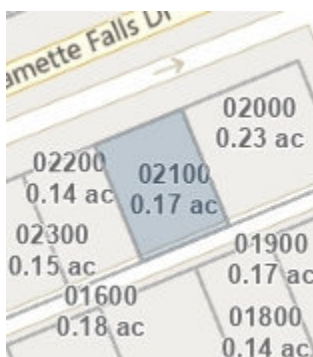
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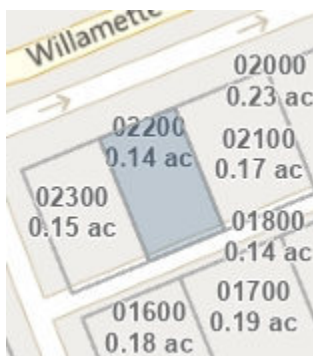
Legal Owner: Historic Willamette Investment
Site Address: 1593 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 29100 SW Town Center Loop W STE 230
Bedrooms: 2
Bathrooms: 1.5
Building SqFt: 1,596 Lot Acres: 0.23
Year Built: 1910
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LTS 1&2 BLK 6

APN: 750583
Ref Parcel #: 31E02BC02000
Taxes: \$3,978.45
Market Value: \$474,217
Assessed Value: \$207,884
Sales Price: \$800,000
Transfer Date: 10/12/2021



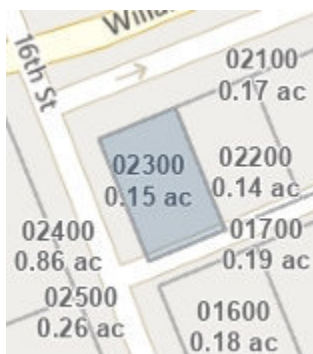
Legal Owner: Susan Nelson-Ellis & Mark Ellis
Site Address: 1547 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1547 Willamette Falls Dr West Linn, OR
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,302 Lot Acres: 0.17
Year Built: 1968
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BLKS 1-17 LT 3 PT LT 4 BLK 6

APN: 750592
Ref Parcel #: 31E02BC02100
Taxes: \$4,099.24
Market Value: \$453,221
Assessed Value: \$214,196
Sales Price: \$114,000
Transfer Date: 6/1/1994



Legal Owner: Robert Stoddart
Site Address: 1525 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1525 Willamette Falls Dr West Linn, OR
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,516 Lot Acres: 0.14
Year Built: 1967
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BL 1-17 PT LTS 4&5 BL 6

APN: 750609
Ref Parcel #: 31E02BC02200
Taxes: \$4,876.05
Market Value: \$497,957
Assessed Value: \$254,786
Sales Price: \$175,000
Transfer Date: 11/6/2003



Legal Owner: Anthony & Renee Brambilla
Site Address: 1511 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1511 Willamette Falls Dr West Linn, OR
Bedrooms: 4
Bathrooms: 1
Building SqFt: 2,738 Lot Acres: 0.15
Year Built: 1925
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 121 WILLAMETTE FALLS BL 1-17 PT LT 5< 6 BL6

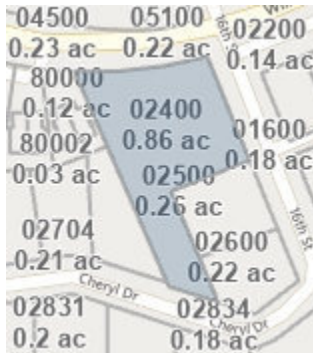
APN: 750618
Ref Parcel #: 31E02BC02300
Taxes: \$4,138.49
Market Value: \$554,177
Assessed Value: \$216,247
Sales Price: \$11,000
Transfer Date: 12/30/1997

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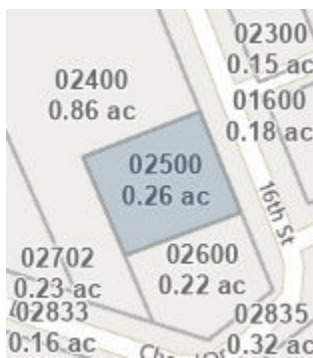
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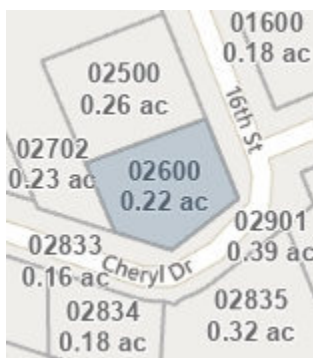
Legal Owner: George & Opal Matile
Site Address: 1578 16th St West Linn, OR 97068
Mailing Address: 1514 6th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 888 Lot Acres: 0.86
Year Built: 1916
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 49

APN: 750627
Ref Parcel #: 31E02BC02400
Taxes: \$4,086.46
Market Value: \$548,614
Assessed Value: \$213,528
Sales Price: \$0
Transfer Date:



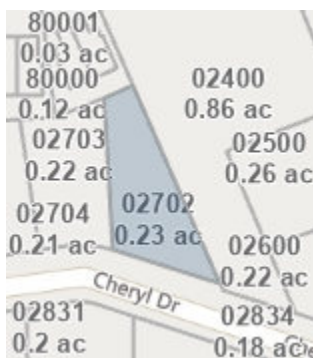
Legal Owner: Paul & Susan Wiest
Site Address: 1518 16th St West Linn, OR 97068
Mailing Address: 1518 16th St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 2,296 Lot Acres: 0.26
Year Built: 2009
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 49

APN: 750636
Ref Parcel #: 31E02BC02500
Taxes: \$7,845.68
Market Value: \$801,711
Assessed Value: \$409,957
Sales Price: \$450,000
Transfer Date: 1/30/2014



Legal Owner: Brett Shroyer
Site Address: 1496 16th St West Linn, OR 97068
Mailing Address: 1496 16th St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,989 Lot Acres: 0.22
Year Built: 1924
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 49

APN: 750645
Ref Parcel #: 31E02BC02600
Taxes: \$3,543.72
Market Value: \$464,767
Assessed Value: \$185,169
Sales Price: \$143,814
Transfer Date: 8/30/1999



Legal Owner: Monica & Patrick Marcinko
Site Address: 25650 Cheryl Dr West Linn, OR 97068
Mailing Address: 25650 Cheryl Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 3.5
Building SqFt: 2,718 Lot Acres: 0.23
Year Built: 1999
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3426 SOUTHERN EXPOSURE VIEW EST LT 1

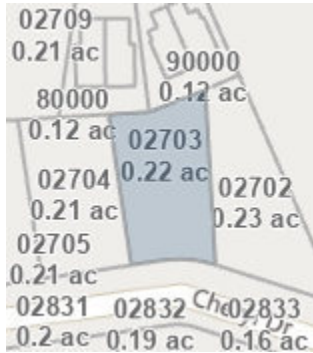
APN: 1825243
Ref Parcel #: 31E02BC02702
Taxes: \$8,841.41
Market Value: \$870,503
Assessed Value: \$461,987
Sales Price: \$382,000
Transfer Date: 3/2/2009

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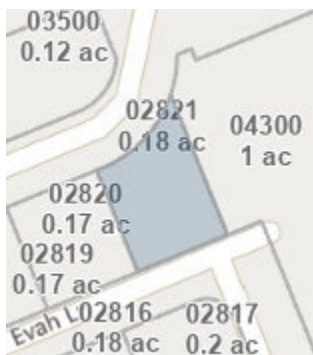
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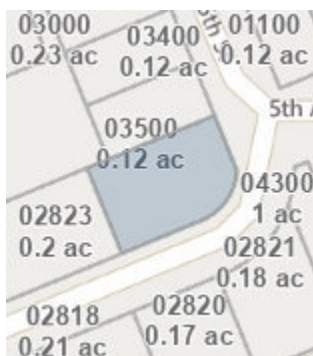
Legal Owner: Erik & Brenna Lucus
Site Address: 25640 Cheryl Dr West Linn, OR 97068
Mailing Address: 25640 Cheryl Dr West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 2,772 Lot Acres: 0.22
Year Built: 1999
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3426 SOUTHERN EXPOSURE VIEW EST LT 2

APN: 1825252
Ref Parcel #: 31E02BC02703
Taxes: \$9,210.56
Market Value: \$878,583
Assessed Value: \$481,276
Sales Price: \$630,000
Transfer Date: 8/14/2019



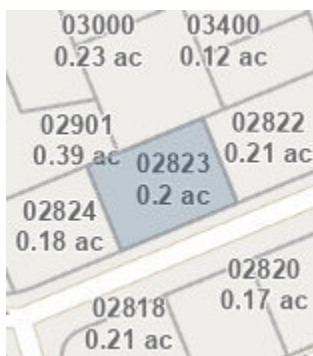
Legal Owner: D Robert D & Diana Miller
Site Address: 25795 Kimberly Dr West Linn, OR 97068
Mailing Address: 21650 SW Ribera Ln West Linn, OR 97068
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.18
Year Built: 0
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 28

APN: 1552073
Ref Parcel #: 31E02BC02821
Taxes: \$1,718.67
Market Value: \$217,736
Assessed Value: \$89,805
Sales Price: \$40,000
Transfer Date: 3/27/1995



Legal Owner: Mark Perlman & Hollie Teal
Site Address: 25790 Kimberly Dr West Linn, OR 97068
Mailing Address: 25790 Kimberly Dr West Linn, OR 97068
Bedrooms: 0
Bathrooms: 2.5
Building SqFt: 2,716 Lot Acres: 0.21
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 27

APN: 1552082
Ref Parcel #: 31E02BC02822
Taxes: \$9,712.63
Market Value: \$868,373
Assessed Value: \$507,510
Sales Price: \$635,000
Transfer Date: 3/26/2019



Legal Owner: Nancy Kinzer
Site Address: 25760 Kimberly Dr West Linn, OR 97068
Mailing Address: 25760 Kimberly Dr West Linn, OR 97068
Bedrooms: 0
Bathrooms: 2.5
Building SqFt: 2,514 Lot Acres: 0.20
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 26

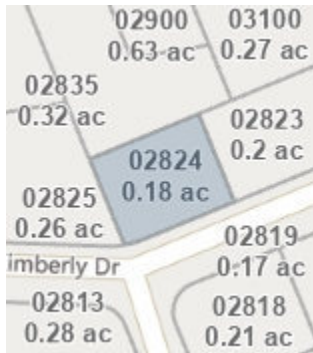
APN: 1552091
Ref Parcel #: 31E02BC02823
Taxes: \$9,746.42
Market Value: \$855,283
Assessed Value: \$509,276
Sales Price: \$259,900
Transfer Date: 9/27/1996

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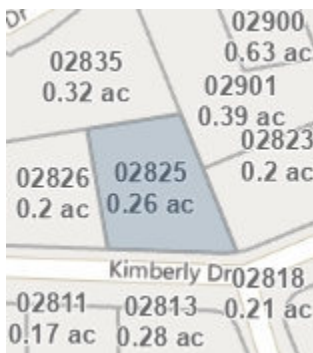
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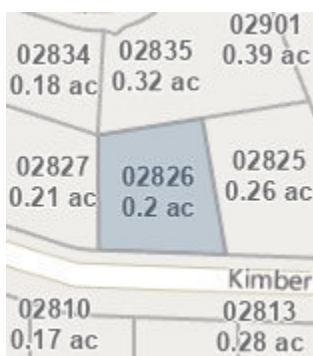
Legal Owner: Joseph & Jerome Sweeney
Site Address: 25730 Kimberly Dr West Linn, OR 97068
Mailing Address: 25730 Kimberly Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,299 Lot Acres: 0.18
Year Built: 2004
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 25

APN: 1552108
Ref Parcel #: 31E02BC02824
Taxes: \$8,222.21
Market Value: \$805,923
Assessed Value: \$429,632
Sales Price: \$532,000
Transfer Date: 5/24/2018



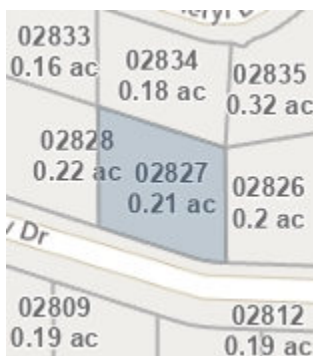
Legal Owner: Scott & Traci Swanstrom
Site Address: 25710 Kimberly Dr West Linn, OR 97068
Mailing Address: 25710 Kimberly Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 3,725 Lot Acres: 0.26
Year Built: 1995
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 14

APN: 1552117
Ref Parcel #: 31E02BC02825
Taxes: \$10,930.15
Market Value: \$1,041,090
Assessed Value: \$571,129
Sales Price: \$1,090,500
Transfer Date: 11/22/2022



Legal Owner: Darren & Kelly Schmidt
Site Address: 25700 Kimberly Dr West Linn, OR 97068
Mailing Address: 25700 Kimberly Dr West Linn, OR 97068
Bedrooms: 0
Bathrooms: 2.5
Building SqFt: 2,660 Lot Acres: 0.20
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 15

APN: 1552126
Ref Parcel #: 31E02BC02826
Taxes: \$8,712.71
Market Value: \$791,603
Assessed Value: \$455,262
Sales Price: \$351,000
Transfer Date: 8/27/2004



Legal Owner: Jeffrey & Jennifer Griggs
Site Address: 25680 Kimberly Dr West Linn, OR 97068
Mailing Address: 25680 Kimberly Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 2,420 Lot Acres: 0.21
Year Built: 1993
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 16

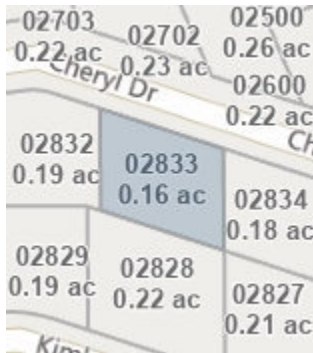
APN: 1552135
Ref Parcel #: 31E02BC02827
Taxes: \$8,748.11
Market Value: \$783,723
Assessed Value: \$457,112
Sales Price: \$511,000
Transfer Date: 6/15/2015

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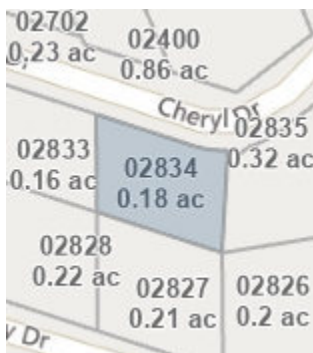
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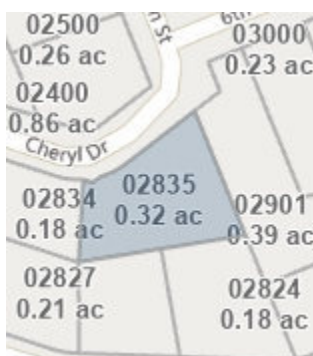
Legal Owner: Steven G Hackett Family Trust & Cathleen L Hackett Family Trust
Site Address: 25645 Cheryl Dr West Linn, OR 97068
Mailing Address: 25645 Cheryl Dr West Linn, OR 97068
Bedrooms: 0
Bathrooms: 3.5
Building SqFt: 4,289 Lot Acres: 0.16
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 22

APN: 1552199
Ref Parcel #: 31E02BC02833
Taxes: \$12,264.18
Market Value: \$1,077,343
Assessed Value: \$640,835
Sales Price: \$312,500
Transfer Date: 5/23/1997



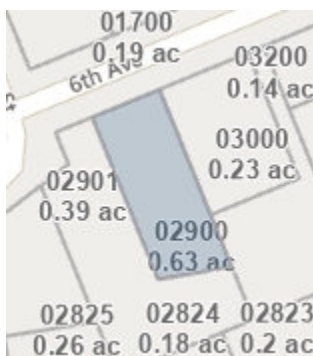
Legal Owner: Jessica & Gabriel Winfrey
Site Address: 25659 Cheryl Dr West Linn, OR 97068
Mailing Address: 25659 Cheryl Dr West Linn, OR 97068
Bedrooms: 0
Bathrooms: 5
Building SqFt: 4,269 Lot Acres: 0.18
Year Built: 1996
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 23

APN: 1552206
Ref Parcel #: 31E02BC02834
Taxes: \$11,181.60
Market Value: \$1,074,306
Assessed Value: \$584,268
Sales Price: \$755,000
Transfer Date: 10/1/2020



Legal Owner: Marie Albertson & Wayne Bryan
Site Address: 25675 Cheryl Dr West Linn, OR 97068
Mailing Address: 25675 Cheryl Dr West Linn, OR 97068
Bedrooms: 4
Bathrooms: 4.5
Building SqFt: 3,931 Lot Acres: 0.32
Year Built: 2002
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 3020 TUALATIN RIVER BLUFF LT 24

APN: 1552215
Ref Parcel #: 31E02BC02835
Taxes: \$10,963.49
Market Value: \$1,045,975
Assessed Value: \$572,871
Sales Price: \$925,000
Transfer Date: 8/9/2021



Legal Owner: Bradley & Joann Hulquist
Site Address: 1519 6th Ave West Linn, OR 97068
Mailing Address: 1519 6th Ave West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 3,482 Lot Acres: 0.63
Year Built: 2015
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: PARTITION PLAT 2015-027 PARCEL 1

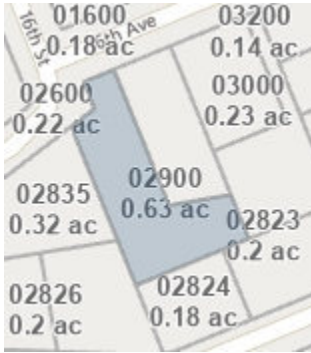
APN: 750672
Ref Parcel #: 31E02BC02900
Taxes: \$14,411.57
Market Value: \$1,395,098
Assessed Value: \$753,042
Sales Price: \$862,201
Transfer Date: 12/11/2015

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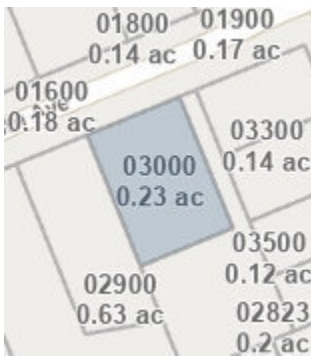
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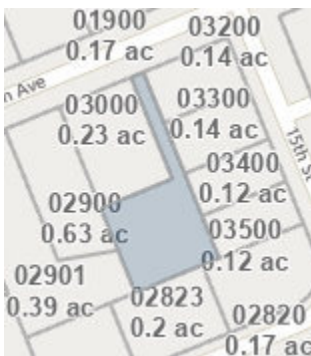
Legal Owner: Chad A Southards And Anna C Southards Trust
Site Address: No Site Address , OR
Mailing Address: 1505 6th Ave ,
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 3,345 Lot Acres: 0.39
Year Built: 2015
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: PARTITON PLAT 2015-027 PARCEL 2

APN: 5026754
Ref Parcel #: 31E02BC02901
Taxes: \$13,210.04
Market Value: \$1,272,243
Assessed Value: \$690,259
Sales Price: \$0
Transfer Date:



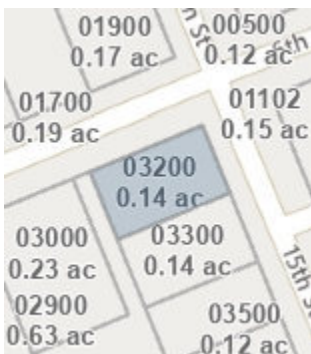
Legal Owner: Campbell Wiley Leigh Jr Truste
Site Address: 1541 6th Ave West Linn, OR 97068
Mailing Address: 204 6th St Lake Oswego, OR 97034
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,182 Lot Acres: 0.23
Year Built: 1950
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LTS 46&47

APN: 750681
Ref Parcel #: 31E02BC03000
Taxes: \$4,222.76
Market Value: \$514,697
Assessed Value: \$220,650
Sales Price: \$0
Transfer Date:



Legal Owner: Gregory & Denise Sartz
Site Address: 1559 6th Ave West Linn, OR 97068
Mailing Address: 1559 6th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 2,868 Lot Acres: 0.27
Year Built: 1992
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LTS 46&47

APN: 750690
Ref Parcel #: 31E02BC03100
Taxes: \$7,957.65
Market Value: \$723,721
Assessed Value: \$415,808
Sales Price: \$680,000
Transfer Date: 7/2/2019



Legal Owner: Chelsea Kirkham
Site Address: 1490 15th St West Linn, OR 97068
Mailing Address: 1490 15th St West Linn, OR 97068
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,838 Lot Acres: 0.14
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 46

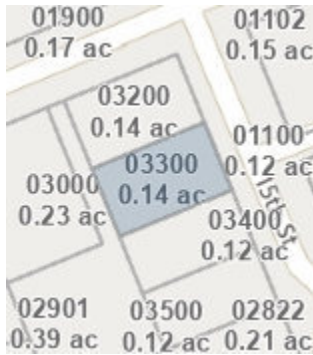
APN: 750707
Ref Parcel #: 31E02BC03200
Taxes: \$6,660.51
Market Value: \$611,677
Assessed Value: \$348,029
Sales Price: \$640,000
Transfer Date: 4/11/2022

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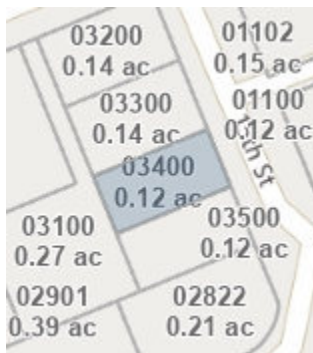
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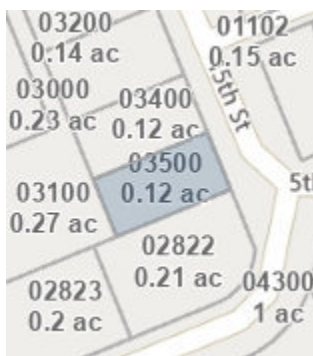
Legal Owner: H Randall H & Patricia Lenz
Site Address: 1444 15th St West Linn, OR 97068
Mailing Address: 1444 15th St West Linn, OR 97068
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 1,886 Lot Acres: 0.14
Year Built: 1994
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 46

APN: 750716
Ref Parcel #: 31E02BC03300
Taxes: \$6,613.54
Market Value: \$549,277
Assessed Value: \$345,575
Sales Price: \$182,000
Transfer Date: 2/16/1995



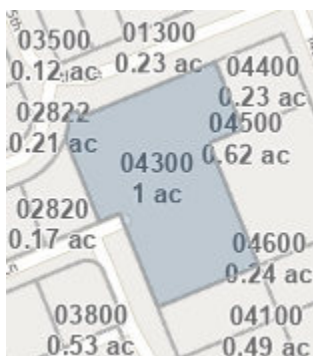
Legal Owner: Brittany Park
Site Address: 1442 15th St West Linn, OR 97068
Mailing Address: 1442 15th St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 771 Lot Acres: 0.12
Year Built: 1939
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 46

APN: 750725
Ref Parcel #: 31E02BC03400
Taxes: \$2,896.72
Market Value: \$393,944
Assessed Value: \$151,361
Sales Price: \$474,825
Transfer Date: 3/8/2022



Legal Owner: Richard & Sandra Meinhard
Site Address: 1420 15th St West Linn, OR 97068
Mailing Address: 1420 15th St West Linn, OR 97068
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,456 Lot Acres: 0.12
Year Built: 1933
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TRACTS PT LT 46

APN: 750734
Ref Parcel #: 31E02BC03500
Taxes: \$2,737.22
Market Value: \$394,504
Assessed Value: \$143,027
Sales Price: \$88,500
Transfer Date: 9/1/1993



Legal Owner: Darren & Kristen Tuor
Site Address: 1649 5th Ave West Linn, OR 97068
Mailing Address: 1649 5th Ave West Linn, OR 97068
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 3,056 Lot Acres: 1.00
Year Built: 1924
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: 198 WILLAMETTE&TUALATIN TR LT 43 PT LT 42 & PT VAC ST

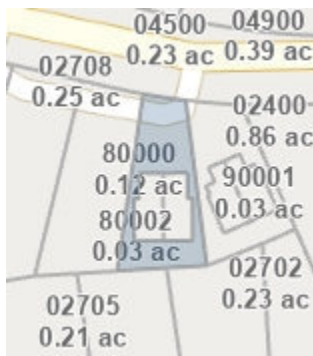
APN: 750814
Ref Parcel #: 31E02BC04300
Taxes: \$6,806.07
Market Value: \$883,200
Assessed Value: \$355,635
Sales Price: \$140,000
Transfer Date: 3/1/1993

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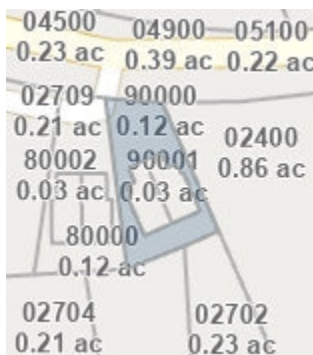
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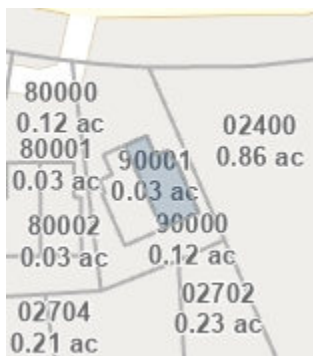
Legal Owner: Jrt Constructon Llc
Site Address: No Site Address , OR
Mailing Address: 5536 Kilchurn Ave Lake Oswego, OR 97035
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.12
Year Built: 0
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: CONDOMINIUM SOUTH VIEW TOWNHOUSES A CONDOMINIUM STAGE 2 GENERAL

APN: 5004136
Ref Parcel #: 31E02BC80000
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:



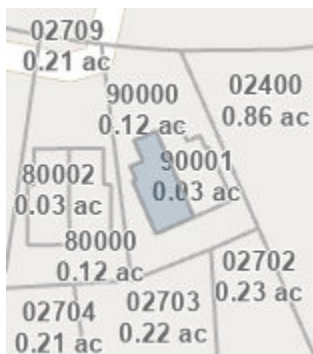
Legal Owner: South View Terrace Homeowners
Site Address: No Site Address , OR
Mailing Address: 5536 Kilchurn Ave Lake Oswego, OR 97035
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.12
Year Built: 0
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: SUBDIVISION SOUTH VIEW TOWNHOUSES A CONDOMINIUM 3617 GENERAL

APN: 5002623
Ref Parcel #: 31E02BC90000
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:



Legal Owner: Brent & Kathryn Gabriel
Site Address: 1485 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 35555 Kenai Spur Hwy Soldotna, AK 99669
Bedrooms: 3
Bathrooms: 3.5
Building SqFt: 2,697 Lot Acres: 0.03
Year Built: 1999
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: SUBDIVISION SOUTH VIEW TOWNHOUSES A CONDOMINIUM 3617 UNIT 1

APN: 5002624
Ref Parcel #: 31E02BC90001
Taxes: \$7,095.32
Market Value: \$632,420
Assessed Value: \$370,749
Sales Price: \$459,000
Transfer Date: 4/29/2019



Legal Owner: Michele Meyer
Site Address: 1481 Willamette Falls Dr West Linn, OR 97068
Mailing Address: 1481 Willamette Falls Dr West Linn, OR
Bedrooms: 4
Bathrooms: 3.5
Building SqFt: 2,697 Lot Acres: 0.03
Year Built: 1999
School District: West Linn-Wilsonville School Distr
Neighborhood: Willamette
Legal: SUBDIVISION SOUTH VIEW TOWNHOUSES A CONDOMINIUM 3617 UNIT 2

APN: 5002625
Ref Parcel #: 31E02BC90002
Taxes: \$6,885.30
Market Value: \$612,620
Assessed Value: \$359,775
Sales Price: \$273,500
Transfer Date: 5/25/2004

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iA ISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

Date: January 18, 2024

Re: Posting of Notification for Neighborhood Meeting to Discuss
Proposed Development at 1593 Willamette Falls Drive

This memo is to serve as an affidavit confirming that a sign was posted on the property on January 18, 2024 providing notice of an upcoming Willamette Neighborhood Association Meeting, at which information regarding the proposed development at 1593 Willamette Falls Drive would be provided.

The posted sign read:

THIS SITE IS SUBJECT TO A PROPOSED BUILDING ADDITION

**PROPERTY OWNER:
HISTORIC WILLAMETTE INVESTMENTS, LLC**

**FOR INFORMATION CONTACT:
ISELIN ARCHITECTS, PC
1307 7TH STREET
OREGON CITY, OR 97045
503-656-1942
info@iselinarch.com**

(POSTED 1-18-24)



Submitted by Jessica Iselin, Project Architect

Jessica A. Iselin

President Kathie Halicki called the meeting to order at 7:01.
The minutes of the January meeting were approved as found online.
The treasurer's balance is \$2,452.55

Land Use the proposed two-story structure next to **1593 WF Drive** was presented again to answer questions. Parking in the area has been so heavily impacted by the food carts that occupants parking may be difficult. There will be street parking available on 15th and in a deep garage opening on Knapps' Alley. The new structure will have ground floor office and 3 rentals units upstairs. The connection for water and sewer will be from the alley which may likely be paved. The building will be compatible with its historic cottage neighbor.

1919-1949 WF Drive, a proposed ICon building requested storage space on its roof. The Historic Review board deemed this in defiance of the code because it exceeds the height allowed. Should this area be used as restaurant space, neighbors worry that noise and lighting at night will be disruptive. This will go before the Planning Commission on 2/21/24 at 6:30 at City Hall and via Webex.

1317 7th street is the area below WF Drive and next to the river that includes the paper mill holding pond. The owner presented some ideas he had for development that included "middle" housing, a fabricated lagoon, and commercial areas. (see attachment from Kathie Halicki)

Notes from 2/8/2024 meeting with Bob Schultz

All of this is proposed. So far he has only requested to consolidate 23 lots to 5 (I think).

Forward Vision Development – Rivanna Beach This is by no means a done deal nor a fully flushed out plan. This is all preliminary.

He plans on "economically sustainable housing". Middle income (duplex, triplex, ADU) ADU on the first floor with duplex or triplex above. Might build housing on contaminated land, but not tell perspective owners. 2 car garages for all units. 5 acres of solar panels on roofs of houses. Electricity to be stored in a battery on site. All traffic to come off of 4th St. Is hoping to make 4th one way.

Elevated river walks from 4th to 7th.

Wants to "naturalize" the area. Wants to work with neighborhood.

Does not know how traffic is to be controlled. (Knew nothing about tolling).

Parking underground with a park on top of hotel.

8 ft. of sludge. Recycle sludge on site then use in concrete as a soil stabilizer. Talked about drying out sludge and incorporating it with grass. Did not answer how sludge would be dried out. When dry, sludge would be 1/10th its current size (so about 10 inches). DEQ is, allegedly, supportive. Would not be done by mechanical means. 15 ft. down there would be a liner then would add a protective liner on top. He would create a rectangular donut with the middle being a "crystal blue lagoon" with white sandy beach all around. Around the donut would be parking. Swimming and boating would take place in crystal blue lagoon. Had not considered pollution from wildlife, nor Canadian geese taking up residence nor the coyotes.

He will do nothing to the Willamette River nor Bernet Stream. Keep them natural. He says he is 200 ft. from the Willamette. We all know that rivers don't stay in their beds, they change with weather conditions. What about the salmon and lamprey habitat on the Willamette? He is allegedly, using Pacific Habitat and Wildlife Services to guide him.

There would be some commercial (boutique hotel and spa). Multipurpose sports field.

Phase 1 is not contaminated (5th St.).

Has goals he would like to abide by.

Several of my concerns are the toxic sludge, the storage of the battery, traffic, upkeep of lagoon and beach (how and how often). He did not explain how he would "dry out the sludge". What if there is an earthquake, does that then release said toxins into water and land? Also, building on contaminated not informing perspective owners (tainted water and increased cancer rates to name but a few things that happened back east when housing was build on contaminated land). What about wildlife and their habitat?

Volpp Street design plan is available for viewing February 22 at the police department.

Public Works Erich Lais and Luke Borland present a graphic design for the revised improvements on Willamette Falls drive at Fields Bridge Park. They explained that contractors are already committed to the work which will proceed this summer. The roadway will be moved 4' to the south to accommodate the north side sidewalk and bike path. In so doing the slopes into the park will have retaining walls of cement blocks as well as concrete and soil nails. Neighbors expressed concern again saying the project is overbuilt and will disrupt the park's natural ambience.

Speed signage is now unclear but will be fixed soon. The 'Welcome to Willamette' sign may have to be replaced if its wood is rotten.

Main Street a bike repair kiosk will be built on the corner of 11th and WF Drive. It will be made of wood and container repair materials and shelter for cyclists.

March 17 A St Patrick's Day Walk is planned in Willamette.

The WL Food Pantry is in need of canned fruit, canned beans and dry cereal. They appreciate the continued support of the WNA.

General info

A request for \$100 funds to send flowers to Gail Holmes was presented. This will be up for a vote at the March meeting.

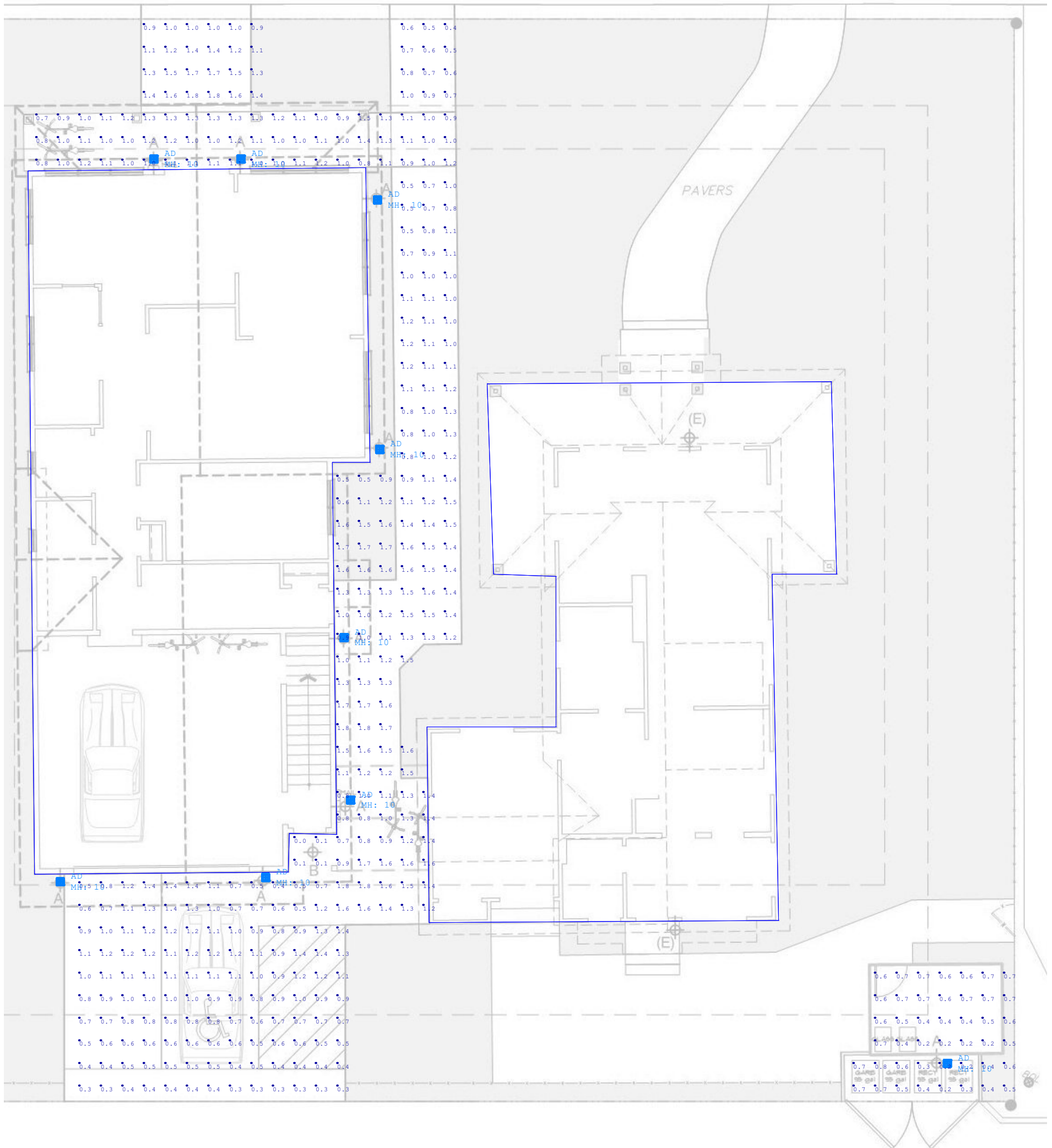
A request for a 'discretionary' fund of \$200 be established for emergencies.
This must be okayed by the city manager.

A Historic Home Ownership Workshop will be Feb 27, 6 to 8, in City Hall
A Homeowner's Repair Workshop will be Feb24,

The bright field lights at Athey Creek school were questioned since bright lights at night were not part of the initial agreement and therefore the school needs to be questioned.

The next WNA meeting will be at the Adult Community Center and via zoom, on March 13 at 7:00

The meeting adjourned at 8:45
Elizabeth Rocchia
Secretary



Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Lumens	Lum. Watts	(MANUFAC)
AD	9	AD	0.230	CLA-D323S-5CLED-50K-MV-PM3-T5-CSA	3099	5	Crystal Lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Exterior	Illuminance	Fc	0.98	1.8	0.0	N.A.	N.A.

Readings taken at grade



Columbia Pacific Sales
 Phone: (360) 256-8745
 Email: dawn@columbiapacificsales.com

West Lynn
Exterior

079-02
01.04.2024



The CLA-D323 two sizes available, Perfect for Residential Exteriors, Walkways, Perimeters, Recreational Parks, and Any Other location that is looking to refurbish their appearance. The CLA-D323 has a wide light distribution and dark sky compliant. -10 Year 100,000 hour Limited Warranty

FEATURES

- Energy Savings: Over 66%
- Improved lumen maintenance
- Utilizes high efficient Lumiled LED's
- Operating temperatures: -30°C ~ 60°C
- Driver: 120-277v, 50/60Hz,
- 10k Surge protector Standard
- 0-10 Dimming driver, Micro-wave sensors, Photo Cell or Wireless controls(optional)

CONSTRUCTION

- Housing is Heavy-Duty cast aluminum
- 3 Mills Powder Coat Finish.
- Frosted Acrylic Lens (Standard)
- Silicone gasket to prevent leakage and provide weather-tight protection.



Example: CLA-D323S-5CLEd-30K-MV-BLK-WM-PC

Cat #	Wattage	Color Temp.	Voltage	Finish	Mounting	Options
CLA-D323 Small (CLA-D323S)	5W (5CLEd) 10W (10CLEd)	3000K (30K) 4000K (40K)	120-277V (MV)	Matte Black (MBLK) Glossy Black (GBLK) Texture Black (TBLK) Texture White (TWHT)	Post Top 3"OD (PM3) 2Cluster Post Top 3"OD (2CPM3) 3Cluster Post Top 3"OD (3CPM3)	Button Photocell (PC) Opal Acrylic Lens (OAL)
CLA-D323 Large (CLA-D323L)	20W (20CLEd) ----- 30W (30CLEd) 35W (35CLEd) 40W (40CLEd)	5000K (50K)				

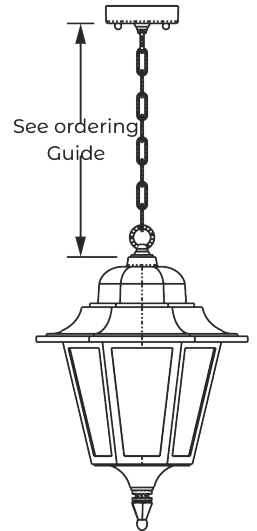
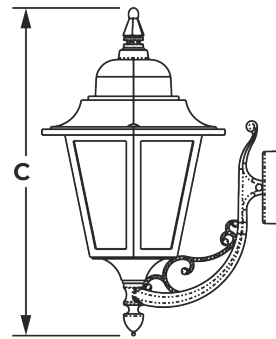
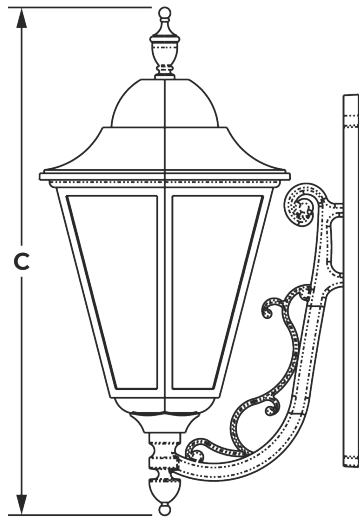
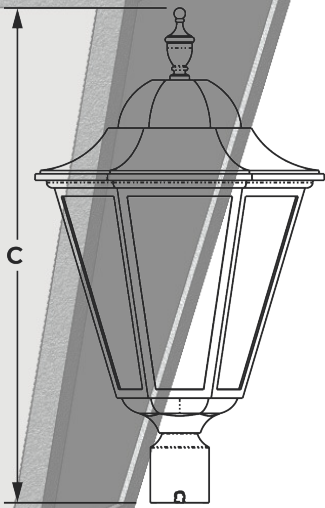
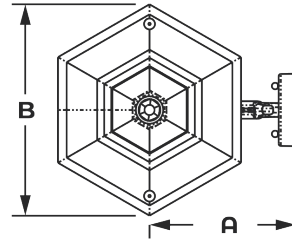
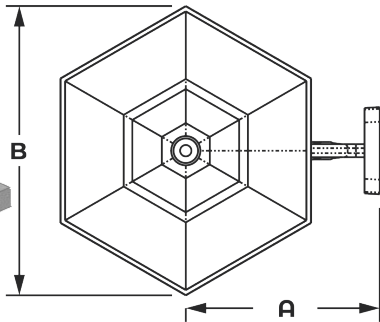
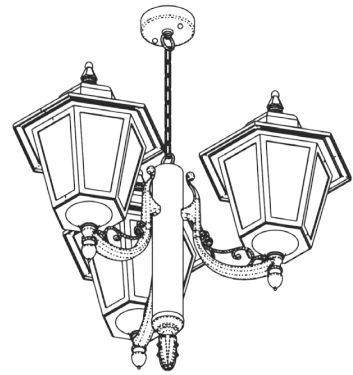
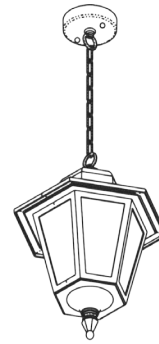
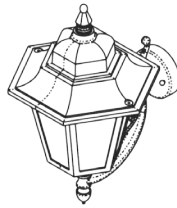
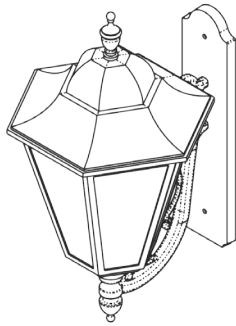
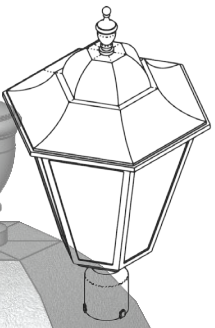
CLA-D323L-PT

CLA-D323L-WM

CLA-D323S-WM

CLA-D323S-PM

CLA-D323S-3CPM



CLA-D323L-PM

CLA-D323L-WM

CLA-D323S-WM

CLA-D323S-PM

Cat#	A	B	C
CLA-D323S	8" 1/2	12" 1/8	18" 7/8
CLA-D323L	11" 1/8	16" 1/2	29" 5/8

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Input Voltage
CLA-D323S-5CLED	10W	918	183	5000K	70+	>200,000	120-277V
CLA-D323S-10CLED	15W	1,914	191	5000K	70+	>200,000	120-277V
CLA-D323S-20CLED	25W	2,935	183	5000K	70+	>200,000	120-277V
CLA-D323L-30CLED	35W	4,842	146	5000K	70+	>200,000	120-277V
CLA-D323L-35CLED	40W	5,320	161	5000K	70+	>200,000	120-277V
CLA-D323L-40CLED	45W	6,252	152	5000K	70+	>200,000	120-277V

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

HLBP6

6-Inch LED Lens Downlight with Remote Driver / Junction Box

Typical Applications

Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Energy Data page 3
- Photometric Data page 3
- Product Warranty
- Dimming Guide

Product Certification



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JAB.

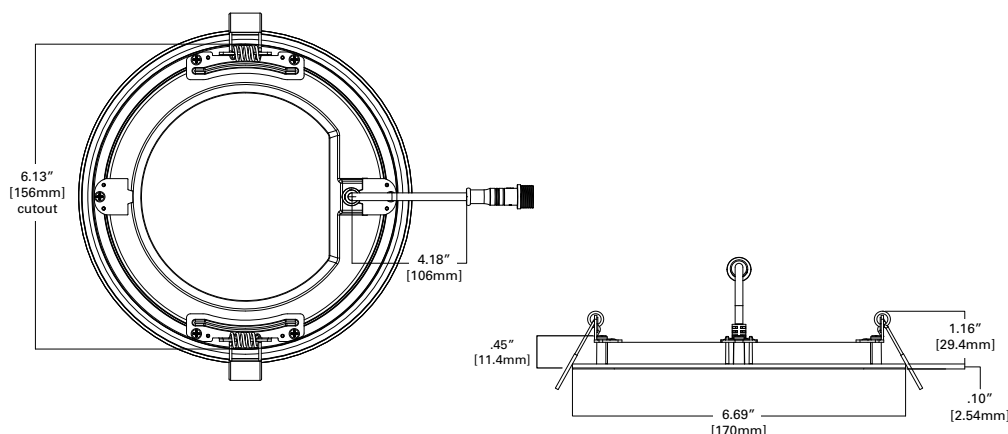
Product Features



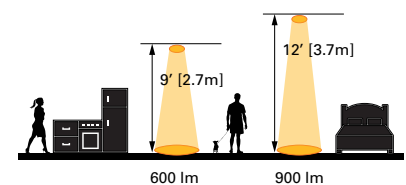
Top Product Features

- Direct mount - does not require recessed housing or junction box
- Delivers up to 1,100 lumens
- Achieves L70 at 50,000 hours in IC and non-IC applications
- 5-color field selectable CCT: 2700K, 3000K, 3500K, 4000K, 5000K

Dimensional and Mounting Details



Scale



additional product diagrams

Order Information

SAMPLE ORDER NUMBER: **HLBPH6099FS1EMWR**

Models	Lumens	CRI / CCT	Driver	Finish	Packaging
HLBPH6 = 6-Inch LED smooth lens downlight with plastic housing and remote driver / junction box	09 = 900 lumens (nominal)	9FS = 90 CRI minimum, field selectable 2700K, 3000K, 3500K, 4000K or 5000K CCT	1E = 120V 60Hz, LE & TE phase cut 5% dimming	MW = matte white flange	R = recyclable 4-color unit carton suitable for point of purchase merchandising display
Notes	Notes	Notes	Notes	Notes	Notes

Accessories

Accessories	
HL6RSMF = 6" round and square mounting frame HLB6ROTMW = 6" round oversized trim ring, 6.875" OD, matte white Designer Trims HLB6RTRMMW = 6" round decorative overlay, matte white HLB6RTRMMB = 6" round decorative overlay, matte black HLB6RTRMSN = 6" round decorative overlay, satin nickel HLB6RTRMTBZ = 6" round decorative overlay, tuscan bronze	Extension Cable seleCCTable Driver/Jbox HLB06FSEC = 6 ft. extension cable HLB12FSEC = 12 ft. extension cable HLB20FSEC = 20 ft. extension cable



HLB6RTRMMW
White (Paintable), Splay



HLB6RTRMMB
Matte Black, Splay



HLB6RTRMSN
Satin Nickel, Splay



HLB6RTRMTBZ
Tuscan Bronze, Splay

Product Specifications

Housing

- Plastic mounting frame with integral flange provides passive thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

Optics

- Precision acrylic light guide organizes source flux into wide distribution with 1.28 spacing criteria, useful for general area illumination

LED Array

- Plurality of mid power LED's provides a uniform source with high efficiency and long life
- Available in 90 CRI minimum, R9 greater than 50 provides high color rendering
- Field Selectable color temperature (5 colors):
 - 2700K, 3000K, 3500K, 4000K, 5000K
 - Color accuracy of 3 step at the ends, 4 step in the middle
- Meets ENERGY STAR® color angular uniformity requirements, deviation is less than 0.006 u' v'

Remote Driver/Junction Box

- Die formed metal driver / junction box with captive hinged junction box cover
- Listed for (6) #12 AWG 90° C splice conductors, 2-in, 2-out plus (2) ground
- (4) ½" conduit pry-outs
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts for quick and reliable mains voltage connections
- Integral mounting facilitates direct mounting to building structure or mounting frame

Driver

- 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers

Installation

- Can be installed in 3/8" to 1-1/4" thick ceilings
- Round ceiling cutout
- Heat treated springs hold fixture fitting securely in the ceiling eliminating light leaks
- Housing is less than ½" thick and can span a 2" nominal framing member
- Can be removed from below the ceiling for service or replacement

Compliance

- UL Certified US and Canada Type IC suitable for direct contact with air permeable insulation
- Not recommended for use in direct contact with spray foam insulation, reference NEMA LSD57-2013
- Wet location listed and IP44 ingress protection
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2019 JA8 High Efficacy Lighting
- ENERGY STAR® certified, reference "Certified Light Fixtures" database

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/warranty



CCT	Watts	Lumens	LPW	CRI
5000K	14.2	1100	77.5	93
4000K	14.3	1080	75.5	94
3500K	14.3	1055	73.8	94
3000K	14.2	1015	71.5	93
2700K	14.2	995	70.1	93

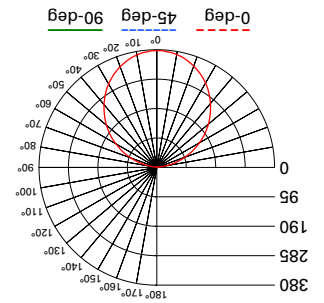
PRODUCT SPECIFICATIONS	
Lumens	1015
Watts	14.2
Lumens Per Watt (Efficacy)	71.5
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
↑	warm white
	soft white
	bright white
	2700K 3000K 4500K 6500K

HLBPH6099FS1EMWR Product Specifications

Energy Data	
Input Voltage	120V
Input Current	0.117 (A)
Input Power	14.0 (W)
Efficiency	72.5 (LPW)
Inrush (A)	0.98 A
THD:	≤
PF:	≥ 0.99
T Ambient	-30° - +40°C
Sound Rating	≤ 22 dba



Photometric Data



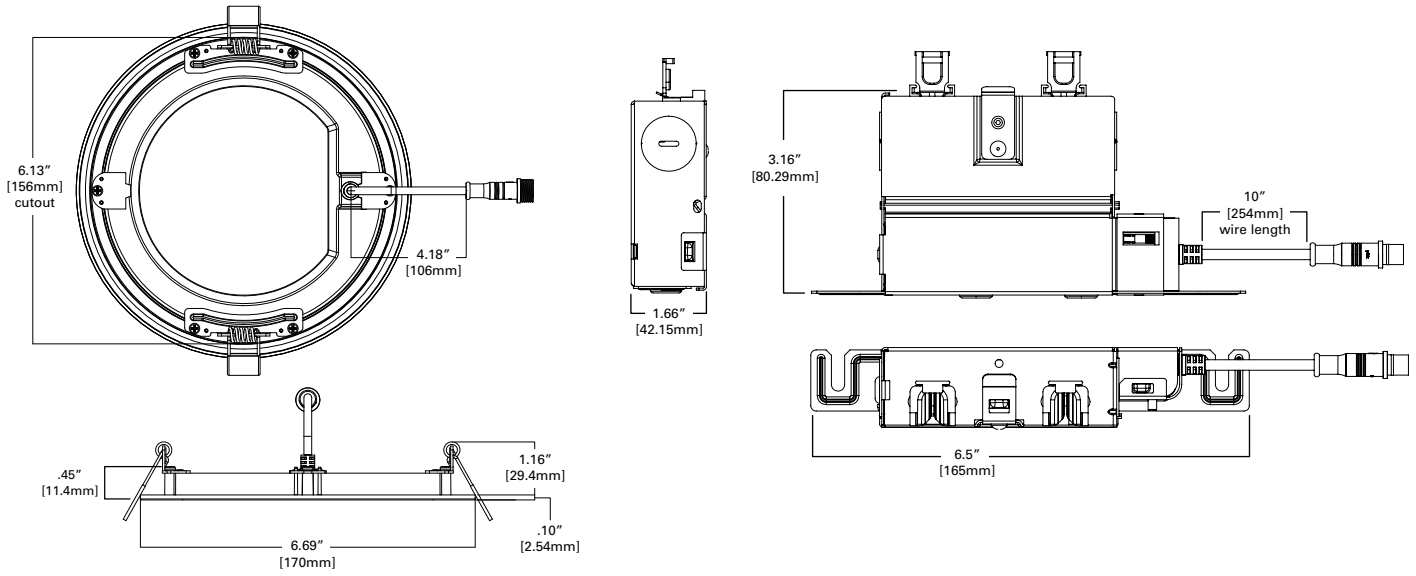
Zonal Lumen	Lumens	% Lumens
0-30	292	28.1
0-40	476	45.7
0-60	831	79.9
0-90	1041	100

TM-30-15	
Rf = 91	Rg = 98
Ra = 94	R9 = 69

CRI/CIE

CCT - Range of 2700K-5000K

Dimensional Details



1593 Willamette Falls Dr.

J.O. SGL 23-044

February 2024



Preliminary Storm Drain Report



EXPIRES: 6/30/2024

DATED: 2/17/2024

SISUL ENGINEERING

A Division of Sisul Enterprises, Inc.

375 PORTLAND AVE.

Gladstone, OR 97027

phone: (503) 657-0188

fax: (503) 657-5779

THE SITE: The development site is 1593 Willamette Falls Dr., West Linn, OR. The site is in the Willamette Neighborhood at the intersection of Willamette Falls Dr. & 15th Street. The site is south of Willamette Falls Dr., west of 15th Street, and north of Knapps Alley. The neighborhood is mostly built out and the proposal for this site is to retain the existing building on the property while building a new building adjacent to it. To the west and south of the site are mostly single-story, single-family homes. Across Willamette Falls Dr. is the Willamette Garage Food Carts.

The site is generally highest around the existing home, with fall to the north, south, and east. Willamette Falls Dr. is fully improved with pavement, curb, sidewalk, and a multi-use path. 15th Street is improved with pavement, but no curb or sidewalk. Knapps Alley is currently a 10-foot wide gravel surface with grass/weed shoulders.

DEVELOPED CONDITION:

The proposal is to construct a new commercial building adjacent to and west of the existing home. The new building will have a garage facing Knapps Alley, parking in front of the garage, and a sidewalk through the site between Willamette Falls Dr. and Knapps Alley.

New impervious surfaces will measure as follows:

Onsite private:	Facility 1:	Pavement & Sidewalk	680 sq. ft.
	Facility 2:	<u>Roof & sidewalk</u>	<u>2,852 sq. ft.</u>
		Private Total	3,532 sq. ft.
Off-site public:		Alley Pavement	1,741 sq. ft.
		15 th Street Pavement	579 sq. ft.
		<u>Sidewalk</u>	<u>453 sq. ft.</u>
		Public Total	2,773 sq. ft.

STORMWATER QUALITY REQUIREMENTS:

Per the City of West Linn Engineering Standards, permanent stormwater quality control improvements are required for all projects creating or replacing more than 1,000 square feet of impervious area. That standard will apply to this project.

STORMWATER DETENTION REQUIREMENTS:

Per the City of West Linn Engineering Standards, the peak discharge from the subject property may not be increased from conditions existing prior to the proposed development, except where it can be satisfactorily demonstrated by the applicant that there is no adverse impact. Developers may mitigate impervious area by various means, as approved by the City Engineer, to reduce the new effective impervious area (EIA) below the thresholds listed above or to reduce facility size required for detention and/or water quality improvements. Methods contained in the City of Portland Stormwater Manual, as modified by the City of West Linn, may be used in mitigation as approved by the City Engineer. Stormwater facilities must be aesthetically blended into surrounding landscaping to greatest possible extent.

Stormwater facility sizing methodologies, design criteria, and typical drawings in the City of Portland Stormwater Management Manual, as modified by the City of West Linn, shall be used in designing stormwater management facilities for detention and water quality improvements. For water quality facilities sized using the Presumptive Approach Calculator (PAC), the facility surface area shall be increased by 25

percent to account for differences in rainfall patterns. No correction factor is required for onsite detention facilities sized using the PAC with flow control criteria. This site will size detention facilities using the PAC.

INFILTRATION TESTING: Infiltration testing was performed in March 2023 by Rapid Soil Solutions, see the Appendix. Opening pit testing revealed an infiltration rate of 2.5 inches per hour. The measured infiltration rate will be used in the PAC, with the PAC using an appropriate factor of safety. Because the infiltration rate exceeds 2.0 inches per hour, no underdrain is required.

APPROVED DESIGN APPROACHES:

The City allows three approaches to design stormwater facilities: Simplified, Presumptive, and Performance. It is the applicant’s responsibility to determine which design approach to use. The Simplified Approach is based on standard stormwater facility designs and simple sizing ratios. It does not require a design professional. It can be used for projects on parcels with a total of up to 10,000 sq. ft. (~0.23 acre) of new or redeveloped impervious area. This design approach is most appropriate for small scale residential development (e.g., roofs, patios, parking areas, driveways). If infiltration rates substantially exceed 2 in/hr, the Simplified Approach may result in large facilities and the Presumptive or Performance Approach is recommended to reduce the size of facilities.

The Simplified Approach is not allowed for the following:

- Large, complex projects;
- Projects with multiple catchments that, when combined, exceed 10,000 sq. ft. of new or redeveloped impervious area;
- Projects that propose infiltration on sites with challenging geotechnical conditions (e.g., steep slopes, landslide concerns, or fill);
- Projects in the public right-of-way subject to a public works permit; and
- Private streets unless all of the stormwater runoff from the private street has been approved to discharge to a drywell.

The Presumptive Approach uses a City-provided online calculator to design planters, green streets, and basins with typical details and configurations. It requires design by an Oregon-licensed professional engineer or other qualified design professional.

Because this project is less than 10,000 sq. ft. and the private and public catchment areas will be separated and will drain to separate facilities, a combination of Design Approaches will be used. The Simplified Approach will be used to design the private facilities and the Presumptive Approach and the PAC calculator will be used to design the projects in the public right-of-way.

ONSITE IMPROVEMENTS, SIMPLIFIED APPROACH:

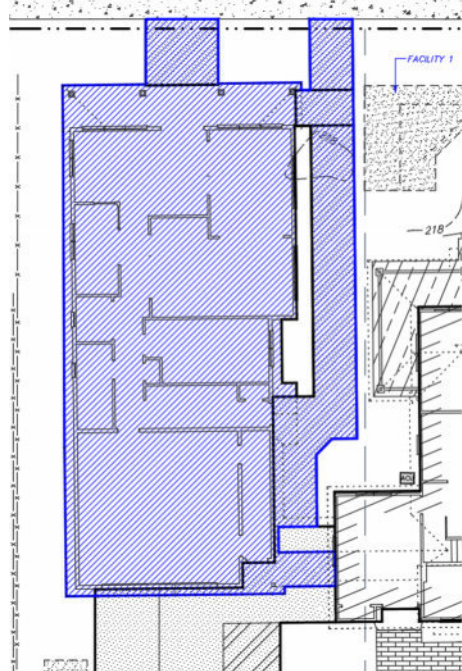
Two onsite facilities will be designed to manage the onsite runoff, both will be soakage trenches. A summary of the two onsite facility catchment areas, soakage trench area requirements and the soakage trench provided is in the Simplified Approach Summary Table below:

Simplified Approach Summary:			
Facility #	Catchment Area (sq. ft.)	Soakage Trench Required (sq. ft.)	Soakage Trench Provided (sq. ft.)
1	2,852	143	190
2	680	34	36

Facility 1: will be a soakage trench on the north end of the site under the front yard. This infiltration facility will receive runoff from all new roof drains and much of the new private sidewalk as shown in blue in the image at right.

Per the Simplified Approach, a soakage trench should be sized to include 25 sq. ft. of trench area per 500 sq. ft. of catchment area. The Facility 1 catchment area is 2,852 sq. ft.

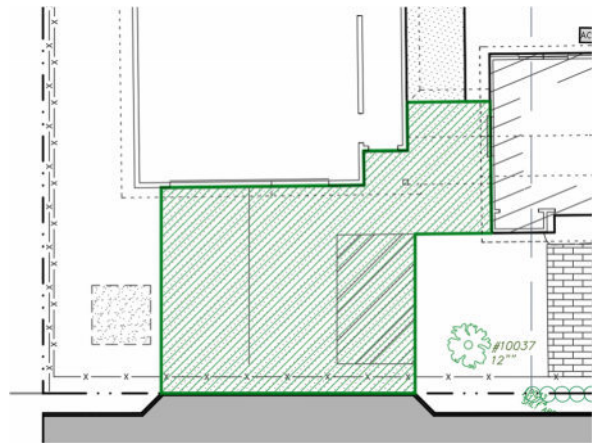
2,852 sq. ft. of catchment area will require 143 sq. ft. of soakage trench. An irregular shaped soakage trench measuring 190 sq. ft. is indicated on the plans and in the image at right, exceeding what is required. ✓



Facility 2: will be a soakage trench in the southwest corner of the site adjacent to the driveway and Knapps Alley. This infiltration facility will receive driveway and sidewalk runoff as shown in green in the image at right. A roofed area between the buildings is included in both the Facility 1 and Facility 2 areas because there is potential for rainfall to land on the roof and on the pavement below the roof, which drain to different facilities.

Per the Simplified Approach, a soakage trench should be sized to include 25 sq. ft. of trench area per 500 sq. ft. of catchment area. The Facility 2 catchment area is 680 sq. ft.

680 sq. ft. of catchment area will require 34 sq. ft. of soakage trench. A 6' x 6' soakage trench, 36 sq. ft., is noted on the plans and in the image at right, exceeding what is required. ✓



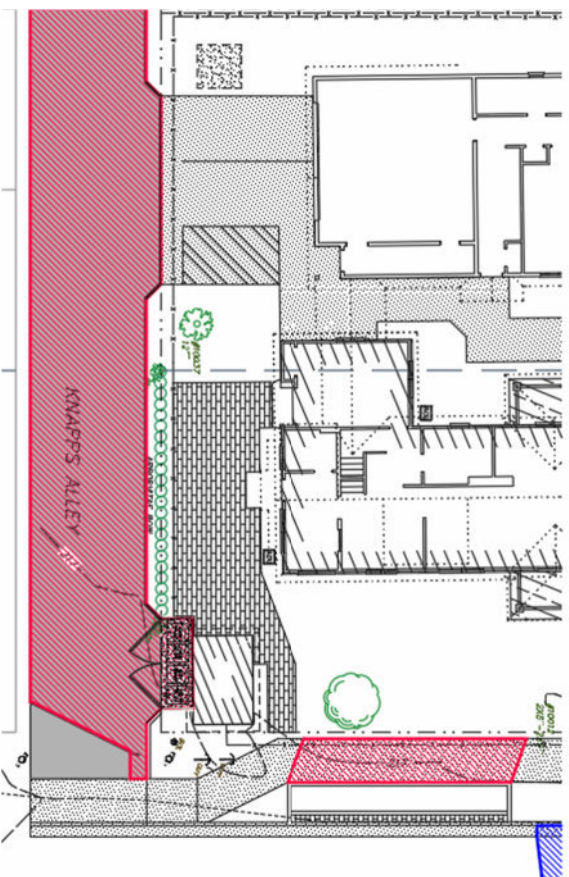
OFFSITE IMPROVEMENTS, PRESUMPTIVE APPROACH:

Offsite public stormwater facilities within the public right-of-way are sized using the Presumptive Approach Calculator. Two public stormwater planters will be placed adjacent to 15th Street. These two planters will be Facilities #3 and #4. The catchment area for Facility #3 will include much of the new pavement for Knapps Alley and some of the new public sidewalk along 15th Street. The catchment area for Facility #4 includes some of the new public sidewalk along 15th Street and some of the existing pavement on 15th Street.

Facility 3: will be a public stormwater planter along 15th Street. Of the two planters, it will be the more southerly planter.

The planter will receive runoff from Knapps Alley and the portion of the new sidewalk along 15th Street that is adjacent to the stormwater planter. No runoff will be received from 15th Street, as there will not be a curb opening facing the street.

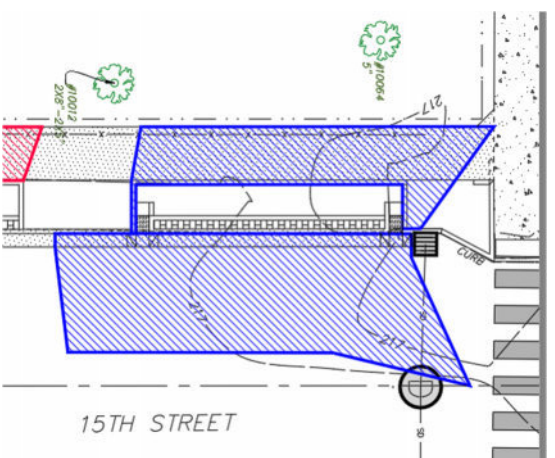
The Facility 3 catchment area includes 1,741 sq. ft. of Knapps Alley and 186 sq. ft. of sidewalk on 15th Street. The total impervious area is 1,927 sq. ft. as shown in red in the image above.



Facility 4: will be a public stormwater planter along 15th Street. Of the two planters, it will be the more northerly planter, nearest to Willamette Falls Drive.

The planter will receive runoff from a portion of the new sidewalk on 15th Street that is near the planter, and a portion of the existing pavement on 15th Street.

The Facility 4 catchment area includes 579 sq. ft. of 15th Street pavement and 267 sq. ft. of sidewalk. The total impervious area is 846 sq. ft. as is shown in blue in the image to the right.



Although the two public stormwater planters will not catch the runoff from 100 percent of the new public impervious surfaces, the two public stormwater planters will catch slightly more public impervious area than is being created by the project because they will catch stormwater runoff from existing impervious surfaces that do not currently drain to a stormwater treatment facility. A comparison of the new public improvement area to the public stormwater catchment area is in the table below. The planters will catch and treat the runoff from 144 sq. ft. more than is being created by the project.

Public Impervious Improvements vs. Catchment Areas:	
Item	Area (sf)
New Public Improvement Area	2,629 sf
Public Stormwater Planter Catchment Area	2,773 sf

SOIL TYPE:

The soil type identified by Web Soil Survey for the site is Willamette silt loam (88A). The Web Soil Survey identifies the soil as Hydrologic Group ‘C’.

RUNOFF CURVE NUMBERS:

Hydrologic Group C will be used for determining Runoff Curve Numbers. Using Table 28, Runoff Curve Numbers, from the Clackamas County Water Environment Services Stormwater Standards (see the following page), the applicable runoff curve numbers to be used for the PAC include the following:

Pavement with curbs, sidewalks, roofs	98
Open space (fair condition)	79

Although much of the existing alley is gravel, the open space CN will be used as the pre-development CN.

Table 28. Runoff Curve Numbers²

Description	Curve Numbers for Hydrological Soil Groups			
	A	B	C	D
Open space (lawns, parks, golf courses, cemeteries)				
Poor condition (< 50% grass coverage)	68	79	86	89
Fair condition (50 to 75% grass coverage)	49	69	79	84
Good condition (>75% grass coverage)	39	61	74	80
Impervious Areas				
Paved areas (parking lots, roofs, driveways)	98	98	98	98
Streets and roads				
Paved with curbs	98	98	98	98
Paved with open ditches	83	89	92	93
Gravel	76	85	89	91
Dirt	72	82	87	89
Urban Districts				
Commercial and business (85% impervious)	89	92	94	95
Industrial (72% impervious)	81	88	91	93
Residential districts by average lot size				
1/8 acre or less (65% impervious)	77	85	90	92
1/4 acre (38% impervious)	61	75	83	87
1/3 acre (30% impervious)	57	72	81	86
1/2 acre (25% impervious)	54	70	80	85
Woods (Good Hydrologic Condition)	70*			

* CN for Predeveloped Forest Condition is assumed to be equivalent to Woods condition with Hydrologic Soil Group C.

TIME OF CONCENTRATION:

The time of concentration is the time it takes runoff to travel from the hydraulically most distant point of the watershed to the point of interest. Time of concentration is the cumulative travel time of the sheet flow, shallow concentrated flow, ditch flow, and pipe flow segments. The longest travel time generally

occurs where the sheet flow segment is the largest. The maximum length for sheet flow length can be up to 300 feet, however, a lower number is generally assumed for design purposes.

Pre-Development Time of Concentration:

Facility 3 (Alley & sidewalk):

The existing alley is a mixture of gravel surfacing with some weeds, moss & grass. No sheet flow will occur because the alley is currently grooved with gravel travel lanes.

Shallow Concentrated Flow:

The flow will become concentrated within the gravel in the alley quickly. Velocity and travel time can be approximated by using the formulas below. The flow distance to 15th Street is 109 feet, the average slope is 0.005, and the k value for gravel is 27:

$$\text{Velocity: } k(S)^{0.5} = 27(0.005)^{0.5} = 1.9 \text{ ft/s}$$

$$T_t \text{ (min)} = L/60V = 109 \text{ feet} / 60(1.9 \text{ ft/sec}) = 0.95 \text{ min}$$

Because the time is less than 5.0 minutes, the minimum time of concentration of 5 minutes will be used for the existing condition.

Facility 3 Pre-Development Time of Concentration = 5.0 min

Facility 4 (15th Street & sidewalk):

The Offsite Area B Basin is small and most of the area is already pavement. The Pre-Development Condition, the time of concentration will be assumed to be 5 minutes.

Facility 4 Pre-Development Time of Concentration = 5.0 min.

Post-Development Time of Concentration:

For the post-development condition, the minimum time of concentration of 5.0 minutes will be used.

Facility 3 & 4 Post-Development Time of Concentration = 5.0 min.

THE DESIGN:

Facility 3: Public Stormwater Planter A:

Per the PAC, (see Appendix B), the required dimensions for Facility 3 are as follows:

Bottom Area	105 sq. ft.
Bottom Width	3.5 ft
Overflow Height	6 in
Total Depth of Soil & Rock	34 in
Rock Area	105 sq. ft.
Rock Width	3.5 ft
Rock Depth	28 in
Rock Porosity	30%
% of Facility Allowing Infiltration	100%

Facility 4: Public Stormwater Planter B:

Per the PAC, (see Appendix B), the required dimensions for Facility 4 are as follows:

Bottom Area	105 sq. ft.
Bottom Width	3.5 ft
Overflow Height	3 in
Total Depth of Soil	6 in
Rock Area	0
% of Facility Allowing Infiltration	100%

SUMMARY:

Onsite: Two private soakage trenches will be used to treat and detain 100% of the new onsite impervious surfaces. Per the Simplified Approach, soakage trenches should be sized to include 25 sq. ft. of trench area per 500 sq. ft. of catchment area. The two soakage trenches, Facilities 1 and 2, are sized to exceed the minimum required area, as noted in the table below:

Simplified Approach Summary:			
Facility #	Catchment Area (sq. ft.)	Soakage Trench Required (sq. ft.)	Soakage Trench Provided (sq. ft.)
1	2,852	143	190
2	680	34	36

Offsite Public Right-of-way: Two public stormwater planters will be used to treat and detain the offsite impervious areas. Facility 3 will capture and treat runoff from 1,927 sq. ft. of new impervious area, most of which will be from Knapps Alley.

Facility 4 will have an impervious catchment area of 846 sq. feet. 268 sq. ft. of the total will be from the newly improved sidewalk, while 579 sq. ft. will be from existing pavement on 15th Street that does not currently drain to a water quality or detention facility. The 579 sq. ft. of existing impervious area will be used to substitute for, or in exchange for, new sidewalk and alley improvements that cannot be captured by the two new public stormwater planters. The comparison of Public Improvement Area to the Catchment Areas for Facilities 3 & 4 are noted below:

Public Impervious Improvements vs. Catchment Areas:	
Item	Area (sf)
New Public Improvement Area	2,629 sf
Public Stormwater Planter Catchment Area	2,773 sf

The two public stormwater planters will treat 144 sq. ft. more impervious surface than is being created within the public right-of-way.

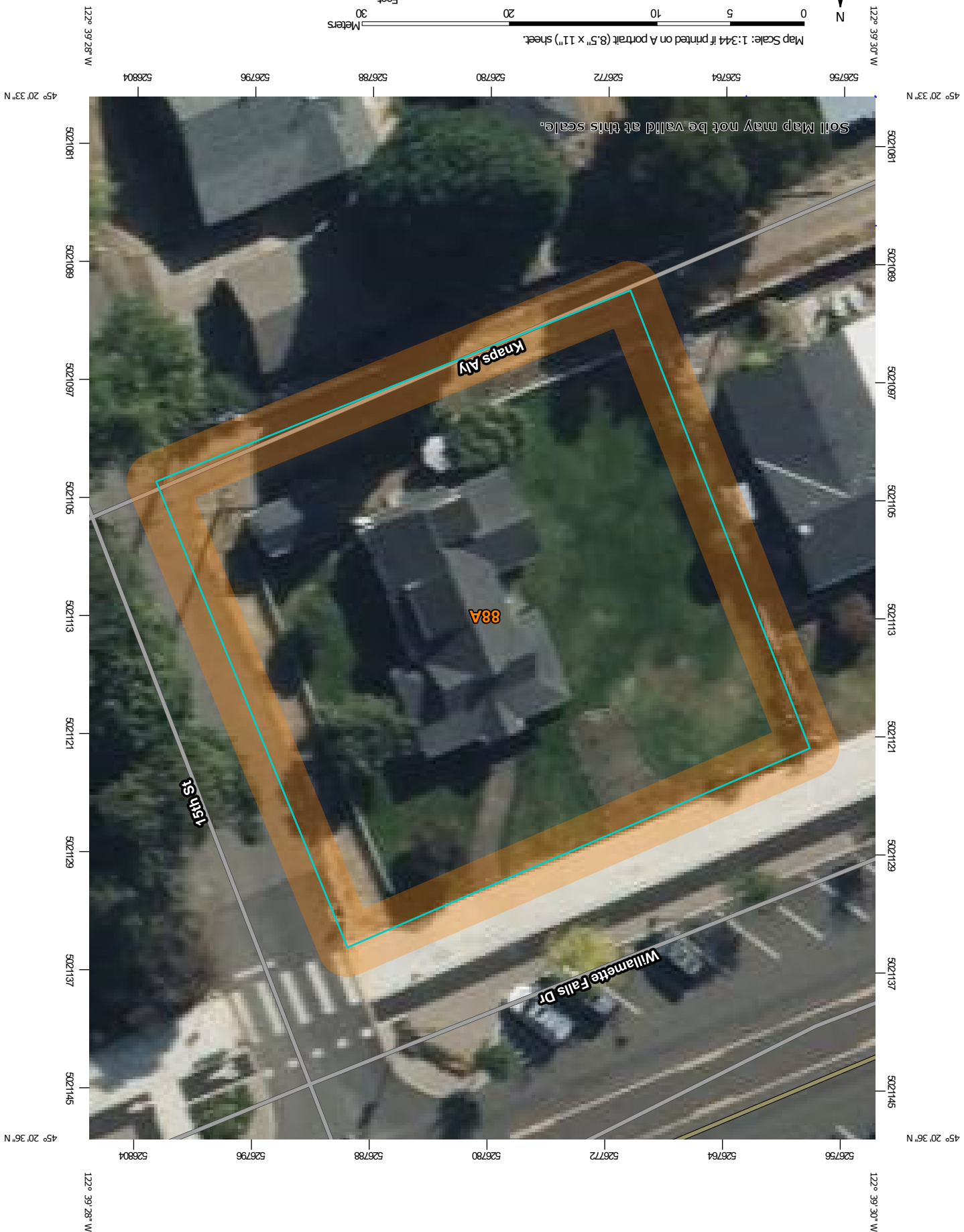
This report demonstrates that the proposed project can meet the stormwater standards of the City of West Linn Public Works Design Manual.

SUPPORTING DOCUMENTATION:

- 1. Appendix A: NRCS Soil Information**
- 2. Appendix B: Portland PAC Report for Facilities 3 & 4**
- 3. Appendix C: Preliminary Project Plans**






































Appendix A: NRCS Soil Information

Map Scale: 1:344 if printed on A portrait (8.5" x 11") sheet.
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84
0 15 30 60 90 Feet
0 10 20 30 Meters



Soil Map may not be valid at this scale.

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 20, Sep 7, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 26, 2022—Oct 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
88A	Willamette silt loam, wet, 0 to 3 percent slopes	0.3	100.0%
Totals for Area of Interest		0.3	100.0%

Appendix B: Portland PAC Report for Facilities 3 & 4

Environmental Services

working for clean rivers

PHONE: 503-823-7740

FAX: 503-823-6995

1120 SW 5th Ave, Suite 613, Portland, OR 97204

[More Contact Info](#)

[My Projects](#) / [Project Overview](#) / [PAC Report](#)

Stormwater Presumptive Approach Calculator

PAC Report

Project Details

Project Name
15th & Willamette Falls Dr. West Linn

Permit No

Created
10/11/2023 8:54:25 PM

Project Address
1593 Willamette Falls Drive

Designer
Pat Sisul

Last Modified
10/31/2023 11:45:17 PM

Company
Sisul Engineering

Report Generated
11/3/2023 4:48:07 PM

Project Summary

Catchment Name	Impervious Area (sq ft)	Native Soil Design Infiltration Rate (in/hr)	Hierarchy Level	Category	Config	Facility Area (excl.freeboard) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infiltration Results	Flow Cont Resu
Facility 3 (Alley & sidewalk)	1927	1.25	2C	FlatPlanter	B	105.00	5.45	PASS	NA	PASS
Facility 4 (15th Street & sidewalk)	846	1.25	2C	FlatPlanter	A	105.00	12.41	PASS	NA	PASS



Facility 3 (Alley & sidewalk)

Site Soils & Infiltration Testing

Infiltration Testing Procedure

OpenPit

Tested Native Soil Infiltration Rate (I_{test})

2.50 in/hr

Correction Factor

CF_{test}

2

Design Infiltration Rates

Native Soil (I_{dsgn})

1.25 in/hr

Imported Blended Soil

6 in/hr

Catchment Information

Hierarchy Level

2C

Hierarchy Description

Base requirement for all other discharge points

Pollution Reduction Requirement

Filter the post-development stormwater runoff from the water quality storm event through the blended soil.

Infiltration Requirement

N/A

Flow Control Requirement

Limit the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows.

Impervious Area

1927 sq ft

0.044 acre

Pre-Development Time of Concentration ($T_{C_{pre}}$)

5 min

Post-Development Time of Concentration ($T_{C_{post}}$)

5 min

Pre-Development Curve Number (CN_{pre})

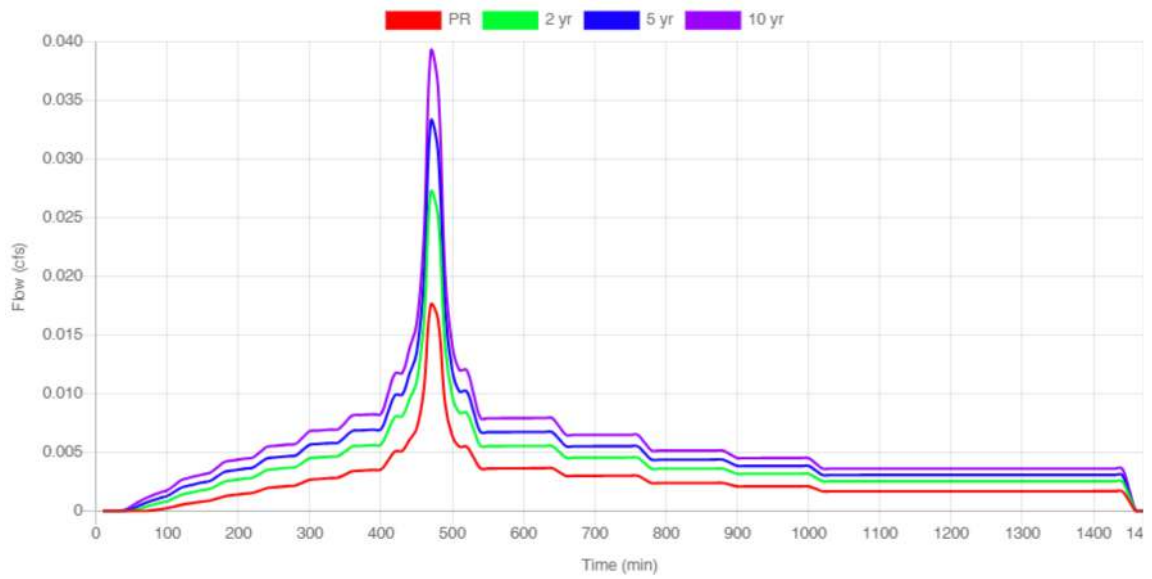
79

Post-Development Curve Number (CN_{post})

98

SBUH RESULTS

Post-Development Runoff



	Pre-Development Rate and Volume		Post-Development Rate and Volume	
	Peak Rate (cfs)	Total Volume (cu ft)	Peak Rate (cfs)	Total Volume (cu ft)
PR	0.0015	50	0.0176	223
2-Year	0.0068	123.8	0.0272	348.7
5-Year	0.011	179.2	0.0332	428.5
10-Year	0.0156	239.1	0.0392	508.5

	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	Total Volume (cu ft)	Peak Rate (cfs)	Total Volume (cu ft)	Peak Rate (cfs)	Total Volume (cu ft)
PR	0	0	0	0	0.003	223
2-Year	0	0	0	0	0.003	348.7
5-Year	0.004	53.4	0	0	0.003	375.1
10-Year	0.013	129.6	0	0	0.003	379

Flat Planter

Site Soils & Infiltration Testing

Category

Flat Planter

Shape

Null

Location

Public Right-of-Way

Configuration

B: Infiltration with Rock Storage[RS]

Above Grade Storage Data

Bottom Area

105 sq ft

Bottom Width
3.50 ft

Overflow Height
6.0 in

Total Depth of Blended Soil plus Rock
34 in

Surface Storage Capacity at Overflow
52.5 cu ft

Design Infiltration Rate to Soil Underlying the Facility
0.003 cfs

Design Infiltration Rate for Imported Blended Soil in the Facility
0.015 cfs

Below Grade Storage Data

Catchment is too small for flow control?
No

Rock Area
105.00 sq ft

Rock Width
3.50 ft

Rock Storage Depth
28.0 in

Rock Porosity
0.3

Percent of Facility Base that Allows Infiltration
100 %

Facility Facts

Total Facility Area (excluding freeboard)
105.00 sq ft

Sizing Ratio
5.45 %

Pollution Reduction Results

Pollution Reduction Score
PASS

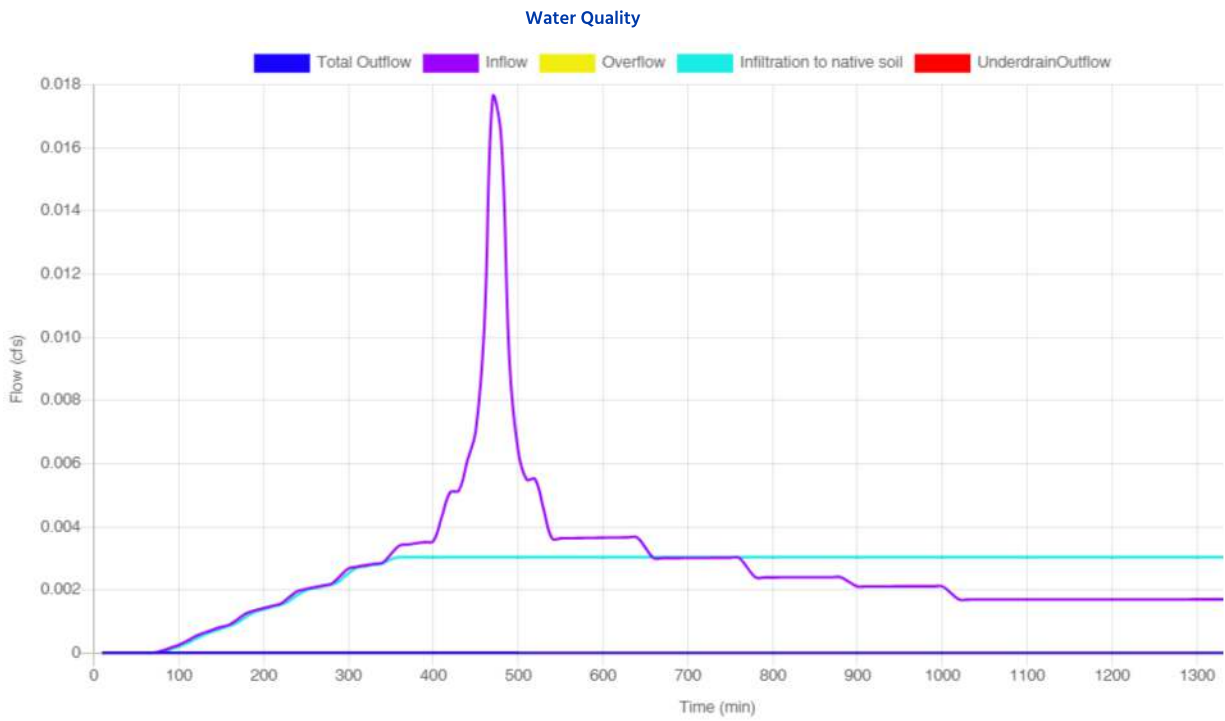
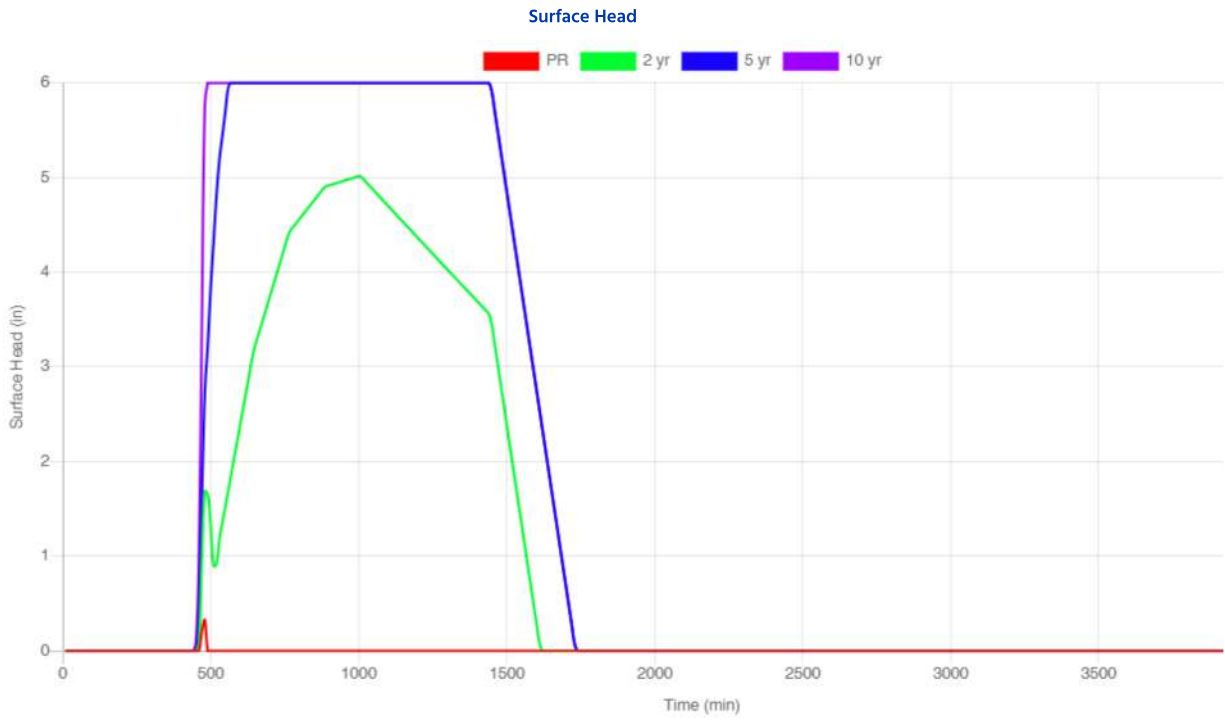
Overflow Volume
0.00 cf

Surface Capacity Used
5.47 %

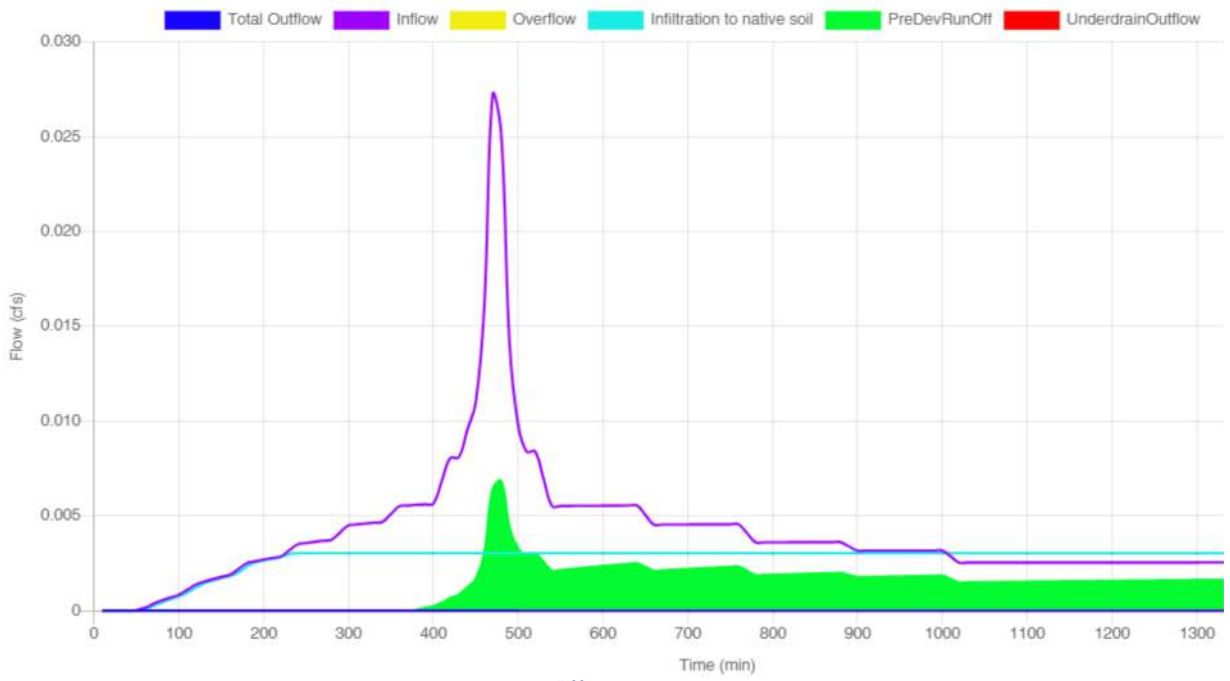
Flow Control Results

Flow Control Score
PASS

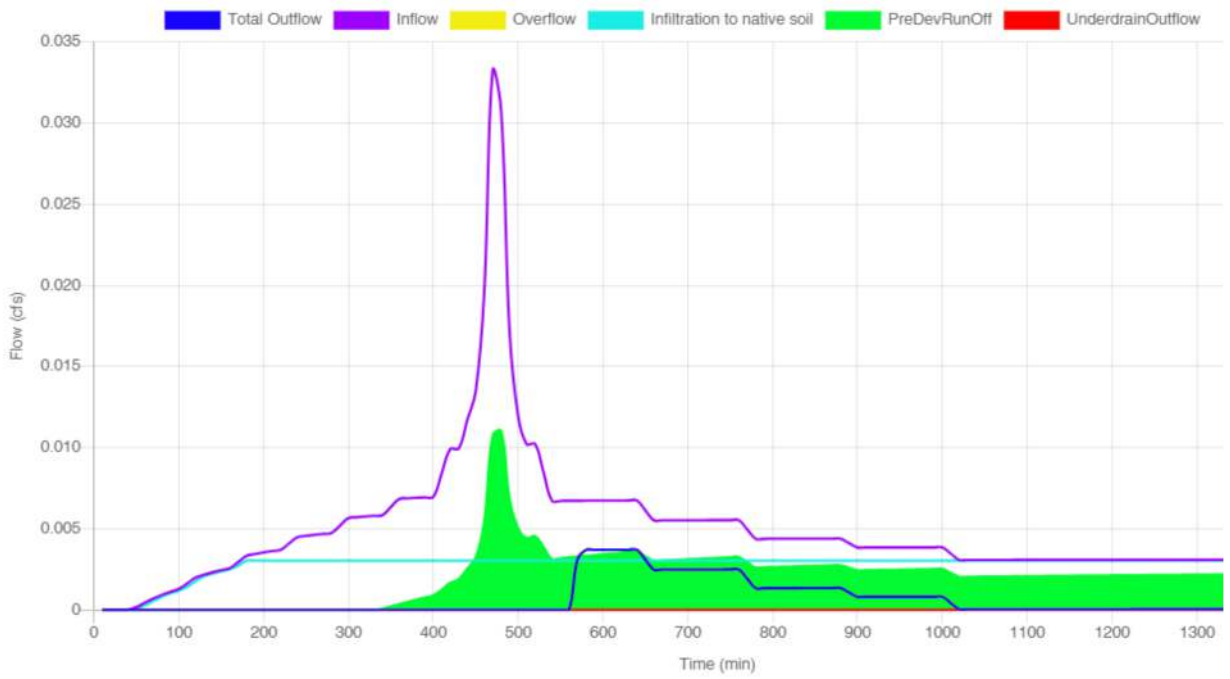
	STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)
2 year	0.0000	≤	0.0068
5 year	0.0037	≤	0.0110
10 year	0.0133	≤	0.0156



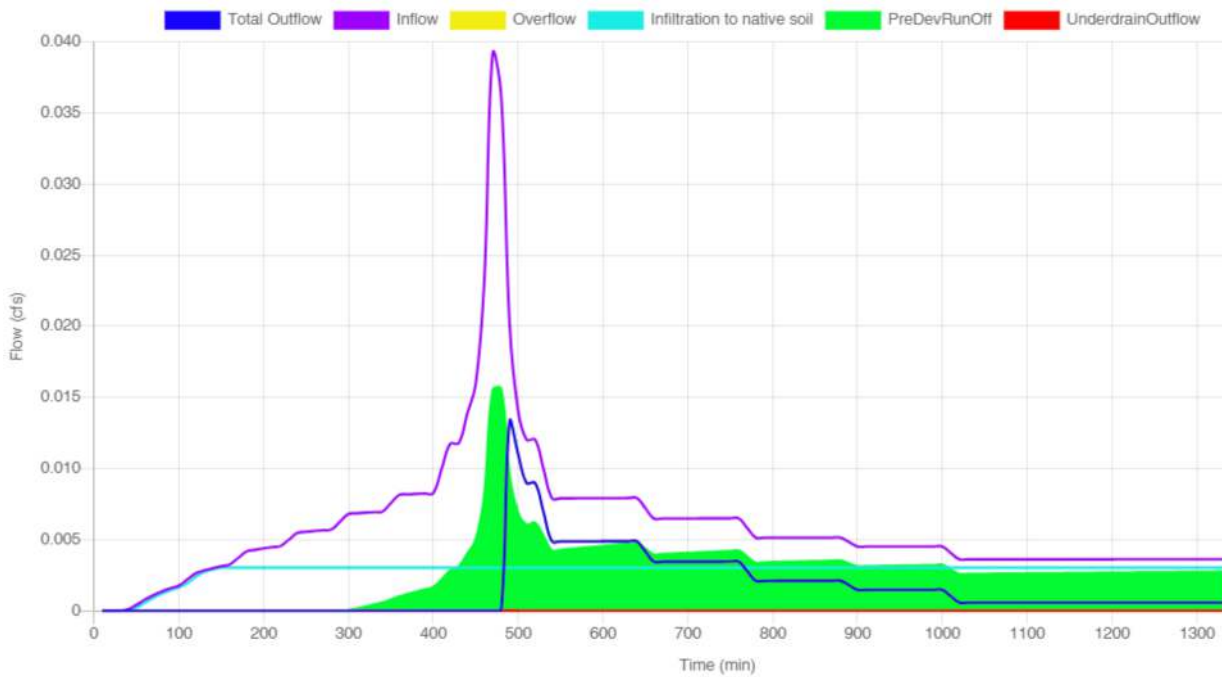
2-Year



5-Year



10-Year



Facility 4 (15th Street & sidewalk)

Site Soils & Infiltration Testing

Infiltration Testing Procedure

OpenPit

Tested Native Soil Infiltration Rate (I_{test})

2.50 in/hr

Correction Factor

CF_{test}

2

Design Infiltration Rates

Native Soil (I_{dsgn})

1.25 in/hr

Imported Blended Soil

6 in/hr

Catchment Information

Hierarchy Level

2C

Hierarchy Description

Base requirement for all other discharge points

Pollution Reduction Requirement

Filter the post-development stormwater runoff from the water quality storm event through the blended soil.

Infiltration Requirement

N/A

Flow Control Requirement

Limit the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows.

Impervious Area

846 sq ft
0.019 acre

Pre-Development Time of Concentration ($T_{C_{pre}}$)

5 min

Post-Development Time of Concentration ($T_{C_{post}}$)

5 min

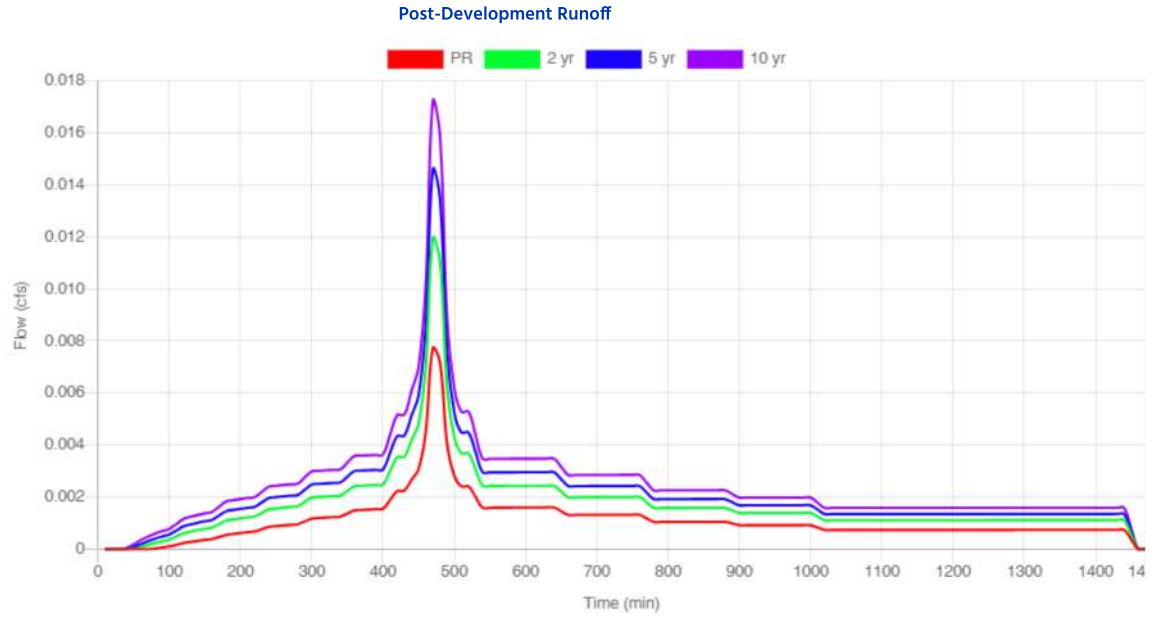
Pre-Development Curve Number (CN_{pre})

79

Post-Development Curve Number (CN_{post})

98

SBUH RESULTS



	Pre-Development Rate and Volume		Post-Development Rate and Volume	
	Peak Rate (cfs)	Total Volume (cu ft)	Peak Rate (cfs)	Total Volume (cu ft)
PR	0.0006	21.9	0.0077	97.9
2-Year	0.003	54.4	0.0119	153.1
5-Year	0.0048	78.7	0.0146	188.1
10-Year	0.0068	105	0.0172	223.3

	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	Total Volume (cu ft)	Peak Rate (cfs)	Total Volume (cu ft)	Peak Rate (cfs)	Total Volume (cu ft)
PR	0	0	0	0	0.003	97.9
2-Year	0	0	0	0	0.003	153.1
5-Year	0	0	0	0	0.003	188.1
10-Year	0.005	11.4	0	0	0.003	211.8

Flat Planter

Site Soils & Infiltration Testing

Category
Flat Planter
Shape
Null
Location
Parcel
Configuration
A: Infiltration

Above Grade Storage Data

Bottom Area
105 sq ft
Bottom Width
3.50 ft
Overflow Height
3.0 in
Blended Soil Depth
6 in
Surface Storage Capacity at Overflow
26.25 cu ft
Design Infiltration Rate to Soil Underlying the Facility
0.003 cfs
Design Infiltration Rate for Imported Blended Soil in the Facility
0.015 cfs

Below Grade Storage Data

Catchment is too small for flow control?
No
Percent of Facility Base that Allows Infiltration
100 %

Facility Facts

Total Facility Area (excluding freeboard)
105.00 sq ft
Sizing Ratio
12.41 %

Pollution Reduction Results

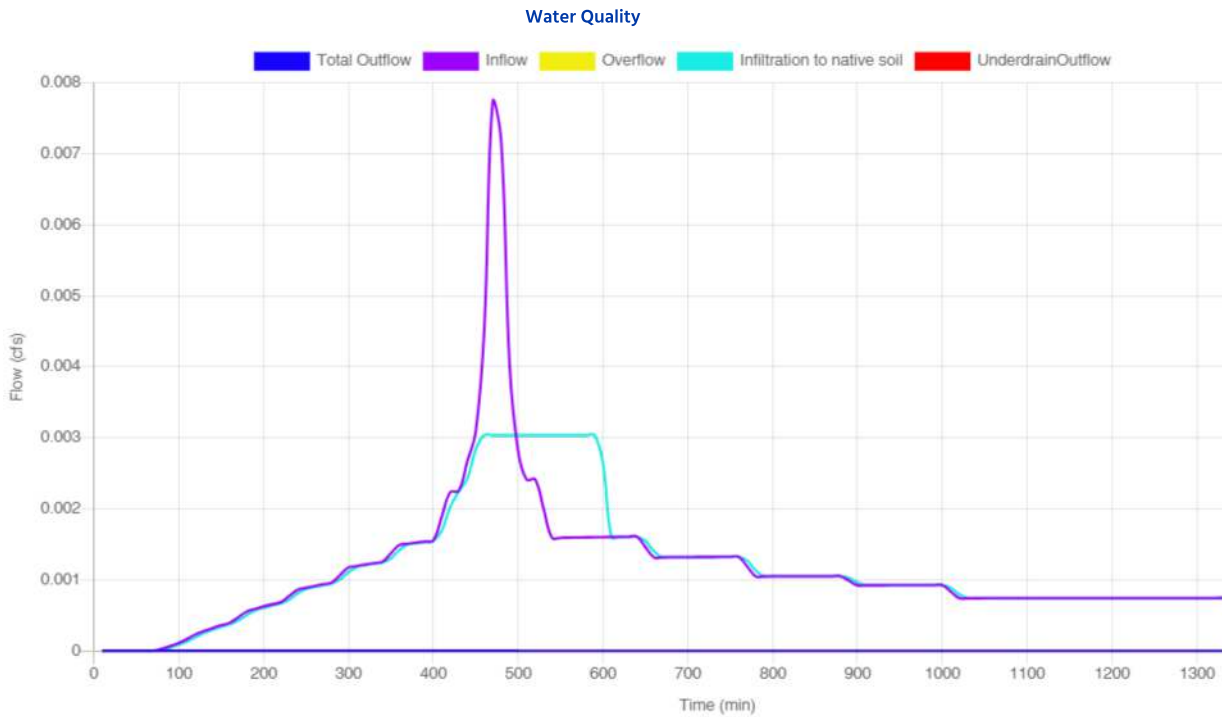
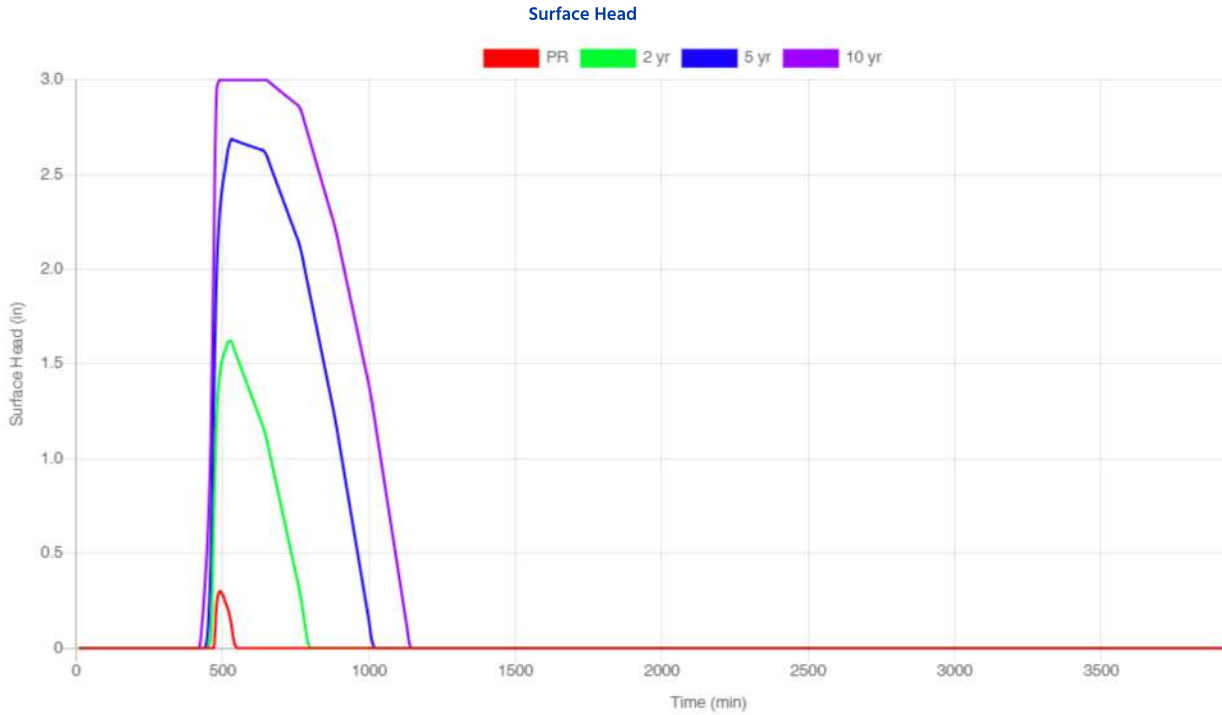
Pollution Reduction Score
PASS
Overflow Volume
0.00 cf
Surface Capacity Used
10.03 %

Flow Control Results

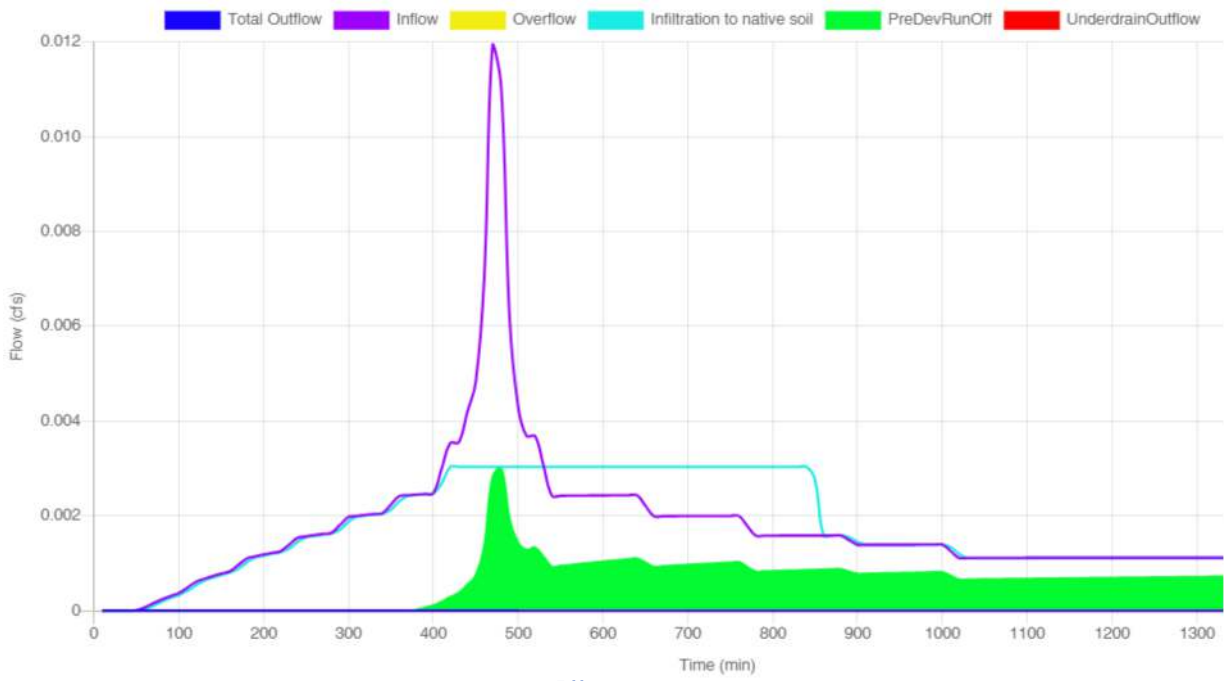
Flow Control Score

PASS

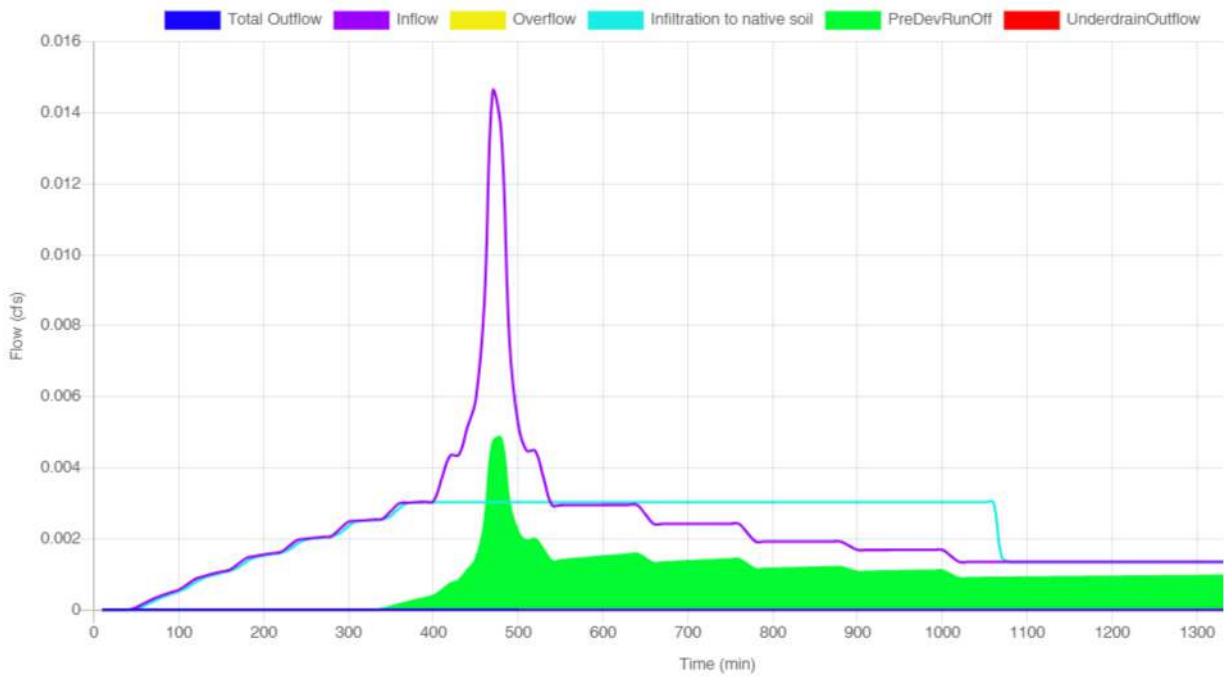
	STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)
2 year	0.0000	≤	0.0030
5 year	0.0000	≤	0.0048
10 year	0.0051	≤	0.0068



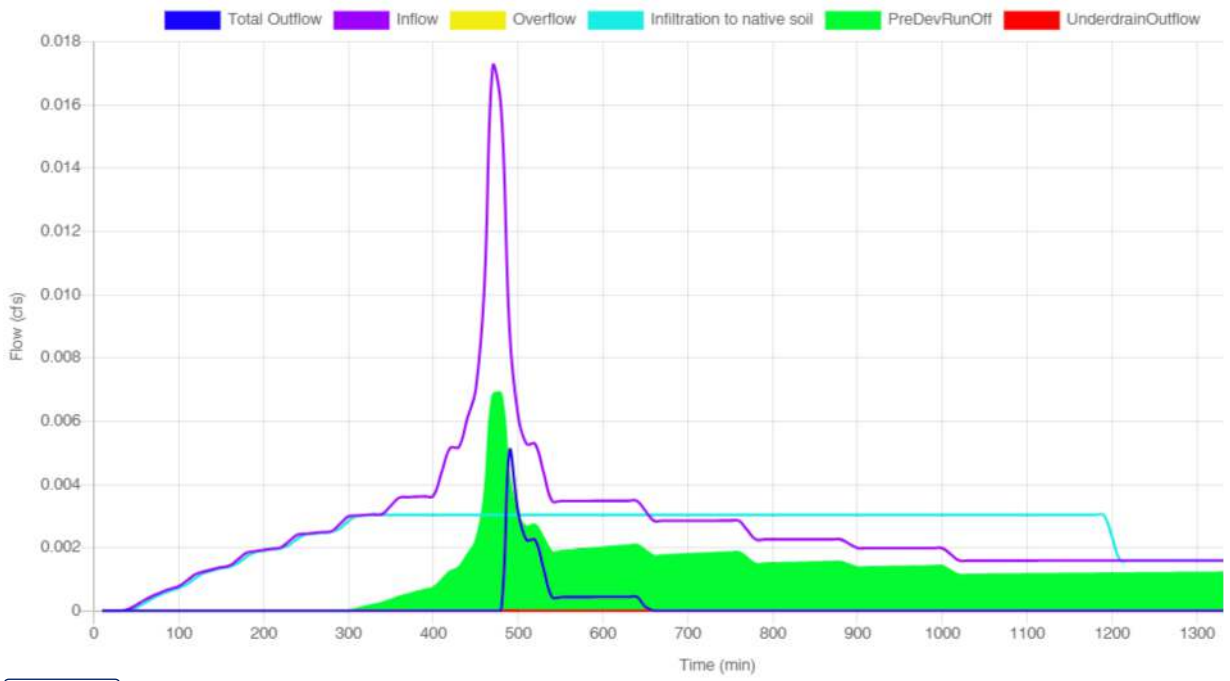
2-Year



5-Year



10-Year



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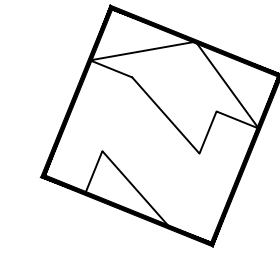
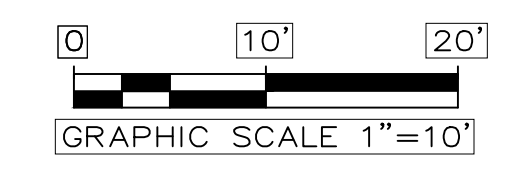
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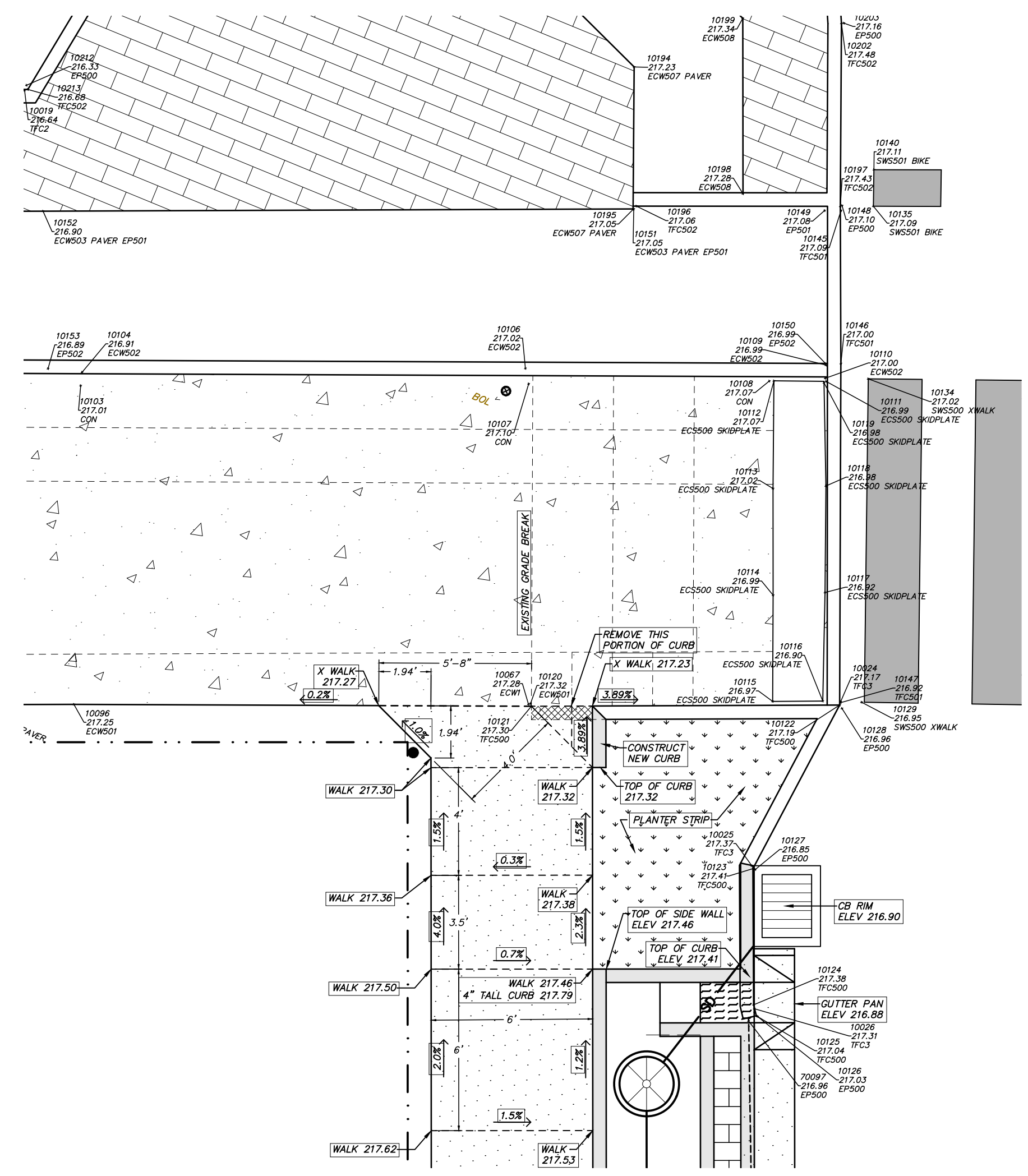
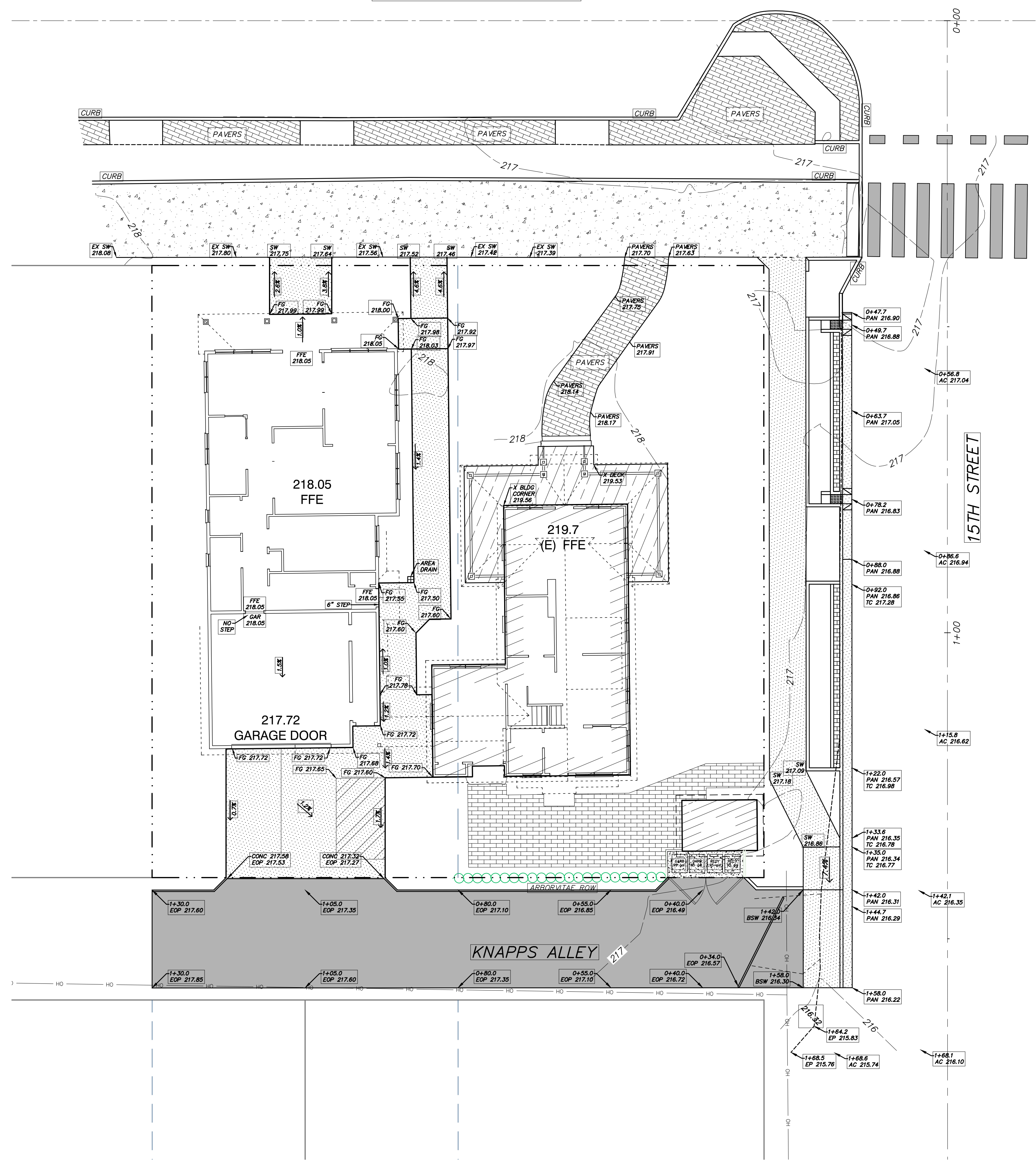
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Appendix C: Preliminary Project Plans



WILLAMETTE FALLS DRIVE



Public Sidewalk Grading Detail
SCALE: 1" = 4'

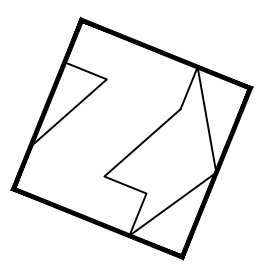
REVISIONS	BY

Willamette Falls Dr Mixed Use
Austin Walker

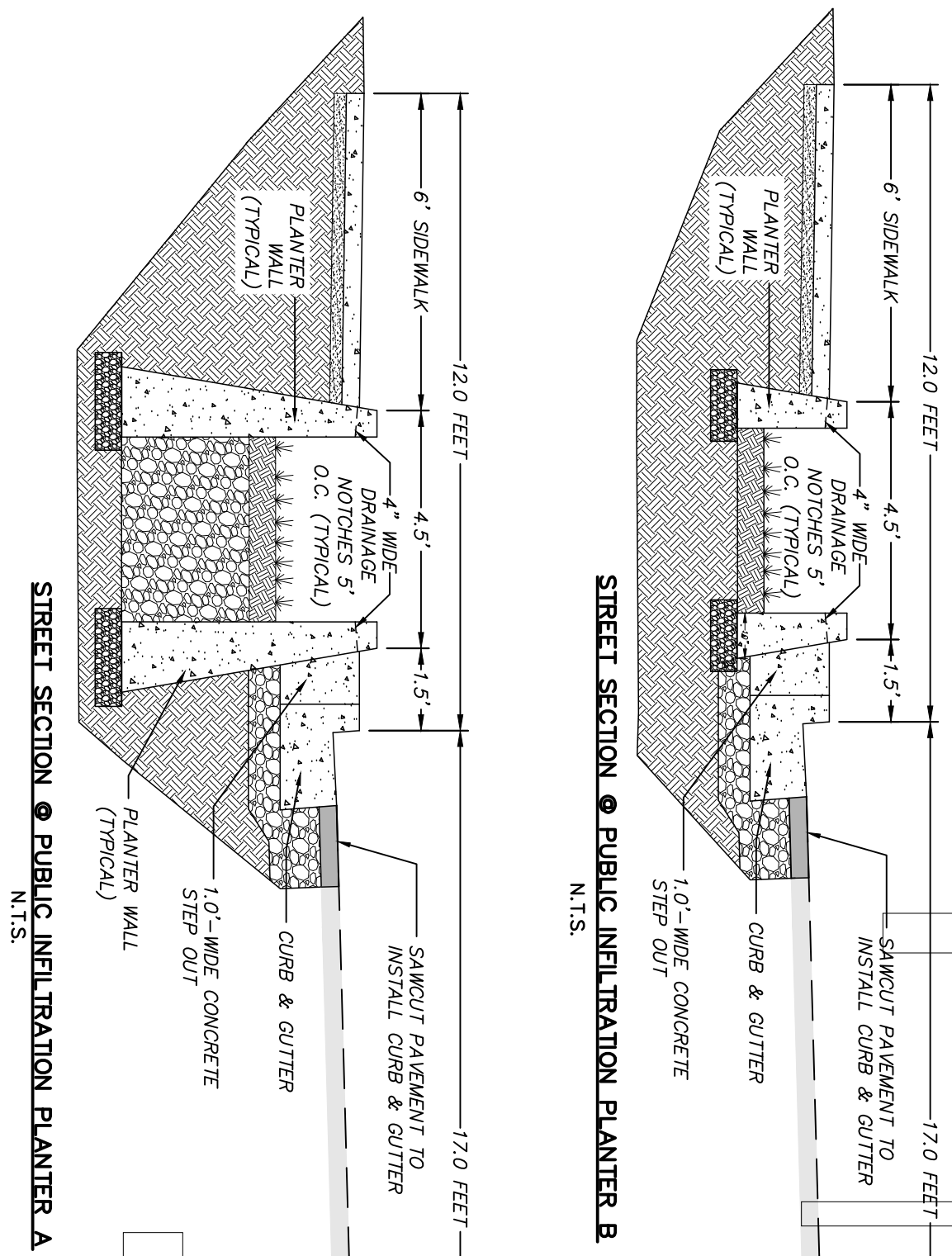
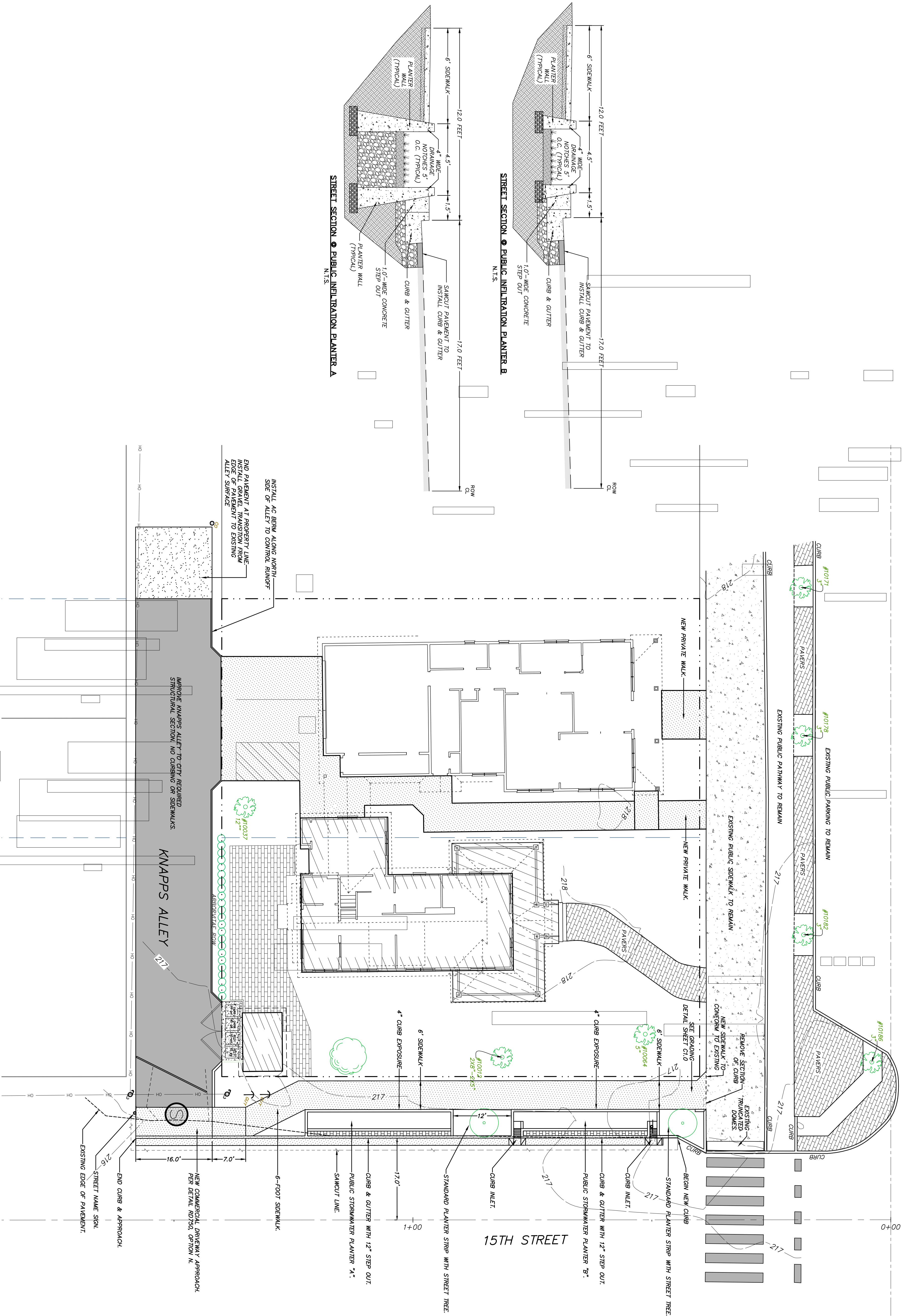
Grading Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: 23-044 Land Use Plans.dwg

DATE	DEC., 2023
SCALE	1" = 10'
DRAWN	PS
JOB	SGL23-044
SHEET	Q10
OF	5 SHEETS



WILAMETTE FALLS DRIVE



INSTALL AC BEEM ALONG NORTH SIDE OF ALLEY TO CONTROL RUNOFF
 END PAVEMENT AT PROPERTY LINE—
 INSTALL GRAVEL TRANSITION FROM ALLEY SURFACE

IMPROVE KNAPPS ALLEY TO CITY REQUIRED
 STRUCTURAL SECTION NO CURBING OR SIDEWALKS

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
 DRAWING: 23-044 Land Use Plans.dwg

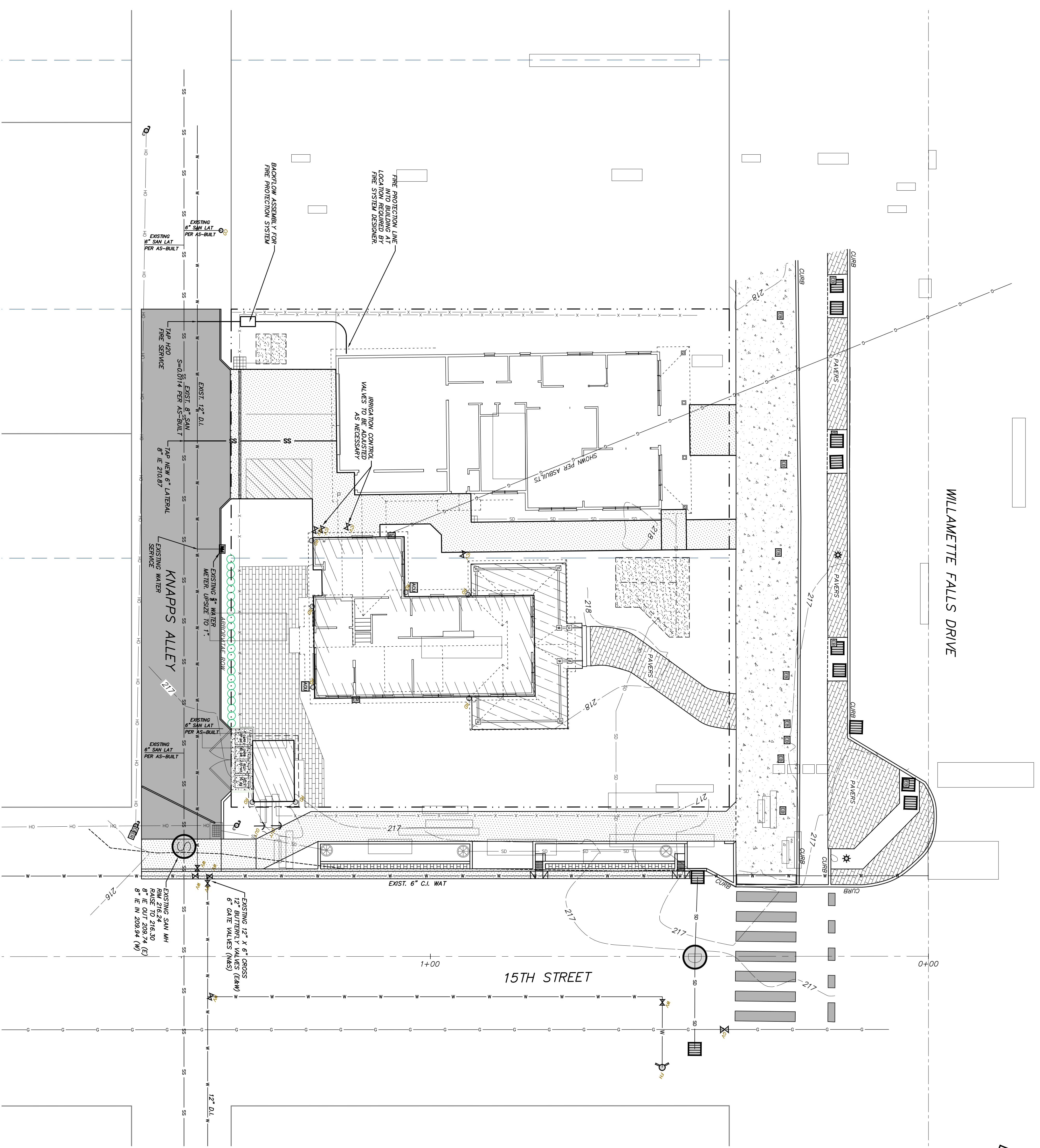
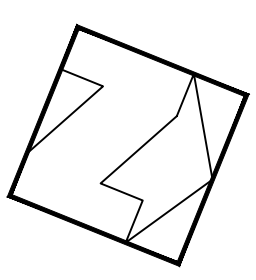
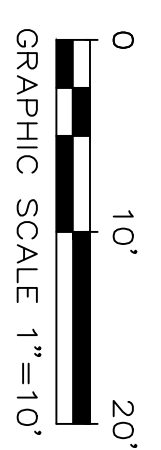
DATE DEC. 2023
 SCALE 1" = 10'
 DRAWN PS
 JOB SGI.23-044

SHEET **C2.0**
 OF 5 SHEETS

Frontage Improvement Plan

**Willamette Falls Dr Mixed Use
 Austin Walker**

REVISIONS	BY



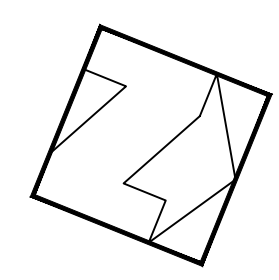
REVISIONS	BY

Willamette Falls Dr Mixed Use
Austin Walker

Utility Plan

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188

DATE	DEC., 2023
SCALE	1" = 10'
DRAWN	PS
JOB	SQL23-044
SHEET	C3.0
OF	5 SHEETS



Willamette Falls Dr Mixed Use
Austin Walker

Erosion and Sediment Control Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE DEC. 2023
SCALE 1" = 10'
DRAWN PS
JOB SGI-23-044
SHEET C50
OF 5 SHEETS

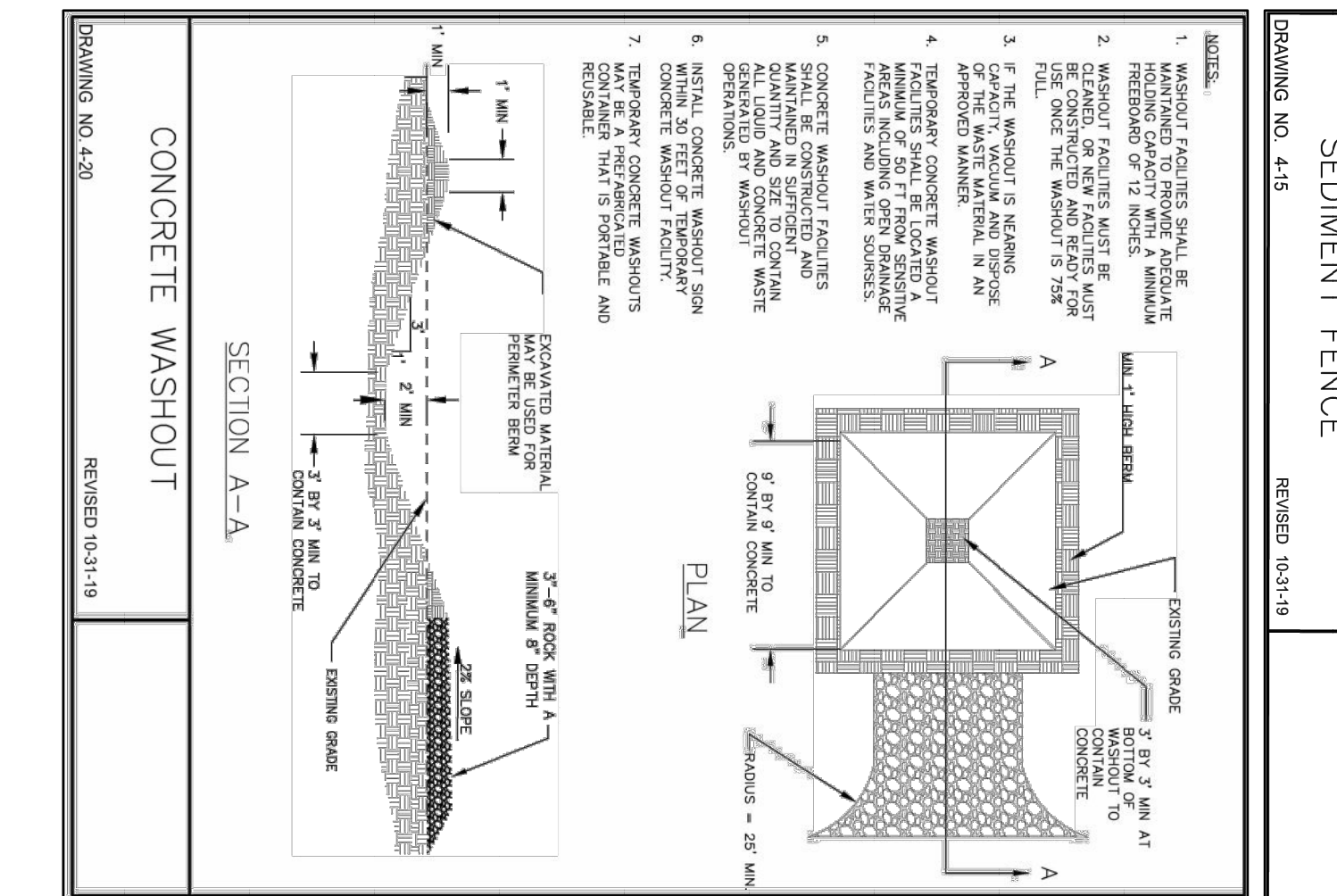
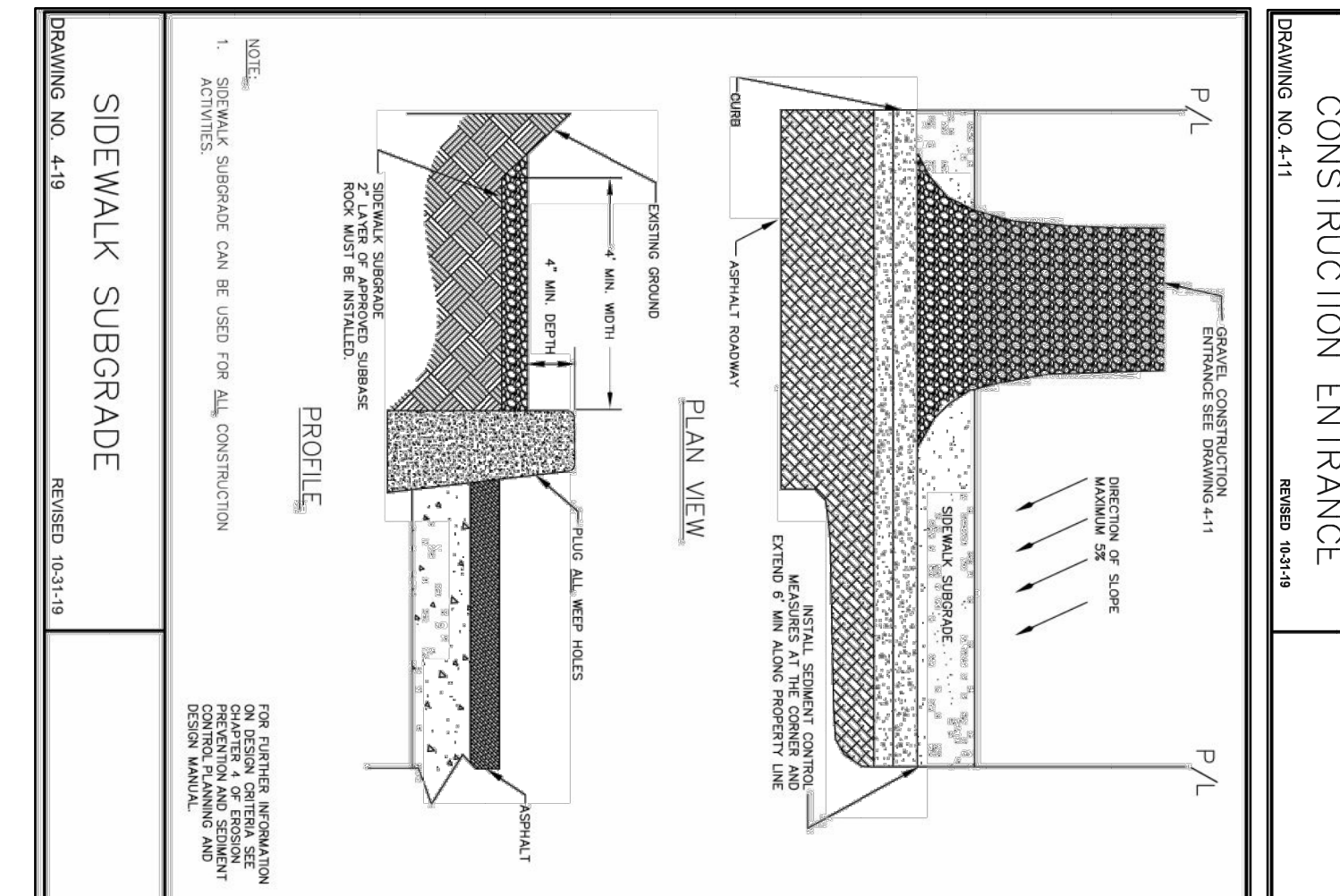
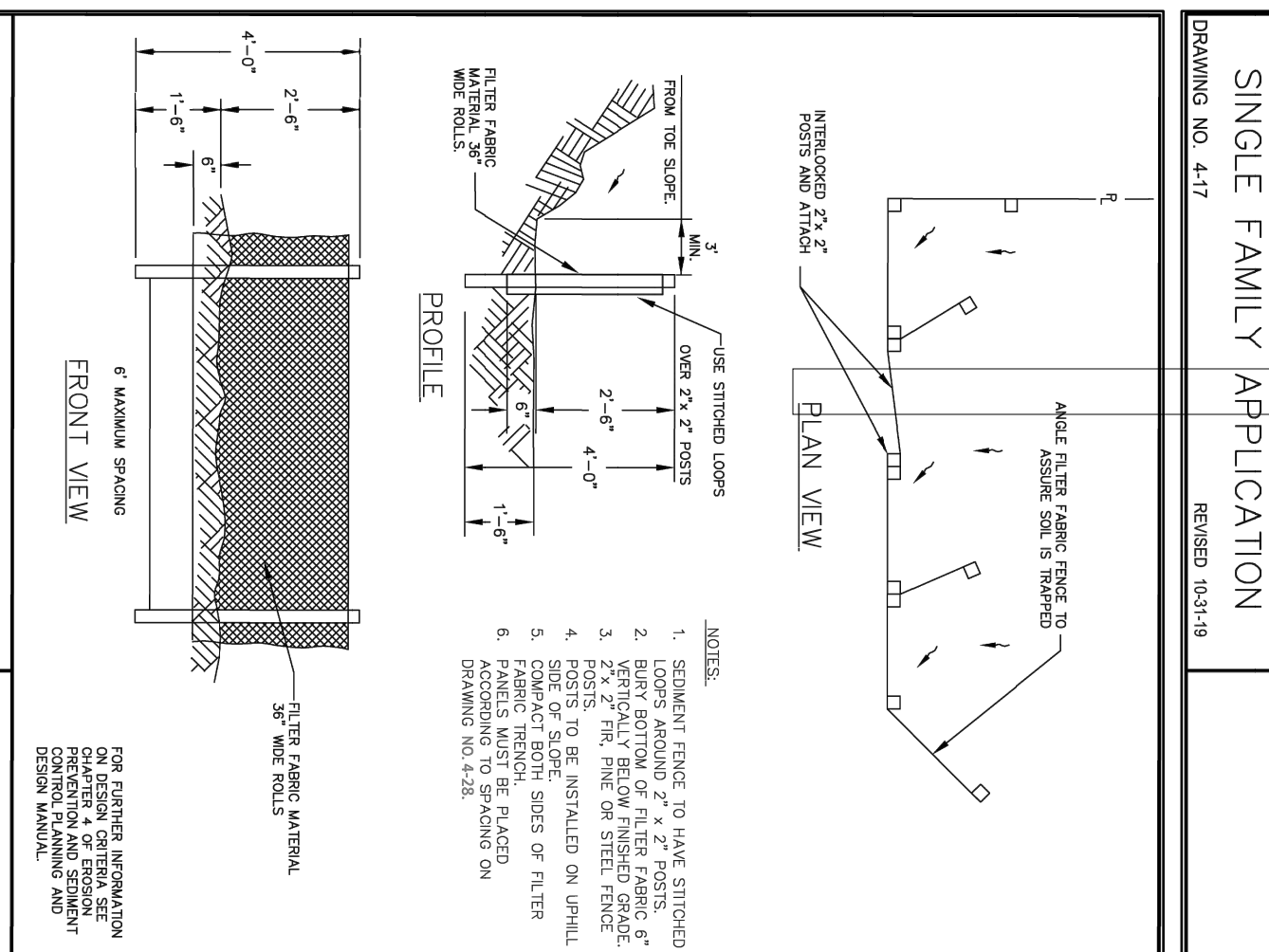
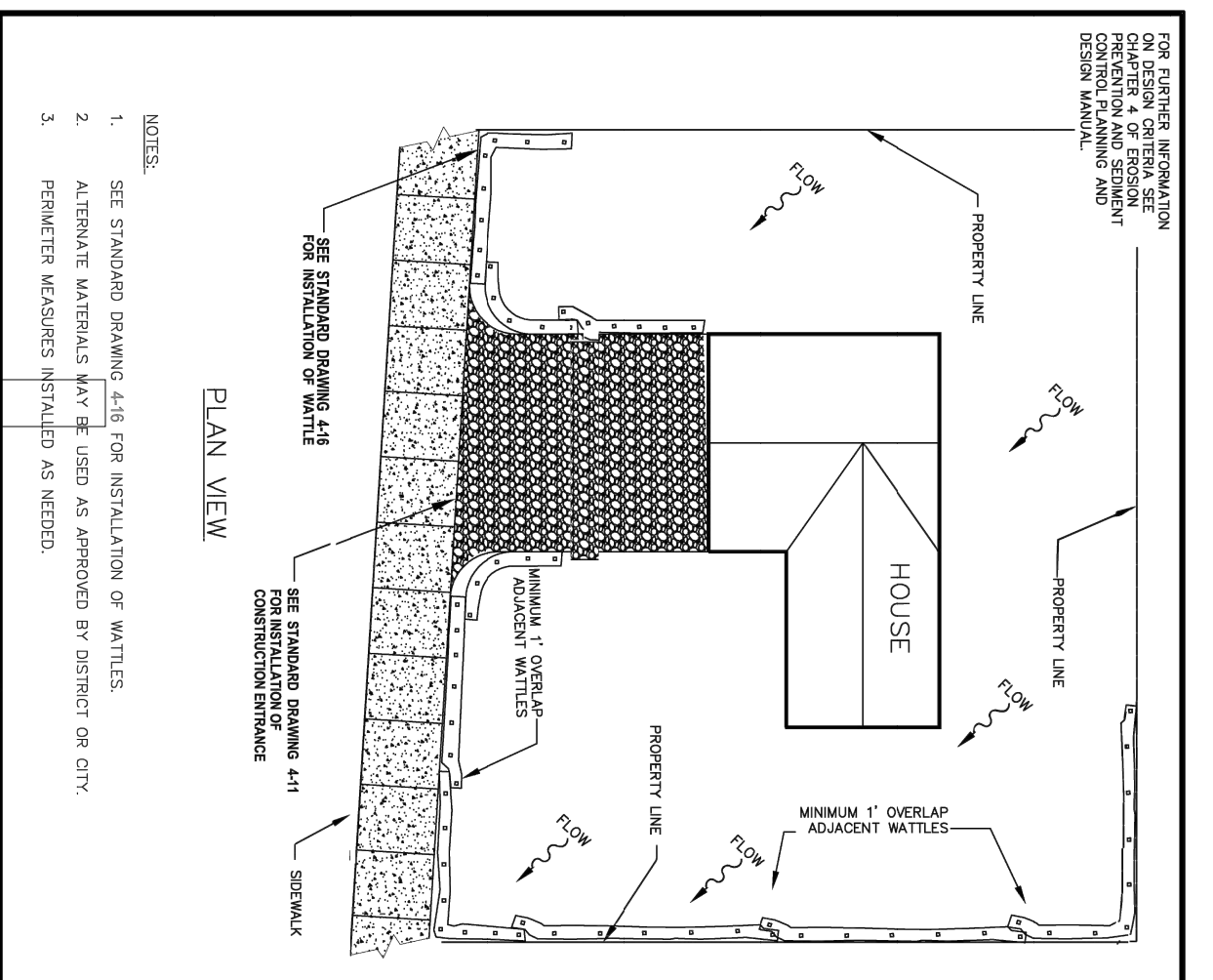
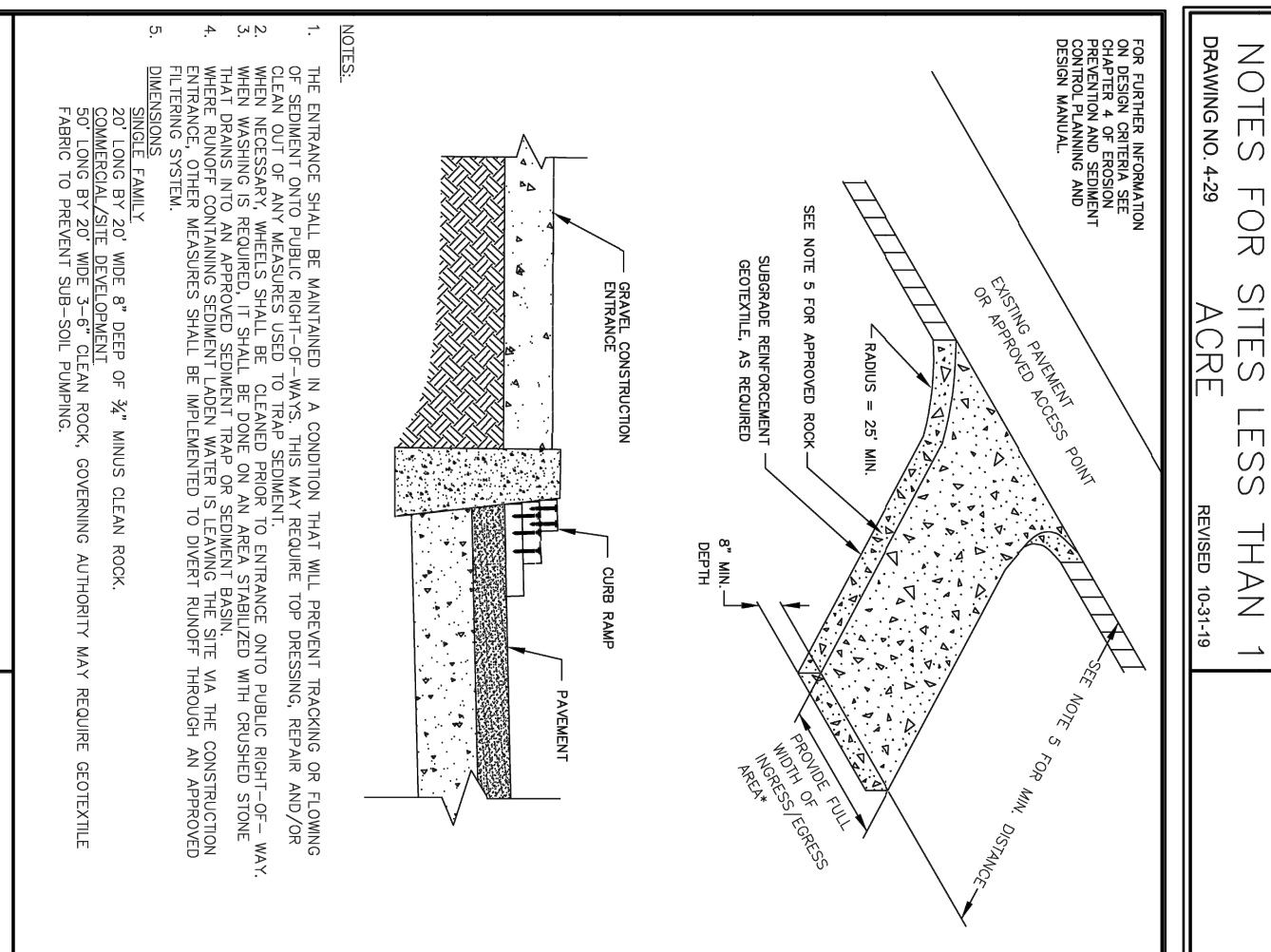
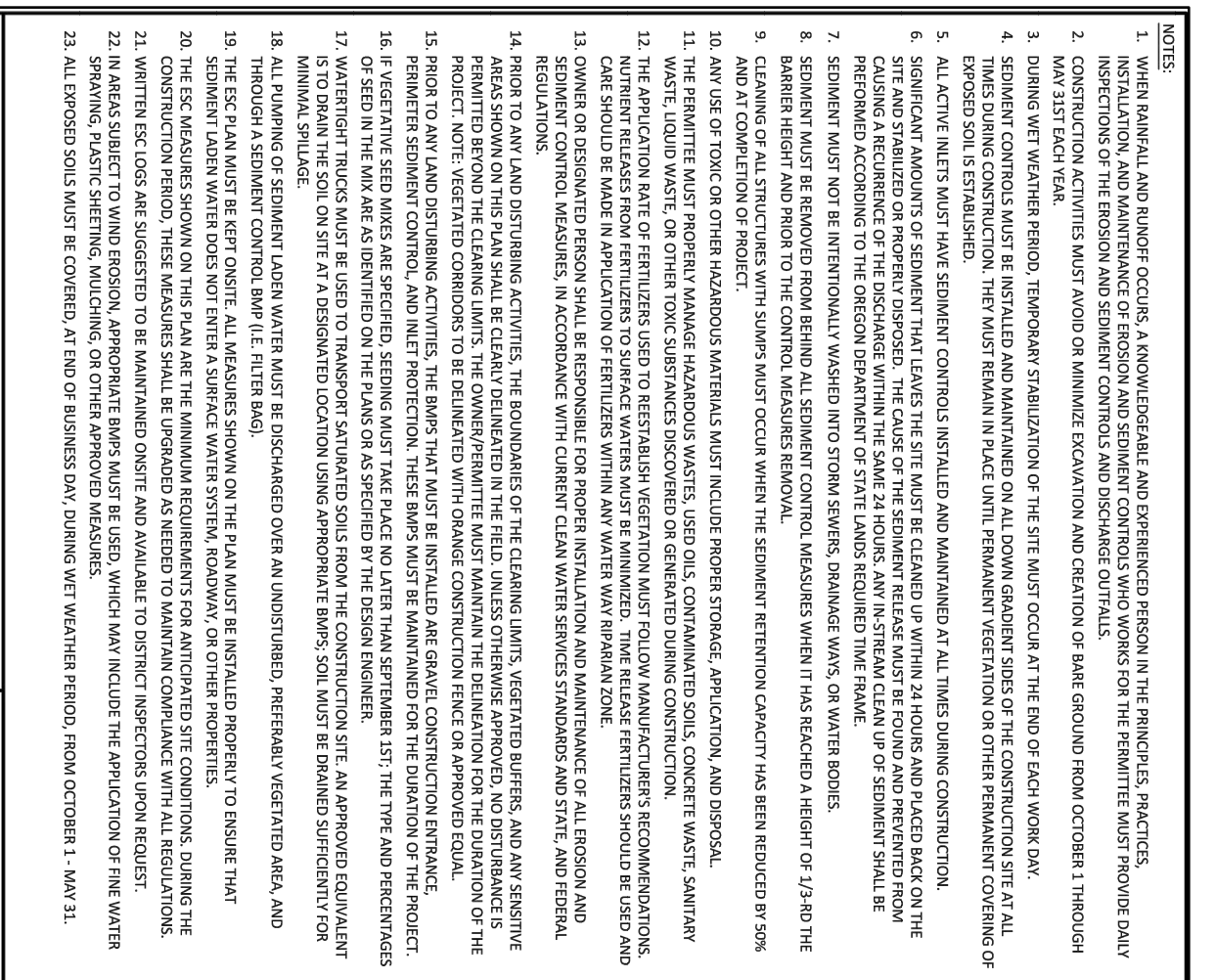
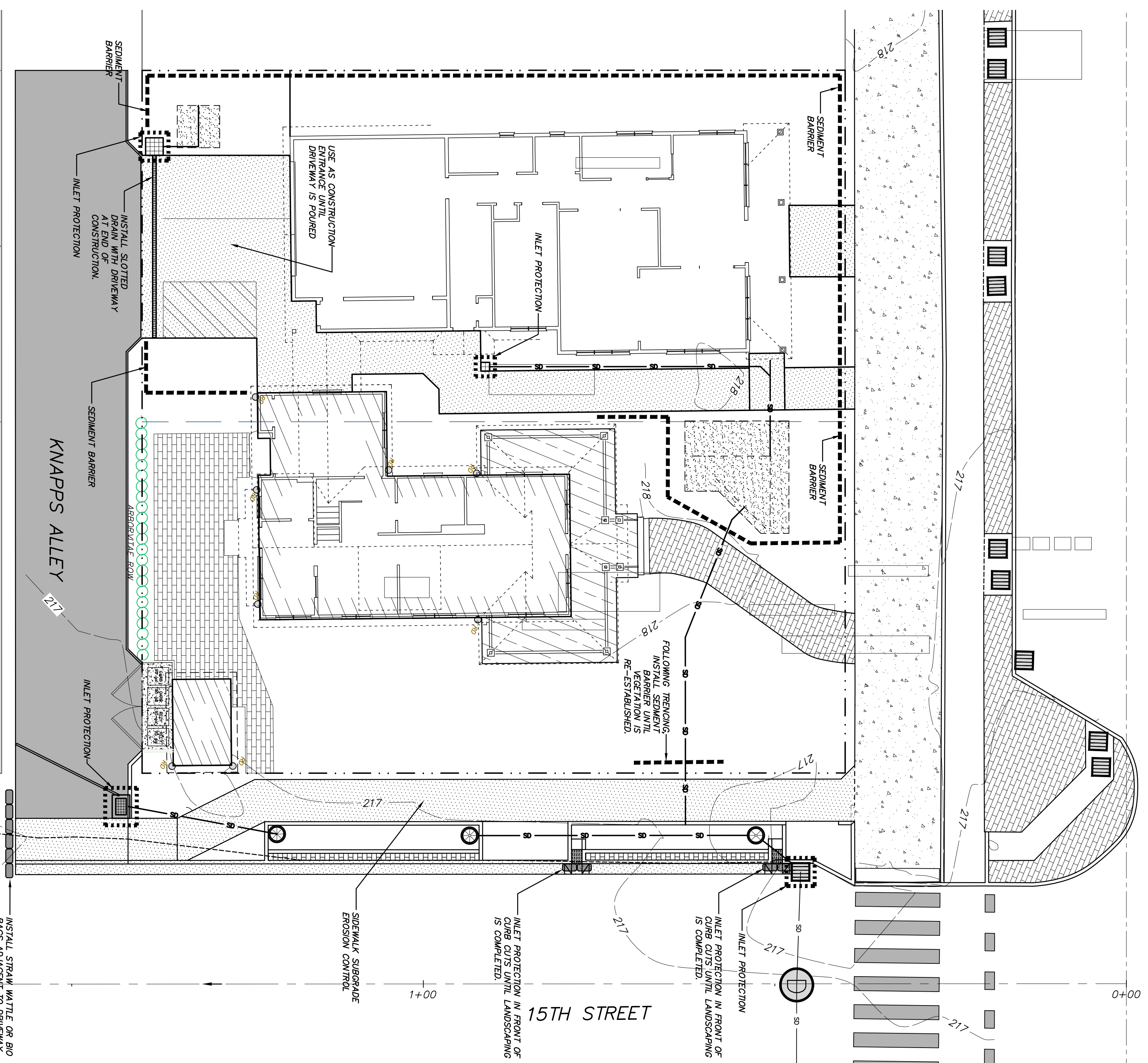


EXHIBIT PC-2: COMPLETENESS LETTER



CITY OF
West Linn

March 20, 2024

Historic Willamette Investments, LLC
Attn: Austin Walker
29100 Town Center Loop W Suite 230
Wilsonville, OR. 97070

Subject: DR-24-01 Completeness Determination

Dear Applicant:

The application for a Class II Design Review at 1595 Willamette Falls Drive, submitted on February 22, 2024, is deemed complete. The City has up to 120 days to review and decide the application, with a final decision by July 18, 2024.

Please be aware that the determination of a complete application is not an approval of your application. The Completeness Determination means that you have provided the necessary information to review the application.

A Public Notice will be mailed to property owners within 500 feet of the property, the neighborhood association, and relevant agencies. The Notice provides a 20-day public comment period and identifies the earliest date the decision may be made. The City will review and respond to all comments about the project and prepare findings as to whether the application meets the approval criteria of the applicable Community Development Code sections.

The decision for this application will be made by the Planning Manager.

Please contact me at 503-742-6062, or by email at cmyers@westlinnoregon.gov if you have any questions about the process.

Sincerely,

Chris J. Myers

Chris Myers
Associate Planner

EXHIBIT PC-3: VICINITY MAPS

EXHIBIT PC-4: AFFIDAVIT AND NOTICE PACKET

4/18/24	<i>Chris Myers</i>
---------	--------------------

STAFF REPORT

The staff report was posted on the website and provided to the applicant and Planning Commissioners at least 10 days before the hearing, per Section 99.040 of the CDC.

4/18/24	<i>Lynn Schroder</i>
---------	----------------------

FINAL DECISION

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City's website, per Section 99.040 of the CDC.

--	--

**CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. DR-24-01**

The West Linn Planning Commission will hold a hybrid public hearing on **Wednesday, May 1, 2024 at 6:30 pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Class II Design Review at 1593 Willamette Falls Drive. The applicant is requesting approval to construct an addition to an existing residential structure to include a commercial office on the lower level and three new dwelling units on the upper level.

The Planning Commission will make its decision based on applicable criteria found in Chapters 46, 48, 55, 59, and 99 of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some members, staff, presenters, and public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online at <https://westlinnoregon.gov/meetings> or on Cable Channel 30.

Anyone wishing to present written testimony for consideration should submit all materials before 12:00pm on the meeting day to cmyers@westlinnoregon.gov or mail them to City Hall.

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> before 4:00 pm on the meeting day to receive an invitation to join the meeting. Virtual participants can log in through a computer, mobile device, or call-in.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals (LUBA) based on that issue (CDC Section 99.090).

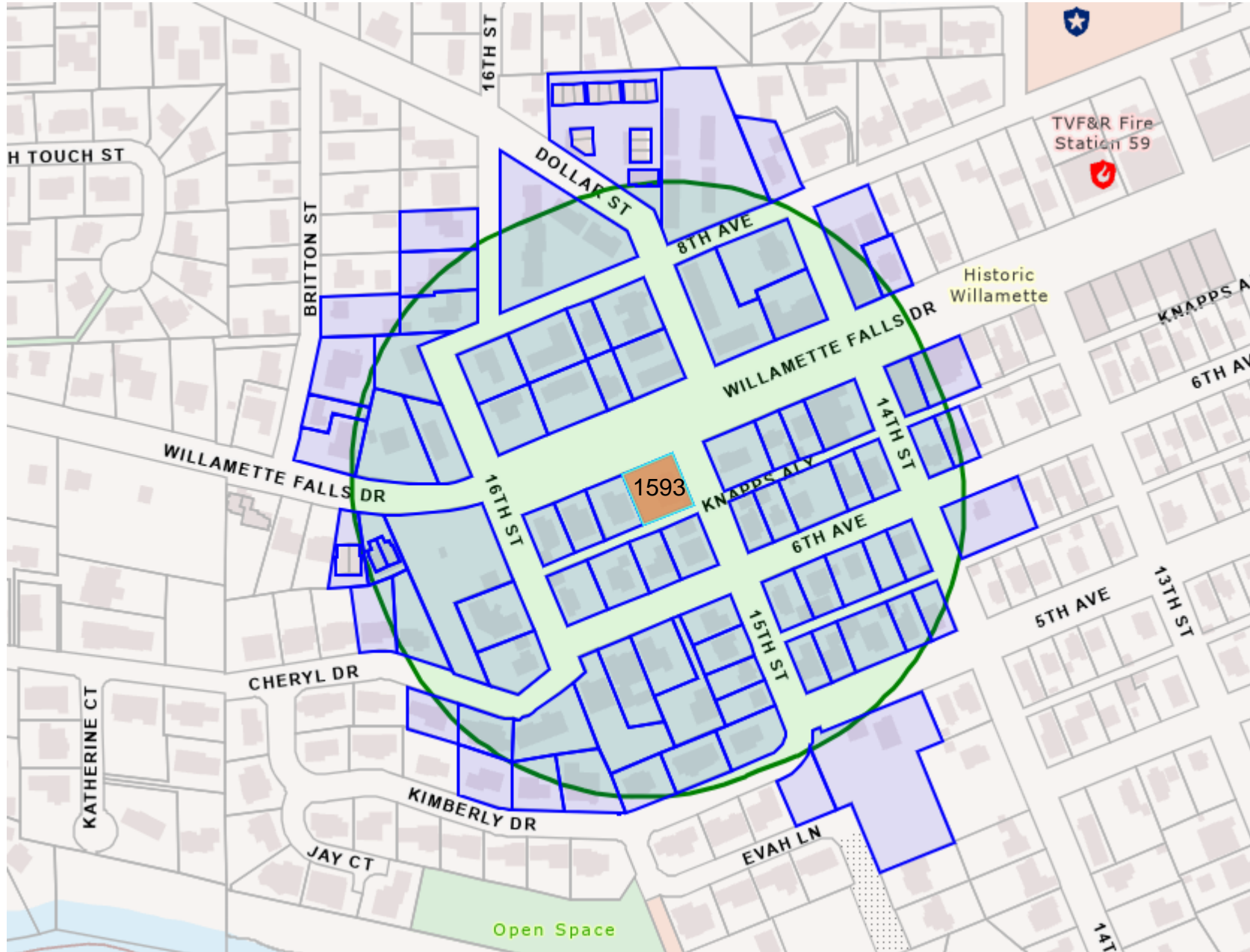
The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the final decision notice pursuant to CDC [99.240](#).

For additional information, please contact Chris Myers, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6062, cmyers@westlinnoregon.gov.

Scan this QR Code to go to Project Web Page:



DR-24-01 – Notified Properties within 500 feet of 1593 Willamette Falls Drive





**NOTICE OF UPCOMING
PLANNING COMMISSION DECISION**

**PROJECT # DR-24-01
MAIL: 04/11/2024
TIDINGS:
04/17/2024**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.