

DR-25-04/LLA-25-02

PUBLIC COMMENTS

Wyss, Darren

From: Koper, Steve
Sent: Monday, June 29, 2026 2:51 PM
To: nhojaw@yahoo.com
Subject: RE: Opposition to the closing/rerouting of Tannler Dr.

Dear Mr. Watt,

Thank you for taking the time to share your concerns regarding the development application on Tannler Drive. I want to acknowledge how important Tannler Drive is for residents in the area, both for daily travel and for walking, and I appreciate you reaching out.

To help clarify, the proposed realignment of Tannler Drive is not a change initiated by the applicant, nor is it for the benefit of a single development. The reroute has been part of the City's adopted Transportation System Plan (TSP) since 2016. The reason for the planned realignment is that the existing intersection does not meet current engineering or safety standards. The long-term City plan calls for the intersection to be reconstructed, regardless of whether this development moves forward, to improve traffic operations and safety in the corridor.

As part of any development proposal, City code requires applicants to bring affected street segments into conformance with the adopted TSP. This is why the realignment appears in the current application materials.

Regarding project density, traffic impacts, and design standards, these issues will be fully evaluated through the formal application review process for conformance with the City's adopted code, transportation standards, and other applicable criteria. Public comments, like yours, become part of the official record and will be considered in that review.

Please feel free to reach out if you have additional questions or need further information.

Sincerely,
Steve

From: John Watt <nhojaw@yahoo.com>
Sent: Sunday, June 28, 2026 8:55 AM
To: City Council <citycouncil@westlinnoregon.gov>
Subject: Opposition to the closing/rerouting of Tannler Dr.

Some people who received this message don't often get email from nhojaw@yahoo.com. [Learn why this is important](#)

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Hello,

I wish to express my strong opposition to the closure/rerouting of Tannler Drive for the proposed Tannler Drive redevelopment.

This would essentially be a diversion of a public good for the benefit of a private developer. While I am in favor of more housing, it must respect the needs of the community at large. They can adapt their plans in a manner that leaves Tannler drive as-is. Tannler drive is an important street for those of us who live down the hill. I personally use it many times a week not only when driving, but also for walking and exercise.

I also believe that the density of the project needs to be evaluated and possibly scaled back to conform with the ability of the area to accommodate the numbers of additional cars that will be added to daily traffic, not to mention the aesthetics of multi-story apartment buildings.

Regards,

John Watt
1190 Swiftshore Circle, West Linn, OR 97068

Steve Koper
Community Development Director
Community Development

[#6058](#)



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Wyss, Darren

From: Debbie <dlspellecy@yahoo.com>
Sent: Wednesday, February 4, 2026 3:34 PM
To: Planning Commission (Public)
Subject: Planning Commission Meeting Update

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Please do not approve this development in West Linn.

Congestion getting on and off the freeway and also Blankenship is already very busy.

With as many units as they are planning, add 2 car, if that's 300 then it's 600 more cars. If it's 200 then it's 400 more cars.

Can you imagine the congestion problem West Linn will have on its hands!!

This piece of property is not made for an apartment complex.

SAY NO TO THIS PLAN PLEASE!!!

Sincerely,
Debbie Spellecy
6440 Summerlinn Way
West Linn, Oregon 97068

Wyss, Darren

From: Wyss, Darren
Sent: Thursday, July 2, 2026 4:13 PM
To: Wyss, Darren
Subject: Fw: PA-25-20 – Pre-App Comments Tannler & Blankenship

From: Luke Lopez
Sent: Wednesday, December 10, 2025 9:13 AM
To: Myers, Chris; Schroder, Lynn; Planning Commission (Public); Planning Commission (Public); Mollusky, Kathy
Cc: City Records; City Council
Subject: Fw: PA-25-20 – Pre-App Comments Tannler & Blankenship

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Subject: Comment on PA-25-20 (Tannler Dr & Blankenship Mixed-Use Proposal)

Dear West Linn Planning Department,

As a nearby resident, I am writing to comment on the proposed development at 2410, 2422, and 2444 Tannler Dr (PA-25-20).

- **The plan does not comply with CDC 21.050(2), which requires that the entire first floor of mixed-use buildings in the OBC zone be commercial. The City previously denied a very similar project on this site in 2015 for the same reason.**
- **The project borders the White Oak Savanna and would remove significant tree canopy. A full tree inventory and protection plan is required under WLMC 8.500–8.798 before further review.**
- **The Tannler/Blankenship intersection is already unsafe and overburdened. A comprehensive Traffic Impact Analysis and mitigation plan must be required.**
- **320 apartments would add major density, strain public services, and reduce neighborhood livability, in conflict with CDC 55 Design Review criteria.**

For these reasons, I ask that the City deny this application.

Please add me as a notified party for all future hearings and decisions on PA-25-20.

**Sincerely,
Mary Lopez
2598 Crestview Dr
West Linn, OR 97068
Deionlopez2@yahoo.com**

Darren Wyss
Principal Planner
Planning

[#6064](#)



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Wyss, Darren

From: Wyss, Darren
Sent: Thursday, July 2, 2026 4:13 PM
To: Wyss, Darren
Subject: Fw: PA-25-20 – Pre-App Comments (Tannler & Blankenship)

From: Chelsea Guest
Sent: Wednesday, December 10, 2025 9:13 AM
To: Myers, Chris
Cc: City Council; Mollusky, Kathy; City Records; Planning Commission (Public); Schroder, Lynn
Subject: Fw: PA-25-20 – Pre-App Comments (Tannler & Blankenship)

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Dear West Linn Planning Department,

As a nearby resident, I am writing to comment on the proposed development at 2410, 2422, and 2444 Tannler Dr (PA-25-20).

- The plan does not comply with CDC 21.050(2), which requires that the entire first floor of mixed-use buildings in the OBC zone be commercial. The City previously denied a very similar project on this site in 2015 for the same reason.
- The project borders the White Oak Savanna and would remove significant tree canopy. A full tree inventory and protection plan is required under WLMC 8.500–8.798 before further review.
- The Tannler/Blankenship intersection is already unsafe and overburdened. A comprehensive Traffic Impact Analysis and mitigation plan must be required.
- 320 apartments would add major density, strain public services, and reduce neighborhood livability, in conflict with CDC 55 Design Review criteria.

For these reasons, I ask that the City deny this application unless it is substantially redesigned to meet zoning, protect trees, and resolve traffic safety.

Please add me as a notified party for all future hearings and decisions on PA-25-20.

Sincerely,
Chelsea Guest
2410 Michael Ct
503-888-8330

Darren Wyss
Principal Planner
Planning

[#6064](#)



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Brad Kilby
Harper Houf Peterson Righellis, Inc.
On behalf of Mill Creek Residential Trust

Re: Proposed Development at 2410, 2422 and 2444 Tannler Drive, West Linn, OR

October 7, 2025

To whom it may concern,

I live directly to the north of the proposed development in Madison Heights Condominiums and serve on the board of the HOA for these condominiums. My quality of life and that of others living in our condos would be strongly affected by an apartment community in the open space and it would dramatically change the view from my ground floor condo.

I would like to express my strong opposition to this development proposal on the following grounds:

1. Traffic: As we all know, there is a lot of traffic on Blankenship already making it challenging for someone to pull out from Summerlinn Drive onto this street. Bringing more cars will increase traffic flow and worsen this problem. Getting onto the freeway from our on-ramp is also frequently backed up. I cannot imagine the traffic congestion that this development would cause in getting onto and off of the freeway.
2. Noise and Lighting: This area is peaceful and quiet. Many of us chose this area for that very reason. Having 320 apartments next door and the vehicles and service trucks entering this community would greatly increase noise pollution in our area. There is also the issue of light pollution. Undoubtedly there would be outdoor lighting that will affect our condo community by lighting up the night sky. I do not welcome this intrusion into my peace and quiet.
3. Trees/Environmental Quality/Trail: As you are well aware, there are beautiful old oak trees and large Douglas Fir trees on this property. We enjoy the view of these trees when walking the trail along the side of these lots and would not want to see any of them removed. The trail also provides a wonderful opportunity for exercise and I see many people using the trail on a daily basis. We don't want to lose this community asset nor do we want to lose those ancient trees.
4. Parking: The proposal shows many parking garages and carports but I question whether they will be sufficient for the high number of residents living in this area. As I am sure you know, public transportation in this area is very limited, so most people would need to drive a car. We are concerned that parking would spill over onto

neighboring streets making them more congested and difficult to navigate and posing a public safety problem.

5. Property Value Impact: Many of us who live in the condominiums are of retirement age. And our homes are our most valuable asset. We are concerned that the proposed development will impact our home values in a negative way and make it more difficult to sell our homes when that time comes.
6. Access Roads: I am concerned about the position of the access road to the garages on the top of the proposed development. This road runs very close to our property line and any traffic lights would most likely shine directly into our condos from cars along this road. This doesn't even mention the noise of cars driving up a steep road and navigating a sharp turn. Those of us who live in my condo building are strongly opposed to the position of this road without any visual or auditory barriers into our property.
7. Position of Apartment building #2: This building appears to be very close to the property line and would be a visual eyesore from our development. The other apartment buildings are positioned more centrally in the development and we would want to see this one moved away from the edge of our property line if this project goes forward.

Finally, the reasons above illustrate why so many of the residents of Madison Heights Condominiums are opposed to this development. We would be extremely disappointed if the West Linn Planning Department approves this project and feel that this developer should shift his plans away from apartment buildings into something more suitable to the area that would be much less disruptive to our condo community and quality of life.

Thank you for your attention to this matter.

Sincerely,



Kari Fisher

5301 Summerlinn Way

West Linn, OR 97068

(206) 227 8909

Cc: Steve Koper, Community Development Director, City of West Linn



10/6/25

ODOT # 13804

ODOT Pre-Application Response

Project Name: Tannler Development	Jurisdiction Case #: PA-25-20
Jurisdiction: City of West Linn	State Highway: I-205/10 th St Interchange
Site Address: 2410 Tannler Drive	

The site of this proposed land use action is in the vicinity of the I-205/10th St interchange. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

If there is work within the ODOT right of way, ODOT permits and approvals must reach 100% plans before the District Contact signs off on a local jurisdiction building permit or other necessary requirement before construction. **The applicant should contact the District Contact indicated below to determine permit requirements and to obtain application information.**

These comments, standards, and requirements are current as of the date of this letter. If the project scope and/or timeline has been modified, the applicant should contact the ODOT Region 1 Development Review program (ODOT_R1_DevRev@odot.oregon.gov) for an updated letter as updated comments may be necessary.

LAND USE PROPOSAL

The applicant proposes to construct a combination of commercial and residential development on the site including 320 apartments with on-site amenities. TL 100, 102, and 200.

COMMENTS/FINDINGS

Traffic Impacts

The City of West Linn is requiring a Traffic Impact Analysis (TIA). The applicant's traffic consultant has contacted ODOT for concurrence on the scope of the analysis. We appreciate the applicant updating the scope of work to reflect ODOT's comments. **Contact the ODOT Traffic Contact identified below for the review of the TIA.**

State Highway Improvements

The City has requested ODOT research the extent to which the State owns right of way in the vicinity of the interchange to determine whether ODOT permits are required for improvements.

Prior access control research in this vicinity confirms that ODOT retains access control and fee simple ownership of all right of way on either side of 10th St north of 8th Ave that was acquired for the construction of the 10th St interchange as shown in ODOT ROW map [9B-1-6](#). As such, all work on 10th St north of 8th Ave will likely require ODOT permits.

Permits **are required** by ODOT for all work in the State highway right of way.

ODOT Technical Review Requirements

All alterations within the State highway right of way are subject to ODOT standards. Alterations along the State highway but outside of the ODOT right of way may also be subject to ODOT review pending its potential impact on the safe operation of the State highway.

The following ODOT manuals may apply:

- ODOT Traffic Manual
- ODOT Highway Design Manual
- ODOT Hydraulics Design Manual

The ODOT Traffic Manual (TM) identifies items that require ODOT Region Traffic Engineer (RTE) approval. Items requiring RTE approval must be prepared by an Oregon-registered Professional Engineer (P.E.) and will be reviewed by the ODOT Region 1 Technical Center. See the TM for information on authorities and required approvals. Some approvals require a unique request form (Traffic Approval).

Deviations from ODOT Standards

Proposed alterations that deviate from ODOT standards will require a Design Exception/Deviation prepared by an Oregon-registered Professional Engineer (P.E.) for review by the ODOT Region 1 Technical Center. ODOT can only determine if design elements will require a Design Exception/Deviation or RTE approval once detailed plans have been reviewed.

Note: A Design Exception/Deviation or RTE approval items may take **6 months or longer to process**. The preparation of a Design Exception or RTE approval does not guarantee its ultimate approval.

ODOT RECOMMENDED CONDITIONS OF APPROVAL FOR LOCAL JURISDICTION

Traffic Impacts

- ☒ The applicant shall submit a Traffic Impact Analysis (TIA) to assess the impacts of the proposed use on the State highway system. The analysis must be conducted and stamped by an Oregon-registered Professional Engineer (P.E.). The recommendation for traffic control devices will require either ODOT Region Traffic Engineer (RTE) or State Traffic-Roadway Engineer (STRE) approval and shall be constructed as necessary to be consistent with the ODOT Traffic Manual.

Note: RTE and STRE approval items may take **6 months or longer** to process.

Permits and Agreements to Work in State Highway

- ☒ An ODOT Miscellaneous Permit must be obtained for all work in the State highway. When the total value of improvements within the State highway is estimated to be \$100,000 or more, a Cooperative Improvement Agreement (CIA) with ODOT is required. A CIA will address the transfer of the improvements to ODOT and any associated technical and administrative costs for projects that meet this improvement threshold. Agreements shall address the work standards that must be followed, maintenance responsibilities, and compliance with ORS 276.071, which includes State of Oregon prevailing wage requirements.

Note: If a CIA is required, it may take **6 months or longer** to process.

Contact the ODOT Development Review Planner identified below for further coordination or questions regarding ODOT comments and requirements during the land use process.

Please send a copy of the Land Use Notice to: ODOT_R1_DevRev@odot.oregon.gov.

Development Review Planner: Marah Danielson	Marah.B.Danielson@odot.oregon.gov
Traffic Contact: John Russell, P.E	John.Russell@odot.oregon.gov
District Contact: District 2B	D2BUP@odot.oregon.gov