



CITY OF
West Linn

PLANNING DIRECTOR DECISION

DATE: April 2, 2026

FILE NO.: ELD-25-08

REQUEST: Approval of an expedited land division (ELD) for middle housing to divide the existing parcel at 1312 Dollar Street into two parcels containing a detached duplex.

PLANNER: Darren Wyss, Principal Planner

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GENERAL INFORMATION

APPLICANT /OWNER: Robert Bailey
1312 Dollar Street
West Linn, OR 97068

CONSULTANT: Emerio Design
1500 Valley River Drive, Suite 100
Eugene, OR 97401

REQUEST: Expedited land division (ELD) for middle housing

FILE NO.: ELD-25-08

SITE LOCATION: 1312 Dollar Street

SITE SIZE: 0.38 acres

TAXLOT ID: 21E34DD01400

COMPREHENSIVE PLAN DESIGNATION: Low-Density Residential

ZONING: R-10 Residential

APPROVAL CRITERIA: Oregon Revised Statute 92.031

63-DAY RULE: The application was deemed complete on January 31, 2026. The 63-day period for an expedited land division ends on April 4, 2026.

PUBLIC NOTICE: Notice was mailed to property owners within 100 feet of the subject property, public facility and services providers, and the Willamette Neighborhood Association on February 5, 2026. Notice was also posted on the City's website on February 5, 2026.

EXECUTIVE SUMMARY

The applicant has requested approval of an expedited land division for the purposes of developing middle housing on a legal lot of record zoned R-10 Residential. The applicant proposes dividing the 0.38-acre parcel into two lots (6,716 square feet and 9,377 square feet), with each resultant parcel to contain one unit of a detached duplex (qualifying as middle housing per ORS 92.031).

There is an existing detached dwelling on the east side of the subject property that would be kept as one unit of the detached duplex on the new eastern lot. A new detached dwelling would be constructed on the new western lot as the second unit of the detached duplex. The subject site is not in the Willamette Greenway, FEMA flood hazard area, or resource protection area.

The existing dwelling will keep its current public utility connections in Dollar Street. The new dwelling will connect separately to public utilities via 19th Street. The applicant proposes an 8-foot-wide PUE across all frontages and will maintain existing 6-foot-wide utility easements along northern and eastern property lines.

Both lots will take vehicle and pedestrian access from Dollar Street. Required street improvements include a 6-foot-wide sidewalk with curb and gutter along the 19th Street frontage within the existing public right-of-way. Dollar Street is improved to local standards and no additional right-of-way dedications are required. The applicant shall complete all required street improvements prior to final plat approval.

The applicant has not submitted building plans with the tentative plat but will be required to do so via the City's building permitting process prior to final plat approval in order to demonstrate compliance with all applicable standards as described in the conditions of approval below.

DECISION

This application (ELD-25-08) for an expedited land division is APPROVED under the rules of ORS 92.031 based on: 1) the applicant's proposal to construct middle housing on the property; 2) the findings submitted by the applicant, which are incorporated by reference; 3) the supplementary staff findings included in the addendum; and 4) conditions of approval, as follows:

Condition 1: Preliminary Plat. With the exception of modifications required by these conditions, the final plat shall substantially conform to the preliminary plat submitted by the applicant (Exhibit PD-1).

Condition 2: Compliance with Oregon Residential Specialty Code. The applicant shall submit building plans demonstrating compliance with Oregon residential specialty code prior to final plat approval.

Condition 3: Compliance with Siting and Design Standards. The applicant shall submit building plans demonstrating compliance with siting and design standards prior to final plat approval.

Condition 4: 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 West Linn's municipal and community development codes. These must be designed, constructed, and completed prior to final plat approval.

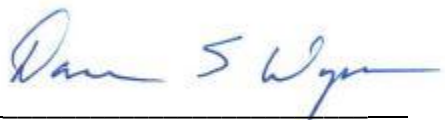
Condition 5: Street Improvements. The applicant shall construct new sidewalk, curb and gutter along the subject property's 19th Street frontage in alignment with the existing sidewalk section

curving northward from Dollar Street. Construction of these improvements must be completed prior to final plat approval.

Condition 6: Utility Easements. The final plat shall show an 8-foot-wide public utility easement along the Dollar Street and 19th Street frontages, in addition to the existing 6-foot-wide utility easement along both lots' northern boundary and along the eastern lot's eastern boundary.

Condition 7: Final Plat Notation. The applicant shall include on the face of the plat the notation, "This middle housing land division was approved pursuant to the provisions of ORS 92.031. Further division is prohibited."

Condition 8: Final Plat Recording. Approval of the tentative plat (ELD-25-08) shall be void if the applicant does not record the final plat within three years of approval.



Darren Wyss, Principal Planner

April 2, 2026

Date

An applicant has the right to appeal this determination under ORS 197.830 to 197.855.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
ELD-25-08**

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

ORS 92.031 Middle housing land division; conditions of approval.

(1) As used in this section, "middle housing land division" means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420(2) or (3) or 197A.421.

ORS 197A.420(2) Except as provided in subsection (4) of this section, each county, each city with a population of 25,000 or greater, and each city with a population of 1,000 or greater within Metro, shall allow the development of all middle housing types on each lot or parcel zoned for residential use.

Finding 1: The subject property is residentially zoned (R-10), allowing development of detached single-family dwellings. All middle housing types, including the detached duplex proposed by the applicant, are allowed on this property. This criterion is met.

(2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:

(a) Separate utilities, other than water or wastewater, for each dwelling unit;

Finding 2: See Condition 3: Siting and Design Standards and Condition 4: Engineering Standards. The applicant shall submit site and building plans demonstrating compliance with siting and design and engineering standards, including showing separate utility connections other than water or wastewater for each dwelling unit. As conditioned, this criterion is met.

(b) A proposal for development of middle housing that is in compliance or must comply with the Oregon residential specialty code and land use regulations under ORS 197A.420(5) that are applicable to the original lot or parcel and which may consist of:

(A) A single duplex, triplex, quadplex, cottage cluster or structure containing townhouses;

(B) Additional units as allowed by ORS 197A.421 (3); and

(C) Retained or rehabilitated existing units allowed under ORS 197A.420(4), if any;

Finding 3: The applicant proposes middle housing configured as a single detached duplex, with retention of an existing dwelling as one of the units, as allowed under ORS 197A.420(4). Per Condition 2: Compliance with Oregon residential specialty code and Condition 3: Compliance with Siting and Design Standards, the applicant shall submit building plans demonstrating compliance with Oregon residential specialty code, as well as siting and land use regulations under ORS 197A.420(5) that are applicable to the original lot, prior to final plat approval. As conditioned, this criterion is met.

(c) Proposed easements necessary for each dwelling unit on the plan for:

(A) Locating, accessing, replacing and servicing all utilities;

Finding 4: See Condition 6: Utility Easements. The applicant's tentative plat shows a new 8-foot-wide public utility easement (PUE) along the lots' frontages on Dollar and 19th Streets, which meets engineering and public works standards. The applicant also shows existing 6-foot-wide utility easements along the parent lot's northern and eastern boundaries will be maintained and recorded on the final plats for the new lots. As conditioned, this criterion is met.

(B) Pedestrian access from each dwelling unit to a private or public road;

(C) Any common use areas or shared building elements;

(D) Any dedicated driveways or parking; and

(E) Any dedicated common area;

Finding 5: The applicant proposes direct pedestrian access to each lot from the existing sidewalk on Dollar Street. There are no common areas, shared building elements, shared driveways or shared parking proposed. These criteria are met.

(d) Exactly one dwelling unit on each resulting lot or parcel, except for:

(A) Lots, parcels or tracts used as common areas; or

(B) Lots or parcels with a detached single-unit dwelling and accessory dwelling unit or a duplex as allowed under ORS 197A.420 (4); and

Finding 6: The applicant proposes to keep the existing dwelling unit on the eastern lot and build a new detached dwelling on the western lot, resulting in exactly one dwelling unit per lot. This criterion is met.

(e) Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building code provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.

Finding 7: See Condition 2: Compliance with Oregon Residential Specialty Code. The applicant must submit building plans demonstrating compliance with Oregon Residential Specialty Code – including provisions related to new property lines – prior to final plat approval. As conditioned, this criterion is met.

(3) A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:

(a) Subject to subsection (6) of this section, prohibit the further division of the resulting lots or parcels.

(b) Require that a notation appear on the final plat indicating that the approval was given under this section.

Finding 8: See Condition 7: Final plat notation. Further division of the new lots is prohibited, which must be notated on the final plat.

(4) In reviewing an application for a middle housing land division, a city or county:

(a) Shall apply the procedures applicable to an expedited land division under ORS 197A.140, if requested by the applicant and without regard to the criteria in ORS 197A.142(1).

Finding 9: As requested by the applicant, the City has applied procedures for an expedited land division under ORS 197A.140. Criteria in ORS 197A.142(1) have not been applied. See Findings 20 to 29. This criterion is met.

(b) May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197A.420.

Finding 10: See Condition 4: Engineering Standards and Condition 5: Street Improvements. Frontage improvements will be required on 19th Street pursuant to West Linn CDC Chapter 96, as the applicant proposes an increase in dwelling unit density. The improvements shall be consistent with the City's adopted Transportation System Plan (TSP) and Public Works Standards for a Neighborhood Route. Frontage improvement specifications will be determined through building permit review and must be constructed prior to final plat approval. No frontage improvements are required along Dollar Street as it currently meets local standards. These requirements are consistent with land use regulations implementing ORS 197A.420. This criterion is met.

(c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.

Finding 11: The City has not applied any approval criteria except as provided in this section. This criterion is met.

(d) *May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or, only if requested by the applicant, ORS 197A.140.*

Finding 12: The City has not applied any procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197A.140, as has been requested by the applicant.

(e) *Shall allow the submission of an application for a tentative plan for a middle housing land division before, after or at the same time as the submission of an application for building permits for the middle housing.*

Finding 13: See Condition 2: Compliance with Oregon Residential Specialty Code. The applicant shall submit building plans demonstrating compliance with the Oregon Residential Specialty Code prior to final plat approval.

(f) *May require the dedication of right of way if the original parcel did not previously provide a dedication.*

Finding 14: The subject property is adjacent to Dollar Street (a local street with an approximately 60-foot right-of-way) and 19th Street (a neighborhood route with an approximately 45-foot right-of-way adjacent to subject property). As a local street, the Dollar Street right-of-way exceeds the 34-foot minimum for its classification. Where it is adjacent to the subject property, 19th Street exceeds the 40-foot minimum for the “constrained without bike lane” option for the Neighborhood Route classification. These minimums have been established by the City’s adopted Transportation System Plan (TSP). There is adequate room within the existing right-of-way to construct required frontage improvements (sidewalk, curb and gutter) on 19th Street. Therefore, no additional right-of-way dedication is required.

(g) *May require separate water and wastewater utilities for each dwelling unit.*

Finding 15: See Condition 4: Engineering Standards. The applicant proposes to keep the existing dwelling’s water and sewer connections in Dollar Street and to install separate water and sewer connections for the new dwelling in 19th Street. The applicant shall submit site and building plans demonstrating compliance with siting and engineering standards, including showing separate utility connections.

(h) *Shall allow any existing units allowed under ORS 197A.420(4) to be considered a single middle housing unit and allow for the unit to be allocated its own lot or parcel by the division.*

Finding 16: The City will allow the applicant’s proposal to retain an existing dwelling on its own lot as a single middle housing unit (part of a detached duplex) as allowed under ORS 197A.420(4). This criterion is met.

(5) *The type of middle housing developed on the original parcel is not altered by a middle housing land division.*

Finding 17: The applicant proposes construction of a detached duplex on the subject property (with the existing dwelling comprising one unit of said duplex), including the division of the lot as allowed by ORS 92.031. The type of middle housing proposed, detached duplex, will not be altered by the land division. This criterion is met.

(6) *Notwithstanding ORS 197A.425(1) and subsection (4)(d) and (e) of this section, a city or county may prohibit or add approval criteria to the allowance of a new accessory dwelling unit on, or a subsequent middle housing land division of, a lot or parcel resulting from a middle housing land division:*

(a) *To the extent allowed under this section and ORS 197A.420; and*

(b) *Provided that the middle housing land division lots or parcels may be used to create housing that is at or above the minimum density for the zoning of the land.*

Finding 18: No ADUs are proposed. This item is not relevant.

(7) Notwithstanding any other provision of ORS 92.010 to 92.192, within the same calendar year as an original partition that was not a middle housing land division, a city or county may allow one or more of the resulting vacant parcels to be further partitioned into not more than three parcels through a middle housing land division.

(8) The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section prohibits a city or county from requiring a final plat before issuing building permits.

Finding 19: See Condition 8 – Final plat recording. This approval will be void if the final plat is not recorded within three years. This criterion is met.

197A.140 Expedited land division; procedures; application fee. Notwithstanding any other requirement applicable to a land use decision under ORS chapter 197 or 197A, for an application that is reviewed as an expedited land division based on the request of the applicant:

(1) A decision is not subject to the requirements of ORS 197.797.

Finding 20: Per applicant request this decision has been reviewed as an expedited land decision and has not been subjected to the requirements of ORS 197.797. This criterion is met.

(2) A local government:

(a) Shall make a decision to approve or deny the application within 63 days of receiving a completed application as described in ORS 215.246 or 227.178, based on whether the application satisfies the substantive requirements of the applicable land use regulations. An approval may include conditions to ensure that the application meets the applicable land use regulations.

Finding 21: This decision for approval as conditioned has been issued within 63 days of the application being deemed complete. This criterion is met.

(b) May not hold a hearing on the application or allow any third party to intervene to oppose the application.

Finding 22: No hearing was held, and no third party intervened to oppose this application. This criterion is met.

(c) Shall issue a written determination of compliance or noncompliance with applicable land use regulations that includes a summary statement explaining the determination. The summary statement may be in any form reasonably intended to communicate the local government's basis for the determination. The determination must include an explanation of the applicant's right to appeal the determination under ORS 197.830 to 197.855.

Finding 23: These findings are an addendum to the decision, which includes in its main body a written summary of a determination of compliance with applicable land use regulations. It also includes an explanation that the applicant has a right to appeal the determination under ORS 197.830 to 197.855. This criterion is met.

(d) Shall provide notice of the decision to the applicant but may not require that notice be given to any other person.

Finding 24: Notice of this decision has been provided to the applicant. The City has not required that notice been given to any other person. This criterion is met.

(e) May assess an application fee calculated to recover the estimated full cost of processing an application based on the estimated average cost of such applications. Within one year of establishing a fee under this section, the city or county shall review and revise the fee, if necessary, to reflect actual experience in processing expedited land decisions.

Finding 25: The application fee assessed has been calculated per the method described above. This criterion is met.

(3) Only the applicant may appeal an expedited land division made under this section. [Formerly 197.365]

Finding 26: Appeals will be processed in accordance with applicable state statutes related to middle housing land divisions. This criterion is met.

197A.142 Eligibility for expedited land division.

(1) If requested by the applicant, a local government shall approve a partition or subdivision made under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 as an expedited land division under ORS 197A.140 if the division:

- (a) Includes only land that is zoned for residential uses and is within an urban growth boundary.*
- (b) Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.*
- (c) Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:
 - (A) Open spaces, scenic and historic areas and natural resources;*
 - (B) The Willamette River Greenway;*
 - (C) Estuarine resources;*
 - (D) Coastal shorelands; and*
 - (E) Beaches and dunes.**
- (d) Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.*
- (e) Will result in development that either:
 - (A) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or*
 - (B) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.**

Finding 27: As requested by the applicant, the City has applied procedures for an expedited land division under ORS 197A.140. Thus, criteria in ORS 197A.142(1), above, have not been applied.

(2) ORS 197A.140 applies to all elements of a local government comprehensive plan and land use regulations applicable to a land division, including any planned unit development standards and any procedures designed to regulate:

- (a) The physical characteristics of permitted uses;*
- (b) The dimensions of the lots or parcels to be created; or*
- (c) Transportation, sewer, water, drainage and other facilities or services necessary for the proposed development, including but not limited to right-of-way standards, facility dimensions and on-site and off-site improvements.*

Finding 28: All elements of the local land use regulations applicable to a land division designed to regulate the items listed above have only been applied as allowed by ORS197A.140. This criterion is met.

(3) An application under this section must describe the manner in which the proposed division complies with each of the provisions of subsection (1) of this section. [Formerly 197.360]

Finding 29: Per ORS 197A.140(1), the provisions of subsection (1) of this section have not been applied and thus this criterion is not relevant.

EXHIBIT PD-1: APPLICANT SUBMITTAL



DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). ELD-25-08	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$4,900	REFUNDABLE DEPOSIT(S) \$0	TOTAL \$4,900

Type of Review (Please check all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input checked="" type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File#
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<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: 1312 Dollar Street, West Linn, Oregon 97068	Assessor's Map No.: No. 2-1e-34DD
	Tax Lot(s): 1400
	Total Land Area: 0.38 acres

Brief Description of Proposal:

Application for Middle Housing Land Division to divide one parcel into two lots.

Applicant Name*: Robert Bailey Address: 1312 Dollar Street City State Zip: West Linn, Oregon 97068	Phone: 503-314-2795 Email: robertbaileyjr@msn.com
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Owner Name (required): Same as applicant. Address: City State Zip:	Phone: Email:
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Consultant Name: Emerio Design, LLC Address: 1500 Valley River Drive Suite 100 City State Zip: Eugene, OR 97401	Phone: 503-746-8812 Email: jarnold@emeriodesign.com
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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 application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

DocuSigned by:

 D31CB38BE5304D6...
 Applicant's signature

December 1, 2025 | 4:23 PM PST
 Date 11

DocuSigned by:

 D31CB38BE5304D6...
 Owner's signature (required) Director Decision
 Date December 1, 2025 | 4:23 PM PST

Dollar Street Middle Housing Land Division

Prepared for:

Robert Bailey
1312 Dollar Street
West Linn, Oregon 97068

Prepared by:



1500 Valley River Drive, Suite 100
Eugene, OR 97401
503.746.8812
emeriodesign.com

Project Summary

Request:	Application for Middle Housing Land Division to divide one 0.38-acre parcel into two lots.
Location and Map Number:	1312 Dollar Street, West Linn, Oregon 97068 Clackamas County Assessor's Map No. 2-1e-34DD, Tax Lot 1400
Applicant/Owner:	Robert Bailey 1312 Dollar Street West Linn, Oregon 97068 Phone: 503-314-2795 Email: robertbaileyjr@msn.com
Engineer/Planner:	Emerio Design, LLC 1500 Valley River Drive, Suite 100 Eugene, OR 97401 503-746-8812 Engineer: Keelan Smith, PE Planner: Jennifer Arnold keelan@emeriodesign.com jarnold@emeriodesign.com

Exhibits:

- A – County Assessor's Map
- B – Aerial Photograph
- C – Zoning Map

I. Project Description

Robert Bailey, the owner and applicant, is proposing a middle housing land division to create two lots from a single 0.38-acre parcel identified as Clackamas County Assessor's Map No. 2-1e-34DD, Tax Lot 1400; the parcel can also be identified by its address, 1312 Dollar Street, West Linn, Oregon 97068. The base zone applied to the property is Residential, R-10.

The proposed development conforms to all applicable sections of the Oregon Revised Statutes (ORS) and the City of West Linn Community Development Code (CDC). This application provides findings of fact that demonstrate conformance with all applicable standards of the previously mentioned governing regulations. Applicable criteria of the ORS and CDC will appear in *italics* followed by the applicant's responses in **bold** font.

II. Existing Conditions

The subject property is approximately 16,544 square feet and contains an existing dwelling, driveway, and other supporting infrastructure. The subject property has frontage on Dollar Street and 19th Street. Dollar Street is improved local street under the City of West Linn's jurisdiction, and 19th Street is a partially improved neighborhood route also under the City of West Linn's jurisdiction. Elevations on the subject property range from 224 feet near the west property boundary to 242 feet above mean sea level near the northeast corner. There are no significant natural features located within the boundaries of the subject properties.

For adjacent zones and land uses refer to Exhibit B for an aerial photograph and Exhibit C for a zoning map. All surrounding uses are detached single-dwelling units zoned R-10.

III. Middle Housing Land Division; Conditions of Approval (ORS 92.031)

- (1) *As used in this section, "middle housing land division" means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420 (2) or (3).*
- (2) *A city or county shall approve a tentative plan for a middle housing land division if the application includes:*
 - (a) *A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197A.420 (5);*

Response: The applicant is proposing a middle housing land division to create two lots from one parent parcel to construct a detached single-family residential unit. The subject property is zone R-10 and per CDC 11.030(1) single-family detached residential units are an outright permitted use.

Compliance with the applicable Oregon Residential Specialty Code regulations will be demonstrated during the Building Permit review process. This element of the criterion will be addressed at a future date and time. As for the local land use regulations applicable to this project, ORS 197.758(5) states:

"Local governments may regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Local governments may regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals."

The City of West Linn has the authority to regulate siting and design of middle housing units. These standards include minimum property line setbacks, sidewall transitions, maximum floor-area-ratio, lot coverage, and building height. These standards, however, are traditionally reviewed under the Building Permit review process. Consequently, this element of the criterion will also be addressed at a future date and time.

(b) *Separate utilities for each dwelling unit;*

Response: As illustrated by the attached utility plan, separate utilities will be provided for the existing and proposed dwelling units. Therefore, this criterion is satisfied.

(c) *Proposed easements necessary for each dwelling unit on the plan for:*

(A) *Locating, accessing, replacing and servicing all utilities;*

Response: There is an existing public utility easement along the east and north property lines of the parent parcel. A new eight-foot-wide public utility easement will be created along the Dollar Street and 19th Street frontages. Therefore, this criterion is satisfied.

(B) *Pedestrian access from each dwelling unit to a private or public road;*

Response: The existing and proposed dwellings will have frontage on Dollar Street, which has sidewalks that can provide pedestrian access. Therefore, this criterion is satisfied.

(C) *Any common use areas or shared building elements;*

Response: The proposed land division does not create any common areas or shared building elements. Therefore, no easements are required, and this criterion is met.

(D) *Any dedicated driveways or parking; and*

Response: Each unit will have individual driveways, so no easements are required for parking areas or driveways. Therefore, this criterion does not apply.

(E) *Any dedicated common area;*

Response: The proposed land division will not create dedicated common use areas. Therefore, no easements are required, and this criterion is met.

(d) *Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or tracts used as common areas; and*

Response: No single parcel will contain more than one dwelling unit. This land division does not create common lots, parcels, or tracts. Therefore, this criterion is satisfied.

(e) *Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.*

Response: Building setbacks are shown on the submitted site plan, which demonstrates compliance with the appropriate standards outlined the West Linn CDC. Compliance with the applicable Oregon Residential Specialty Code regulations will be demonstrated during the Building Permit review process. Therefore, this element of the criterion will be addressed at a future date and time.

- (3) *A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:*
- (a) *Prohibit the further division of the resulting lots or parcels.*
 - (b) *Require that a notation appear on the final plat indicating that the approval was given under this section.*

Response: The applicant acknowledges and understands that the above conditions of approval may be required with the approval of this application.

- (4) *In reviewing an application for a middle housing land division, a city or county:*
- (a) *Shall apply the procedures under ORS 197.360 to 197.380.*
 - (b) *May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197A.420.*
 - (c) *May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.*
 - (d) *May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197.360 to 197.380.*
 - (e) *May allow the submission of an application for a middle housing land division at the same time as the submission of an application for building permits for the middle housing.*
 - (f) *May require the dedication of right of way if the original parcel did not previously provide a dedication.*

Response: The applicant acknowledges and understands this application will be processed according to the procedures under ORS 197.360 to 197.380. Compliance with this portion of the criterion will occur through completion of the land use process.

- (5) *The type of middle housing developed on the original parcel is not altered by a middle housing land division.*

Response: The proposed land division does not create any conflicts with the existing dwelling. All existing setbacks and restrictions are met, and all newly created setbacks can be met. Therefore, this criterion is met.

- (6) *Notwithstanding ORS 197A.425 (1), a city or county is not required to allow an accessory dwelling unit on a lot or parcel resulting from a middle housing land division.*

Response: The applicant acknowledges and understands that the city is not required to allow accessory dwelling units now or in the future.

- (7) *The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section or ORS 197.360 to 197.380 prohibits a city or county from requiring a final plat before issuing building permits.*

Response: The applicant acknowledges and understands that this application is void if the final plat is not approved within three years of the tentative approval.

IV. Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the Oregon Revised Statutes Chapter 92, Subdivisions and Partitions, and the City of West Linn Community Development Code are satisfied.

Exhibit A – Clackamas County Assessor Map

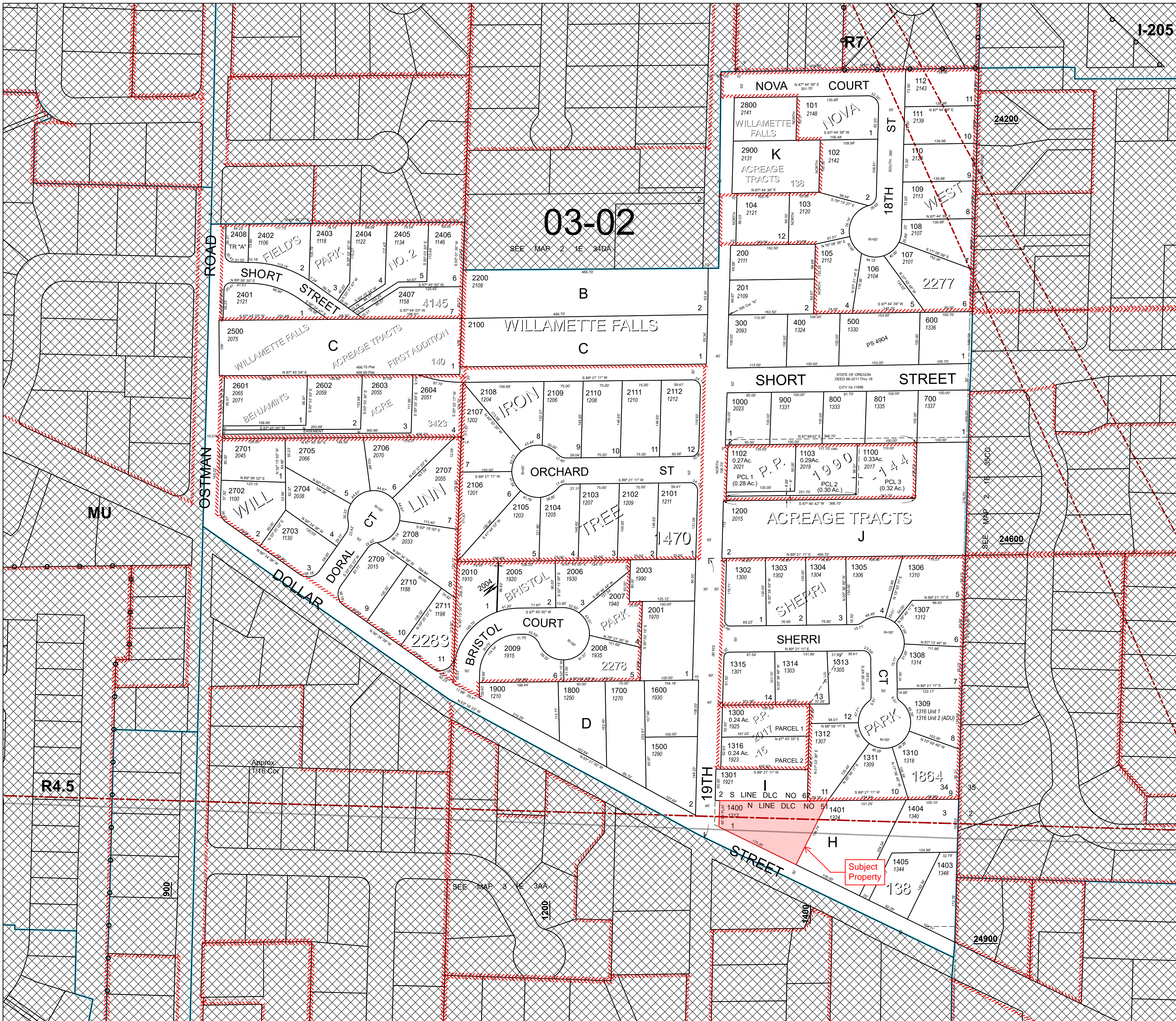
2 1E 34DD
WEST LINN

S.E.1/4 S.E.1/4 SEC.34 T.2S. R.1E. W. M.
CLACKAMAS COUNTY

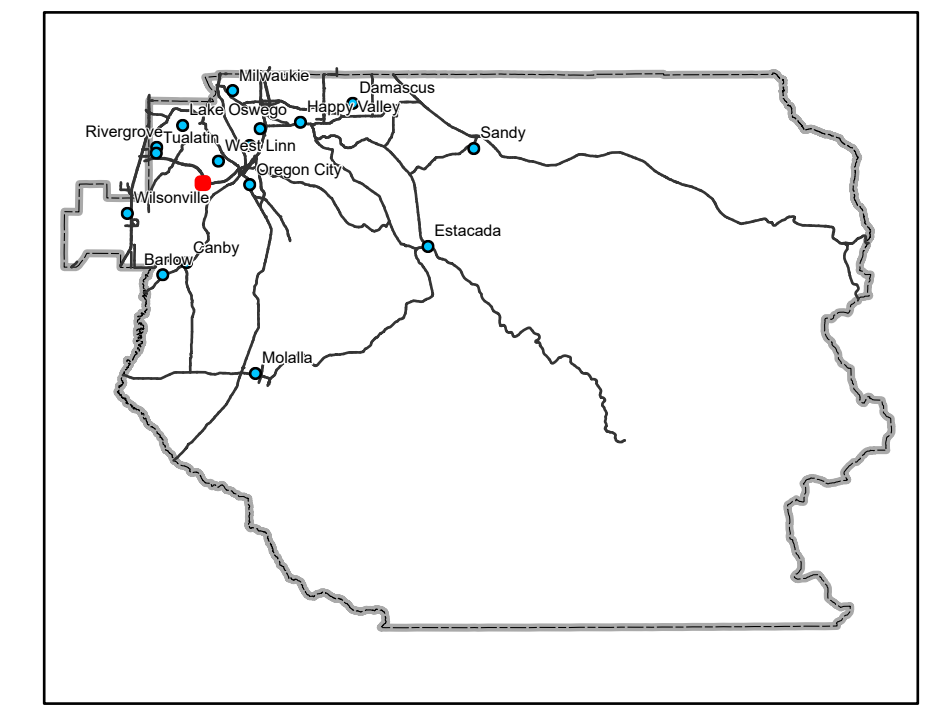
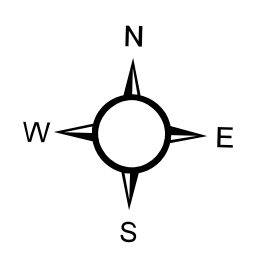
1" = 100'
D. L. C.
JOSEPH A. FIELDS NO. 51 & 67

Cancelled Numbers

- 1402
- 2002
- 100
- 2000
- 2700
- 1101
- 2600
- 2300
- 2400



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

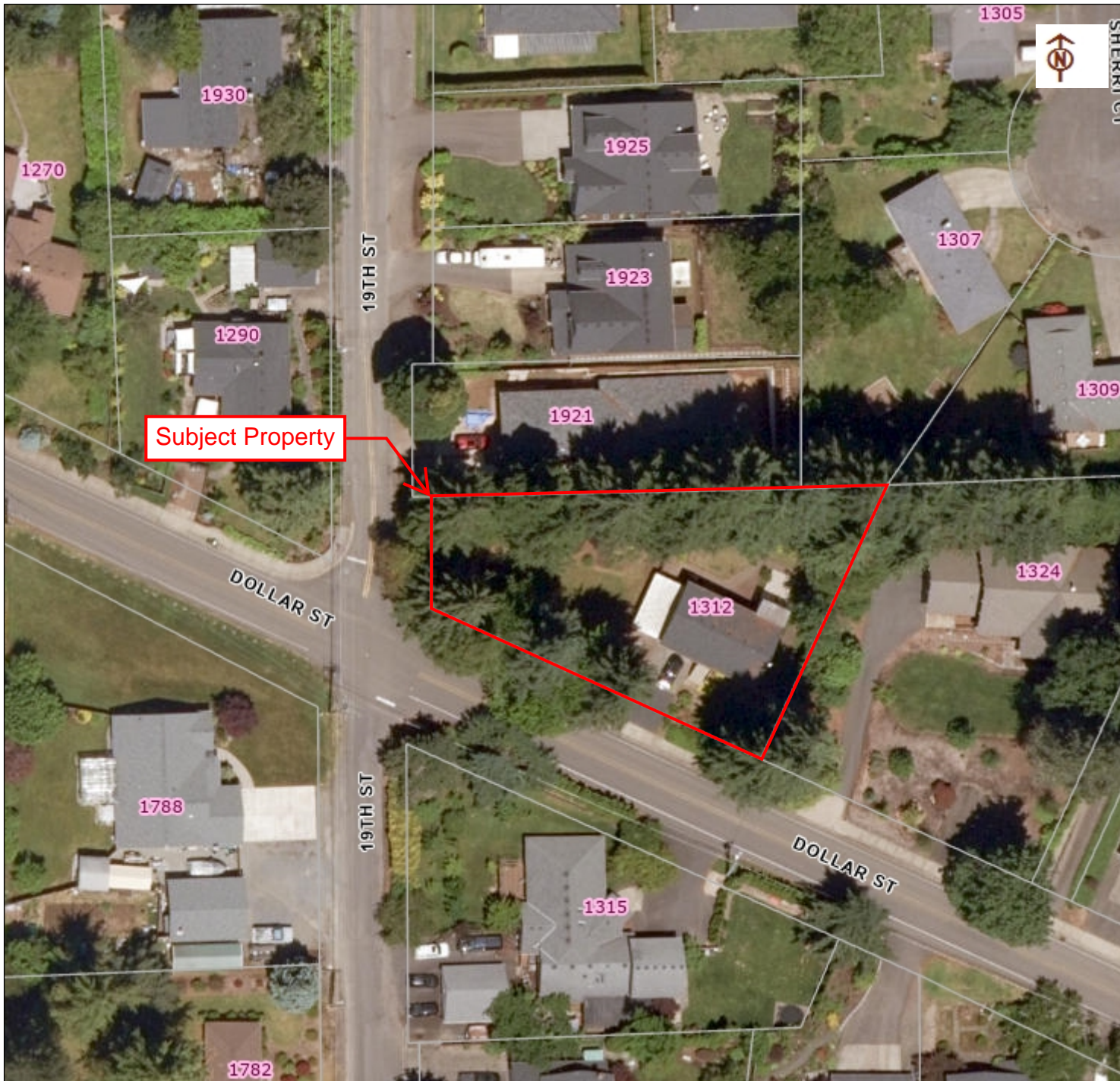


THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

2 1E 34DD
WEST LINN

Print Date: 11/19/2024

Exhibit B – Aerial Photograph

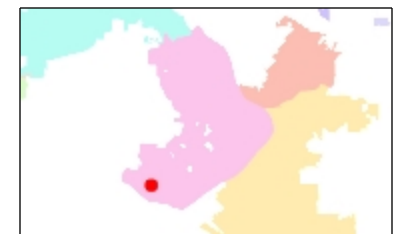


Legend

0 0.01 0.03 Miles



1: 1,128



Notes

This map was automatically generated using Geocortex Essentials.
Director Decision

Exhibit C – West Linn Zoning Map

Legend

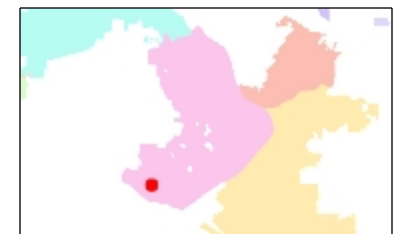
Zoning

- Single and Multi Family R-2.1
- Single and Multi Family R-3
- Single-Family R-4.5
- Single-Family R-5
- Single-Family R-7
- Single-Family R-10
- Single-Family R-15
- Single-Family R-20
- Single-Family R-40
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Business Center
- Campus Industrial
- General Industrial

0 0.01 0.03 Miles

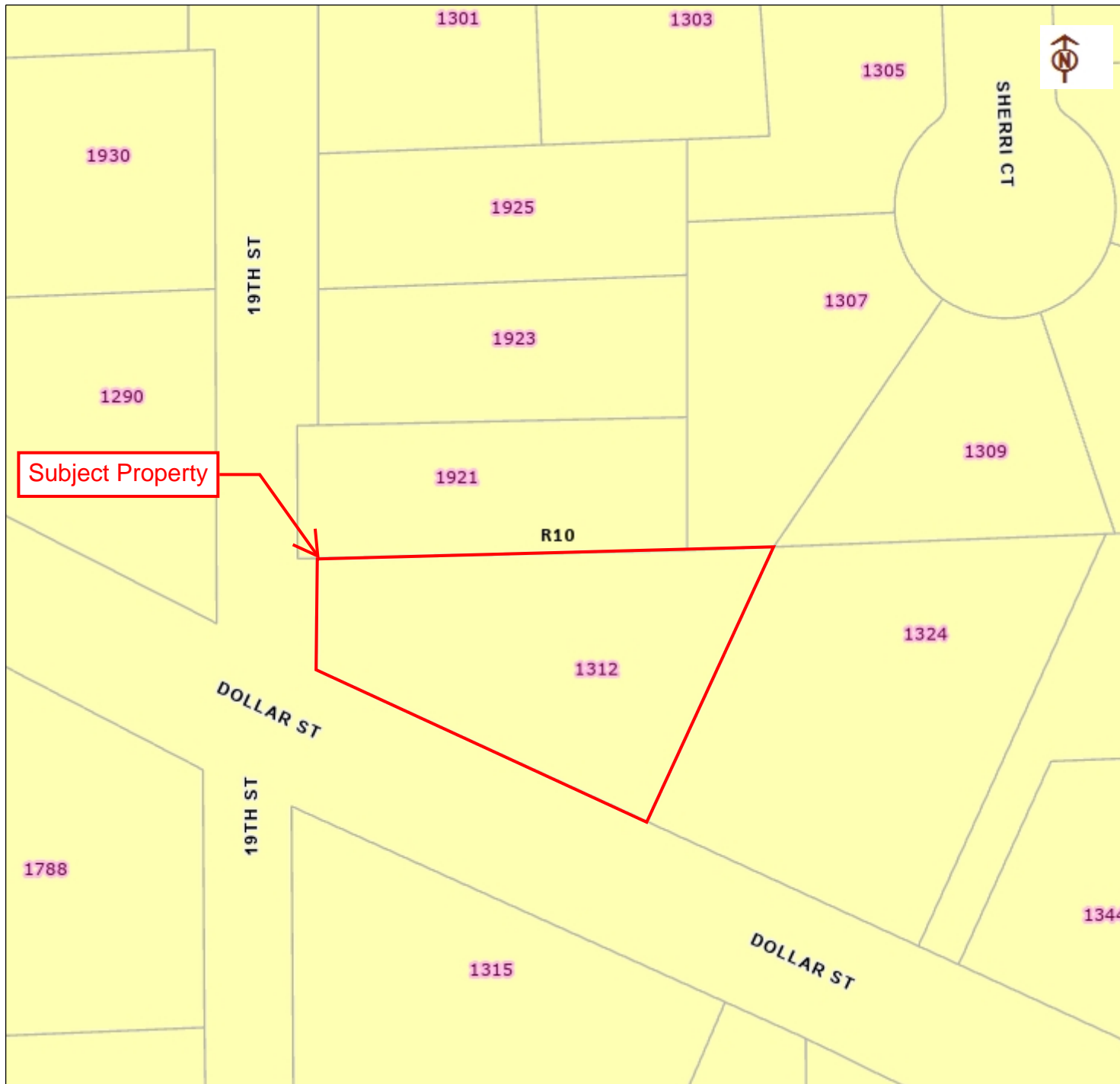


1: 1,128



Notes

This map was automatically generated using Geocortex Essentials.
 Director Decision

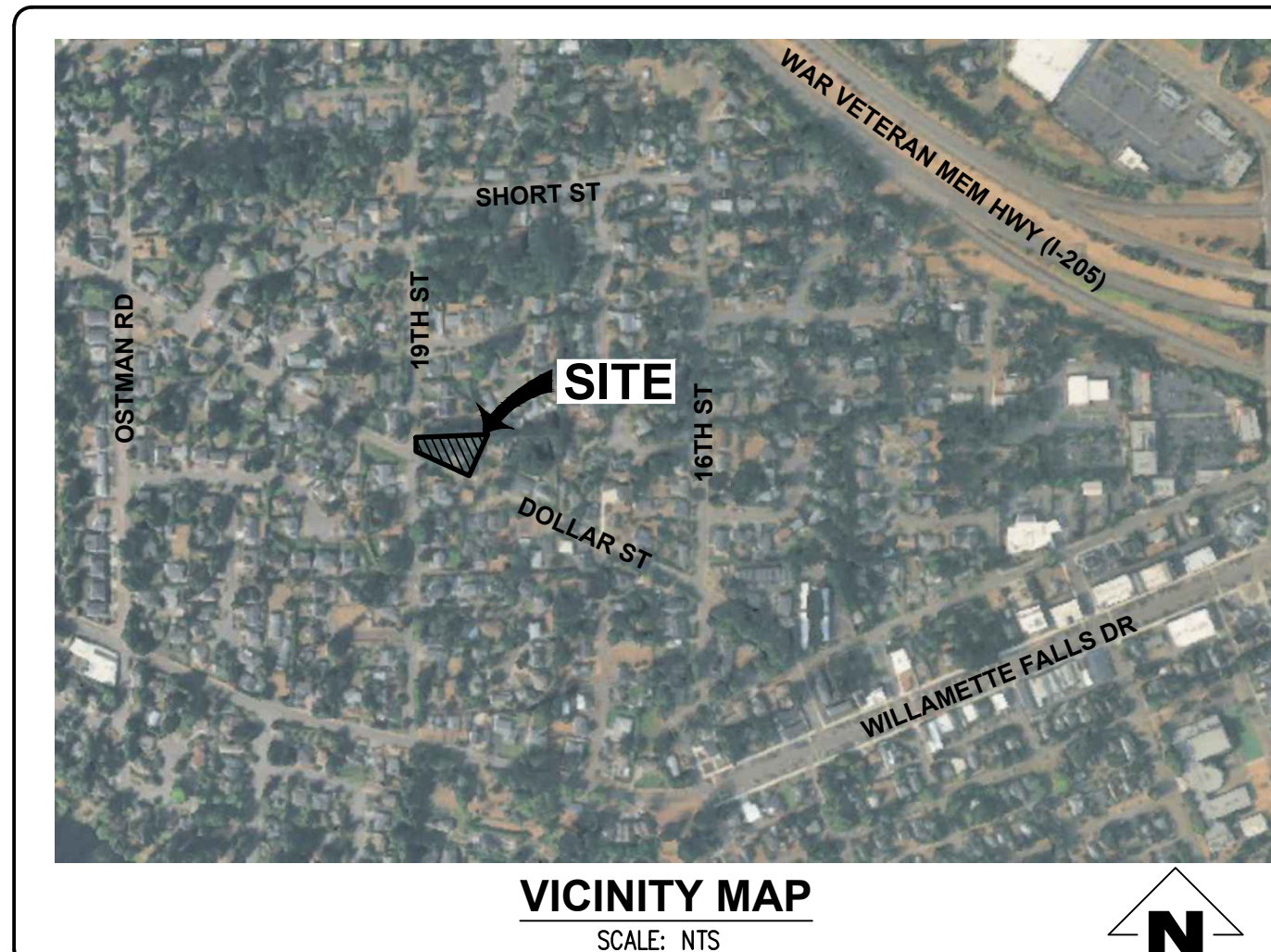
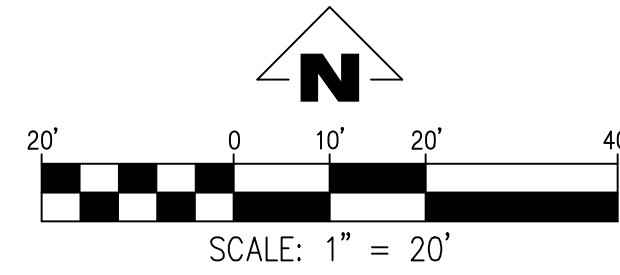
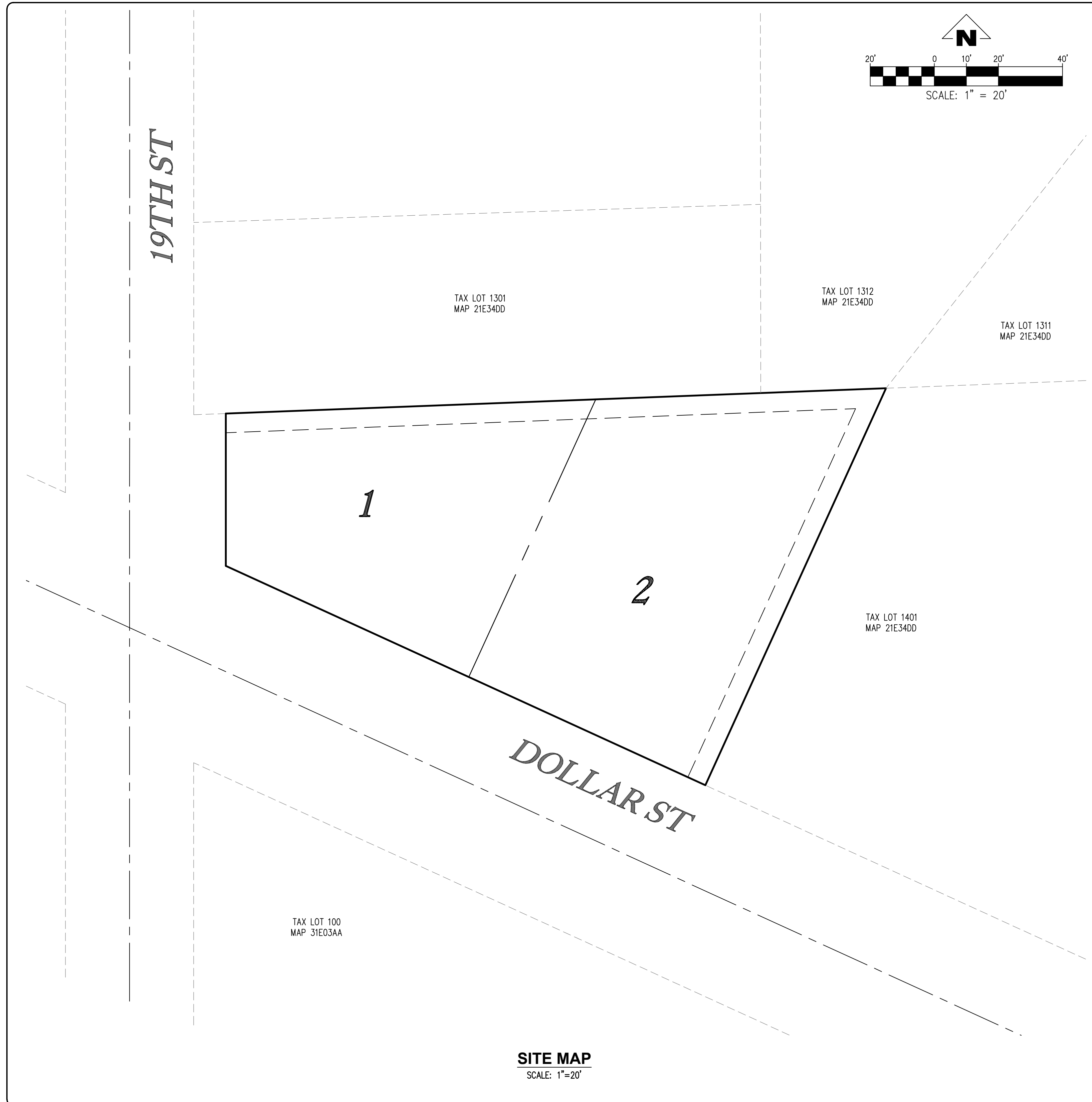


Subject Property

DOLLAR STREET MIDDLE HOUSING LAND DIVISION

TAX MAP 21E34DD
 S.E. 1/4 S.E. 1/4 SECTION 34 T.2S. R.1E. W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

1312 DOLLAR ST
 TAX MAP 21E34DD - TL 1400
 CLACKAMAS COUNTY
 CITY OF WEST LINN
 OREGON, 97068



LEGEND

- FOUND MONUMENT (PROTECT AT ALL TIMES)
- MONUMENT SET ON 05-02-2024
- ROADWAY CENTERLINE
- - - SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - WOODEN FENCE LINE
- EXISTING CONCRETE
- ▨ EXISTING BUILDING
- W-W-W- EXISTING WATER LINE
- SS-SS-SS- EXISTING SANITARY SEWER LINE
- SD-SD-SD- EXISTING STORM SEWER LINE
- Ⓜ EXISTING WATER METER
- Ⓢ EXISTING SANITARY SEWER MANHOLE
- Ⓢ EXISTING STORM SEWER MANHOLE
- Ⓜ EXISTING CATCH BASIN

SITE DATA

SITE AREA: 0.37 AC
 CURRENT ZONING: R-10
 TAXLOT: 1400
 TAXMAP: 21E34DD
 NO OF LOTS: 2

BENCHMARK INFORMATION

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

PAPER SCALE NOTE

THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17", SCALE ACCORDINGLY.

DRAWING INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET & DRAWING INDEX
02	EXISTING CONDITIONS & DEMOLITION PLAN
03	PRELIMINARY PLAT
04	PRELIMINARY SITE PLAN

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

PROJECT CONTACTS

OWNER:
 CONTACT: ROBERT BAILEY
 1312 DOLLAR STREET
 WEST LINN, OR 97068

SURVEYOR:
 CENTERLINE CONCEPTS LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OR 97045
 CONTACT: TOBY G. BOLDEN, PLS
 (503) 650-0188 (P)

CIVIL ENGINEER:
 EMERIO DESIGN, LLC
 1500 VALLEY RIVER DRIVE, SUITE 100
 EUGENE, OR 97401
 CONTACT: KEELAN SMITH, PE
 (503) 746-8812 (P)

NOTICE TO EXCAVATORS:
 ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.
 Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344

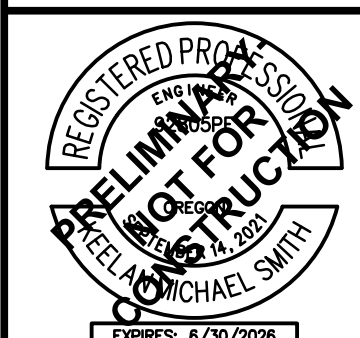
COVER SHEET & DRAWING INDEX

REVISIONS

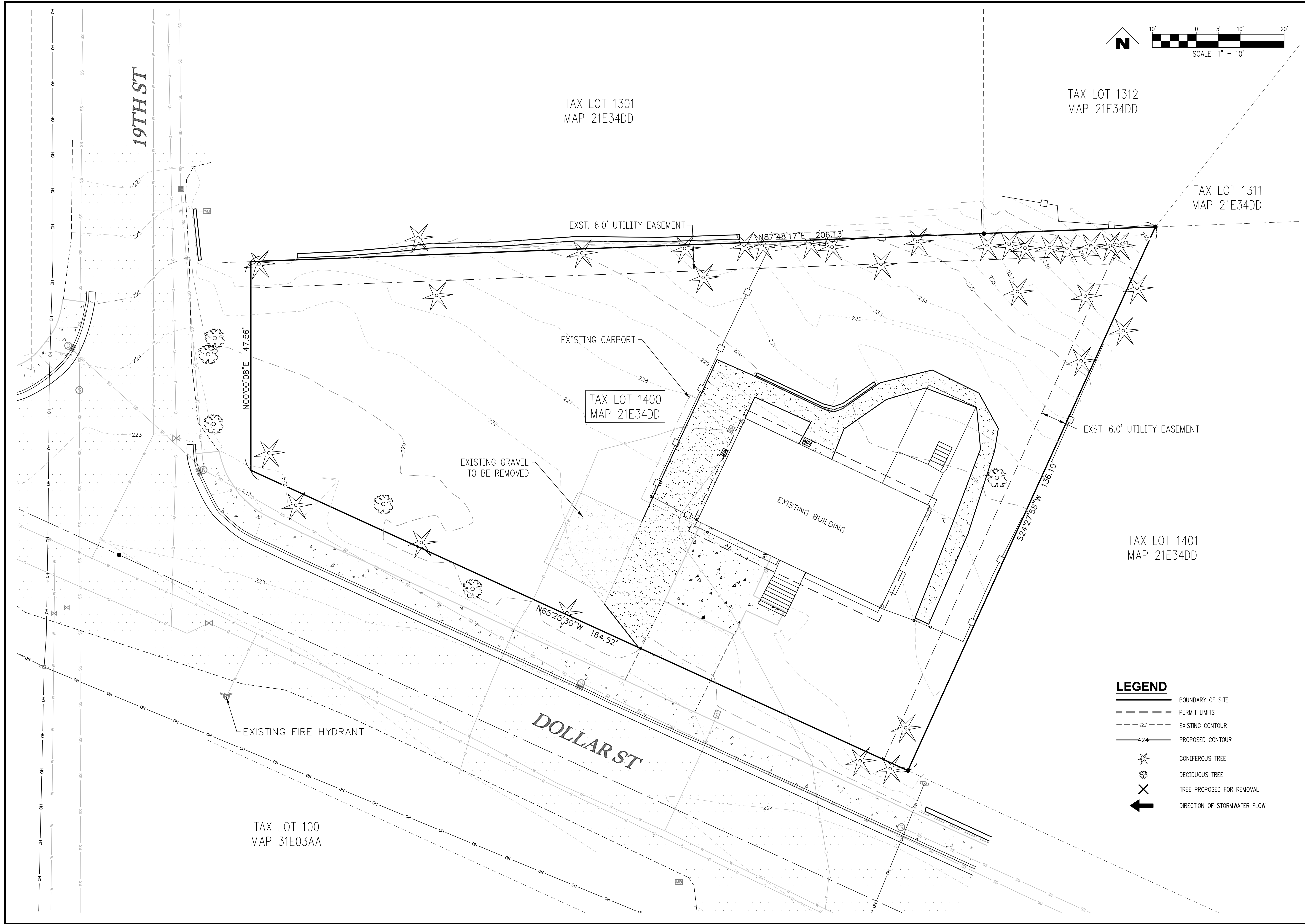
NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN

6446 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-8992
 www.emeriodesign.com



SHEET
01 OF **04**

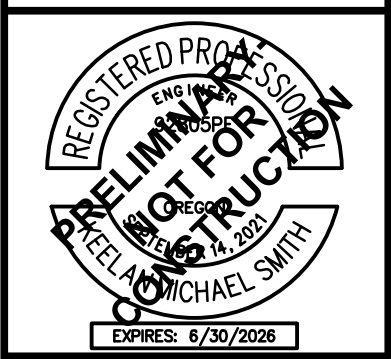


1312 DOLLAR ST
 TAX MAP 21E34DD - TL 1400
 CLACKAMAS COUNTY
 CITY OF WEST LINN
 OREGON, 97068

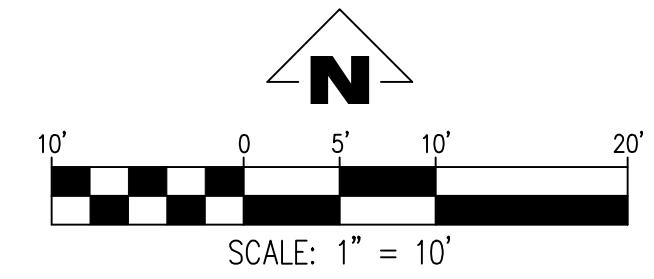
**EXISTING CONDITIONS &
 DEMOLITION PLAN**

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-8592
 www.emeriodesign.com



FILE: P:\2674-001 Dollar St Middle Housing (img) plan\2674-001_02.dwg, Layout: 02-EXISTING CONDITIONS & DEMOLITION PLAN, Plot Date: 11/18/2025 2:39 PM, By: Cameron Johnson



TAX LOT 1301
MAP 21E34DD

TAX LOT 1312
MAP 21E34DD

TAX LOT 1311
MAP 21E34DD

TAX LOT 1401
MAP 21E34DD

TAX LOT 100
MAP 31E03AA

19TH ST

DOLLAR ST

PROPOSED WATER SERVICE CONNECTION
PROPOSED SANITARY SEWER SERVICE CONNECTION

EXST. 6.0' UTILITY EASEMENT

EXST. 6.0' UTILITY EASEMENT

1
6716 SF

2
9377 SF

EXISTING CARPORT

EXISTING BUILDING

7.5' SETBACK

20.0' SETBACK

15.0' SETBACK

20.0' SETBACK

8.0' P.U.E

2.0'

14.2'

34.7'

83.4'

115.5'

90.6'

136.1'

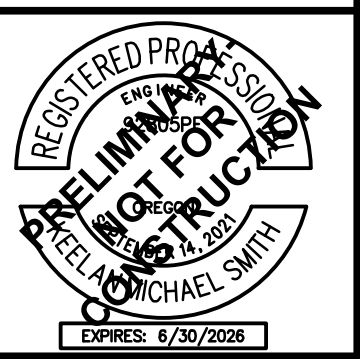
81.2'

1312 DOLLAR ST
TAX MAP 21E34DD - TL 1400
CLACKAMAS COUNTY
CITY OF WEST LINN
OREGON, 97068

PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
6445 SW FALLBROOK PLACE SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-8592
www.emeriodesign.com



SHEET
04
OF
04

FILE: P:\2674-001 Dollar St Middle Housing\img\plan\2674-001_04site_Layout: 04 PRELIMINARY SITE PLAN, Plot Date: 11/18/2025 2:37 PM, by: Cameron Johnson

**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: Robert Bailey
Address: 1312 Dollar Street, West Linn, OR 97068
Phone: 503-314-2795
Email: robertbaileyjr@msn.com
Site Address: 1312 Dollar Street
City: West Linn
Map & Tax Lot #: Map No. 2-1e-34DD, Lot 1400
Business Name: _____
Land Use/Building Jurisdiction: City of West Linn
Land Use/ Building Permit # Not yet assigned
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

Middle Housing Land Division to divide one parcel into two lots.

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 #: 2025-0182
Permit Type: SPP West Linn
Submittal Date: 10-2-25
Assigned To: DFM Am
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

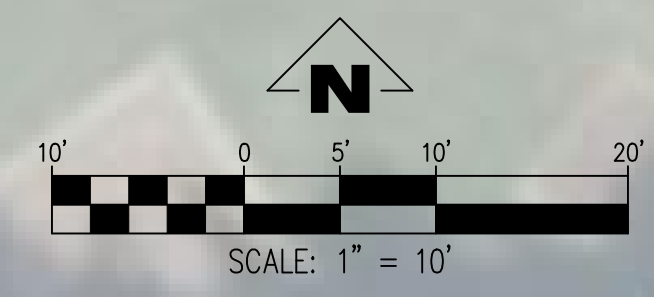
This section is for application approval only

[Signature] 10-2-25
Fire Marshal or Designee Date
Conditions: See approved fire service plan.
See Attached Conditions: Yes No
Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____



TVFR
Tualatin Valley
Fire & Rescue
APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS

Jason A. [Signature]
Deputy Fire Marshal II

TVF&R Permit# 2025-0182

1312 DOLLAR ST
TAX MAP 21E34DD - TL 1400
CLACKAMAS COUNTY
CITY OF WEST LINN
OREGON, 97068

FS-1

REVISIONS	
NO.	DATE

EMERIO
ENGINEERING • SURVEYING • DESIGN

1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-8592
www.emeriodesign.com

SHEET
01
OF
01

FILE: P:\2674-001 Dollar St Middle Housing [img] [plan] [Exhibits] TVFR 2674-001 TVFR Layout: 04 PRELIMINARY SITE, Plot Date: 9/30/2025 4:09 PM, by: Justina Spora

REVISIONS TO REVIEW APPLICATION, PROJECT No. ELD-25-08

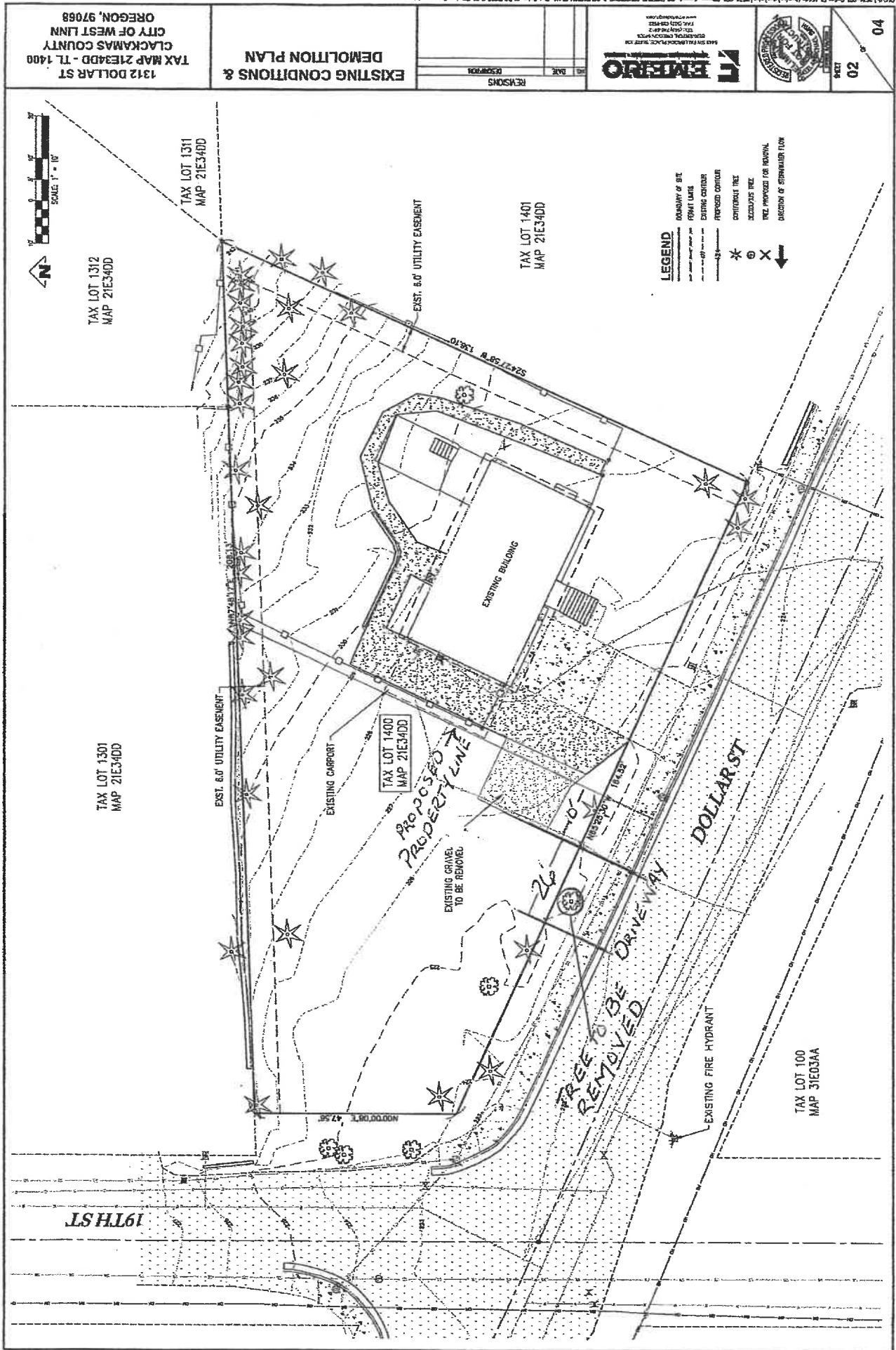


EXHIBIT PD-2: COMPLETENESS LETTER



CITY OF
West Linn

January 31, 2026

Robert Bailey
1312 Dollar Street
West Linn, OR. 97068

Subject: ELD-25-08 Completeness Determination

Dear Mr. Bailey:

The City received the missing application information for a Two-Parcel Middle-Housing Land Division at 1312 Dollar Street. The materials have been reviewed by Planning staff, and the application is now **complete**. The City has 63 days to exhaust all local review; that period ends April 4, 2026.

Please note that a completeness determination does not indicate approval of your application. It simply means that the necessary information has been submitted to proceed with the application review process.

A Public Notice will be mailed to property owners within 100 feet of the property, the neighborhood association, and relevant agencies. The Notice provides a 14-day public comment period and will identify the earliest potential decision date by the Community Development Director.

Please contact me at 503-742-6064, or by email at dwyss@westlinnoregon.gov if you have any questions about the process.

Sincerely,

A handwritten signature in blue ink that reads "Darren Wyss".

Darren Wyss
Principal Planner

EXHIBIT PD-3: AFFIDAVIT AND NOTICE PACKET

**AFFIDAVIT OF NOTICE
PLANNING MANAGER DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **ELD-25-08**

Applicant's Name: **Robert Bailey**

Development Name: **1312 Dollar St**

Scheduled Decision Date: **after 2/19/26**

MAILED NOTICE

Notice of Upcoming Planning Manager Decision was mailed at least 14 days before the decision.

Robert Bailey, applicant	02/05/26	<i>Lynn Schroder</i>
Emerio Design, Jennifer Arnold, applicant representative	02/05/26	<i>Lynn Schroder</i>
WLWL SD	02/05/26	<i>Lynn Schroder</i>
Clackamas County	02/05/26	<i>Lynn Schroder</i>
TVF&R	02/05/26	<i>Lynn Schroder</i>
PGE	02/05/26	<i>Lynn Schroder</i>
TRI-Met	02/05/26	<i>Lynn Schroder</i>
Comcast	02/05/26	<i>Lynn Schroder</i>
NW Natural Gas	02/05/26	<i>Lynn Schroder</i>
Property owners within 100ft of the site perimeter	02/05/26	<i>Lynn Schroder</i>
Willamette Neighborhood Association	02/05/26	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming Planning Manager Decision was emailed at least 14 days before the decision to:

Willamette Neighborhood Association	02/05/26	<i>Lynn Schroder</i>
Robert Bailey, applicant	02/05/26	<i>Lynn Schroder</i>
Jennifer Arnold, applicant consultant	02/05/26	<i>Lynn Schroder</i>
Metro	02/05/26	<i>Lynn Schroder</i>
Stafford CPO	02/05/26	<i>Lynn Schroder</i>

WEBSITE

Notice of Upcoming Planning Manager Decision was posted on the City's website at least 14 days before the decision.

02/05/26	<i>Lynn Schroder</i>
----------	----------------------

FINAL DECISION

Notice of Final Decision was mailed to the **applicant, and all parties mailed the original notice above**, all parties with standing, and posted on the City's website.

	<i>Lynn Schroder</i>
--	----------------------



**NOTICE OF UPCOMING DIRECTOR DECISION
FILE NO. ELD-25-08**

The City of West Linn has received a complete application (ELD-25-08) proposing a two-parcel expedited land division for middle housing at 1312 Dollar Street (Clackamas County Tax Assessor Map 21E 34DD Tax Lot 1400). The application is being processed under the expedited land division rules found in Oregon Revised Statute (ORS) 197.360-380.

The Planning Director will decide on the application after the required 14-day written comment period ends. The decision will be based on the criteria found in [ORS 92.031](#). An appointed referee will review any appeal of the decision.

The complete application and all evidence submitted by the applicant are posted on the City's website, <https://westlinnoregon.gov/projects>. Alternatively, the application and all evidence submitted by the applicant are available for review between 8:00 am and 5:00 pm, Monday through Thursday, at City Hall at no cost. Copies may be obtained at a reasonable cost.

A public hearing will not be held for this decision. Anyone wishing to submit written comments for consideration must submit all material before the 14-day comment period expires. The deadline to submit written comments is 4:00 pm on February 19, 2026. Written comments can be submitted to dwyss@westlinnoregon.gov or to City Hall, 22500 Salamo Road, West Linn, OR 97068. All comments must be received by the deadline.

All issues that may provide the basis for an appeal to the referee must be raised in writing prior to the expiration of the comment period outlined above and all issues must be raised with sufficient specificity to enable the Planning Director to respond to the issue.

For additional information, please contact Darren Wyss, Principal Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or 503-742-6064 or dwyss@westlinnoregon.gov.

Scan this QR Code to go to the Project Web Page:





**NOTICE OF UPCOMING
COMMUNITY DEVELOPMENT DIRECTOR DECISION**

**PROJECT # ELD-25-08
MAIL: 02/05/26 TIDINGS: N/A**

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.