

**ORDINANCE NO. 1594
WEST LINN, OREGON**

AN ORDINANCE MODIFYING DESIGN STANDARDS AND SETBACKS FOR HOMES, ACCESSORY DWELLING UNITS AND OTHER DEVELOPMENT IN THE WILLAMETTE HISTORIC DISTRICT

WHEREAS, the integrity of the Willamette Historic District, now part of a the Willamette Falls Drive National Historic District, is protected and enhanced by the use of architectural design standards and setbacks that are specific to that district; and,

WHEREAS, home construction in the past has exceeded the height and mass of existing historic homes which diminishes the historic value and character of the district; and,

WHEREAS, the construction of some relatively large accessory dwelling units has resulted in loss of privacy and sunlight for the adjacent neighbors; and,

WHEREAS, Community Development Code (CDC) Chapter 25 regulates construction and remodeling of structures in the Historic District; and,

WHEREAS, the Clackamas County Historic Review Board on July 9, 2009 and the West Linn Planning Commission, following their August 19, 2009 and February 3, 2010 hearings, recommended approval of amendments to CDC Chapter 25 that would address these issues; and,

WHEREAS, the West Linn City Council held public hearings on March 8, 2010 and March 22, 2010 and subsequently adopted findings of fact and conclusions justifying its decision; and

WHEREAS, the City Council received testimony that, due to the length of the code adoption process and with arrival of the spring building season, there is a threat that without more restrictive standards in place properties in the District could be subject to remodeling activities that are not conducive to maintaining the historic integrity of the District.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

Section 1: The West Linn Community Development Code is hereby amended to read as identified in Exhibit A (attached hereto).

Section 2: Because of the potential for remodeling activity during the spring that is not conducive to maintaining the historic integrity of the District the City Council hereby finds and declares an emergency which requires that, for the benefit of community health, safety and welfare, this ordinance shall become effective immediately.

PASSED AND APPROVED THIS 12th DAY OF APRIL 2010.

PATTI GALLE, MAYOR

ATTEST:

TINA LYNCH, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY