

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Zach Pelz</i>	PROJECT NO(S): <i>CUP-15-01</i>	
NON-REFUNDABLE FEE(S) <i>\$200-</i>	REFUNDABLE DEPOSIT(S) <i>\$4500-</i>	TOTAL <i>\$4700-</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input checked="" type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:

**1889 WILLAMETTE FALLS DRIVE
WEST LINN, OR 97068**

Assessor's Map No.: **00749051**

Tax Lot(s): **31E02BA03100**

Total Land Area: **.11 acre**

**Brief Description of Proposal: For legal description: 121 Willamette Falls BLKS 1 THRU 17 LT1 BLK9
ADD ANOTHER BATHROOM WHICH WILL ALLOW US TO INCREASE OUR HEADCOUNT ALLOWANCE AND
TO ALLOW "ASSEMBLY" USE.**

Applicant Name: COMMUNITY OF FAITH CHURCH
(please print)

Phone: **503 303-7035**

Address: **1889 WILLAMETTE FALLS DRIVE**

Email: **pastordave@cofaith.net**

City State Zip: **WEST LINN, OR 97068**

Owner Name (required): STEVEN TEKANDER
(please print)

Phone: **503 657-1094**

Address: **2008 WILLAMETTE FALLS DRIVE #200B**

Email: **stekander@aol.com**

City State Zip: **WEST LINN, OR 97068**

Consultant Name: GLEN A. MILLER, RA
(please print)

Phone: **503 636-7979**

Address: **3433 MCNARY PKWY #602**

Email: **glen@gamillerarchitecture.com**

City State Zip: **LAKE OSWEGO OR 97035**

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature]
Applicant's signature

3/22/15
Date

[Signature]
Owner's signature (required)

3/25/2015
Date



March 23, 2015

City of West Linn, Oregon
Planning & Development Department
22500 Salamo Road #1000
West Linn, Oregon 97068

RE: Community of Faith Conditional Use Permit
1889 Willamette Falls Drive
West Linn, Oregon

Narrative re: Section 60.070 - Approval Standards and Conditions

A. 1.

The existing site size and dimensions are depicted on the Site Plan drawing, and the applicant is not proposing to alter the existing structure. The Community of Faith is currently occupying the existing space, under an approved permit. However, they are proposing an additional use for a portion of their space for religious activities, which triggered the Conditional Use review and approval. Since no exterior building modifications are proposed, no adverse affects in terms of aesthetics will impact the surrounding properties and uses.

A. 2.

The shape, location, topography, and natural features of the site will not change under this approval, since the applicant is currently occupying the space within the existing building. The interior space under this proposal is suitable for their needs and expectations.

A. 3.

The Community of Faith is currently serving the needs of the community by providing a meeting place for religious activities, meetings, youth activities. These events will not change, and the community will continue to benefit from these activities.

A. 4.

Adequate public facilities are currently available and currently provide services to the property. No changes are proposed.

A. 5.

As depicted on the Drawings, the Traffic and Trip Generation Report, and the Application, we believe the requirements of the zone are met, and will continue to be met.

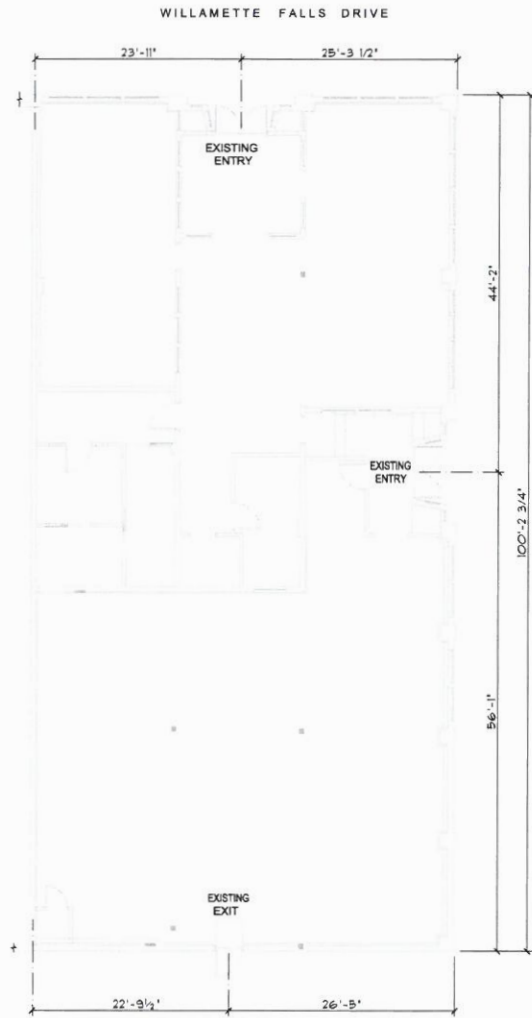
- A. 6. The supplementary requirements found in Chapters 52-55 of the CDC pertain to Signs, Sidewalk use, Landscaping, and Design Review, respectively. The applicant does not propose a change to any of these requirements under this proposal. Design Review is not required as there are no proposed exterior modifications other than perhaps a new exterior light fixture for egress as required by the Oregon Structural Specialty Code.
- A. 7. The applicant understands the use shall comply with the applicable policies of the Comprehensive Plan, and believes the applicable policies will be in compliance. The applicant is not aware of any non-compliant policies.
- B. Since this Conditional Use proposal is not related to enlarging or altering the existing structure, most, if not all, the development review provisions are not applicable. If there are any development review provisions that are related to this application, we will address them as needed.
- C. It is understood that the Planning Commission may impose conditions of approval, however it is not expected for this application.
- D. Aggregate extraction uses shall be subject to the provisions of ORS 541.605 pertains to watershed protection, and is not applicable to this application.
- E. Since this application does not involve any exterior modification (other than what is described in A. 6. above), we do not anticipate any conditions the Historic Review Board might impose.

End of Narrative



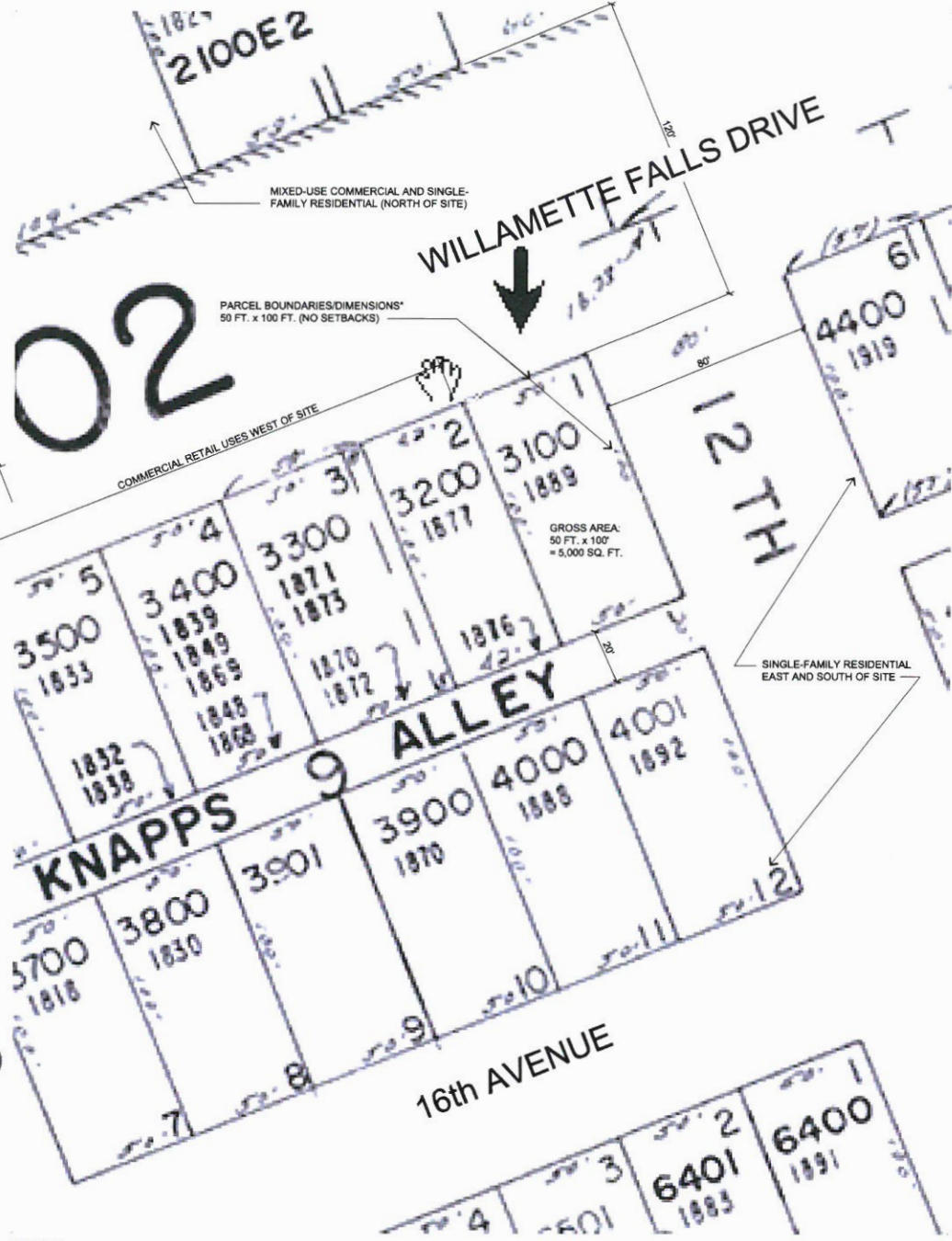
Glen A. Miller, RA CSI
GA Miller Architecture PC

cc: Mark Childs, Community of Faith
File



NOTE: REFER TO ADDITIONAL INFORMATION THIS SHEET FOR ADDITIONAL INFORMATION REGARDING 60.080 (6)

1 60.080 (6) PLAN



60.080 - A.
 APPLICANT NAME: MR. MARK CHILDS, PRESIDENT, COMMUNITY OF FAITH
 APPLICANT ADDRESS: 1889 WILLAMETTE FALLS DRIVE, WEST LINN, OREGON 97068
 APPLICANT TELEPHONE NUMBER: 503.303.0735

60.080 - B.
 1. SUBDIVISION NAME: WILLAMETTE BUSINESS DISTRICT
 BLOCK: 1
 LOT NUMBER: 31E02BA03100
 PARCEL NUMBER: 00749051
 LEGAL: 121 WILLAMETTE FALLS BLKS 1 THRU 17 LT1 BLK9

60.080 - C.
 5. a. ALL EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, AND DRAINAGE FACILITIES ON ADJOINING PROPERTIES TO REMAIN. NO ALTERATIONS ARE PROPOSED.
 5. b. ALL EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, AND DRAINAGE FACILITIES TO REMAIN ON SITE. NO ALTERATIONS ARE PROPOSED.
 5. c. THERE ARE NO PROPOSED STRUCTURES OR CHANGES TO THE EXISTING STRUCTURE, UTILITIES, OR DRAINAGE FACILITIES.

2 60.080 SITE PLAN AND MAP

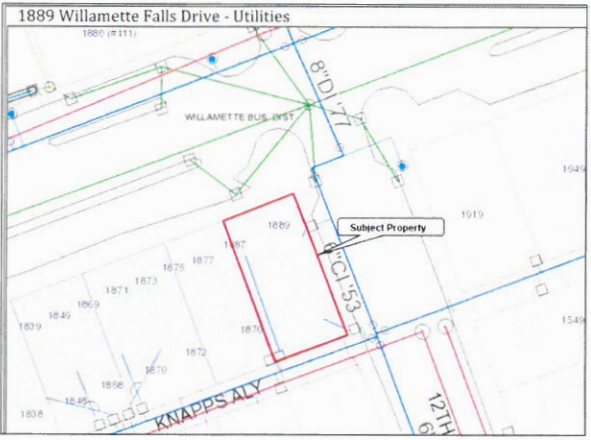


3 VICINITY MAP

60.080 - A.
 APPLICANT NAME: MR. MARK CHILDS, PRESIDENT, COMMUNITY OF FAITH
 APPLICANT ADDRESS: 1889 WILLAMETTE FALLS DRIVE, WEST LINN, OREGON 97068
 APPLICANT TELEPHONE NUMBER: 503.303.0735

- 60.080 - B.
 1. SUBDIVISION NAME: WILLAMETTE BUSINESS DISTRICT
 BLOCK: 1
 LOT NUMBER: 31E02BA03100
 PARCEL NUMBER: 00749051
 2. REFER TO SITE PLAN FOR BOUNDARIES & DIMENSIONS. GROSS AREA: 5,000 SQ. FT.
 3. REFER TO THE VICINITY MAP THIS PAGE FOR SURROUNDING PROPERTIES, DEVELOPMENT, AND LAND USE ZONES.
 4. REFER TO THE SITE PLAN THIS PAGE FOR LOCATIONS AND NAMES OF PLATTED STREETS AND PUBLIC WAYS
 5. a. REFER TO UTILITY MAP BELOW FOR EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, AND DRAINAGE FACILITIES ON ADJOINING PROPERTIES
 5. b. ALL EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, AND DRAINAGE FACILITIES ARE TO REMAIN ON THE SITE
 5. c. THERE ARE NO PROPOSED STRUCTURES OR CHANGES TO THE EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, OR DRAINAGE FACILITIES.
 6. a. REFER TO DRAWING 1 THIS PAGE FOR EXISTING ENTRANCES. NO NEW ENTRANCES OR EXITS ARE PROPOSED.
 6. b. THERE IS NO ON-SITE PARKING OR CIRCULATION AREAS. STREET PARKING ONLY. NO PROPOSED CHANGES.
 6. c. THE EXISTING WASTE DISPOSAL IS LOCATED IN KNAPPS ALLEY. NO LOADING OR DELIVERY PROPOSED.
 6. d. THE EXISTING AND PROPOSED PEDESTRIAN AND BICYCLE CIRCULATION AREAS OCCUR ON WILLAMETTE FALLS DRIVE AND 12TH STREET. NO CHANGES ARE PROPOSED.
 6. e. NO ON-SITE OUTDOOR RECREATION SPACES AND COMMON AREAS EXIST OR ARE PROPOSED.
 6. f. NO ABOVE-GROUND UTILITIES EXIST OR ARE PROPOSED.
 7. SINCE THERE ARE NO SETBACKS, THERE CURRENTLY IS NO LANDSCAPED AREAS, NONE ARE PROPOSED.
 8. THERE ARE NO TREES WITH A SIX-INCH CALIPER AT A HEIGHT OF FIVE FEET.

60.080 - C. THE SITE IS ESSENTIALLY FLAT.



4 UTILITY MAP



GAMA
GA MILLER
ARCHITECTURE PC
 141 DEL PRADO
 LAKE OSWEGO, OREGON 97035
 503.636.7979
 503.636.9898 - FAX
 glen@gamillerarchitecture.com

CONSULTANTS

GENERAL CONTRACTOR

COMMUNITY OF FAITH
 1889 WILLAMETTE FALLS DRIVE
 WEST LINN, OREGON

OWNER

MARK	DATE	DESCRIPTION
JOB NO.:	1411-53	
FILE:	1411-53 60.080	
BY:		
PLAN CHECK NO.		
PERMIT NO.		
DATE:	MARCH 18, 2015	
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SHEET TITLE
SITE PLAN / VICINITY MAP

60.080

SHEET OF

All concepts, designs, arrangements, and data indicated on these documents are the property of G. A. Miller Architecture PC and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or data shall be used by, or disclosed to any person, firm, or corporation for any purpose whatsoever without permission of G. A. Miller Architecture PC.



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

610 SW Alder Street, Suite 700, Portland, OR 97205 P 503.228.5230 F 503.273.8169

MEMORANDUM

Date: March 16, 2015

Project #: 18678.0

To: Khoi Le, *City of West Linn*

Sara Javoronok, *City of West Linn*

cc: Mark Childs, *Community of Faith Lutheran Congregation*

From: Patrick Marnell and Diego Arguea, PE

Project: Church Conditional Use Application – West Linn, Oregon

Subject: Conditional Use Trip Generation Assessment

The *Community of Faith Lutheran Congregation* proposes to add a Sunday morning worship service to the existing operations occurring at 1889 Willamette Falls Drive, West Linn, 97068, triggering a conditional use permit application. This memorandum addresses the transportation related conditional use requirements as described in the West Linn Community Development Code (WLDC). Based on the analysis provided herein, the estimated trip generation for the proposed conditional use has a lesser impact on the adjacent street system than what would be allowed outright by the existing commercial zoning.

Additional details of the estimated trip generation and West Linn Traffic Impact Analysis (TIA) requirements are addressed herein.

BACKGROUND

The subject property is located on the southwest corner of the Willamette Falls Drive/12th Street intersection, and occupies approximately 5,000 square feet of gross leasable area. Surrounding land uses include mixed-use commercial and single family residential to the north, single-family residential to the east and south, and commercial retail uses to the west.

Existing Zoning

The existing *Community of Faith Lutheran Congregation* site is zoned General Commercial (GC) and is located in the Willamette Falls Drive Commercial District. Additionally, the site is located within a Commercial Historic Overlay Zone. Use of the existing facility as a religious institution is allowed as a conditional use under the *West Linn Community Development Code (WLDC) Chapter 19.060*.

Existing Operations

The site currently operates as a church use without Sunday services, and serves as administrative offices and as a mid-week and evening meeting place for the *Community of Faith Lutheran Congregation*.

PROPOSED CONDITIONAL USE

The *Community of Faith Lutheran Congregation* proposes to add Sunday morning worship services (currently held at an off-site location) to the existing church operations. The proposed conditional use permit would allow this facility to be operated as a church and to host Sunday morning worship services.

The proposed use is not anticipated to impact the weekday or Saturday trip generation at the facility. The facility will continue to serve as a meeting place for various evening activities including bible studies, choir practices, youth groups, community breakfasts, and children’s programs. Additional details addressing trip generation are provided in the following section.

Trip Generation

The existing traffic profile for the *Community of Faith Lutheran Congregation* is attached for reference purposes as *Attachment “A.”* A summary of the trip generation profile for existing operations is provided in Table 1 below. Also provided in Table 1 are the estimated trips anticipated with the proposed Sunday morning worship service.

Table 1 Estimated Trip Generation Profile (Existing VS. Proposed Use)

Church Operations	Weekday Daily Trip Generation						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Existing Operations ¹	26	50	106	0	22	32	30
Proposed Worship Service Addition	-	-	-	-	-	-	120
Total Trips	26	50	106	0	22	32	150
Net New Trips (Total – Existing Operations)	0	0	0	0	0	0	120

¹ Trips based on information provided by *Community of Faith Lutheran Congregation* of vehicles attending on-site activities.

As shown in Table 1, the proposed Sunday worship service is not anticipated to increase weekday daily (or peak hour weekday) trip generation. The addition of Sunday morning worship services to the 1889 Willamette Falls Drive site is anticipated to increase Sunday traffic by 120 daily trips.

In addition to the trip generation profile of the existing and proposed church uses, a trip generation estimate for the existing site under GC zoning was prepared to compare to the proposed use. The trip generation is based on observations at similar developments, as summarized in the standard reference,

Trip Generation, 9th Edition, published by the Institute of Transportation Engineers. Based on the 5,000 square-foot gross leasable area, the *Specialty Retail* land use is used to estimate trip generation potential. The results are summarized below in Table 2.

Table 2 Estimated Trip Generation Profile (Proposed Use VS. Allowed by Current Zoning)

Land Use	ITE Code	Size (square feet)	Weekday Daily Trips	Average Weekday AM Peak Hour Trips	Average Weekday PM Peak Hour Trips	Weekend Daily Trips ¹
Proposed (Church w/ Sunday Service)	n/a	5,000	41 ²	3 ³	5 ⁴	150
Allowed (Specialty Retail)	826	5,000	222	5	14	210
<i>Pass-by (34% Daily, AM, PM & Saturday)</i>			(75)	(2)	(5)	(71)
<i>Primary Trips</i>			147	3	9	139
Proposed – Allowed (Primary Trips)			(106)	0	(4)	11

¹ To compare the highest weekend trip generation potentials of the existing facility, the Sunday trip generation for a Church is compared to the Saturday trip generation for a specialty retail land use.

² Calculated based on weekday (Monday – Friday) trips shown in Table 1

³ Calculated based on weekday (Monday – Friday) AM peak hour trips shown in Attachment “A”

⁴ Calculated based on weekday (Monday – Friday) PM peak hour trips shown in Attachment “A”

As show in Table 2, the use of the facility as a Church with Sunday services is anticipated to have an equal or lower weekday daily trip generation as compared with an outright retail use of the site.

As summarized in Tables 1 and 2, the proposed addition of a Sunday morning worship service is not anticipated to have any impact to the weekday daily or weekday peak hour traffic operations. As such, based on the requirements of the WLDC, we propose no further traffic operations analysis is needed to obtain conditional use approval for the site as proposed. Additional compliance with the code, addressing the need for additional study is detailed below.

To comply with the West Linn Development Code (*WLCDC 85.170.2.c.1*) a traffic impact analysis (TIA) is required with a land use application when one of three conditions is met. These conditions, and their applicability to the proposed conditional use permit are summarized below.

- (A) A change in zoning or a plan amendment designation; or

[Response: No zone change or plan amendment in required.]

- (B) Any proposed development or land use action that ODOT states may have operational or safety concerns along a State highway; and

[Response: No operational or safety impacts are anticipated along State highways.]

(C) *The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation manual; and information and studies provided by the local reviewing jurisdiction and/or ODOT:*

- (1) *An increase in site traffic volume generation by 250 average daily trips (ADT) or more (or as required by the City Engineer); or*

[Response: As shown above in Tables 1 & 2 no increase in weekday ADT is forecast. The Sunday ADT is anticipated to increase by less than 250 ADT when compared to existing conditions.]

- (2) *An increase in use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day; or*

[Response: No increase in heavy vehicles is anticipated.]

- (3) *The location of the access driveway does not meet minimum intersection sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State highway, creating a safety hazard; or*

[Response: Access to the site primarily occurs from angled on-street parking. No changes to existing alleyway access are proposed in relation to the proposed conditional use.]

- (4) *The location of the access driveway does not meet the access spacing standard of the roadway on which the driveway is located; or*

[Response: No changes to existing accesses are proposed.]

- (5) *A change in internal traffic patterns that may cause safety problems, such as backup onto the highway or traffic crashes in the approach area.*

[Response: Access to the site primarily occurs from angled on street parking. As such no internal traffic patterns are forecast to change.]

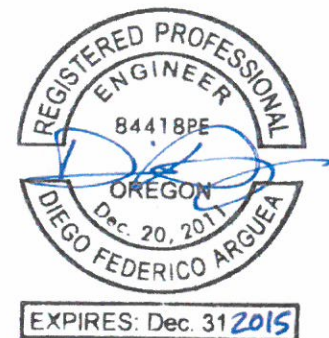
SUMMARY

The proposed Church land use with Sunday morning worship services of the *Community of Faith Lutheran Congregation* facility, located at 1889 Willamette Falls Drive, is not anticipated to increase weekday traffic volumes. As such, per *WLCDC 85.170.2.c.1* the identified impacts of the proposed conditional use do not require a TIA. We trust that this memorandum provides the necessary information for the City of West Linn staff to make transportation findings and recommendations to approve the proposed conditional use application. Please let us know if you have any questions or would like additional information.

ATTACHMENT

A. *Community of Faith Lutheran Congregation* Existing and Proposed Trip Generation

I



Attachment A
Existing Trip Profile

The Corner
 1889 WF Drive
 Weekly Schedule
 WFD Traffic Summary
 Version 2
 2/13/2015

WEEK DAY	TIME	EVENT	PLACE	WFD CARS	TIME	MON	TUE	WED	THU	FRI	SAT	SUN	PRIME 7-9	MON-FRI 4-6
Monday (2/2)					7:00						16		13	
	9:00am	Family Music for Toddlers	The Corner	7	8:00	7				6		30		
	9:45am	Moms & Munchkins	The Corner	6	9:00	6	15			5	16			
Tuesday (2/3)					10:00	7				6		60		
	10:00am	Women's Bible Study	The Corner	15	11:00	6	15			5				
	7:00pm	Alongsider Training	The Corner	10	12:00							30		
Wednesday (2/4)					1:00									
	4:00pm	Rehearsal - Children's Choir	The Corner	10	2:00									
	5:00pm	Rehearsal - Girls' Choir	The Corner	20	3:00			10						
	6:15pm	Rehearsal - Worship Team	The Corner	8	4:00			20						38
	7:00pm	Rehearsal - Chancel Choir	The Corner	15	5:00			18						
Thursday (2/5)					6:00		10	35				15		
	1:00pm	Chronic Cond's Workshop	Cath. Church	4	7:00			8						
Friday (2/6)					8:00			15						
	9:00am	Moms & Munchkins	The Corner	6	9:00		10					15		
	10:00am	Intercessory Prayer Team	The Corner	5	DAILY TRIPS	26	50	106	0	22	32	150	13	38
Saturday (2/7)														
	8:00am	Men's Breakfast	The Corner	16	TOTAL AS-IS							266		
Sunday (2/8)														
	10:00am	Sunday Worship	Trillium	60	TOTAL WITH CONDITIONAL USE							386		
	7:00pm	Youth Group (Jr/Sr Hi)	The Corner	15										
GRAND TOTAL				197										
WFD TOTAL				133										

394



February 3, 2015

To Whom It May Concern:

This letter is to inform you of a neighborhood meeting on February 11, 2015 located at Pacific West Bank, 2040 8th Ave., West Linn at 7pm, and additionally another meeting on February 24, 2015 at our facility, The Corner, located at 1889 Willamette Falls Drive, West Linn at 7:00pm to discuss a proposed change of use as identified in the enclosed Pre-Application Conference request. Please note that the proposal may not be the only topic of discussion on the meeting agenda. Please contact the Neighborhood Association President should you have any questions that you would want to relay to us.

Community of Faith (CoF) took occupancy of 1889 WFD or what we call The Corner at 12th and Willamette Falls Drive in the summer of 2013. We use the facility for office and related administrative and meeting uses. We meet Sundays at Trillium Creek Primary School in the gymnasium, which is a wonderful, airy venue for our weekly services.

We took occupancy of The Corner under the allowed zoning in the summer of 2013. Having been in the facility a year, it has become obvious that we need an additional restroom in the facility. We often have multiple meetings occurring in the facility (mostly off hours), and have situations where children's groups that meet in the back have to use the rest rooms in the front, where other adult programs will be in process. It is our desire to keep the children separate and supervised, so we have requested a permit to add an additional restroom in the back of the facility.

Our current occupancy limit at The Corner is 49. As we are looking at our current meeting and operations, plus our hoped for growth, we can see where we might be bumping into that limit in the future. To raise the occupancy from 49 to 99 another restroom and some other miscellaneous improvements are required. Consequently, we decided to ask for an increase in occupancy when we permitted the third restroom. The City has come back and indicated that we are an "Assembly" use and require a Conditional Use Permit. While we could try to explain that we are doing the same things we initially said we would under the original allowed use, CoF has decided to cooperate with the conditional use request. We plan on continuing our regular services at Trillium, but it would be nice to have an occasional "service" at The Corner. Per the Conditional Use Permit process, we are sending out this notice to you.

Community of Faith has tried to become a productive member of the West Linn Community. Among other activities, we contribute to the West Linn Food Bank, have been involved in City clean up days, and have had a school yard cleanup day at Trillium. We try to be a constructive contributor to all of the Willamette Falls Drive events and have hosted a West Linn based blood drive.

We want to be good neighbors. We look forward to meeting with you at the Neighborhood Meeting to answer any and all questions and to make sure that we are cooperating completely with all of our neighbors.

Respectfully,

Mark Childs, President
Community of Faith



The Corner
1889 Willamette Falls Dr
West Linn, OR 97068



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97068

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97068
FEB 03, 15
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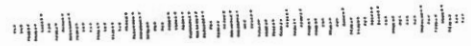
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17

Michael Selvaggio, President
Willamette Neighborhood Asso.
1790 Fifth Avenue
West Linn, OR 97068

97068453090



The Corner
1889 Willamette Falls Dr
West Linn, OR 97068

PORTLAND OR 970

03 FEB 2015 PM 3 L



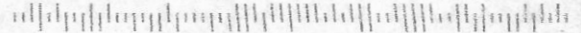
Paul & Melody Aanderud
3203 Sabo Ln
West Linn, C

NIXIE 970 5E 1009 0002/15/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 97068452589 *1329-04221-03-36

97068453090



The Corner
1889 Willamette Falls Dr
West Linn, OR 97068

PORTLAND OR 970

03 FEB 2015 PM 3 L



UTF

Byong Kim
10354 Halfhitch Dr
Anchorag

NIXIE 995 7E 1009 0002/10/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Lynne Shaffer

From: Willamette Neighborhood Association <WillametteNA@westlinnoregon.gov>
Sent: Monday, February 23, 2015 8:07 PM
To: Lynne Shaffer
Subject: RE: Community of Faith @ The Corner

Hi Lynne.

Regarding the question below, I rarely get home from work in time to get to the post office, and so was apparently unable to pick up the certified letter before the post office returned it. My apologies. I did try to leave early several times but was unable to.

I do expect to be there tomorrow... To be clear, I am under the impression that this is your meeting -- not a WNA meeting, correct?

I don't think there's anything in particular to have ready for me. I do want to clarify for the record, though, that the WNA is not the entity to be working through on the conditional use permit, and I hope you are working through the appropriate staff in the Planning Department. As a neighborhood association, we may choose to write a statement to the City regarding our thoughts on the application. It is important to note, though, that although we see all applications that come through, MANY (probably most) projects happen without any action on our part (because they're in accordance with our previously adopted "vision statement" as read by the Planning staff).

At the last WNA meeting, I thought you guys did a great job laying out what you wanted to do! There was some limited concern expressed about parking availability, but I thought the room was generally supportive. If you want to bring the issue back to the WNA to ask for a letter of support, I will be happy to provide time for that, and I would suggest that whomever attends be prepared to answer the questions about parking. It's your call.

I'll see you tomorrow! :)

-Mike Selvaggio
Willamette Neighborhood Association

Willamette

willamettena@westlinnoregon.gov
<http://westlinnoregon.gov/willamette>
Phone(503) 657-0331



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From: Lynne Shaffer [lynnes@cofaith.net]
Sent: Monday, February 23, 2015 10:41 AM
To: Willamette Neighborhood Association
Subject: RE: Community of Faith @ The Corner

Also – in addition to the question below, will you be attending the meeting at our facility tomorrow night at 7:00? Is there anything we need to have ready?

Need your guidance 😊

Thanks...

From: Lynne Shaffer [mailto:lynnes@cofaith.net]
Sent: Sunday, February 22, 2015 7:30 PM
To: 'Willamette Neighborhood Association'
Subject: RE: Community of Faith @ The Corner

Good Morning. Any idea why the letter was returned to us Friday? Is this really your mailing address below?

From: Willamette Neighborhood Association [mailto:WillametteNA@westlinnoregon.gov]
Sent: Monday, February 02, 2015 10:11 PM
To: Lynne Shaffer; Hall, Lori
Cc: 'Mark Childs'; 'Michelle Mathison'
Subject: RE: Community of Faith @ The Corner

My mailing address is:

1790 Fifth Avenue
West Linn, OR 97068

Please send the other to Lori Hall or whomever else at the City she designates.

Thanks!

-Mike S.
Willamette Neighborhood Association

Willamette

willamettena@westlinnoregon.gov
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Phone(503) 657-0331



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From: Lynne Shaffer [lynnes@cofaith.net]
Sent: Monday, February 02, 2015 2:57 PM
To: Willamette Neighborhood Association
Cc: 'Mark Childs'; 'Michelle Mathison'
Subject: RE: Community of Faith @ The Corner

Mike – also I need you to designate one person with the City who should get a copy of the letter.







**First American
Title Insurance Company**

NATIONAL COMMERCIAL SERVICES

National Commercial Services
200 SW Market St - Portland, OR 97201
Phone: 866-747-3372 Fax: 866-879-4491
Email: cs.commercial@firstam.com
Today's Date : 12/17/2014

OWNERSHIP INFORMATION

Owner	: Tekander Steve	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 31E02BA03100
Site Address	: 1889 Willamette Falls Dr West Linn 97068	Parcel Number	: 00749051
Mail Address	: 465 SW Borland Rd West Linn Or 97068	T: 03S	R: 01E S: 02 Q: NW QQ: NE
County	: Clackamas (OR)		

PROPERTY DESCRIPTION

Map Page Grid : 716 G2
Census Tract : 207.00 Block: 1
Neighborhood :
School District : 003
Subdivision/Plat : Willamette Falls
Improv Type : 493 Taverns
Property Use :
Land Use : 201 Com,Commercial Land,Improved
Legal : 121 WILLAMETTE FALLS BLKS 1 THRU 17
: LT1 BLK9
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$51,243
Mkt Structure : \$763,310
Mkt Total : \$814,553
%Improved : 94
M50AssdTotal :
Levy Code : 003002
13-14 Taxes : \$12,519.84
Millage Rate : 18.5815
Zoning :

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgSqFt	:	Year Built	: 1923
Bathrooms	:	1stFlrSqFt	:	Total Units	:
Family Room	:	2ndFlrSqFt	:	LotAcres	: .11
Kitchen	:	AtticSqFt	:	LotSqFt	: 5,000
Dining Room	:	BsmtFinSqFt	:	Lot Dimen	:
Utility Room	:	BsmtUnFinSqFt	:	Curb/Gutter	:
Living Room	:	BsmtTotalSqFt	:	StAccess	:
Other Rooms	:	TotalLvgSqFt	:	Paving Matl	:
Floor Cov	:	GarageSqFt	:	ElecService	:
Fireplace	:	GarageSpaces	:	Nuisance	:
Cooling	:	GarageType	:	Sewer	:
Heat Method	:	Patio SqFt	:	View Qlty	:
Heat Source	:	Patio	:	Foundation	:
WallMaterial	:	Deck SqFt	:	Roof Mat	:
Water Source	:	Deck	:	Roof Shape	:
Bldg Style	:	Stories	:	Const Type	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Tekander Steve	:07/17/1998	0098-65476	:\$325,000	:Warranty	:\$175,000	:Seller
:Philpot Louis/Roberta N	:08/17/1994	0094-66187	:	:Cr Est By	:	:
:Philpot Louis	:11/01/1986	0086-48289	:\$40,000	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

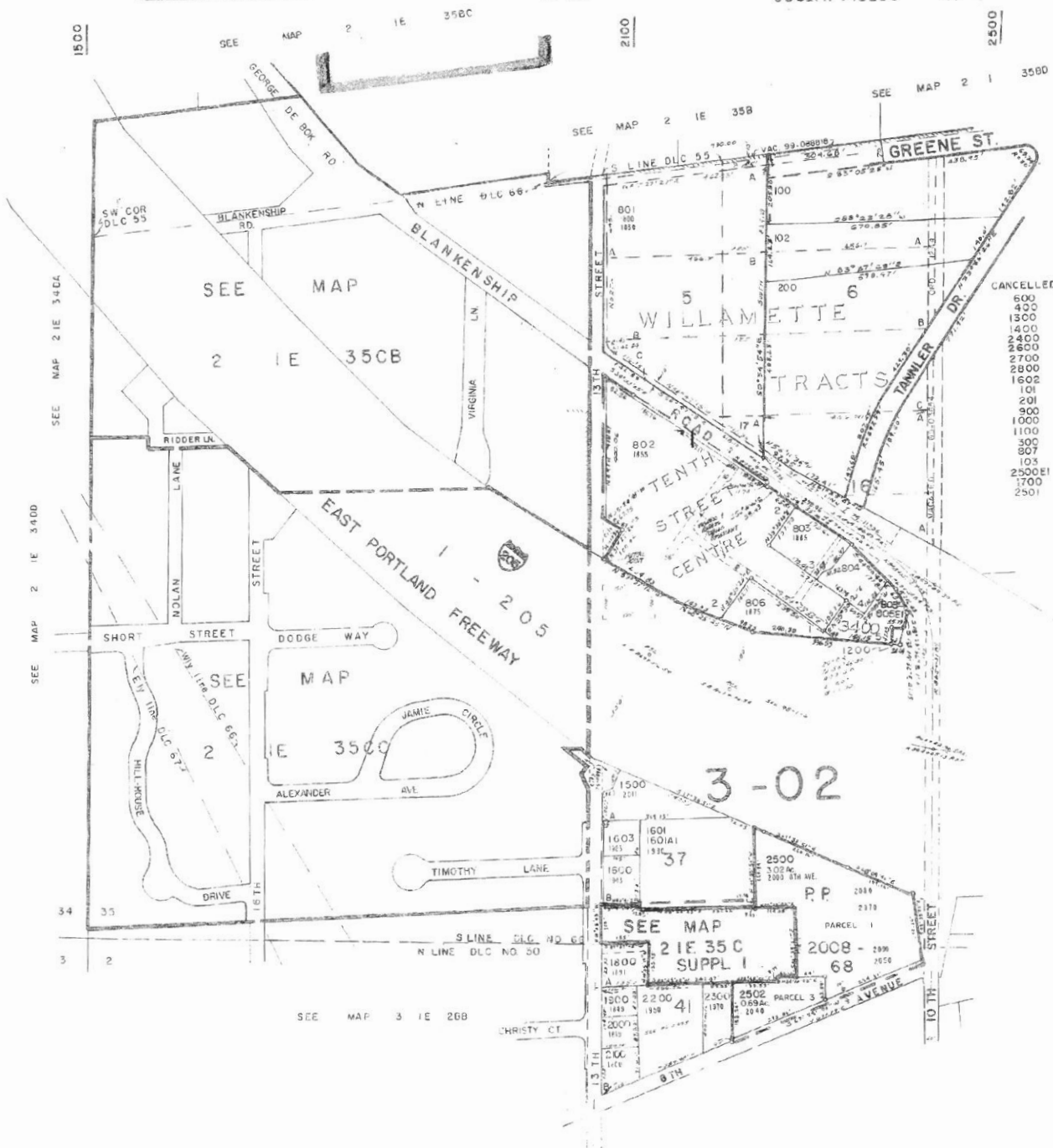
This map was prepared for assessment purposes only.

SW1/4 SEC35 T.2S.R.1E W.M.
CLACKAMAS COUNTY
1"=200'

DLC
WILLIAM BLAND
M. K. PERRIN
JOSEPH FIELDS
NO. 55
NO. 50 & 66
NO. 67

2 1E 35C
& INDEX
WEST LINN

23800



CANCELLED

600
400
1300
1400
2400
2800
2700
2800
1602
101
201
300
1000
1100
300
807
103
2500E1
1700
2501

SEE MAP 2 1E 35D
SEE MAP 2 1E 35E
SEE MAP 2 1E 35F
SEE MAP 2 1E 35G
SEE MAP 2 1E 35H
SEE MAP 2 1E 35I
SEE MAP 2 1E 35J
SEE MAP 2 1E 35K
SEE MAP 2 1E 35L
SEE MAP 2 1E 35M
SEE MAP 2 1E 35N
SEE MAP 2 1E 35O
SEE MAP 2 1E 35P
SEE MAP 2 1E 35Q
SEE MAP 2 1E 35R
SEE MAP 2 1E 35S
SEE MAP 2 1E 35T
SEE MAP 2 1E 35U
SEE MAP 2 1E 35V
SEE MAP 2 1E 35W
SEE MAP 2 1E 35X
SEE MAP 2 1E 35Y
SEE MAP 2 1E 35Z

24400

24800

2 1E 35C
& INDEX
WEST LINN

This map was prepared for
assessment purpose only.



This map was prepared for
assessment purpose only

SE 1/4 NW 1/4 SEC. 2 T.3S R.1E. W.M.
CLACKAMAS COUNTY
" = 100'

D.L.C.
MARSHALL PERRIN
AMBROSE FIELDS
NO. 50
NO. 52

3 1E 2B0
WEST LINN

CANCELLED T.L.'S
4100
1500
3701
3700
2905



SEE MAP 3 1E 2B0

SEE MAP 3 1E 2 AC

SEE MAP 3 1E 2

GREENWAY
SEE MAP 4-4

3 1E 2B0
300x 27

MAILADDRES	MAILCITY	MAILSTATE	MZIPANDZIP	PHONE
22500 Salamo Rd #100	West Linn	OR	97068-8301	
22500 Salamo Rd #100	West Linn	OR	97068-8301	
22500 Salamo Rd #100	West Linn	OR	97068-8301	
22500 Salamo Rd #100	West Linn	OR	97068-8301	
22500 Salamo Rd #100	West Linn	OR	97068-8301	
22500 Salamo Rd #100	West Linn	OR	97068-8301	
1970 8th Ave	West Linn	OR	97068-4669	
2015 8th Ave	West Linn	OR	97068-4605	
1980 Willamette Falls Dr #200	West Linn	OR	97068-4671	
1980 Willamette Falls Dr #200	West Linn	OR	97068-4671	
2500 Crestview Dr	West Linn	OR	97068-8290	
1693 12th St	West Linn	OR	97068-4637	
1980 Willamette Falls Dr #200	West Linn	OR	97068-4671	
1980 Willamette Falls Dr #200	West Linn	OR	97068-4671	
2008 Willamette Falls Dr #B	West Linn	OR	97068-4658	
7110 SW Clinton St	Tigard	OR	97223-2530	
11945 SW 70th Ave	Tigard	OR	97223-8566	
1832 Willamette Falls Dr	West Linn	OR	97068-4550	
11835 SW Ebberts Ct	Beaverton	OR	97008-7953	
4111 N Locust St	Canby	OR	97013-9143	
11945 SW 70th Ave	Tigard	OR	97223-8566	
1980 Willamette Falls Dr #200	West Linn	OR	97068-4671	
1785 Willamette Falls Dr #6	West Linn	OR	97068-4568	
17420 SW Parrett Mountain Rd	Sherwood	OR	97140-8555	
24979 SW Quarryview Dr	Wilsonville	OR	97070-6825	
1728 6th Ave	West Linn	OR	97068-4515	
1740 6th Ave	West Linn	OR	97068-4515	
1780 6th Ave	West Linn	OR	97068-4515	
1790 6th Ave	West Linn	OR	97068-4515	
465 SW Borland Rd	West Linn	OR	97068-9139	
1877 Willamette Falls Dr	West Linn	OR	97068-4525	
10354 Halfhitch Dr	Anchorage	AK	99515-2567	
1022 SW Stephenson Ct	Portland	OR	97219-7649	
1022 SW Stephenson Ct	Portland	OR	97219-7649	
1980 Willamette Falls Dr #200	West Linn	OR	97068-4671	
1818 6th Ave	West Linn	OR	97068-4517	
1830 6th Ave	West Linn	OR	97068-4517	
1870 6th Ave	West Linn	OR	97068-4517	
1888 6th Ave	West Linn	OR	97068-4517	
21630 SW Stafford Rd	Tualatin	OR	97062-8726	
25120 SW Petes Mountain Rd	West Linn	OR	97068-4552	

Lynne Shaffer

From: Willamette Neighborhood Association <WillametteNA@westlinnoregon.gov>
Sent: Thursday, February 12, 2015 9:06 AM
To: Lynne Shaffer
Subject: RE: Community of Faith @ The Corner - Meeting Tonight

Lynne --

Mark gave a great presentation last night!

Based on what I heard, I think there's a lot of comfort around your plans, although there were some questions around parking capacity in the neighborhood (historically, there's actually been more spots than there are perceived to be... If I recall the last City update on parking correctly, I think there's something like 900 spots within a 5-minute walk...). There were also some questions around police and fire needs, but those will be worked out in due course of the City's processes, so I'm not worried about that on our end.

Please do keep us up to date on how things progress. I don't anticipate that you'll have any problems with the neighborhood association moving forward. (Though any further illumination you could give as to parking details I'm sure would be well-received.) I'll keep you updated as I hear things.

At any rate, I want to echo what I noted in the meeting and say that I very much appreciate the reaching out; we're glad to have you as neighbors and thrilled that you guys were represented with us last night.

Thanks!

-Mike Selvaggio
Willamette Neighborhood Association

Willamette

willamette@westlinnoregon.gov
<http://westlinnoregon.gov/willamette>
Phone(503) 657-0331



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From: Lynne Shaffer [lynnes@cofaith.net]
Sent: Wednesday, February 11, 2015 12:51 PM
To: Willamette Neighborhood Association
Subject: RE: Community of Faith @ The Corner - Meeting Tonight

Ah ha 😊 Got it.

Thank you SO much!

Blessings...

Lynne Shaffer

From: Willamette Neighborhood Association <WillametteNA@westlinnoregon.gov>
Sent: Tuesday, March 03, 2015 2:10 PM
To: Lynne Shaffer
Subject: RE: Community of Faith @ The Corner - Meeting Tonight

Lynne --

The DRAFT minutes are posted on the City website and here's a direct link:

http://westlinnoregon.gov/sites/default/files/fileattachments/willamette/meeting/9533/willamette_na_meeting_2015-02-11_minutes.pdf

I can confirm that I have received documents from Community of Faith answering the parking questions, and I will be putting that on record at the March meeting. |

I reached out to Sara at the City last week, but she was away for several days. I told her that I thought the presentation went well but asked if there was anything further she would want to see from us.

Thanks!

-Mike S.
Willamette Neighborhood Association

Willamette

willamette@westlinnoregon.gov
<http://westlinnoregon.gov/willamette>
Phone(503) 657-0331



West Linn

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From: Lynne Shaffer [lynnes@cofaith.net]
Sent: Monday, March 02, 2015 9:07 AM
To: Willamette Neighborhood Association
Subject: RE: Community of Faith @ The Corner - Meeting Tonight

Good Morning, Kind Sir:

I hope this week is starting well for you ☺

Is it possible to get the meeting minutes from the February 11th meeting sometime this week? It would be greatly appreciated!

I could come pick them up, if need be – or an emailed copy would also work.

Blessings on your week...

WILLAMETTE NEIGHBORHOOD ASSOCIATION
MEETING MINUTES, FEBRUARY 11, 2015

OFFICERS IN ATTENDANCE: Michael Selvaggio, President; Julia Simpson, Vice-President.

ATTENDEES: Kathie Halike, Terence Shumaker, Lonnie Shumaker, Arnie Peterson, Kathleen McDonald Peterson, Russ Axelrod, Mark Childs, David Sorenson, Laura Heidgerken, Holly Sorenson, Lynn Hannah, Don Kingsborough, Margaret Mathies, Sandi Gadow, Gail Holmes, Steve Tekauber, Erle Miller, Pauline Beatty, Kazi Ahmed, Shannon Vroman

The regular monthly meeting of the Willamette Neighborhood Association was called to order at 7pm.

MINUTES: The minutes of December 2014 and January 2015 were adopted as written.

TREASURER'S REPORT: The report will be read at the next monthly meeting.

REPORT ON THE LOT PARTNERSHIP BY GUEST SPEAKERS, Kazi Ahmed, Robinwood NA President and Shannon Vroman, Robinwood NA member: Kazi reported that the RNA will ask the City Council to enforce the 28 month project agreement (The original contract was 32 months; the second contract brought to the City Council was 28 months). A resolution from the WNA urging the LOT Project uphold the 28 month agreement was requested.

A delay should incur a penalty. The neighbors in the LOT area received a letter which indicated a project delay of 16 months. Kazi and Shannon shared the issues and difficulties of living in the LOT neighborhood: the noise, the trucks and equipment taking up road space, the bumpy road all on a daily/nightly basis. People who need to sell their homes are not able to. Russ Axelrod stated that the City Manager is the one to enforce the deadline requirements.

Mike Selvaggio projected a possible resolution for everyone to see. The resolution was discussed, amended and adopted with 13 yes, 0 no and 0 abstentions.

COMMUNITY OF FAITH PROJECT REPORT: Mark Childs, President, Community of Faith on 12th and Willamette, explained that additional programs necessitate the building of a new restroom and the raising of the occupancy allowance from 49 to 99. The City requires a Conditional Use Permit (CUP). Discussion ensued. Mark said that 110 parking spaces are located within one block of the Community of Faith, which would allow the group to conduct Sunday services if needed. (Currently, Sunday services are held at Trillium Elementary School on Sunday mornings). This project may help to create business in the area on Sunday mornings. Parking and traffic issues were discussed. Mike asked the Church to address these issues in a letter. The pre-application is already completed.

NEIGHBORHOOD SIGN DESIGN: Mike displayed a sample neighborhood sign with the words: "City of West Linn" on the top line and "Willamette Neighborhood" on the bottom line. After discussion, it was agreed to add the word "historic" to "Willamette Neighborhood." Payment (does the City pay for one or two signs?) and location of the signs is yet to be determined. The graphic of a house on the sign was discussed. Of the 4 choices (color, 4; black, 3; off-white background, 6; white background, 6) there was a tie between the white background

and the off-white background. It was agreed (8 votes) to have white lettering with the house background to match. Per group discussion, Mike will ask Elizabeth Rocchia to simplify the house design, add the word “historic,” add the white lettering and background and then bring the new design back to the next meeting for review.

TRAFFIC ON WILLAMETTE FALLS DRIVE: several issues were discussed:

1. The crosswalks on WFD are difficult to see in dense traffic or bad weather because there is no sign or light up above the walks between 12th and 14th streets.
2. Zach Pelz, the TSP planner requests pictures of traffic issues (these can be sent with the app, “Your Gov.”)
3. WNA will have a traffic committee to work on WNA traffic issues.

CITY COUNCIL GOAL SETTING RESULTS: goal packets were distributed and discussed.

FARMERS MARKET: Main Street will run the Market this summer. The fees will be waived for this year.

ANNOUNCEMENTS AND NOTICES:

Mayor Kovash steps down at the end of February.

WNA will ask the City to send a mailing to all WNA households in the near future.

A kayak locker is now installed where the Tualatin meets the Willamette River.

FOR NEXT MONTH: Several agenda items will be moved to next month—possible new sponsored bench placement; update on hotel development. Julie Parrish may be a guest speaker, depending on her schedule.

The meeting was adjourned at 8:34 pm.

Respectfully submitted,

Julia Simpson

Willamette Neighborhood Association

February 11, 2015

Mayor John Kovash

22500 Salamo Road

West Linn, OR 97068

Re: Lake Oswego-Tigard Water Project

Dear Mayor Kovash:

The Willamette Neighborhood Association would like to add its voice to the concerns regarding project delays associated with the lake Oswego-Tigard Water Partnership (LOT) project currently underway in West Linn. Specifically, in regards to the letter from the Robinwood Neighborhood Association dated January 16, we would like to echo the sense of urgency felt by the residents and businesses who are inconvenienced beyond the originally-estimated project duration.

We urge the City to thoroughly explore its options in this matter in enforcing the conditional use permit, whether that takes the form of legal action, negotiated adjustments, or

remuneration from LOT. Further, we hope that as the project progresses, the City can ensure that LOT provides regular and transparent reports on progress so that our neighborhoods can be kept up to date as to any further changes.

We believe that any benefits to West Linn residents must be balanced against a transparent and accountable process.

The Willamette Neighborhood Association stands ready to offer what support it can in assisting the City as it addresses these concerns.

Respectfully,
Michael Selvaggio
Chair, Willamette Neighborhood Association

Cc: West Linn City Council
City Manager Chris Jordan
Zach Pelz

1