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CITY OF  
**West Linn**

Date: April 26, 2022  
To: Transportation Advisory Board  
From: Chris Myers, Associate Planner  
Subject: Chapter 96 Code Amendments

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The Chapter 96 Code Amendment project is a policy analysis aimed at determining which types of single-lot development require street improvements and the associated code clean up.

Chapter 96 of the Community Development Code (CDC) governs when street improvements are required for development. It is the intention of the Planning and Engineering Departments to clarify which types of development require street improvements and at what point those improvements must happen.

Questions for the TAB:

1. What type of development triggers Street Improvements?
2. Should we allow a fee-in-lieu?
3. If yes, How to determine where a fee-in-lieu is allowed?

Attached you will find three tables:

**Table 1** shows a comparison of West Linn and four local jurisdictions. This table includes different types of development and whether street improvements are required for each of the listed jurisdictions.

**Table 2** shows the *existing* code requirements for different types of residential development in West Linn and the *proposed* code requirements for those same types of residential development.

**Table 3** shows the *existing* code requirements for different types of commercial development in West Linn and the *proposed* code requirements for those same types of commercial development.

JURISDICTIONAL COMPARISON	CONSTRUCTING AN ADU	PRIOR TO PARTITION	CONSTRUCTING A NEW HOME	PAY A FEE-IN-LIEU	REMODEL/ADDITION TO EXISTING HOME
West Linn	Yes	Yes	Yes	No	No
Lake Oswego	No	No	Yes	No	No
Oregon City	No	No	Yes	Yes	No
Tualatin	No	No	Yes	Yes	No
Wilsonville	No	No	Yes	Yes	No

<b>RESIDENTIAL CONSTRUCTION</b>	<b>EXISTING</b>	<b>PROPOSED</b>
New Residential Construction	Yes	Yes
Addition to Existing House/Increase in Size	Yes	No
Internal Remodel to Existing House	No	No
Fee-in-Lieu:	No	Yes
Accessory Dwelling Unit (ADU)	Yes	No
Replacement of Existing Single-Family Home	No	No
Prior Land Use Approval	Yes	No

<b>COMMERCIAL CONSTRUCTION</b>	<b>EXISTING</b>	<b>PROPOSED</b>
New Commercial Construction	Yes	Yes
Addition/Remodel With Increased Floor Area Resulting in Increased Parking	Yes	Yes
Addition/Remodel With Change in Use Resulting in Increased Parking	Yes	Yes
Addition/Remodel With Increase In Dwelling Units	Yes	Yes
Addition/Remodel With Change in Access Points	Yes	Yes
Fee-in-Lieu	No	Yes
Replacement of Existing Building (Increase in Size)	Yes	Yes
Replacement of Existing Building (No Increase in Size)	No	No