



22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

CITY COUNCIL AGENDA

Monday, September 16, 2024

6:00 p.m. – Work Session – Council Chambers & Virtual*

- | | |
|-----------------------|------------------|
| 1. Call to Order | [6:00 pm/5 min] |
| 2. Approval of Agenda | [6:05 pm/5 min] |
| 3. Public Comments | [6:10 pm/10 min] |

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

- | | |
|---|------------------|
| 4. Mayor and Council Reports | [6:20 pm/30 min] |
| a. Reports from Community Advisory Groups | |
| b. Shared River Assets & Opportunities Statement | |
| c. Tribal Relations Certificate Capstone Synopsis | |
| 5. Middle Housing Two-Year Check-In | [6:50 pm/30 min] |
| 6. City Manager Report | [7:20 pm/5 min] |
| 7. Adjourn | [7:25 pm] |

**City Council meetings will be conducted in a hybrid format with some Councilors, staff, presenters, and members of the public attending virtually and others attending in person. The public can watch all meetings online via <https://westlinnoregon.gov/meetings> or on Cable Channel 30.*

Submit written comments by email to City Council at citycouncil@westlinnoregon.gov. We ask that written comments be provided before noon on the day of the meeting to allow City Council members time to review your comments.

If you cannot attend the meeting in person and would like to speak live at a public meeting by videoconferencing software or by phone, please complete the form located at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 4:00 pm the day of the meeting to be input into our system. Instructions on how to access the virtual meeting will then be provided to you by email prior to the meeting. If you miss the deadline and would like to speak at the meeting, please fill out the form and staff will send you a link as time allows.

The City abides by Public Meetings law. If you believe a violation has occurred, please [click here](#) to inform the staff of your concern.

If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date, 503-657-0331.

When needed, the Council will meet in Executive Session pursuant to ORS 192.660(2).

Joint Statement in Support of Our Shared River Assets and Opportunities

The jurisdictions and non-governmental organizations named below support a healthy and vibrant river system that provides economic, recreational, and environmental benefits to the region and fosters connectivity among the communities along the Willamette, Clackamas, and Tualatin rivers. We believe that the following deserve our cooperative attention in support of our shared river assets and the many opportunities they present to our communities.

The Willamette, Clackamas, and Tualatin rivers have historically been major assets in the recreational and economic lives of the citizens of Oregon City, West Linn, Gladstone, and Canby. Opportunities exist for governmental and non-governmental agencies to work together to further enhance the connections of these great rivers to residents and visitors.

These connections would enhance economic development, river recreation, organized and informal land-based and vessel-based tourism, river-based transportation, and more. These connections would enhance a re-opened Willamette Falls Locks, commercial tourism or transportation uses at Jon Storm Park, new riverfront assets on the West Linn Riverfront, and access to other assets along the river systems.

The signees recognize that maximizing the positive impacts on our communities of these river assets will require the coordination and cooperation of multiple governments and non-governmental agencies. The government agencies and non-governmental organizations signing this statement agree to work together as a river assets and opportunities task force. The purpose shall include, but not be limited to, working cooperatively, meeting regularly, and communicating frequently with the other signees in order to move forward together with the goal of advancing economic development, outdoor recreation, transportation, and tourism centered around our great rivers.

Agencies and Government Support

City of Canby

Mayor Brian Hodson

City of Gladstone

Mayor Michael Milch

City of Oregon City

Mayor Denyse McGriff

City of West Linn

Mayor Rory Bialostosky

Confederated Tribes of Grand Ronde

Metro Regional Government

Commercial and Nonprofit Signatory List

Vessel Reliant Professional Tours
Captain Lowell Gillespie

Rivers of Life Center
Gerald Herrmann President

Portland Spirit Organization
General Manager Dennis Corwin

Willamette Falls Locks Authority
Reed Wagner, Executive Director

Senator Bill Kennemer (Retired)
Marine Board Direct Contact to Larry Warren

Friends of Sportcraft Landing
Sam Drevo eNRG Kayaking

Willamette Queen Sternwheeler LLC
*Captain Richard Chesbrough and Barbara
Chesbrough (owners)*

Oregon City Business Alliance
Kent Ziegler President

Individuals in Support

John Borden

*Former Oregon DEQ Director and West Linn
Resident*

Steve Williams

*Former Oregon Department of Fish and Wildlife
Director Oregon City*

Craig Alexander

City Commissioner Gladstone

Ken Daniels

Canby Depot Museum Vice President

Thelma Haggemiller

Slow Poke Tours Oak Grove



Building Tribal Relationships for Cities

MARY BAUMGARDNER

PORTLAND STATE UNIVERSITY CERTIFICATE IN TRIBAL RELATIONS 2023-24

Starting Points

- ▶ League of Oregon Cities - Working with Patty Mulvihill, Executive Director LOC
- ▶ 2025 Spring Conference at The Mill Casino, Coos Bay – Breakout Session with Tribal Leaders panel
- ▶ Understanding legal perspectives – Treaties and Territories
- ▶ Access best possible information directly from tribal leaders and vetted sources
- ▶ Recommend PSU CTR for city staff or elected officials

Land Acknowledgements

- ▶ League of Oregon Cities – WIP as of now
- ▶ Careful consideration must be taken with respect to:
 - ▶ Unintended consequences of further erasure
 - ▶ Research treaty and tribal sources for wording
 - ▶ How and when acknowledgement is utilized
 - ▶ Not an end but a beginning of awareness
 - ▶ What the next step will be

MOUs and IGAs

- ▶ Memorandums of Understanding and Intergovernmental Agreements can be another opportunity for collaboration
- ▶ Look to work already done by other cities as a resource
 - ▶ Bend, Portland, Tigard have either MOUs or IGAs
- ▶ Opportunity for an introduction to begin or improve relations

Connect through Culture

- ▶ Look for Truth and Reconciliation opportunities
 - ▶ Cayuse Five Memorial dedication in Oregon City
- ▶ Ask DEIB - Community Outreach – Arts and Culture for ideas
- ▶ Oregon Senate Bill 13 (2017) – School/City partnerships
- ▶ Visit Tribal Council offices whenever possible and share gifts
- ▶ Invite reintroduction of Tribal practices and access

Sources

PSU CTR Readings, Panels and Trips – notes

Websites – Native Land

Oregon Legislative Commission on Indian Services

Oregon Dept of Education Senate Bill 13 page

Personal Interviews –

Davis Yellowash Washines, Klickitat, Yakama Nation

Robert Kentta, Siletz

Cheryle Kennedy, Jon George, Stacia Martin, CTGR

Tina Retasket, Siletz

Work Session Agenda Bill

Date: August 30, 2024

To: Rory Bialostosky, Mayor
Members, West Linn City Council

Through: John Williams, City Manager *JRW*

From: Darren Wyss, Planning Manager *DSW*

Subject: Middle Housing 2-Year Check-In

Purpose:

Receive a briefing on middle housing development in the community over the past two-years and provide any initial feedback on potential regulation changes to evaluate as part of the City's Housing Production Strategy project that is underway.

Question(s) for Council:

Does the Council have any questions regarding middle housing data or requests for additional information?

Background & Discussion:

The City of West Linn adopted middle housing code amendments to comply with House Bill 2001 (2019) in June 2022. Middle housing types include duplex, triplex, quadplex, townhouse, and cottage cluster development. The state legislature passed Senate Bill 458 (SB458) in 2021 to require cities to allow middle housing developments to divide the property for individual ownership, while not needing to comply with a local jurisdiction's minimum lot size requirements.

The City has permitted 14 middle housing projects in the past two years. As with any planning project, particularly code amendments, it is best practice to evaluate the results to ensure they are meeting the project goals/expected outcomes. This two-year check-in on middle housing outcomes is also timely as the City is working on developing a [Housing Production Strategy \(HPS\)](#) to identify specific tools, actions, and policies the City plans to implement to address critical housing needs in the community. The HPS is required by House Bill 2003 (2019) and a follow-up to the [West Linn Housing Capacity Analysis \(HCA\)](#) adopted by City Council in October 2023. The HCA showed a need for more housing affordable to low- and moderate-income households than what has been produced recently in the community.

The attached table shows the permitted middle housing projects. All projects have utilized SB458 to divide the property into individual lots for the middle housing units. The table contains information on the property's existing conditions (developable area, zoning, maximum lots under the zoning, and whether there is an existing home), the outcome of the middle housing land division (number of lots created, average size of the lots, and whether the existing home remained), and the housing produced (number of new units, type of unit, average size, and average price (if known)).

Some data from the middle housing table that should be considered as part of the HPS project includes:

- Middle housing regulations have doubled the number of dwelling units permitted on the 14 properties (23 allowed under current zoning rules, 47 permitted under HB2001 rules).
- Projects that retain the existing home have resulted in smaller dwelling units at a lower price point.
- The attached housing project resulted in dwelling units at a lower price point.
- 85% of the projects are located within the R-10 zone and result in lot sizes that are common in the Metro area (around 5,000 sq. ft.).
- Projects within the R-10 zone typically result in larger and more expensive dwellings.

In addition, as part of the HPS project the City should consider the three policy choices that were made as part of the middle housing code amendments and whether any adjustments should be made:

- Allowing detached plexes
- Increasing floor-area-ratio (FAR) for plexes in R-10 and R-7 zones from 45 percent to 60 percent
- Eliminating FAR and Lot Coverage for all middle-housing types in R-5, R-4.5, R-3, and R-2.1 zones

Planning staff will also present this information to the Council appointed HPS Working Group, who is scheduled to meet in October and November to consider a number of different strategies, and to the West Linn Planning Commission prior to its joint meeting with City Council on November 18, 2024.

Council Options:

1. Receive briefing, ask any clarifying questions, and request additional information.
2. Provide any initial feedback on potential middle housing related strategies to consider in the Housing Production Strategy project.

Staff Recommendation:

Provide any initial feedback on potential middle housing related strategies to consider in the Housing Production Strategy project.

Attachments:

1. Middle Housing Table – July 2022 to July 2024

City of West Linn

Middle Housing Land Divisions July 2022 to July 2024

Project	Existing Conditions				Middle Housing Land Division			New Dwelling Units			
	Developable Area (sq. ft.)	Zoning	Max Lots	Existing Home	Number of Lots	Avg. Lot Size (sq. ft.)	Demo Home	Number	Type	Avg. Size (sq. ft.)	Avg. Price (\$)
MIP-22-04	17,551	R-10	1	No	2	8,776	n/a	2	Detached	3,538	1,250,000
MIP-22-05	10,000	R-10	1	No	2	5,000	n/a	2	Detached	3,373	1,270,000
SUB-22-01	24,856	R-10	2	Yes	4	6,214	No	3	Detached	1,320	Not Built
ELD-23-01	10,000	R-5	2	Yes	2	5,000	No	1	Detached	1,763	615,000
ELD-23-02	11,832	R-10	1	Yes	4	2,958	No	3	Detached	1,721	665,000
ELD-23-03	18,000	R-10	1	No	2	9,000	n/a	2	Detached	3,265	Not Built
ELD-23-04	16,171	R-10	1	Yes	2	8,086	Yes	2	Detached	3,324	1,289,634
ELD-23-05	19,865	R-10	2	Yes	4	4,966	Yes	4	Detached	3,120	1,085,557
ELD-23-06	17,978	R-10	1	No	3	5,993	n/a	3	Detached	3,495	1,337,500
ELD-23-07	24,500	R-5	4	Yes	8	3,063	Yes	8	Attached	2,029	589,900
ELD-23-08	19,846	R-10	2	Yes	4	4,962	No	3	Detached	2,248	Not Built
ELD-23-13	24,000	R-10	2	Yes	4	6,000	Yes	4	Detached	3,074	Not Built
ELD-23-14	29,085	R-10	2	No	4	7,271	n/a	4	Detached	2,874	923,751
ELD-24-01	9,700	R-10	1	No	2	4,850	n/a	2	Detached	2,687	Not Built

Total

23

47

4

43



CITY OF
**West
Linn**

City Council

Work Session
Middle Housing Two-Year Check-In

September 16, 2024

Middle Housing Information



Agenda Bill

- Middle Housing Types
- Senate Bill 458
- Housing Capacity Analysis
- Housing Production Strategy

Approved Middle Housing Projects Table

- 14 Projects
- Existing Conditions
- Land Divisions
- New Dwelling Units



Duplex



Triplex & Quadplex



Townhouses



Cottage Cluster

Middle Housing Information



HB2001

- Enacted in 2019
- Response to Oregon housing crisis
- “Middle-housing” or “housing choices” bill
- Create opportunities for variety of housing types in single-family detached neighborhoods



Duplex



Triplex & Quadplex

OAR 660 Division 46

- Compliance standards
- No more restrictive than single-family detached process

HB2001 Model Code

- Alternate to code amendments



Townhouses

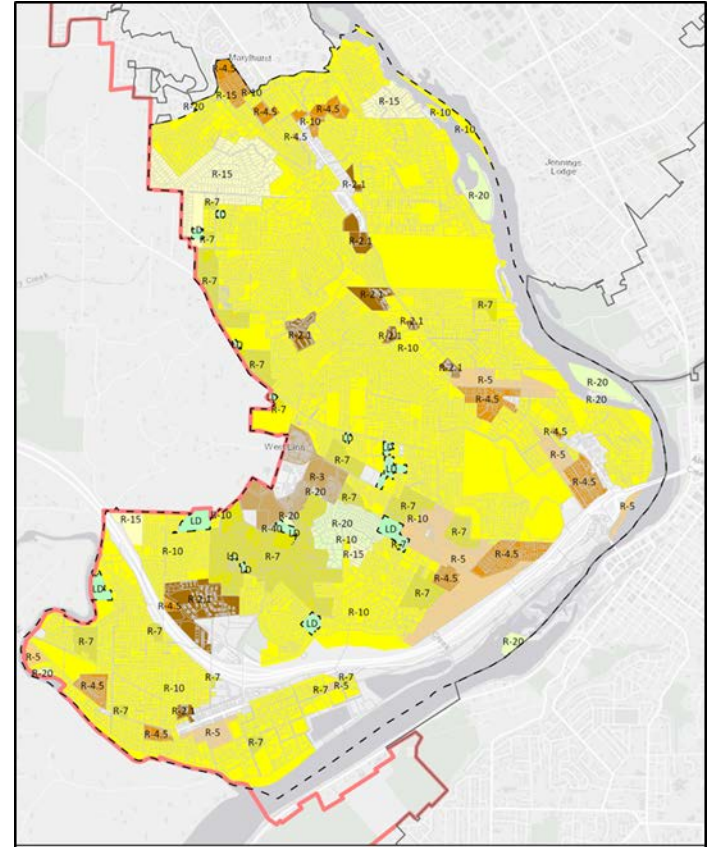


Cottage Cluster

West Linn Middle Housing Timeline



- 🍃 Adoption by June 30, 2022
 - City Council direction
 - Code amendments to comply with OAR-660-046
 - Implement Model Code
- 🍃 Phase 1
 - October 2020 to June 2021
 - DLCD Grant for MIG, Inc. services
 - Technical Exercise
- 🍃 Phase 2
 - June 2021 to June 2022
 - DLCD Grant for MIG, Inc. services
 - Community Engagement
 - Adoption of code amendments



HB2003 Middle Housing Findings



Current housing stock

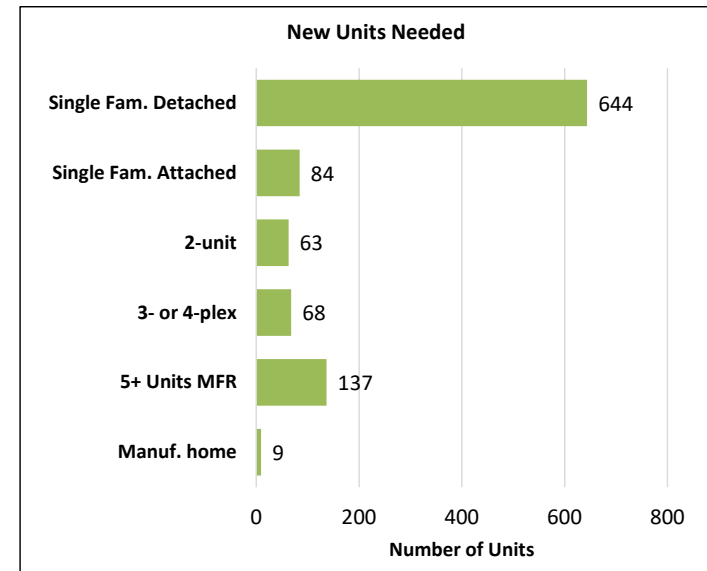
- 84% single-family
- 8% multi-family
- 8% “middle housing”

Forecasted need about 1,000 new units

- 65% single-family detached
- 14% multi-family
- 21% “middle housing”

Constructed in last 10 years

- Middle-housing was 7% of all residential development (28 duplex units)



HB2001 Phase 1



Project Advisory Committee

- Appointed by City Council (18 members)
- Met 3 times from Dec. 2020 to May 2021
- Blanket approach to implementation
- Policy questions to answer in Phase 2

Draft Code Amendment Package

- “De Minimus”

Policy Questions

- Detached plexes, reduced setbacks
- Increase FAR, lot coverage, building height
- Required street improvements
- Cottage clusters on individual lots
- Streamlined process for middle-housing divisions
- Consider incentives or exceptions



HB2001 Phase 2



- 🍃 **Public Engagement Plan**
 - Reviewed by CCI
 - Educational materials
- 🍃 **Community Outreach**
 - Information exchange
 - Feedback on 9 policy questions
- 🍃 **Community Meetings**
 - Contact with 11 NAs, met with 5
 - CC, PC, EDC, and HRB
 - West Linn Alliance
- 🍃 **Online Survey**
 - Sept to Dec 2021
 - 722 responses



HB2001 FAQ

House Bill 2001 Background and Requirements

The Oregon State Legislature passed House Bill 2001 (HB2001) in 2019 to help provide Oregonians with more housing choices. HB2001 requires West Linn allow for the development of middle housing (duplexes, triplexes, quadplexes, cottage clusters, and townhomes) in areas where only single-family detached housing is currently allowed. The City of West Linn has until June 30, 2022 to update local codes to comply with HB2001.

HB2001 was passed to help address the housing crisis in the state by creating opportunity for the development of more middle housing types. This is particularly important in West Linn as we can provide for more housing opportunities that go beyond the classic single-family detached home.

What is middle housing?

Middle housing, as defined in HB 2001, includes duplexes, triplexes, quadplexes (fourplexes), cottage clusters, and townhouses. It is called middle housing because it offers more living units than a single-family house but less than a typical apartment building.

What is the purpose of HB2001?

Cities in Oregon are facing a housing affordability crisis. The state has not been able to keep up with the demand for dwelling units as the population has grown (~10% in the last decade). Not enough housing has been built to correspond with this growth.

Housing variety is important to address affordability and also meet the needs of the community. Approximately 78% of the housing stock in West Linn is single-family detached. This provides limited opportunity for renters or first-time homebuyers to live in the community. By creating more middle housing options, the City can help meet the needs of households of different age, size and income that go beyond the single-family detached home.

Additionally, the bill acknowledges that single-family zoning has historically been used as a tool to exclude people of color through racially restrictive covenants and redlining. The bill aims to make zoning more inclusive.

Middle Housing Types

Duplexes:

Two dwelling units on a lot, usually in a single building.



Triplexes and quadplexes:

Three or four dwelling units on a lot, usually in a single building.



Townhouses:

Homes that are constructed in a row of attached units, each on a separate lot.



Cottage cluster:

A grouping of smaller homes (maximum building footprint of 900 square feet) that includes a common courtyard.



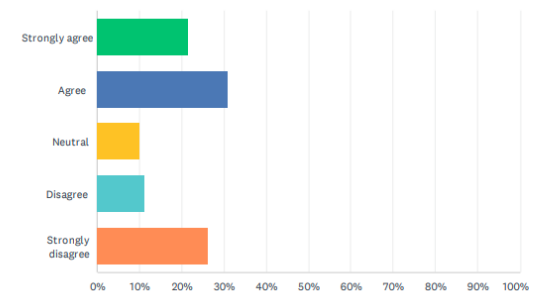
HB2001 Phase 2 Policy Questions



1. Should the City consider allowing detached plexes?
2. Should the City consider waiving street improvements?
3. Should the City consider allowing reduced setbacks?
4. Should the City consider allowing increased heights?
5. Should the City consider allowing increased lot coverage standards?
6. Should the City consider allowing increased floor area ratios?
7. Should the City consider allowing reduced off-street parking requirements if on-street parking is available next to the site?
8. Should the City take an extra step and create a streamlined process for allowing for fee simple ownership of middle housing?
9. Should the City consider incentives or exceptions (i.e. taxes, fees, system development charges, etc.)?

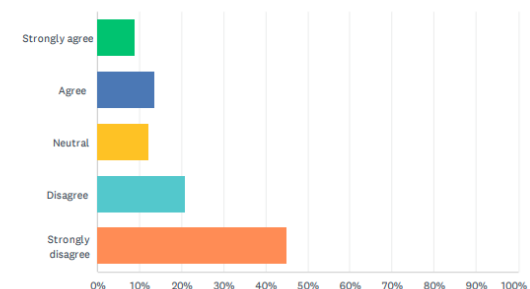
Q1 The City should allow for detached plexes (duplexes, triplexes, quadplexes)

Answered: 714 Skipped: 8



Q3 The City should allow reduced setbacks for middle housing.

Answered: 704 Skipped: 18



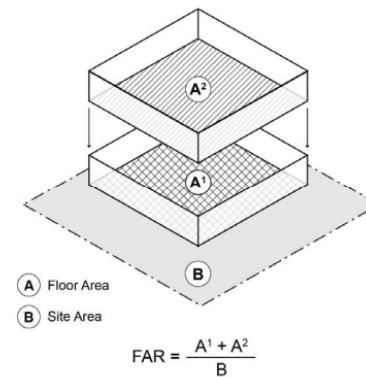
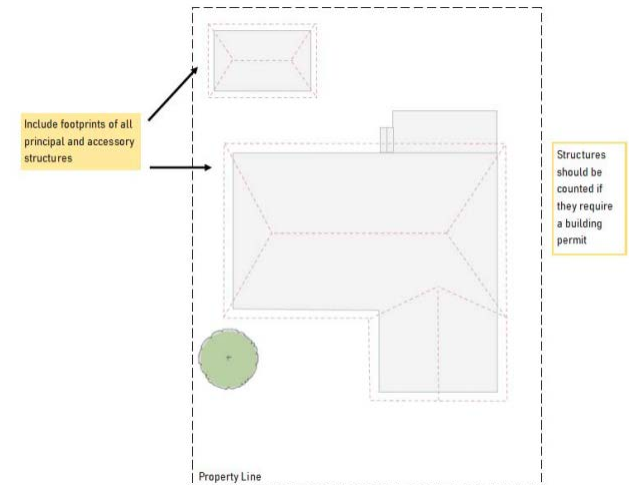


Survey/Engagement Results

- Support for detached plexes
- Open to considering increased max FAR and lot coverage standards

Phase 2 Working Group

- Appointed by City Council
- 12 members (4 alternates)
- 1 CC member, 1 CC alternate
- 2 PC members, 1 PC alternate
- Met 4 times (Jan. to April 2022)
- Goal was to make recommendation on HB2001 Code Amendment Package



Middle Housing Code Amendments




Working Group Recommendation

- “De minimus” package with following adjustments:
- Allow detached plexes
- Increase FAR for plexes in R-10/R-7 zones from 45% to 60%
- Eliminate FAR and lot coverage for all middle-housing types in R-5, R-4.5, R-3, R-2.1 zones

City Council Adoption

- Adopted Working Group Recommendation
- CDC Chapters 2, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 21, 24, 43, 46, 55, 59, and 60

**West Linn**
City Council

Memorandum

Date: April 28, 2022

To: West Linn Planning Commission

From: 2022 CDC Amendments Working Group

Subject: Final Recommendation on HB2001 Code Package

The 2022 CDC Amendments Working Group (2022 Working Group), appointed by the West Linn City Council on December 13, 2021, has reached a decision on a final recommendation related to the goals and purpose assigned by City Council regarding HB2001, otherwise known as the “housing choices bill” or the “middle-housing bill”:

Goal
The 2022 Working Group will recommend a code amendment package for each of the three projects:

1. HB2001 Implementation
2. Clear and Objective Standards for Housing
3. Chapter 96: Street Improvement Construction

Purpose
The 2022 Working Group will provide input on the three projects by reviewing, discussing, and revising the draft code amendment packages. The 2022 Working Group will meet monthly addressing HB2001 Implementation first, Chapter 96 second, and the Clear and Objective Standards last.

The group met four times from January to April 2022. The meetings were held virtually, well organized, and the discussions efficient and effective. All meetings were open to the public and streamed online for viewing.

The group discussion started with the nine policy questions that were part of the HB2001 Phase 2 outreach in Autumn 2021. Based on community feedback from multiple meetings and an online survey, the 2022 Working Group quickly found consensus to focus its discussion on three potential areas to go above the minimum requirements (“de minimus”) of HB2001:

1. Allowing detached plexes
2. Increasing floor-to-area ratio (FAR) maximums for middle-housing types
3. Increasing lot coverage maximums for middle-housing types

etings, the 2022 MU Working Group agreed the proposal should plexes. The group requested additional information on lot coverage with the decision-making process. The group also submitted vided answers to for the third meeting.

on potential options related to increasing FAR and lot coverage sing types. No consensus was achieved, but the group directed staff bring forward three options for final discussion and a decision at ere options included: Option 1 or “de minimus” package, Option 2 or Option 3 eliminating all FAR maximums and some lot coverage

le after considering the three options regarding potential FAR and lot es. The group came to a majority decision (80 percent of members) Option 4, which is a hybrid containing parts of Option 2 and parts of preferred Option 1 (10 percent of members present) and Option 2 resent).


tations are attached, but here is a brief description of the outcome of and what is ready to proceed through the legislative process:

amendments are the “de minimus” package, with three proposals s above minimum requirements

- First proposal above minimum requirements is allowing for detached plexes. This will provide flexibility for property owners to retain existing structures if adding additional dwelling units.
- Second proposal above minimum requirements is increasing FAR maximums for middle-housing types in the R-10 and R-7 zones from 45% to 60%. Single-family detached homes and townhomes will remain at 45% FAR maximum. This will provide design flexibility.
- Third proposal above minimum requirements is eliminating both lot coverage and FAR maximums for middle-housing types in the R-5, R-4.5, R-3, and R-2.1 zones. This will also provide design flexibility, while still maintaining required setbacks from adjacent properties and streets.

On behalf of the 2022 Working Group, we would like to thank City Council for the opportunity to develop these recommendations for consideration.

Respectfully,



Jim Farrell
Chair, 2022 Working Group



Middle Housing Two-Year Check-In

14 Middle Housing Projects

- All were divided under SB458 rules
- Double number of lots permitted under existing zoning
- 35 detached plexes
- 8 townhouses
- 4 existing homes retained
- 4 existing homes demolished





Middle Housing Two-Year Check-In

Project	Existing Conditions				Middle Housing Land Division			New Dwelling Units			
	Developable Area (sq. ft.)	Zoning	Max Lots	Existing Home	Number of Lots	Avg. Lot Size (sq. ft.)	Demo Home	Number	Type	Avg. Size (sq. ft.)	Avg. Price (\$)
MIP-22-04	17,551	R-10	1	No	2	8,776	n/a	2	Detached	3,538	1,250,000
MIP-22-05	10,000	R-10	1	No	2	5,000	n/a	2	Detached	3,373	1,270,000
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ELD-24-01	9,700	R-10	1	No	2	4,850	n/a	2	Detached	2,687	Not Built
Total			23		47		4	43			



Middle Housing Two-Year Check-In

14 Middle Housing Projects

- Projects that retain existing home result in smaller units at lower price point
- Attached housing project resulted in units at lower price point
- 85% are in R-10 zoning and result in common Metro area lot sizes (5,000 sq. ft.)
- Projects in R-10 zoning typically result in larger/more expensive units



Middle Housing Two-Year Check-In



MIP-22-05 Killarney Drive



ELD-23-14 9th Street

Middle Housing Two-Year Check-In



ELD-23-01 Lancaster Street



ELD-23-02 Debok Road

Middle Housing Two-Year Check-In



ELD-23-07 West A Street

Middle Housing Two-Year Check-In



🌿 Housing Production Strategy

- Tools, actions, policies to implement
- Policy and development code strategies
- Revisit three policy choices/code amendments?
 - Allowing detached plexes
 - Increasing FAR for plexes in R-7 and R-10 zones from 45 to 60 percent
 - Eliminating FAR and Lot Coverage for all middle housing in R-5/R-4.5/R-3/R-2.1 zones



Middle Housing Two-Year Check-In



QUESTIONS OF STAFF?



HB2001 Legislative Process

Zoning	Total Acres	Percent of Residential Land
R-40	0.9	0.02%
R-20	103.0	2.89%
R-15	166.6	4.68%
R-10	2,528.2	71.06%
R-7	265.4	7.46%
R-5	135.5	3.81%
R-4.5	127.4	3.58%
R-3	69.7	1.96%
R-2.1	102.6	2.88%
Low Density (R-10/R-7)*	58.7	1.65%
Total	3,557.9	100%

Zoning	Total Lots	Percent of Residential Land
R-40	1	0.01%
R-20	155	1.51%
R-15	315	3.08%
R-10	6,019	58.82%
R-7	1,164	11.37%
R-5	726	7.01%
R-4.5	542	5.30%
R-3	334	3.26%
R-2.1	936	9.15%
Low Density (R-10/R-7)*	38	0.37%
Total	10,233	100%

Residential Lot Size	Percent of Lots
Less than 5,000 sq. ft.	9.3%
5,000 to 6,999 sq. ft.	10.6%
7,000 to 8,999 sq. ft.	15.7%
9,000 to 10,999 sq. ft.	26.9%
11,000 sq. ft. and larger	37.5%



CITY OF

West Linn

Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Troop 140

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Kurt Eaton

Phonetic spelling, if difficult to pronounce:

Address (Optional): 2305 Rogue Way

City: West Linn State: OR Zip: 97068

Email (Optional): Phone (Optional):

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.



CITY OF

West Linn

Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Public Sidewalk Repair Costs

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Rich Faith

Phonetic spelling, if difficult to pronounce:

Address (Optional): 2635 Cocur D'Alene Dr.

City: West Linn State: Zip:

Email (Optional): Phone (Optional):

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

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