



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

CITY COUNCIL MEETING AND WORK SESSION

Monday, September 9, 2013

6:00 p.m. – Pre-Meeting Work Session – Rosemont Room

6:30 p.m. – Meeting - Council Chambers

-
1. Call to Order & Pledge of Allegiance
 2. Approval of Agenda
 3. Proclamations, Recognitions and Presentations
 - *Metro Councilor Carlotta Collette Grant Presentation and Quarterly Update*
 4. Consent Agenda
 1. Agenda Bill 2013-09-09-01: Approve July 1, July 15, and August 19, 2013, Meeting Notes
 5. Community Comments
 6. Report from the City Manager
 7. Business from the City Council
 1. Voting Delegate at the League of Oregon Cities Conference
 8. Business Meeting
 1. Agenda Bill 2013-09-09-02: Ordinance 1615 Gloria Drive Right-of-Way Vacation
 - * PUBLIC HEARING*
 9. Work Session
 1. Arch Bridge Project
 2. Planning Department Work Plan
 10. Adjourn



AGENDA BILL 2013-09-09-01

Subject: Consent Agenda: Approval of City Council Meeting Notes

For Council: September 9, 2013

Land Use Case Number: N/A

Public Hearing

Required: ☐

Optional: ☒

City Manager's Initials: *CJ*

Attachments:

1. July 1, 2013, Council Meeting Notes
2. July 15, 2013, Council Meeting Notes
3. August 19, 2013, Council Meeting Notes

Initiated by:

- City Council

Budget Impact:

- N/A

Sustainability Considerations:

- As a reminder, you may review Council meetings online at <http://westlinnoregon.gov/meetings>.

Policy Question(s) for Council Consideration:

- N/A

Summary:

- The above mentioned City Council Meeting Notes are ready for Council approval.

Staff Recommendation:

This item is on the consent agenda. Approval of the consent agenda will finalize this set of notes.



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WEST LINN CITY COUNCIL MEETING NOTES July 1, 2013

Call to Order & Pledge of Allegiance

Council Present:

Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Staff Present:

City Manager Chris Jordan, Assistant City Manager Kirsten Wyatt, and Parks and Recreation Director Ken Worcester.

Council President Mike Jones moved to approve the agenda for the July 1, 2013, West Linn City Council meeting. Councilor Jenni Tan seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

Proclamations

[Recognition of the 2013 Old Time Fair Court:](#)

Princess Beth

Princess Celia

Princess Natalie

Princess Zoe

Queen Bobbi

[Court Proclamations](#)

[Consent Agenda](#)

Agenda Bill 2013-07-01-01: Contract Renewal for City Janitorial Services

[Janitorial Services Agenda Item](#)

Council President Mike Jones moved to approve the Consent Agenda for the July 1, 2013, West Linn City Council meeting which includes the City's janitorial services contract renewal. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

[Business Meeting](#)

[Agenda Bill 2013-07-01-02: Referring the Aquatic Community Center to West Linn Voters](#)

Resolution 2013-13, A Resolution to Submit a Measure to Voters to Approve the Sale of Bonds to Construct, Equip and Furnish an Aquatic and Community Center in an Amount Not Exceeding \$24,000,000; Declaring Intent to Reimburse Expenditures.

[Aquatic Community Center Agenda Item](#)

Parks and Recreation Director Ken Worchester staff report.

Mike Taylor spoke out against the aquatic center and submitted his comments.

[Mike Taylor submittal](#)

Nancy King encouraged Council to move forward with putting the aquatic center on the ballot and allow the community the opportunity to vote.

Karen Hensley encouraged Council to utilize the investment of time and money put into the community center and allow the citizens to vote.

Don Kingsborough grew up swimming in the West Linn High School pool, met kids from all over, and feels pools give people a sense of community. Pools in the area are used and he encourages Council to put it on the ballot.

Vicki Handy urged Council to put this on the ballot. They have done extensive outreach, polling, and focus groups. They have the analysis, design, and community input.

Kim Hay teaches swim lessons all over the Metro area, sometimes really early or late at night because every pool in the area is full. If a pool is built here, it will be used.

Charles Seims urged Council to reject this proposal for the aquatic center. It will raise taxes and lose money. This city cannot adequately pave the streets, provide for the schools, or the water system. It is better to put our money towards basic infrastructure and not this non-necessity.

Alice Richmond spoke out against the commodity of having an aquatic center and urged Council to not put it on the ballot.

Council President Mike Jones moved to approve Resolution 2013-13, submitting a measure to voters to approve the sale of bonds to construct, equip, and furnish an aquatic and community center in an amount not to exceed \$24,000,000. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

[Agenda Bill 2013-07-01-03: Declaration of Dodge Way House as Surplus Property](#)

Resolution 2013-14, A Resolution of the West Linn City Council Declaring City-Owned Property at 1698 Dodge Way as Surplus and Authorizing the City Manager to Initiate a Process to Sell the Property.

[Dodge Way Agenda Item](#)

Parks and Recreation Director Ken Worcester staff report.

Councilor Jody Carson moved to approve Resolution 2013-14, declaring City-owned property at 1698 Dodge Way as surplus and authorize the City Manager to initiate a process to sell the property. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

Council President Mike Jones moved to amend the Agenda to add the appointments of two individuals to the Budget Committee. Councilor Jenni Tan seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

Appoint Budget Committee Members

Mayor John Kovash would like to appoint Mike Linder and Erik Simshauser to the Citizens' Budget Committee.

Council President Mike Jones moved to approve the Mayor's recommendation of the two members to the Budget Committee. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

Adjourn Special Meeting

Work Session Discussion: Robinwood Station



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WEST LINN CITY COUNCIL MEETING NOTES July 15, 2013

Call to Order & Pledge of Allegiance

Council Present:

Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Council Absent:

Council President Mike Jones.

Staff Present:

City Manager Chris Jordan, Assistant City Manager Kirsten Wyatt, City Recorder Kathy Mollusky, Assistant City Attorney Megan Thornton, Planning Director John Sonnen, and City Attorney Tim Ramis.

Approval of Agenda

Councilor Jenni Tan moved to approve the agenda for the July 15, 2013, West Linn City Council meeting. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 4 - 0

Consent Agenda

Agenda Bill 2013-07-15-01: Approve June 17, 2013, Meeting Notes

Draft Notes Information

Councilor Jenni Tan moved to approve the Consent Agenda for the July 15, 2013, West Linn City Council meeting which includes the June 17, 2013, meeting notes. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 4 - 0

Community Comments

Alice Richmond thanked all the citizens, staff, and businesses that donated to the 4th of July event.

Thomas Pupil expressed his disagreement with building the aquatic center. It would cost him money and he would not be able to use it. He believes it should be a private business, not his money.

Dale Fortuna is confused over the police station bond. He feels it did not pass the first time because it was associated with the aquatic center. The bond passed and we cannot get the police station built. He does not understand why we are going for LEED certification. He is against the aquatic center.

Report from the City Manager

City Manager Chris Jordan reminded everyone about Friday night Movies in the Park and Thursday night Music in the Park. There is a joint meeting in City Hall, July 23 at 6:00 p.m. with Parks and Recreation and Transportation Advisory Boards to discuss the Trails Master Plan. The City held an employee recognition dinner and presented four City staff members with outstanding service awards.

Business from the City Council

Councilor Jody Carson read and submitted a note from Alma Coston regarding West Linn's 1913-2013 quilt story book.

Alma Coston submittal

Councilor Jody Carson spoke about and submitted the History of the West Linn Public library compiled by Alan Lewis and the brochure that lists the books about the history of West Linn.

[History of the WL Public Libraries - Alan Lewis](#)

[Local History Book List](#)

Councilor Thomas Frank thanked Alice Richmond for the 4th of July celebration, spoke about the behind the zoo tour Councilor Tan and he attended, and the Chase Bank branch opening Mayor Kovash and he attended.

Councilor Jenni Tan highlighted some of the events at the Old Time Fair that are occurring this weekend. She spoke to the Kid's Dentist on Highway 43 asking what the City can do for his business. The Farmer's Market is every Wednesday, last weekend they had a pie eating contest.

Mayor John Kovash spoke about the street dance. It was estimated between 2,000 to 3,000 people attended. The vendors and restaurants in the area received a lot of business and he is looking forward to hearing from them. He explained what Greater Portland Inc does in promoting businesses in the region and informed everyone that the City has joined this group.

[Proclamations, Recognitions and Presentations](#)

[*Locks Update Presentation*](#)

Sandy Carter and Peggy Sickler informed Council on the progress of One Willamette Coalition in relation to the locks. The locks were closed in November 2011. Willamette Falls Heritage Foundation is trying to get the locks open again.

[Sandy Carter and Peggy Sickler Presentation](#)

[Business Meeting](#)

[Agenda Bill 2013-07-15-03: Ordinance 1614, Historic Code Amendments *PUBLIC HEARING*](#)

[Historic Code Amendment Information](#)

Planning Director John Sonnen staff report.

Councilor Jody Carson stated she lives in the Historic District; however, these changes do not affect her.

Councilor Jenni Tan moved to approve First Reading for "An Ordinance Relating to the Designation and Protection of Historic Resources, Amending the Zoning Map and Numerous Community Development Code Sections, and Repealing and Replacing Chapters 25 and 26," and set the matter for Second Reading. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 4 - 0

Councilor Jenni Tan moved to approve Second Reading for "An Ordinance Relating to the Designation and Protection of Historic Resources, Amending the Zoning Map and Numerous Community Development Code Sections, and Repealing and Replacing Chapters 25 and 26," and adopt the ordinance. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 4 - 0

City Attorney Tim Ramis reminded everyone that this is a land use decision and is appealable to LUBA.

[Agenda Bill 2013-07-15-04: Library Parking Lot Contract Award](#)

[Library Parking Lot Information Revised](#)

City Manager Chris Jordan staff report.

Councilor Thomas Frank inquired how soon will the parking lot completed.

City Manager Chris Jordan responded 75 days from the Notice to Proceed, so should be in October.

Mayor John Kovash asked if it would be complete before the rainy season.

City Manager Chris Jordan replied that is the goal.

Councilor Jenni Tan moved to act in the capacity of the Local Contract Review Board, authorize the City Manager to sign a contract with Braun Construction and Design in the amount of \$196,845 for the library parking lot. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 4 - 0

[Agenda Bill 2013-07-15-02: Resolution 2013-15, Approve West Linn Natural Hazards Mitigation Plan](#)

[Mitigation Plan Revised](#)

City Manager Chris Jordan staff report.

Councilor Jody Carson moved to approve Resolution 2013-14, updating the West Linn Addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan with updates to the Historic Background section to be completed by Staff. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 4 - 0

[Adjourn](#)



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WEST LINN CITY COUNCIL MEETING NOTES August 19, 2013

Call to Order & Pledge of Allegiance

Council Present:

Mayor John Kovash, Councilor Jody Carson, and Councilor Thomas Frank.

Council Absent:

Council President Mike Jones and Councilor Jenni Tan.

Staff Present:

City Manager Chris Jordan, Assistant City Manager Kirsten Wyatt, City Recorder Kathy Mollusky, City Attorney Damien Hall, Parks and Recreation Director Ken Worcester, Chief of Police Terry Timeus, Chief Financial Officer Richard Seals, Public Works Director Lance Calvert, and Police Station Project Manager Bob Galante.

Approval of Agenda

Councilor Jody Carson moved to approve the agenda for the August 19, 2013, West Linn City Council meeting. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 3 - 0

[Proclamations, Recognitions and Presentations](#)

[Citizen and Police Commendations](#)

Chief of Police Terry Timeus commended Carrie Everett and Cristina Brown for stopping an intoxicated driver and calling 911.

[One Willamette River Coalition Award](#)

Jim Mattis and Councilor Jody Carson awarded preservation awards to Sandy Carter and Peggy Sigler for their work on the Willamette Falls Navigational Canal and Locks.

[Consent Agenda](#)

[Agenda Bill 2013-08-19-01: Gloria Drive Right-of-Way Vacation](#)

[Gloria Drive Information](#)

Councilor Jody Carson moved to approve the Consent Agenda for the August 19, 2013, West Linn City Council meeting which includes the request to hold a public hearing to consider this street vacation at the September 9, 2013, City Council meeting. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 3 - 0

[Community Comments](#)

Thomas Pudil opposes the idea of building an aquatic center in the City of West Linn and submitted his comments.

[Thomas Pudil submittal](#)

Lamont King spoke against the Red Tape project and feels the City is rushing this project through.

[Report from the City Manager](#)

City Manager Chris Jordan informed everyone the library parking lot is under construction and is expected to be complete in October. Tomorrow evening at 6:00 p.m. is an ice cream social reception to meet the Library Director.

[Business from the City Council](#)

Councilor Jody Carson thanked the Parks and Recreation Department, the Staff, all the volunteers for helping to plan and carry out all the Centennial Celebrations last weekend. There are more Centennial events planned, check WL100.org for the list of events.

Mayor John Kovash appreciates how the library has unending number of ideas, like the kids with hard hats to watch construction. He appreciates Jim Mattis and Councilor Jody Carson's discussion of the Heritage and Arch Bridge areas. The City received a \$220,000 planning grant from Metro to help us envision how the Arch Bridge Area will look.

Councilor Thomas Frank also thanked the Staff for the Centennial events and the Parks staff for all their events like Music in the Park, the Fair, etc. He attended an Emergency Vehicle Operator Course training and posted the videos on his website thomasafrank.com.

Business Meeting

Agenda Bill 2013-08-19-02: Resolution 2013-16, Supporting the Cooperative Agreement with the Oregon State Marine Board for a Grant to Re-construct the Cedaroak Boat Ramp

Cedaroak Boat Ramp Information

Parks and Recreation Director Ken Worcester staff report.

Councilor Jody Carson moved to adopt Resolution 2013-16 authorizing the City Manager to enter into this cooperative agreement with the Oregon State Marine Board for the completion of the Cedaroak Boat Ramp Reconstruction Project. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 3 - 0

Agenda Bill 2013-08-19-03: Resolution 2013-17, Approve Master Fee Schedule Regarding Street Maintenance, Waste Water, and Surface Water Fees

Master Fee Information

Chief Financial Officer Richard Seals and Public Works Director Lance Calvert staff report.

Councilor Thomas Frank asked Public Works Director Lance Calvert what Pavement Condition Index (PCI) numbers the City should be targeting, of the three options presented tonight, which one would achieve that, and how often does the City do the PCI?

Public Works Director Lance Calvert stated 70 or above is a good PCI number or the cost increases. The 100 percent increase falls in line with what the City targeted to maintain the existing streets while raising the poor condition streets. All three options are good options, it is just the time it takes to get there. The City would like to do a third party CPI reviewer every two years.

Councilor Jody Carson inquired about the streets on the list that already have a PCI of 70 and if the main difference in the three versions is the number of streets the City can do the work on?

Public Works Director Lance Calvert stated it less cost per square yard to keep that street in that condition. Something in the 60 range would be \$1 to \$2/square yard, one in the 11 range requires significant investment around \$6 to \$8/square yard. If you add more investment, you fix more streets that are in poor condition.

Councilor Jody Carson stated she wanted to make a motion which does not include the Commercial Street fee which will be discussed in a future Work Session after they receive input from the Economic Development Committee.

Councilor Jody Carson moved to approve Resolution 2013-17 revising fees and charges as shown in Attachment A so that the sewer fee is at 5 percent, the surface water management fee is 5 percent, and the roadway maintenance fee is at the 75 percent level the first year and 5 percent the subsequent four years. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 3 - 0

[Road Improvement Projection 50% increase](#)

[Road Improvement Projection 75% increase](#)

[Road Improvement Projection 100% increase](#)

[Agenda Bill 2013-08-19-04: Police Station Contract Award](#)

[Police Station Information](#)

Police Station Project Manager Bob Galante report.

Councilor Thomas Frank asked Project Manager Bob Galante to explain the 8% contingency line item located on the budget summary sheet distributed during the pre-meeting and inquired if he was comfortable with that amount.

Project Manager Bob Galante stated there is a \$425,000 contingency which is typically used for Change Orders in design or construction. If they do not use it, it will be used for putting things back into the police station.

Councilor Jody Carson moved to authorize the City Manager to sign a contract with Todd Construction up to the amount of \$5,250,000 which would include the LEED certification and the carport canopy, and waive the City of West Linn's System Development Charges for this project. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 3 - 0

[Police Station Budget Summary Sheet](#)

[Adjourn](#)

DRAFT



AGENDA BILL 2013-09-09-02

Subject: Request to vacate a strip of Gloria Drive Right-of-Way (ROW) along the south side of 4997 Summit St.

For Council: September 9, 2013

Land Use Case Number: MISC-13-06

Public Hearing

Required: ☒

Optional: ☐

City Manager's Initials: CJ

Attachments:

1. Memorandum to City Manager
2. Ordinance 1615

Initiated by: JT Smith Companies

Budget Impact:

If vacated, the subject ROW will become taxable land.

Sustainability Considerations: None

Policy Question(s) for Council Consideration: Does the City have any use for the subject undeveloped strip of ROW along Gloria Drive that is in excess of the ROW width along the rest of street and beyond what is needed to meet City street standards?

Summary:

- The petitioner proposes to vacate an undeveloped strip of ROW beside Gloria Drive that is approximately 15 x 209 feet, totaling approximately 3,132 square feet. This would make the ROW along this section of Gloria Drive 50 feet in width, consistent with the remainder of the street.
- Per ORS 271.120, the City Council must hear the petition, determine whether consent of the affected owners has been obtained, whether notice was duly given, and whether it is in the public interest to vacate the subject ROW.
- The petitioner has the consent of the abutting property owners and 66.6% of affected properties (two-thirds is required) and the required notice was provided.
- No street, sidewalk, planter strip development, or City utilities exist or are planned in the subject ROW strip. The City would retain a 10-foot public utility easement for the underground power line and transformer pad that are located within the area to be vacated.

Staff Recommendation: Staff recommends that City Council approve the request to vacate the approximately 3,132 square feet of ROW.

Memorandum

Date: August 27, 2013

To: Chris Jordan, City Manager

From: Sara Javoronok, Associate Planner

Subject: Gloria Drive Street Vacation for 4997 Summit Drive

Background

The applicant, JT Smith Companies, proposes to vacate approximately 3,132 square feet of undeveloped Gloria Drive right-of-way (ROW) adjacent to 4997 Summit Street, near the intersection of Gloria Drive and Summit Street.



The applicant plans to develop a four lot subdivision on the adjacent property. The requested vacation will enable the development of four lots instead of three. It also would straighten the northern ROW boundary for Gloria Drive. (See Exhibit A, Proposed Street Vacation Area.) Vacations are regulated by ORS 271 and require consent of the adjacent property owners and a public hearing.

On Monday, August 19, 2013, the City Council approved the request for the hearing on this application.

Discussion

Portions of the subject ROW were dedicated at two points, first a strip approximately 15 feet in width that comprises most of the ROW, was dedicated to the City in 1961. An additional 68 square foot area that forms a curve at the intersection of Summit Street and Gloria Drive was granted to the City in 1978, which coincides with the dedication of the Woodwinds subdivision located to the east. The ROW proposed to be vacated is in excess of the 50-foot ROW width along most of Gloria Drive and it is consistent with the City's requirements for local streets. The City does not currently have

or plan to install utilities in this area. However, there is an existing underground power line and a transformer pad within the ROW and a 10-foot public utility easement along the length of the ROW would be retained. (Exhibit B Rosemont II Site Survey.)

ORS 271.080 requires the consent of abutting property owners and of not less than two-thirds of the affected property owners. The affected area extends north and south to the next parallel street or 200 feet and, to the east and west, 400 feet. This is a total of 584,781 square feet. See Exhibit C, South Gloria Drive Vacation Petition, the revised consent map submitted by the applicant. The applicant has the consent of the abutting property owners and 66.6% percent or 389,251 square feet of the property owners in the area.

Per ORS 271.120, the Council is to consider whether consent has been obtained, notice given, and if it is in the public interest to vacate the ROW. Staff finds that the property owner has obtained the required consent and notice was given as required through both publication and signs posted. The proposed vacation of ROW will not be to the detriment of the public given that the remaining roadway width is consistent with the City's requirements for local streets, and that there are no utilities located or planned to be located in the area proposed to be vacated.

Options

1. City Council finds that the proposal has merit and vacates the requested ROW.
2. City Council finds the proposal has no merit and does not vacate the requested ROW.

Recommendation

Planning and Engineering staff support the proposed vacation.

Attachments:

Exhibit A: Proposed Street Vacation Area
Exhibit B: Rosemont II Site Survey
Exhibit C: South Gloria Drive Vacation Petition
Exhibit D: Applicant's Submittal
Exhibit E: Notice package

TAX LOT 600
MAP 2-1E-25DB

TAX LOT 101
MAP 2-1E-25DB

TAX LOT 115
MAP 2-1E-25DB

TAX LOT 116
MAP 2-1E-25DB

TAX LOT 500
MAP 2-1E-25DB

FOUND 5/8" IRON ROD WITH A RED PLASTIC
CAP STAMPED "CENTERLINE CONCEPTS INC."
AT THE NORTHWEST CORNER OF MCDOWELL
TRACT PER BOOK 605, PAGE 650

S00°29'48"E 173.99'

LENGTH=21.22'
RADIUS=35.00'
DELTA=34°43'52"

LENGTH=33.69'
RADIUS=35.00'
DELTA=55°09'00"
CHORD=S62°48'10"E 32.40'

10' P.U.E. (TO BE
RESERVED UPON
STREET VACATION)

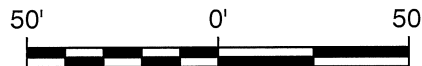
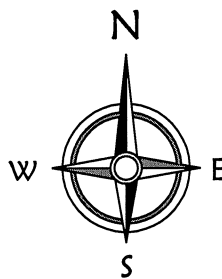
S00°29'48"E
15.00'

S89°37'20"W 202.56'

N89°37'20"E 173.87'

GLORIA DRIVE

15'
50'



Scale: 1" = 50'

ROSEMONT ROAD

SUMMIT AVENUE

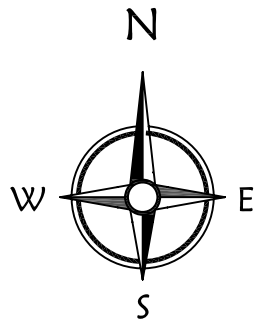
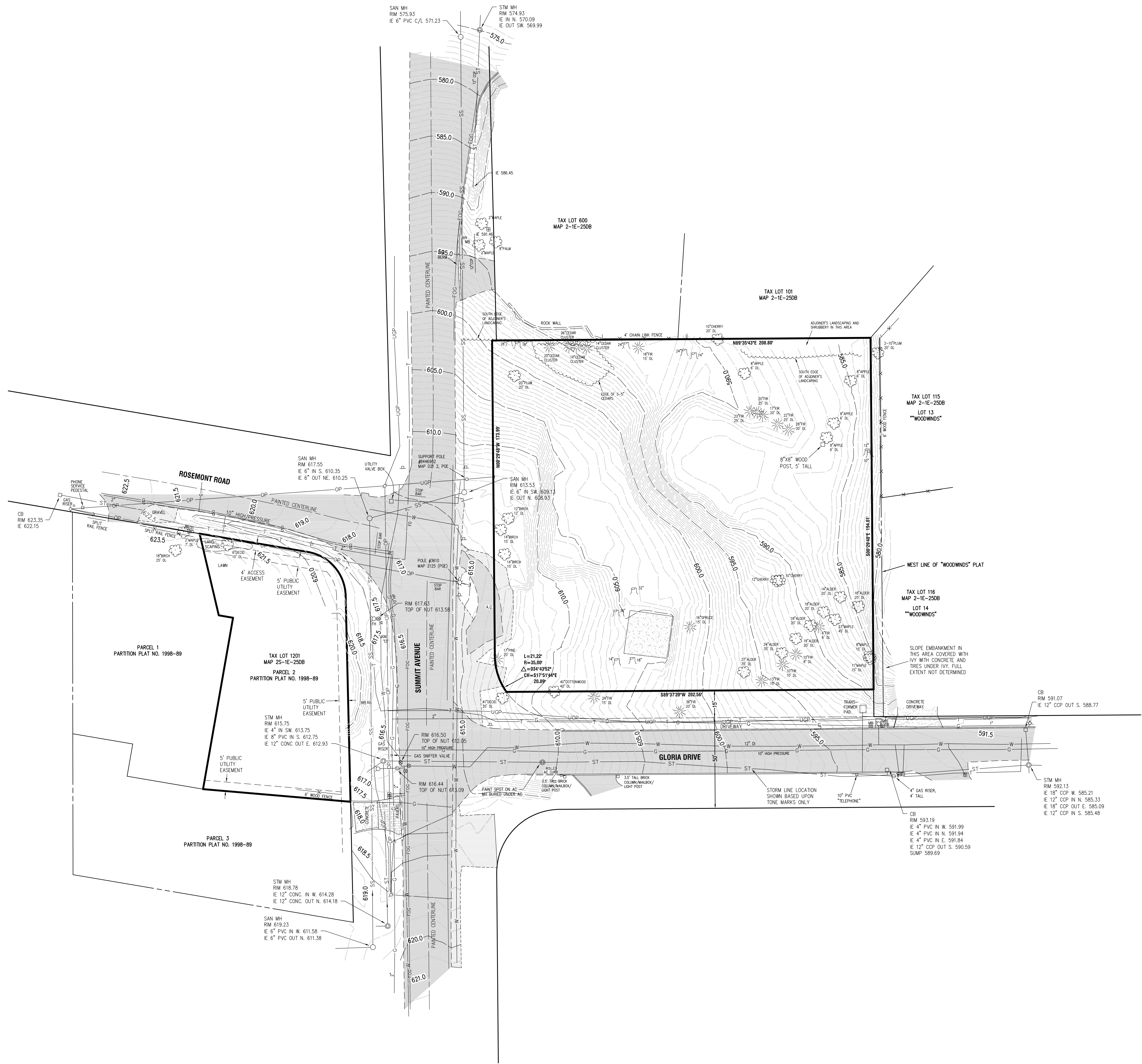
EXHIBIT "A"

PROPOSED STREET VACATION AREA

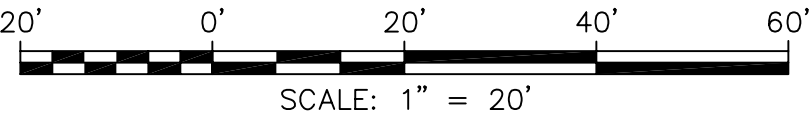
7194 Exh.dwg

engineering surveying planning
COMPASS ENGINEERING
4107 SE International Way, Suite 705 503.653.9093
Milwaukie, Oregon 97222 www.compass-engineering.com

LOCATED IN THE SE 1/4 SECTION 25,
T.2S., R.1E., W.M., CITY OF WEST LINN,
CLACKAMAS COUNTY, OREGON



Scale: 1" = 20'



Legend:

- | | | | |
|--|--------------|--|------------------------|
| | WATER VALVE | | GAS LINE |
| | WATER METER | | PROPERTY LINE |
| | FIRE HYDRANT | | SANITARY SEWER LINE |
| | LIGHT POLE | | STORM SEWER LINE |
| | TRAFFIC SIGN | | UNDERGROUND POWER LINE |
| | ASPHALT | | EDGE OF GRAVEL |
| | CONCRETE | | UNDERGROUND PHONE LINE |
| | GRAVEL | | WATER LINE |
| | | | EDGE OF PAVEMENT |
| | | | UNDERGROUND CABLE TV |
| | | | OVERHEAD POWER LINE |
| | | | FIBER OPTIC LINE |

Notes:

- UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
- BASIS OF ELEVATIONS: NAVD '88.
- VERTICAL DATUM: NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO NAD '83 (2011).
- TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

**ROSEMONT II SITE SURVEY
FOR FRONTAGE IMPROVEMENTS**

			DRAWN	MMM	DESIGN	CHECK	DD
			SCALE	1" = 20'	DATE	APRIL, 2013	
DATE	NO.	REVISION	PLAN	7194 Topo.dwg			



engineering surveying planning
COMPASS ENGINEERING
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222
503.653.9093
www.compass-engineering.com

JT SMITH COMPANIES
5285 MEADOWS ROAD, SUITE 171
LAKE OSWEGO, OREGON 97035

TAX LOT 1201, IN THE NW 1/4 OF THE SE 1/4 SECTION 25, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

Site:	4997 Summit Road
Taxlot:	2s1e25DB 00500
Size:	0.93 Acres
Jurisdiction:	City of West Linn
Consenting Properties:	24
Non-Consenting Properties:	13
Area of Consent:	389,251 SF
Area of Non-Consent:	195,530 SF
Percent Required to Vacate:	66%
Percent of Consenting Area:	66.6%

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

■ CONSENT GIVEN

■ CONSENT NOT GIVEN

3J CONSULTING, INC



1" = 150' @ 8.5"x11"

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>TOM SOPPE</i>	PROJECT No(s). <i>MT-12-06</i>	
NON-REFUNDABLE FEE(S) <i>6000-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>6000-</i>

Type of Review (Please check all that apply):

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

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:
4997 SUMMIT STREET, WEST LINN
Assessor's Map No.: 21E25DB
Tax Lot(s): 00500
Total Land Area: 1 Acre +/-
Brief Description of Proposal: APPLICANT PROPOSES TO VACATE A PORTION OF S. GLORIA
Applicant Name: JT SMITH COMPANIES
(please print)
Phone: 503-209-7555
Address: 5285 MEADOWS ROAD, SUITE 171
Email: jwyland@jtsmithco.com
City State Zip: LAKE OSWEGO, OR 97035
Owner Name (required): LF 10, LLC
(please print)
Phone:
Address: 5285 MEADOWS ROAD, SUITE 171
Email:
City State Zip: LAKE OSWEGO, OR 97035
Consultant Name: ANDREW TULL, 3J CONSULTING, INC.
(please print)
Phone: 503-545-1907
Address: 10445 SW CANYON ROAD, SUITE 245
Email: andrew.tull@3j-consulting.com
City State Zip: BEAVERTON, OR 97005

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

7/2/13
 Date

[Signature]
 Owner's signature (required)

7/2/13
 Date



July 2, 2013

City Council
City of West Linn
22500 Salamo Road
West Linn, OR 97068

S. Gloria Drive Right-of-Way Vacation Request

To the City Council:

3J Consulting, Inc. acts on behalf of JT Smith Companies in petitioning to vacate a portion of S. Gloria Drive, a public street. The right-of-way vacation request is for approximately 3,200 square feet located on the northern side of S. Gloria Drive extending east from Summit Street for a distance of 208.8 feet (see Attachment A).

The area of right-of-way requested for vacation was initially dedicated to the City of West Linn at two separate times. In 1961, Neil O. and Helen McDowall and Milton E. and Jeanne Level dedicated a 15-foot-wide strip along the entire 208.8 foot length of the property (approximately 3,132 square feet). In 1978, the same property owners dedicated an approximately 68 square foot curve at the intersection of S. Gloria Drive and Summit Street.

It is unclear why the right-of-way dedications occurred in 1961 and 1978. The 1978 dedication coincides with the development of the Woodwinds Subdivision, a plat to the east, and may have been considered to be necessary based on roadway standards at the time. However, since that time, the City of West Linn has developed standardized roadway design and construction regulations which only call for a 50-foot local street right-of-way width. Approval of the requested vacation would result in the creation of a 50-foot right-of-way section along S. Gloria Drive, matching the existing right-of-way along the rest of S. Gloria Drive.

The reason for the vacation request is to develop a 4-lot subdivision in the R-10 zoning district of the City of West Linn, requiring a minimum of 10,000 square foot lots. In addition, approval of the right-of-way vacation would straighten the northern right-of-way boundary of S. Gloria Drive, a local street.

The applicable standards for review and approval of a right-of-way vacation in any incorporated city are found in Chapter 271 of the Oregon Revised Statutes- *Use and Disposition of Public Lands Generally; Easements*. Specifically, the sections pertaining to right-of-way vacation are found in Sections 271.080 through 271.230. Responses to each of these ORS sections are included with this request as Attachment B.

A specific requirement for right-of-way vacation petition is consent of all abutting property owners and two-thirds of the area of affected property (as defined in ORS 271.080). As shown within the Attached Exhibit A, more than 2/3rds of the area of land affected by the proposed vacation has responded in the affirmative to the proposed petition. The Applicant has documented that 69% of the property area within the affected area is in favor of the petition. All required property owner consent has been obtained, in writing, by the applicant, and is included with this request as Attachment C.

The applicant respectfully submits this request for right-of-way vacation of a portion of S. Gloria Drive. The applicant requests a hearing be scheduled before the West Linn City Council once proper notice has been given, per the standards of ORS 271.

If any additional information is needed, please do not hesitate to contact me. Thank you for your consideration of this request.

Most Sincerely,

Andrew Tull
Principal Planner

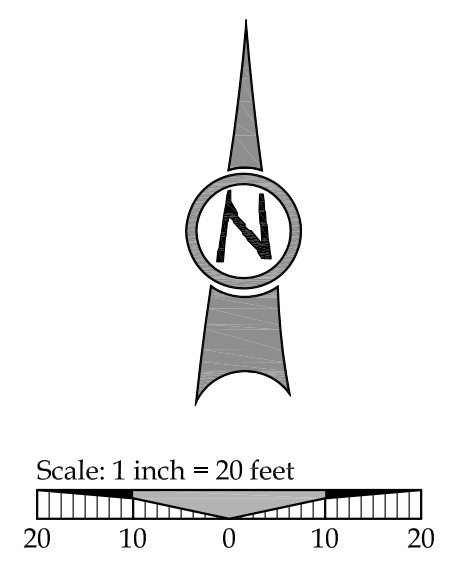
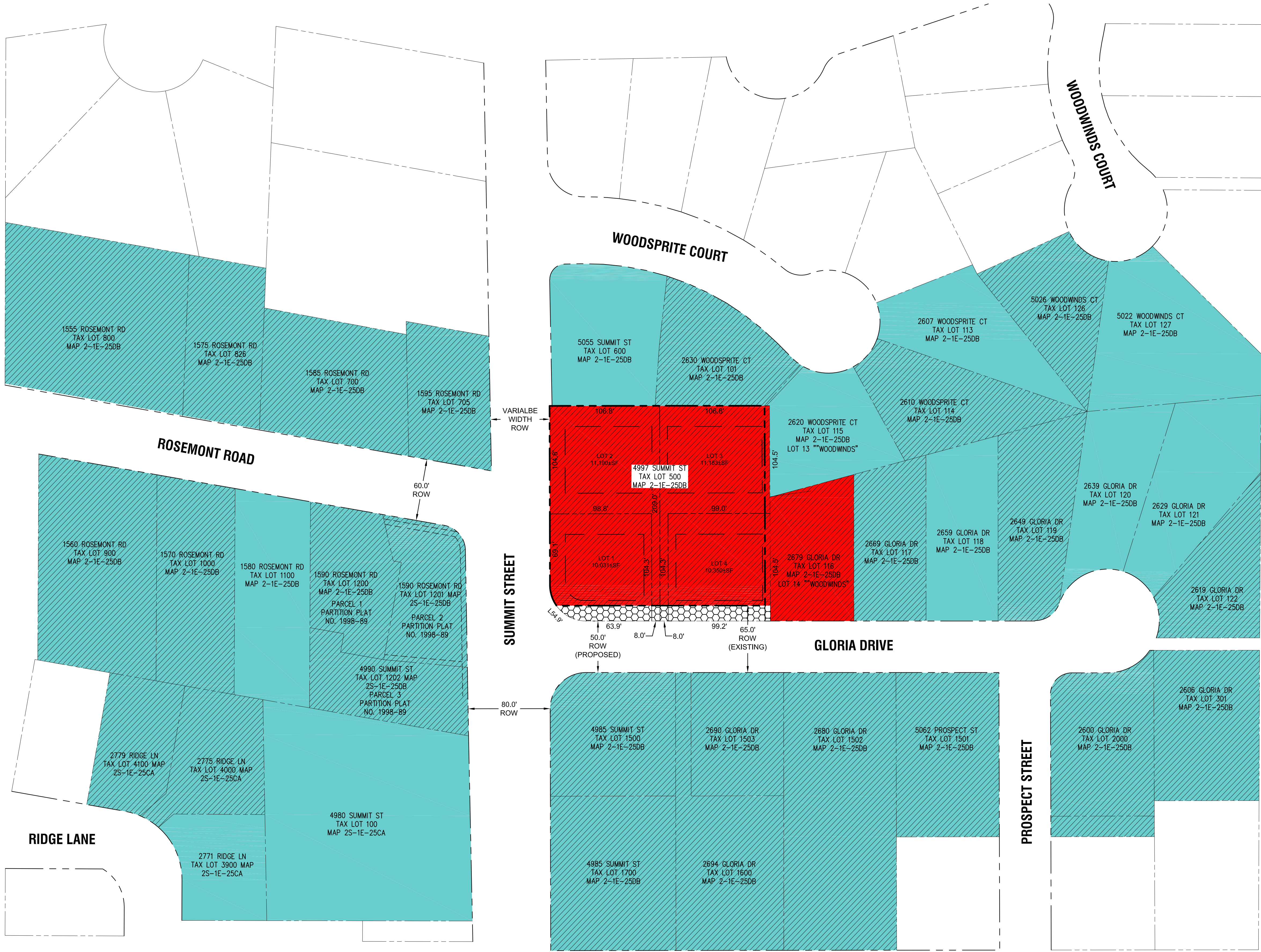
Attachments:

- A. Exhibit of affected land area
- B. Applicable ORS standards and responses
- C. Written consent by all required property owners

Copy to:

John Wyland, JT Smith Companies
Mike Robinson, Perkins Coie

TAX LOT 500 LOCATED IN THE NW 1/4 & SE 1/4 OF
SECTION 25, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



- LEGEND**
- BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - PROPOSED SETBACK LINE

SITE STATISTICS	
Site:	4997 Summit Road
Taxlot:	2s1e25db 00500
Size:	0.93 Acres
Jurisdiction:	City of West Linn
Adjoining Properties:	2
Affected Properties:	38

SITE NOTE

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

NEIGHBORING AREAS

- Neighboring Properties
- Notification Area Properties
- Consenting Properties
- Right-Of-Way Vacation

3J CONSULTING, INC. CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING

PRELIMINARY
07/02/13
BY
DATE

REVISION SUMMARY

TENTATIVE SUBDIVISION PLAT

ROSEMONT II
SUBDIVISION

WEST LINN, OR
J.T. SMITH COMPANIES

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING

10445 SW CANYON ROAD SUITE 245 BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9685

3J JOB ID # | 13123

LAND USE # |

TAX LOT # | 2S1E25DB 500

DESIGNED BY | CLF

CHECKED BY | BKF

SHEET TITLE
SUBDIVISION PLAT

SHEET NUMBER
C2.0

271.080 Vacation in incorporated cities; petition; consent of property owners.

(1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.

Finding: The applicant is JT Smith Companies. The property is owned by LF10, LLC.. The description of the ground proposed to be vacated is discussed above and detailed in Attachment A of the right-of-way vacation petition letter. The purpose for which the right-of-way is proposed to be used and the reason for the vacation is to develop a 4-lot subdivision in the R-10 zoning district of the City of West Linn, requiring a minimum of 10,000 square foot lots, and to straighten the northern right-of-way boundary of S. Gloria Drive, a local public street.

(2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing. [Amended by 1999 c.866 §2]

Finding: The total area affected by the proposed vacation is equal to 519,171 square feet. Property owners representing 362,535 square feet of the affected have signed in favor of the petition. Thus the required 2/3rds required consent threshold has been exceeded by 16,421 square feet.

The consent of the owners of all abutting property and the owners of greater than two-thirds in area of the real property affected thereby is included, in writing, as Attachment C of the right-of-way vacation petition letter.

271.090 Filing of petition; notice. The petition shall be presented to the city recorder or other recording officer of the city. If found by the recorder to be sufficient, the recorder shall file it and inform at least one of the petitioners when the petition will come before the city governing body. A failure to give such information shall not be in any respect a lack of jurisdiction for the governing body to proceed on the petition.

Finding: This petition is presented to the City Recorder of the City of West Linn for review by the City Council, and contains all of the information required for a sufficient petition.

271.100 Action by city governing body. The city governing body may deny the petition after notice to the petitioners of such proposed action, but if there appears to be no reason why the petition should not be allowed in whole or in part, the governing body shall fix a time for a formal hearing upon the petition.

Finding: The applicant respectfully requests a hearing before the City Council of West Linn on this right-of-way vacation petition.

271.110 Notice of hearing. (1) The city recorder or other recording officer of the city shall give notice of the petition and hearing by publishing a notice in the city official newspaper once each week for two consecutive weeks prior to the hearing. If no newspaper is published in such city, written notice of the

petition and hearing shall be posted in three of the most public places in the city. The notices shall describe the ground covered by the petition, give the date it was filed, the name of at least one of the petitioners and the date when the petition, and any objection or remonstrance, which may be made in writing and filed with the recording officer of the city prior to the time of hearing, will be heard and considered.

(2) Within five days after the first day of publication of the notice, the city recording officer shall cause to be posted at or near each end of the proposed vacation a copy of the notice, which shall be headed, "Notice of Street Vacation," "Notice of Plat Vacation" or "Notice of Plat and Street Vacation," as the case may be. The notice shall be posted in at least two conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be at least 14 days before the hearing.

(3) The city recording officer shall, before publishing such notice, obtain from the petitioners a sum sufficient to cover the cost of publication, posting and other anticipated expenses. The city recording officer shall hold the sum so obtained until the actual cost has been ascertained, when the amount of the cost shall be paid into the city treasury and any surplus refunded to the depositor. [Amended by 1991 c.629 §1; 2005 c.22 §196]

Finding: The City can meet these requirements prior to a public hearing.

271.120 Hearing; determination. At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.

Finding: In order for a vacation to occur, the governing body shall determined whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given, and whether the public interest will be prejudiced by the vacation of the public right-of-way. In this case, the applicant has provided signatures indicating consent from the adjoining owners and for the required 2/3rds majority of area represented within the affected land area. Notice has been duly provided by the City's staff in response to the applicant's petition.

Regarding the usefulness of the area in question, the applicant, the City's planning staff, and the City's engineering department are all in agreement that the land in question is currently not necessary or useful in completing the local street section which would normally be required along South Gloria. In 1961, Neil O. and Helen McDowall and Milton E. and Jeanne Level dedicated a 15-foot-wide strip along the entire 208.8 foot length of the property (approximately 3,132 square feet). In 1978, the same property owners dedicated an approximately 68 square foot curve at the intersection of S. Gloria Drive and Summit Street.

It is unclear why the right-of-way dedications occurred in 1961 and 1978. The 1978 dedication coincides with the development of the Woodwinds Subdivision, a plat to the east, and may have been considered to be necessary based on roadway standards at the time. However, since that time, the City of West Linn has developed standardized roadway design and construction regulations which only call for a 50-foot local street right-of-way width. Approval of the requested vacation would result in a the creation of a 50-foot right-of-way section along S. Gloria Drive, matching the existing right-of-way along the rest of S. Gloria Drive.

The public interest will not be precluded by the proposed vacation and lawful access shall be provided to all abutting properties. As stated within the second to last sentence of 271.120, if such matters are determined in favor of the petition, the governing body shall by ordinance make such determination a matter of record and vacate such plat or street.

271.140 Title to vacated areas. The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city. [Amended by 1981 c.153 §58]

Finding: The applicant represents the owner of the lands bordering the area to be vacated. The title to the vacated street will attach to the applicant's property.

271.150 Vacation records to be filed; costs. A certified copy of the ordinance vacating any street or plat area and any map, plat or other record in regard thereto which may be required or provided for by law, shall be filed for record with the county clerk. The petitioner for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance and map. A certified copy of any such ordinance shall be filed with the county assessor and county surveyor.

Finding: The applicant agrees to bear all recording and file preparation costs.

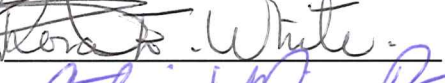
271.170 Nature and operation of statutes. The provisions of ORS 271.080 to 271.160 are alternative to the provisions of the charter of any incorporated city and nothing contained in those statutes shall in anywise affect or impair the charter or other provisions of such cities for the preservation of public access to and from transportation terminals and navigable waters.

Finding: The City of West Linn does not maintain right-of-way vacation provisions in its chapter or code of ordinances separate from ORS 271.080 to 271.160.

CONSENT TO VACATE FORM

JT Smith Companies has recently purchased a 1 Acre property known as 4997 Summit Street. Along the property's southern boundary, the previous owner of the property dedicated a portion of the property to the City of West Linn as Right-of-Way. The dedication was much more than the City needed to allow for the construction of a full street section. In order to request the surplus portion of the Right-of-Way back from the City, the owner is required to prepare a petition to vacate the surplus Right-Of-Way. As part of this process, the owner must show that neighboring property owners are in favor of the vacation. In this case, a total of 39 property owners have been considered to be "affected", in accordance with the State's notification guidelines.

A signature on the line below indicates that you have been contacted about the proposed Right-Of-Way Vacation along South Gloria Drive and that you have no objections to the City's release of this surplus property. By signing this document, you also acknowledge that you are aware that approximately 3,200 square feet of the City's existing right-of-way will be reverted back to the property from which it was originally dedicated, in this case, tax lot 2s1e25db 00500.

PRINTED OWNER NAME	OWNER SIGNATURE	ADDRESS	TAX LOT
Vincent and Lorraine Piscitello		4997 Summit St	21E25DB00500
Federal National Mortgage Association Rosa E. White Binh Nguyen	 	2679 Gloria Dr	21E25DB00116
Antonia Maria Puckett		4980 Summit St.	21E25CA00100 ✓
Gyung Jae Lee		2630 Woodsprite Ct.	21E25DB00101 ✓
Richard & Ladene Raspotnik		2607 Woodsprite Ct.	21E25DB00113
Brian & Kathryn Hemphill		2610 Woodsprite Ct.	21E25DB00114 ✓
Randy Pugsley		2620 Woodsprite Ct.	21E25DB00115
Linda Pugsley		2669 Gloria Dr	21E25DB00117 ✓



Karen & Charles McGeehan

Michael Kalamaris

Repeat
~~James & Jean Preble~~

Jeffrey & Rebecca Wilson

City of West Linn

David Levine

Jim & Kyong Wiard

LF LLC

x Dean Reed Cocker

Brian Odell

Dennis & Jennifer Tan

Timothy James & Kimberly Lippert

Angelina Vivie Grima Angelina v. Grima 2619 Gloria Dr. 21E25DB00122[✓]
Jim M. Preble Jim M. Preble 2680 Gloria St 21E25DB01502[✓]
Jeani Preble _____ 2680 Gloria St

Charles M. McGeehan

Michael Kalamaris

James & Jean Preble

Jeffrey & Rebecca Wilson

David Levine

Jim & Kyong Wiard

LF LLC

Dean Reed Cocker

Timothy James & Kimberly Lippert

4985 Summit St

5062 Prospect St

2680 Gloria Dr

2694 Gloria Dr

No Site Address

1595 Rosemont Rd

2690 Gloria Dr

1590 Rosemont Rd

4990 Summit St

2771 Ridge Lane

2775 Ridge Lane

2779 Ridge Lane

21E25DB01500[✓]

21E25DB01501[✓]

21E25DB01502

21E25DB01600[✓]

21E25DB01700

21E25DB00705[✓]

21E25DB01503[✓]

21E25DB01201[✓]

21E25DB01202[✓]

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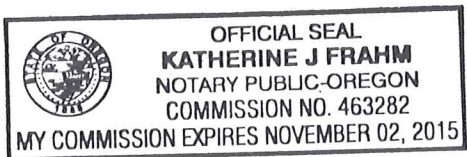
21E25CA04000[✓]

21E25CA04100[✓]

21E25DB2000 ✓

STATE of Oregon)
)ss.
COUNTY of Clackamas)

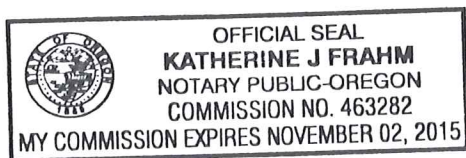
This instrument was acknowledged before me on this 4th day of June, 2013
by Dean Reed Cockett.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 4th day of June, 2013
by Charles McCracken.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 4th day of June, 2013
by Steven L. White.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

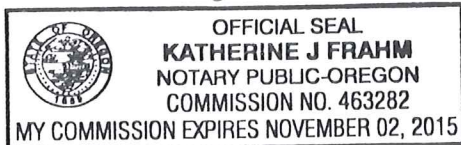
This instrument was acknowledged before me on this 4th day of June, 2013
by Rose F. White.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 4th day of June, 2013
by Randy J. Pugsley.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 4th day of June, 2013
by Jim M. Preble.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

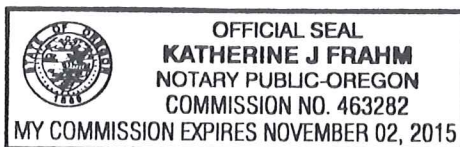
This instrument was acknowledged before me on this 4th day of June, 2013
by Joseph N. Fustolo.



Katherine J. Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 4th day of June, 2013
by Sara C. Fustolo.



Katherine J. Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

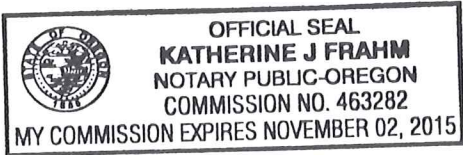
This instrument was acknowledged before me on this 4th day of June, 2013
by Barbara Gustafson.



Katherine J. Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

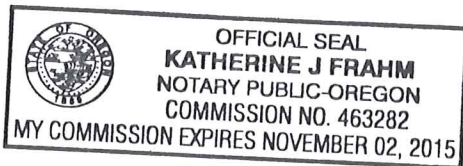
This instrument was acknowledged before me on this 4th day of June, 2013
by Cristina Johnson as member Glacier Ice LLC



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

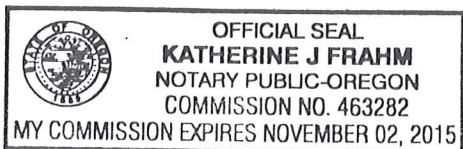
This instrument was acknowledged before me on this 4th day of June, 2013
by Winnifred Simonson as Trustee



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

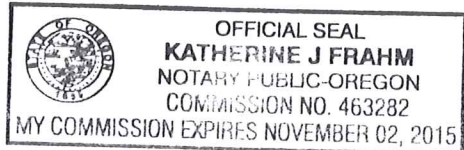
This instrument was acknowledged before me on this 4th day of June, 2013
by Frederick GA Sickert



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

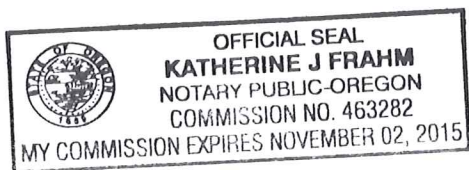
This instrument was acknowledged before me on this 11th day of June, 2013
by Anne Marie Wilson.



Katherine J. Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 11th day of June, 2013
by Jacob Wilson.



Katherine J. Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

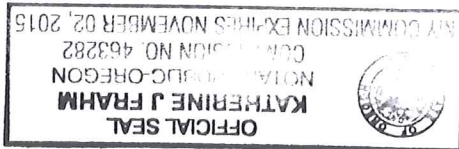
This instrument was acknowledged before me on this 11th day of June, 2013
by Kimberly Lipert.



Katherine J. Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 1st day of June, 2013
by Timothy James Lippert.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)



463282
November 02, 2015

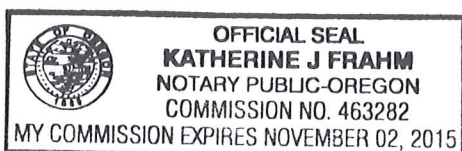
This instrument was acknowledged before me on this 1st day of June, 2013
by Antonia Marie Puckett.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 1st day of June, 2013
by Dale Johnson.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

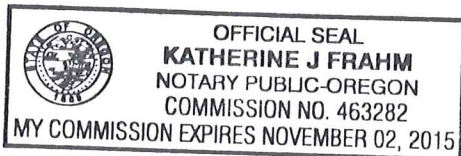
This instrument was acknowledged before me on this 11th day of June, 2013
by Natalie Johnson.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

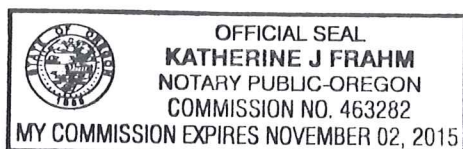
This instrument was acknowledged before me on this 11th day of June, 2013
by Ko Kyongson.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

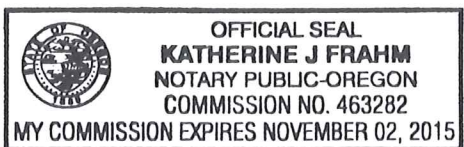
This instrument was acknowledged before me on this 11th day of June, 2013
by Lyna Leechorn.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

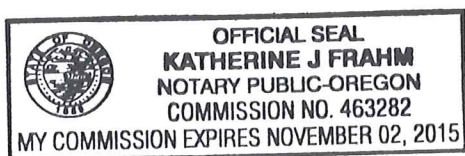
This instrument was acknowledged before me on this 18th day of June, 2013
by Nancy Lerine.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

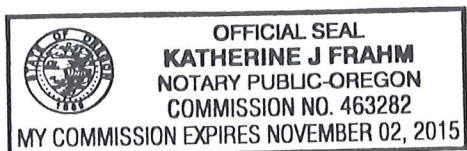
This instrument was acknowledged before me on this 18th day of June, 2013
by Linda Pugsley.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

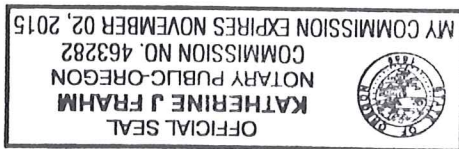
This instrument was acknowledged before me on this 18th day of June, 2013
by Susan Buchanan.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

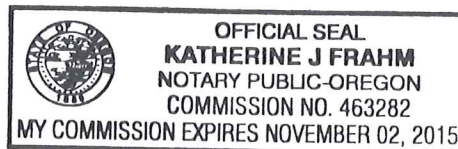
STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 18th day of June, 2013
by Ladene Raspotnik.

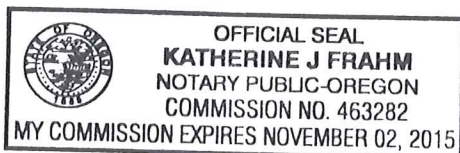


Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)



This instrument was acknowledged before me on this 18th day of June, 2013
by Richard Raspotnik.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

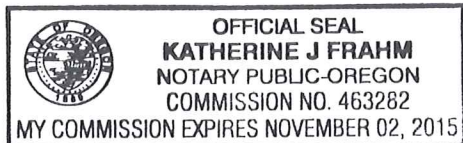
This instrument was acknowledged before me on this 18th day of June, 2013
by David Levine.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

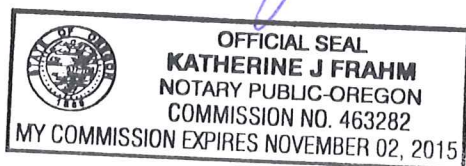
This instrument was acknowledged before me on this 11th day of June, 2013
by Brian Leschorn.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

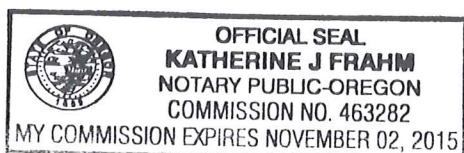
This instrument was acknowledged before me on this 11th day of June, 2013
by Jeffrey Wilson.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 11th day of June, 2013
by Rebecca Wilson.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

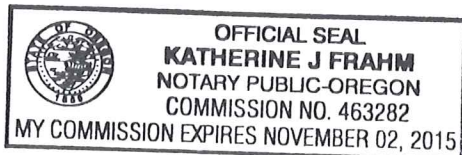
This instrument was acknowledged before me on this 18th day of June, 2013
by Richard Buchanan.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

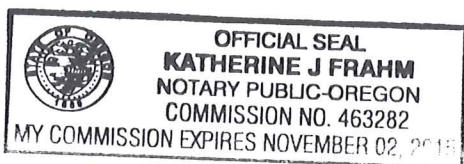
This instrument was acknowledged before me on this 18th day of June, 2013
by Michael Kalamaris.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

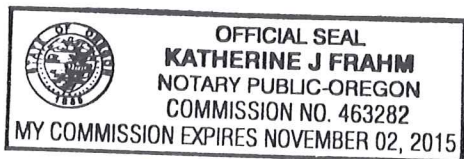
This instrument was acknowledged before me on this 21st day of June, 2013
by Jennifer Tar.



Katherine Jean Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

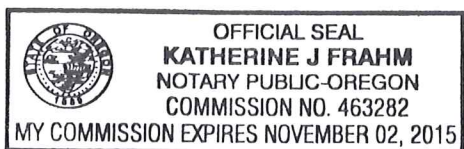
This instrument was acknowledged before me on this 18th day of June, 2013
by John Wyland as member LF LLC.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this 18th day of June, 2013
by Jeff Smith as member LF LLC.



Katherine J Frahm
Notary Public for Oregon
My commission expires: November 02, 2015

STATE of Oregon)
)ss.
COUNTY of Clackamas)

This instrument was acknowledged before me on this _____ day of _____, 2013
by _____.

Notary Public for Oregon
My commission expires: _____

AFFIDAVIT OF NOTICE

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

GENERAL

File No. MISC-13-06 Applicant's Name J.T. Smith Companies
Development Name _____
Scheduled (Meeting) Decision Date 9-9-13

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A _____

A. The applicant (date) _____ (signed) _____
B. Affected property owners (date) _____ (signed) _____
C. School District/Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) _____ (signed) _____
F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 8/22/13, 8-29-13, 9-5-13 (signed) S. Shroyer
City's website (posted date) 8/20/13 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 8/23/13 (signed) Lara Jaworski

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE-B State Statute

A. The applicant (date) 8/21/13 (signed) S. Shroyer
B. Affected property owners (date) _____ (signed) _____
C. School District/Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) 8/21/13 (signed) S. Shroyer
(Sunset, Parker Crest, Rosemont)

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

PUBLIC NOTICE CHECKLIST

FILE NO.: MISC - 13-06 SITE ADDRESS: 4997 Summit

PROJECT MANAGER: Sara Javoronok DATE: 8/6

MAILING DEADLINE DATE - ~~14~~-day or 20-day (circle one): N/A (mail 8/21)

PUBLISH IN LOCAL PAPER (4 days prior): Yes X No 8/22 AND

MEETING DATE: Council - 9/9 8/29 AND 9/5

SEND TO (check where applicable):

Applicant: Name: JT Smith Applicant Address: 5285 Meadows Rd. Ste. 171
Lake O 97035

If Applicant Representative or Owner to receive please list in others below:

School District/Board _____

Metro _____

Tri-Met _____

Clackamas County _____

ODOT (if on State Hwy.
or over 40 dwelling units) _____

Neighborhood Assn(s). _____

(please specify) Sunset, Parker Crest,
Rosemont

Other(s): LF 10, LLC
5285 Meadows Rd. Ste. 171
Lake O. 97035

Other(s): Michael Robinson
Perkins Coie
1120 Couch St. 10th Fl.
Portland 97209-4128

Other(s): _____

Division of State Lands _____

US Army Corps of Engineers _____

Stafford-Tualatin CPO _____

City of Lake Oswego _____

Dept. of Fish & Wildlife _____

Other(s): _____

Other(s): Andrew Tull, 3T Consulting, Inc.
10445 SW Canyon Rd. Ste. 245
Beaverton, OR 97005

Other(s): _____

Other(s): _____

**NOTICE OF STREET VACATION
CITY OF WEST LINN
CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. MISC-13-06**

The West Linn City Council is scheduled to hold a public hearing on Monday, September 9, 2013, **starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request by JT Smith Companies to vacate an approximately 3,132 sq. ft. section of right-of-way along Gloria Drive adjacent to 4997 Summit Street. The request was filed by the petitioner, JT Smith Companies, on July 2, 2013.

The decision by the City Council shall consider the requirements of ORS 271.120. Approval or disapproval of the vacation by the City Council will be based upon these requirements and these requirements only. At the hearing, it is important that comments relate specifically to the applicable requirements.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/4997-summit-street-request-street-vacation-gloria-drive>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection at no cost, or copies can be obtained for a minimal charge per page. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, sjavoronok@westlinnoregon.gov, or 503-722-5512.

Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. All written testimony, objections, or other documents submitted to the City Manager's office by 5:00 p.m. on September 3 will be presented to the City Council for consideration. All other written materials must be presented in person at the hearing. Oral testimony may be presented at the public hearing. At the public hearing, the City Council will receive a staff presentation, and invite both oral and written testimony. The City Council may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

Publish: West Linn Tidings, August 22, August 29 and September 5, 2013

4997 Summit St, MISC-13-06, Vicinity Map

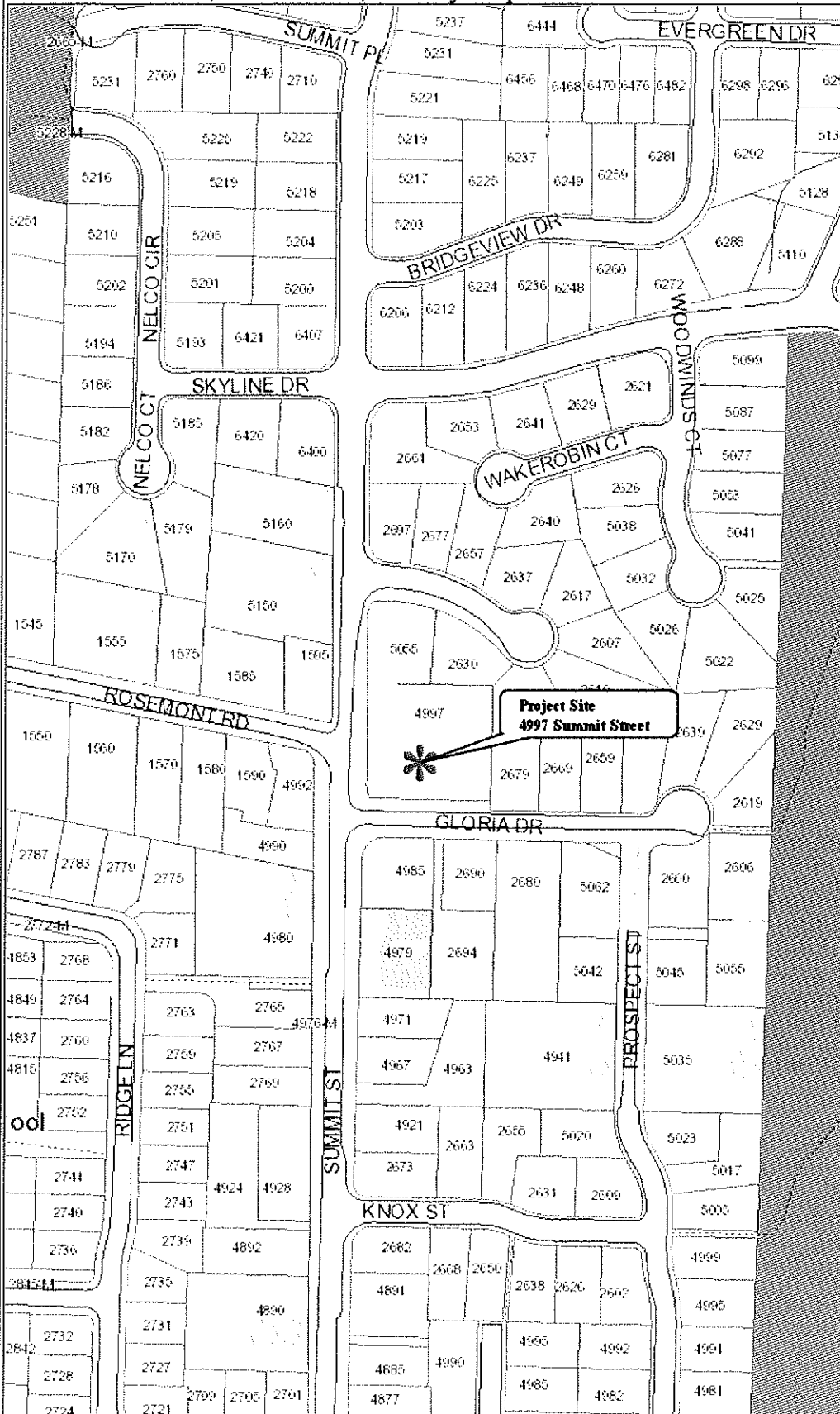


Legend

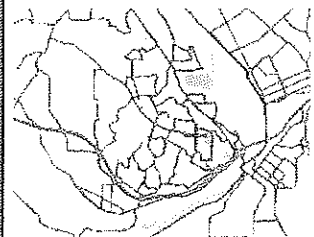
Parks

City Property Inventory

Buildings and Structures



Scale 1:2,400 - 1 in = 200 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: sshroyer
Date Created: 24-Jul-13 09:08 AM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptrix.

**NOTICE OF STREET VACATION
CITY OF WEST LINN
CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. MISC-13-06**

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The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/4997-summit-street-request-street-vacation-gloria-drive>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection at no cost, or copies can be obtained for a minimal charge per page. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, sjavoronok@westlinnoregon.gov, or 503-722-5512.

Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. All written testimony, objections, or other documents submitted to the City Manager's office by 5:00 p.m. on September 3 will be presented to the City Council for consideration. All other written materials must be presented in person at the hearing. Oral testimony may be presented at the public hearing. At the public hearing, the City Council will receive a staff presentation, and invite both oral and written testimony. The City Council may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

Publish: West Linn Tidings, August 22, August 29 and September 5, 2013

J T SMITH COMPANIES
5285 MEADOWS RD., STE 171
LAKE OSWEGO, OR 97035

LF 10, LLC
J T SMITH
5285 MEADOWS RD., STE 171
LAKE OSWEGO, OR 97035

ANDREW TULL
3J CONSULTING, INC
10445 SW CANYON RD, STE 245
BEAVERTON, OR 97005

MICHAEL ROBINSON
PERKINS COIE LLC
1120 NW COUCH ST, 10TH FLOOR
PORTLAND, OR 97209-4128

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

DEAN SUHR
ROSEMONT SUMMIT NA
21345 MILES DR
WEST LINN, OR 97068

ORDINANCE NO. 1615

AN ORDINANCE RELATING TO THE VACATION OF A PORTION OF THE GLORIA DRIVE RIGHT-OF-WAY WITHIN THE CITY OF WEST LINN, OREGON, AND RETAINING A PUBLIC UTILITY EASEMENT.

WHEREAS, JT Smith Companies submitted a petition to vacate a portion of the Gloria Drive right-of-way on July 2, 2013; and

WHEREAS, the City published notice of the proposed street vacation in the West Linn Tidings on August 22, 29, and September 3, 2013, and City staff posted a copy of the notice with all required information at two conspicuous places near each end of the proposed vacation area; and,

WHEREAS, the City Council held a public hearing on the proposed vacation on September 9, 2013; and,

WHEREAS, the applicants obtained the consent of 100 percent of abutting property owners and the consent of two-thirds of the property owners of the affected area as required by ORS 271.080; and,

WHEREAS, the public interest will not be prejudiced by the vacation because the portion of Gloria Drive being vacated is not developed, and the City does not plan to develop it; and,

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

SECTION 1. Vacation. The portion of Gloria Drive in the City of West Linn, Clackamas County, Oregon, adjacent to 4997 Summit Street, as more particularly described in Exhibit A (property description) and Exhibit B (map), is vacated.

SECTION 2. Public Utility Easement. A public utility easement, shown in Exhibit B and incorporated by this reference, shall be retained over the property for utility access.

SECTION 3. Vacation Effective Date. This ordinance shall take effect on the 30th day after its passage. The vacation shall be effective when a certified copy of this Ordinance is recorded with the Clackamas County Clerk, county assessor and county surveyor pursuant to ORS 271.150.

SECTION 4. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

JOHN KOVASH, MAYOR

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 2(C) of the City Charter on the 9th day of September, 2013, and duly PASSED and ADOPTED this _____ day of _____, 2013.

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

LEGAL DESCRIPTION OF PROPOSED STREET VACATION AREA OF GLORIA DRIVE

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE CITY OF WEST LINN BY DEED RECORDED IN BOOK 603, PAGE 736, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID CITY OF WEST LINN TRACT SOUTH $89^{\circ}37'20''$ WEST 173.87 FEET TO THE EAST LINE OF THAT SECOND TRACT OF LAND CONVEYED TO THE CITY OF WEST LINN BY DEED RECORDED AS DOCUMENT NUMBER 78-7275, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID SECOND TRACT 33.69 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF $55^{\circ}09'00''$ (LONG CHORD BEARS NORTH $62^{\circ}48'10''$ WEST 32.40 FEET) TO THE NORTH LINE OF THE FIRST DESCRIBED TRACT OF LAND CONVEYED TO THE CITY OF WEST LINN BY DEED RECORDED IN BOOK 603, PAGE 736, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTH LINE NORTH $89^{\circ}37'20''$ EAST 202.56 FEET TO THE NORTHEAST CORNER OF SAID FIRST DESCRIBED TRACT; THENCE ALONG THE EAST LINE OF SAID FIRST DESCRIBED TRACT SOUTH $00^{\circ}29'48''$ EAST 15.00 FEET TO THE POINT OF BEGINNING.

BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF ROSEMONT ROAD, AS ESTABLISHED BY AND SHOWN ON PARTITION PLAT NO. 1998-89, HAVING A BEARING OF NORTH $80^{\circ}22'33''$ WEST. THIS STATEMENT IS AN OFFICIAL PART OF THIS DESCRIPTION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1978
DON DEVLAE MINCK
1634

DATE OF SIGNATURE: 8/27/13

EXPIRES 12/31/2013

TAX LOT 600
MAP 2-1E-25DB

TAX LOT 101
MAP 2-1E-25DB

TAX LOT 115
MAP 2-1E-25DB

TAX LOT 116
MAP 2-1E-25DB

TAX LOT 500
MAP 2-1E-25DB

FOUND 5/8" IRON ROD WITH A RED PLASTIC
CAP STAMPED "CENTERLINE CONCEPTS INC."
AT THE NORTHWEST CORNER OF MCDOWELL
TRACT PER BOOK 605, PAGE 650

LENGTH=21.22'
RADIUS=35.00'
DELTA=34°43'52"

LENGTH=33.69'
RADIUS=35.00'
DELTA=55°09'00"
CHORD=S62°48'10"E 32.40'

10' P.U.E. (TO BE
RESERVED UPON
STREET VACATION)

S00°29'48"E
15.00'

S89°37'20"W 202.56'

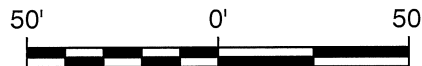
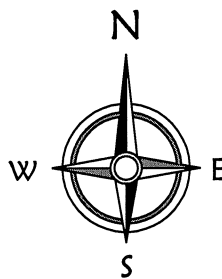
N89°37'20"E 173.87'

GLORIA DRIVE

ROSEMONT ROAD

SUMMIT AVENUE

S00°29'48"E 173.99'



Scale: 1" = 50'

EXHIBIT "B"

PROPOSED STREET VACATION AREA

7194 Exh.dwg

engineering surveying planning
COMPASS ENGINEERING
4107 SE International Way, Suite 705 503.653.9093
Milwaukie, Oregon 97222 www.compass-engineering.com

LOCATED IN THE SE 1/4 SECTION 25,
T.2S., R.1E., W.M., CITY OF WEST LINN,
CLACKAMAS COUNTY, OREGON



CITY OF
West Linn

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

WEST LINN CITY COUNCIL MEETING NOTES September 9, 2013

Call to Order & Pledge of Allegiance

Council Present:

Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Staff Present:

City Manager Chris Jordan, Assistant City Manager Kirsten Wyatt, City Recorder Kathy Mollusky, City Attorney Tim Ramis, Associate Planner Sara Javoronok, and Planning Director John Sonnen.

Approval of Agenda

Council President Mike Jones moved to approve the agenda for the September 9, 2013, West Linn City Council meeting. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

Proclamations, Recognitions and Presentations

*** Metro Councilor Carlotta Collette Grant Presentation and Quarterly Update***

On behalf of Metro, Councilor Carlotta Collette presented a \$220,000 check to Mayor John Kovash for the City of West Linn Arch Bridge/Bolton Center project.

Metro Councilor Carlotta Collette Presentation.

[Councilor Carlotta Collette PowerPoint](#)

[Metro Councilor Carlotta Collette Handouts](#)

[Consent Agenda](#)

Agenda Bill 2013-09-09-01: Approve July 1, July 15, and August 19, 2013, Meeting Notes

[Draft Meeting Notes Information](#)

Council President Mike Jones moved to approve the Consent Agenda for the September 9, 2013, West Linn City Council Meeting which includes the July 1, July 15, and August 19, 2013, Meeting Notes.

Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

[Community Comments](#)

Thomas Pudil spoke against the aquatic center and would like to see the City save more money rather than spend it.

[Thomas Pudil submittal](#)

Alice Richmond spoke about Oktoberfest and other holidays.

[Report from the City Manager](#)

City Manager Chris Jordan said the library had a record 20,000 users in August. The American Library Association supports September sign up month. Currently, the West Linn Library has 17,746 cardholders; the goal is to get to 18,000. The cut the red tape project has been delayed so there are no items for the September 16 work session and therefore no meeting.

[Business from the City Council](#)

[Voting Delegate at the League of Oregon Cities Conference](#)

Council President Mike Jones moved to nominate Jody Carson as the voting delegate at the League of Oregon Cities conference and Thomas Frank as the alternate voting delegate at the League of Oregon Cities conference. Councilor Jenni Tan seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, Councilor Thomas Frank, and Councilor Jenni Tan.

Nays: None.

The motion carried 5 - 0

Councilor Jody Carson spoke about the Willamette Falls Heritage Area Coalition. They are working on getting the area around Willamette Falls designated as a National Heritage Area. They are currently working on a Feasibility Study highlighting features of national significance. Part of this process is to make sure the public has input so the Feasibility Study is available online at westlinnoregon.com and hard copies at the library for check out. She encourages citizens to provide feedback.

Council President Mike Jones discussed the Charter Amendments that are on the September 17 ballot. None of these change the current practices; they clarify the practices the City already does.

Councilor Jenni Tan thanked Associate Planner Sara Javoronok for arranging the paper mill tour and showed some pictures of the tour. She also invited everyone to put a ribbon on the fence over I205 to commemorate the victims of September 11. The 911 Ceremony will be at Willamette Park again this year starting at 5:50 p.m.

Councilor Thomas Frank also spoke about the West Linn Paper Mill and showed pictures that are located on his website at www.thomasafrank.com.

Mayor John Kovash stated they broke ground on the new Police Station and thanked all the citizens, police, and staff who attended.

Business Meeting

Agenda Bill 2013-09-09-02: Ordinance 1615 Gloria Drive Right-of-Way Vacation * PUBLIC HEARING*

Gloria Drive Information

Mayor John Kovash opened the Gloria Drive Public Hearing and asked if any of the Councilors had any Conflict of Interest.

Councilor Jenni Tan had been contacted by the applicant because she lives in the notice area. She does not believe that the vacation could cause a financial benefit or detriment to her or her relatives, and even though it is not legally required, she chose to recuse herself.

Councilor Thomas Frank lives just outside of the area. He does not believe the vacation could be a financial benefit or detriment to him or his relatives, but in the interest of transparency, he made this disclosure. Living in the general area has not biased him and he will make his decision based upon the facts and evidence presented in the hearing.

No audience member challenged Councils ability to make this decision.

Associate Planner Sara Javoronok Staff Report.

Associate Planner Sara Javoronok Presentation

Alice Richmond spoke in favor of the vacation.

Mayor John Kovash closed the Public Hearing.

Councilor Jody Carson clarified the City is vacating the property, not the citizen.

Mayor John Kovash clarified it is the right-of-way.

City Attorney Tim Ramis stated ownership is solely for the public right-of-way, if the City is not using it, they have no right to hold it.

Council President Mike Jones moved to approve First Reading for Ordinance 1615 relating to the vacation of a portion of the Gloria Drive right-of-way within the City of West Linn, Oregon, and retaining a public utility easement, and set the matter for Second Reading. Councilor Jody Carson seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 4 - 0

Council President Mike Jones moved to approve Second Reading for Ordinance 1615 relating to the vacation of a portion of the Gloria Drive right-of-way within the City of West Linn, Oregon, and retaining a public utility easement, and adopt the ordinance. Councilor Thomas Frank seconded the motion.

Ayes: Mayor John Kovash, Council President Mike Jones, Councilor Jody Carson, and Councilor Thomas Frank.

Nays: None.

The motion carried 4 - 0

[Work Session](#)

[Arch Bridge Project](#)

Associate Planner Sara Javoronok Staff Report.

[Associate Planner Sara Javoronok Presentation](#)

[Planning Department Work Plan](#)

Planning Director John Sonnen Staff Report.

[Ongoing and Long-Range Planning Projects](#)

[Adjourn](#)



District 2 Metro update



West Linn City Council



Councilor Carlotta Collette
September 9, 2013



Metro | *Making a great place*



Updates

- Community Development and Planning Grant
- Regional Transportation Plan
- Active Transportation
- Regional Flexible Funds
- Natural areas levy
- Willamette Falls Legacy Project
- Nature in Neighborhood grants
- Community Investment Initiative
- Climate Smart Communities
- Oregon Convention Center hotel project
- Oregon Zoo Updates

Community Development and Planning Grants

- Arch Bridge/Bolton Center project in West Linn awarded \$200,000
- Other District 2 Projects:

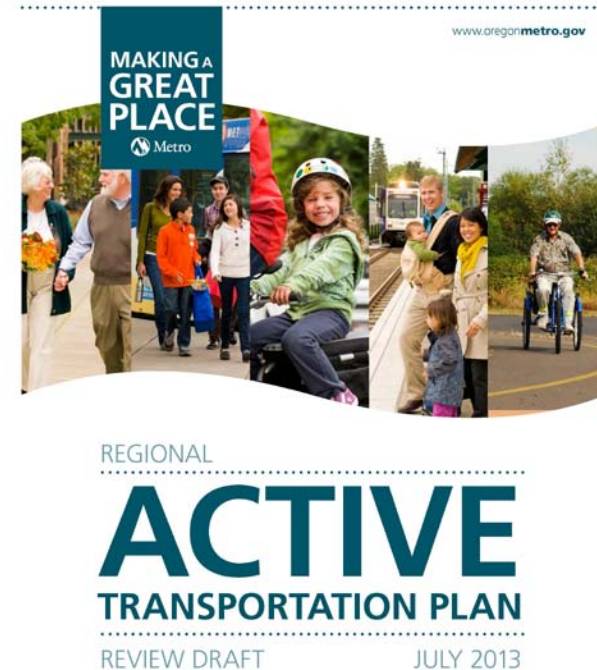
-Happy Valley- Rock Creek Employment Center Infrastructure Funding Plan	\$53,100
-Lake Oswego- Lake Oswego Southwest Employment Area Plan	\$80,000
-Oregon City- Willamette Falls Legacy Project	\$300,000
-Clackamas County- Strategically Significant Employment Lands Project	\$221,000
-Clackamas County- Performance Measures and Multimodal Mixed Use Area Project	\$160,000
- Total of \$4.2 Million Awarded

Regional Transportation Plan

- Required for all metropolitan regions
- Long range (20 years +) blueprint – guides regional and local planning
- Meets several federal & state requirements
- Financially constrained list of projects provides threshold for federal funding
- Supports the 2040 Growth Concept & desired outcomes.
- **Timeline:** Project solicitation in 2013; Draft plan released for public Spring 2014; Adoption in Summer 2014.
- Major Elements: Regional Safety Plan and Regional Active Transportation Plan

Active Transportation Plan

- Seeks to create network of pathways integrating walking, bicycling, transit
- TPAC, JPACT to discussed plan in July, August
- JPACT, Metro to approve draft plan for public review in September
- Plan to be incorporated into updated RTP in 2014



Regional Flexible Funds

- 34 projects submitted for 2016-18 allocations
- County coordinating committees reviewing public comment
- JPACT, Metro Council to approve final projects in October



Regional Flexible Funds

- Clackamas County Recommendations:
 - Jennings Ave: OR 99E to Oatfield Rd Sidewalk/Bikelanes
 - Trolley Trail Historic Bridge Feasibility Study
 - SE 129th Ave- Bikelane and Sidewalk Project



Natural areas levy

- Five-year levy approved by voters in May
- 1st Year Restoration projects in Clackamas
 - Johnson Creek
 - Clackamas River Greenway
- Grants, volunteer, education programs expanding
- 5-year nursery contracts



Willamette Falls Legacy Project



- \$5 Million dedicated for site preparation in State budget
- Master Planning/Revisioning:
 - Help define future of natural asset and historic site
 - Core values: public access, economic development, healthy habitat, historic and cultural interpretation
- Eclipse Development submitted sole bid to purchase site
- Share your ideas: www.rediscoverthefalls.com
- Tours of site available

Nature in Neighborhoods

- \$1.2 million awarded in May
- Grants support community-driven efforts to protect, restore nature
- White Oak Savanna, West Linn- \$500K
- Other Local projects supported:
 - Rock Creek restoration, Happy Valley- \$209K
 - Spring Park, Milwaukie- \$178K
 - Meldrum Bar Park, Gladstone- \$23K



Community Investment Initiative

- Coalition of 26 business, community, public sector leaders
- Regional Infrastructure Enterprise
 - Port/Metro/Greater Portland Inc.
- Draft Business plan released this summer



Working together to create healthy, livable and sustainable communities

- Eight case studies were developed to show examples of projects in local communities
- Evaluated three scenarios this summer
- Results will be shared in the fall
- A preferred alternative will be chosen in spring 2014

SPRING 2013

CLIMATE
SMART
COMMUNITIES
SCENARIOS PROJECT

COMMUNITY CASE STUDY SERIES

This case study showcases actions that communities in the Portland metropolitan region are already taking to help reduce greenhouse gas emissions from cars and small trucks.

This is one of eight in a series developed for the Climate Smart Communities Scenarios Project.

- Beaverton
- Clackamas County
- Gateway (Portland)
- Hillsboro
- Rockwood (Gresham)
- Wilsonville

- Employer-based commuter programs
- Neighborhood-based travel options

Beaverton Community case study

Beaverton builds economic opportunity

Beaverton is revitalizing its downtown with targeted investments and partnerships to create jobs and civic destinations, increase housing choices, provide access to nature and expand travel options for residents and visitors. These actions are helping the city grow in a sustainable manner, create a healthy, livable community and reduce greenhouse gas emissions from transportation.

Downtown Beaverton is served by three state highways, one commuter rail line, two light rail lines and one freight rail line that connect Beaverton to other communities in the region. Since opening in 1998, TriMet's MAX light rail stations have attracted housing, employment and retail development to the area. A project known as The Round, featuring a mix of office and housing, was built around the Beaverton Central station surrounding a circular plaza that includes the MAX station.

Old Town, south of Farmington Road, offers a well-connected street grid and historic buildings with small businesses and pedestrian-oriented retail. The Beaverton Central Library, Beaverton City Park and the Beaverton Farmers Market are gathering places that serve nearby neighborhoods and visitors from across the region.

The city has built strong public support for and remains committed to expanding housing and transportation choices, creating parks and natural areas, and supporting local businesses to spur downtown revitalization.

Key challenges

- Major transportation corridors divide the north and south parts of downtown Beaverton.
- An incomplete street network, high traffic volumes, long blocks and inadequate bike and pedestrian crossings limit access and mobility.
- The Round remains incomplete, contributing to the lack of downtown housing choices and job opportunities.
- Aging infrastructure and empty or underutilized development sites limit the vibrancy of the area.

The Oregon Legislature has required the Portland metropolitan region to reduce per capita greenhouse gas emissions from cars and small trucks by 2035.

Strategies

- Mixed-use development
- Active transportation
- Traffic management

Metro

www.oregonmetro.gov/climatescenarios

www.oregonmetro.gov/climatescenarios

Convention Center hotel



Project expected to:

- Create 3000 jobs
- Attract 5-10 new conventions annually
- Boost local hotel business
- Increase tourism-related spending by \$600 Million
- Generate \$5.6 million in new state taxes and \$4.7 million in new local tax revenue

Convention Center hotel



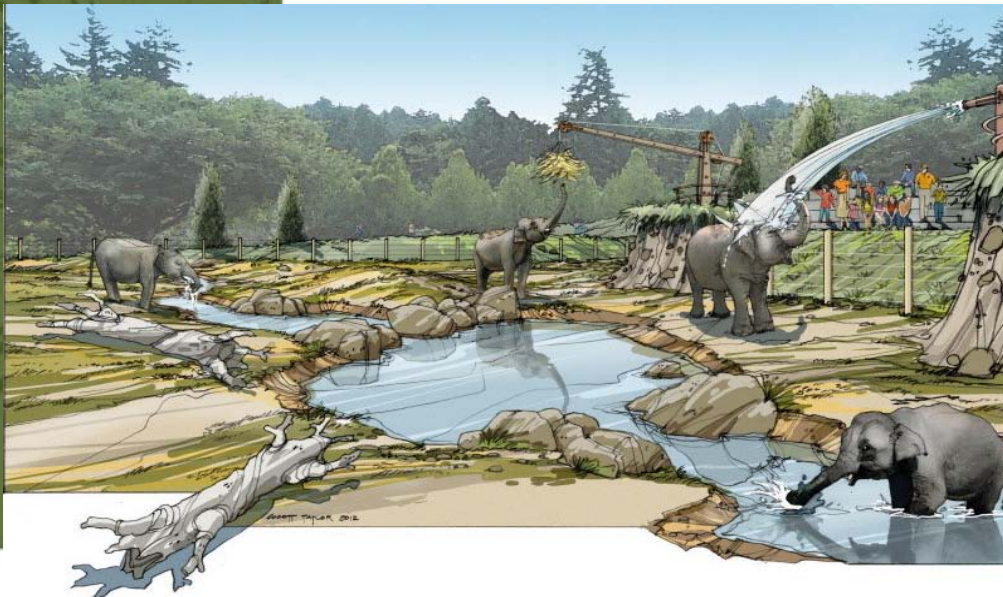
Funding Breakdown:

- \$119.5 million in private investment
- \$4 million loan from PDC
- \$4 million grant from Metro
- \$10 million grant from State
- \$60 million bond paid for by revenues generated from hotel

Oregon Zoo Updates



**Condor Exhibit
Groundbreaking**
•\$1.5 Million Project



**Elephant Lands
Groundbreaking**
•\$53 Million Project

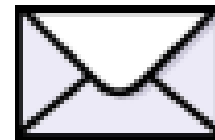
Your questions...

Carlotta Collette

Metro Councilor, District 2

503-797-1887

carlotta.collette@oregonmetro.gov



www.oregonmetro.gov/connect

To: West Linn City Council

From: Tomas Pudil, 1928 Hillhouse Drive

Aside from the fact that in case of proposed aquatic center, you, the city council, are in my opinion acting illegally and out of purpose of government. There are still more reason for not getting us, the residents of West Linn, involved in building one. I believe the major one is the financial reason. You started acting the way federal government does. It's called "Tax and spend". It bothers me, that this country owes over 16 trillion dollars but it seems to me you don't have a problem with it if you want to govern the same way. My property tax is well over \$7000 a year and the extra items I have to pay over the general taxes are in excess of \$1700. I think we should stop adding new extra items to our property tax bill. And specially when the extra item is a pleasure one and that's exactly what aquatic centers are. We put you in this office to govern smartly with wisdom in all ways and that includes city/our finances too. Last year we decided by a slim margin to get in debt to build a new police station which we desperately needed. The old station was already a joke in 1992, when I moved to West Linn. City should have started saving money at that point or even before so the future financial burden would not be as hard. Now, couple of decades later, we have to deal with it. I would like to see my government managing our money more in a way of "Save and invest" than "Tax and spend". To understand that if you borrow money the item you purchase costs you way more than if you just pay for it with the money you already have? You know, my family and I came to this country as a political refugees in 1988, literary with nothing. Now we own a nice house, decent vehicles and other things and we don't owe a penny. I have a degree in economy and I believe I understand finances. Unfortunately, I have to be part of this irresponsibility, in case the wishful thinking dreamers get their way. I believe, instead of promoting this financial suicide, my government is supposed to save people like me from nonsense of this kind. I believe we should sell the proposed site for the aquatic center and, in that way, ease the financial burden, that was put on the residents of West Linn for buying a land to build a new police station. We acquired new land so we should sell some older inventory we don't need. We put you in this office to serve us all equally and not to favor certain group of people against the rest of us. And that's what we expect from you especially in the magnitude of an aquatic center project. This thing is not only going to cost a fortune to be built, but it will also keep taking our money for years to come. It's not that hard to find out financial shape of other aquatic centers. Also, the timing couldn't be worse. This country is hardly getting through one of the worst economical times, plenty of people are barely making it and we are considering such a luxury. It's like buying a brand new Cadillac while making a minimum wage. Only on the level of collectivism.



9-9-2013



CITY OF
**West
Linn**

Right-of-way vacation

MISC-13-06

Location – 4997 Summit Street



Right-of-way (ROW) to be vacated



Facing west



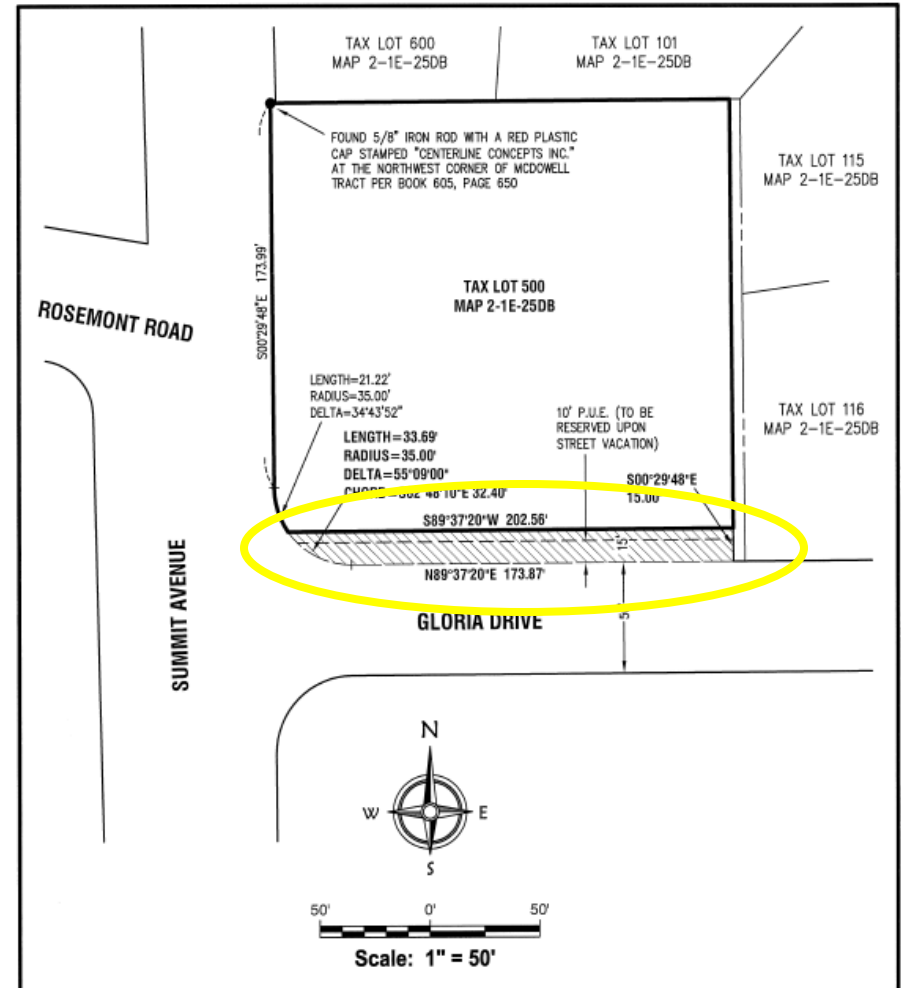
Facing east



Discussion



- JT Smith Companies requests that the City vacate approximately 3,132 square feet of undeveloped ROW on Gloria Drive
- Vacation will enable the development of a four lot subdivision
- Will straighten the northern ROW boundary for Gloria Drive consistent with the rest of the street
- The ROW is not needed for City utilities, but a 10' public utility easement would need to be established for private utilities along the Gloria Drive frontage.





Proposed vacation and public utility easement

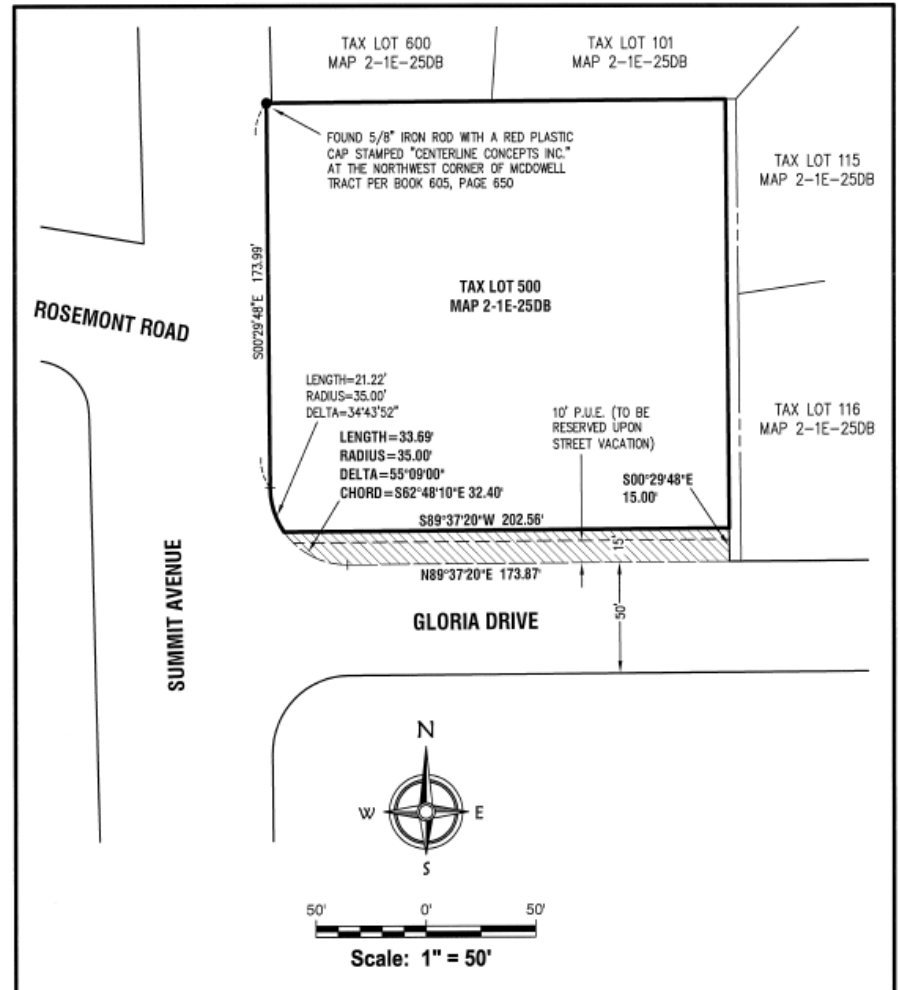
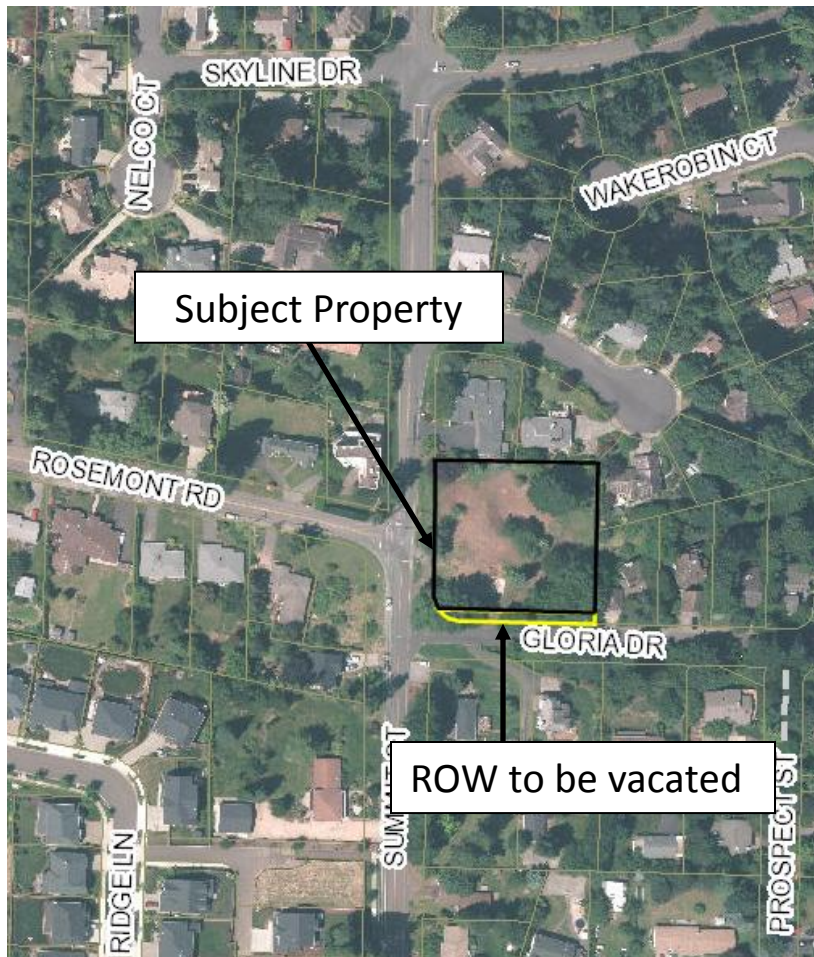
- Applicant has the consent of the abutting properties and two-thirds of the affected area, as required by ORS 271.080
- City published and posted notice as required by ORS 271.120

Recommendation



- Planning and Engineering staff support the proposed vacation with the dedication of a 10' public utility easement

Questions?





CITY OF
**West
Linn**

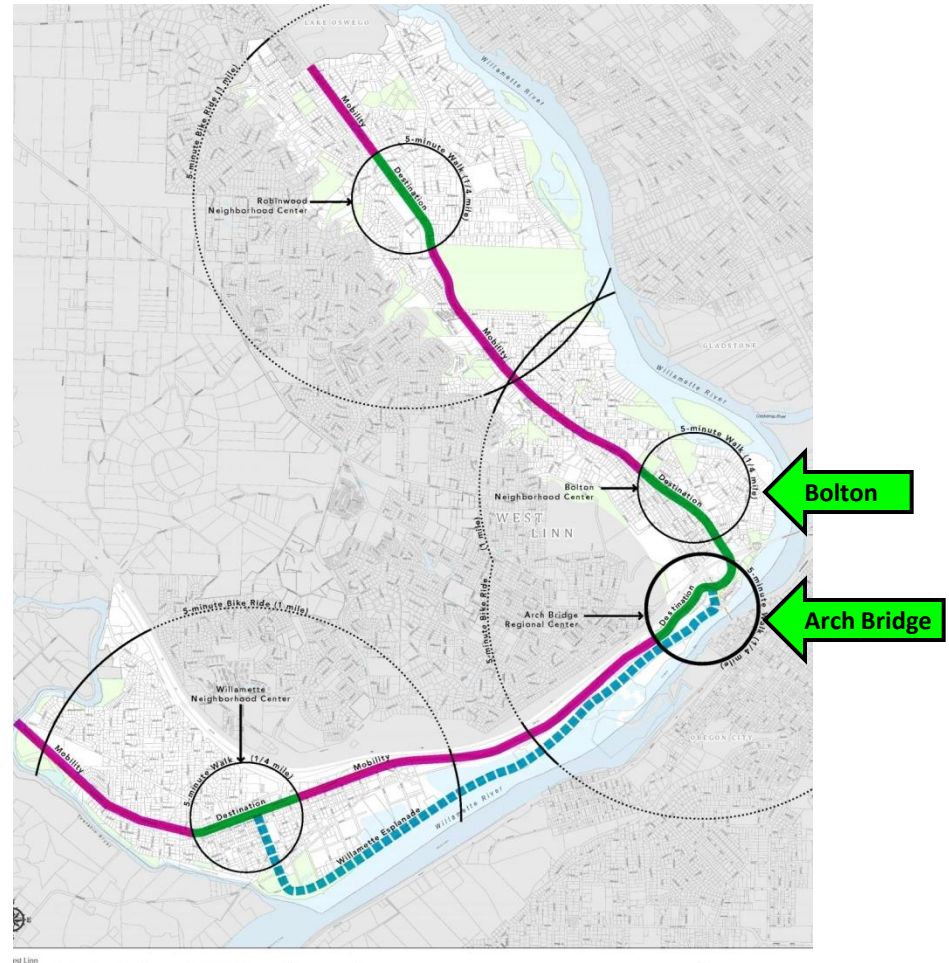
Arch Bridge/Bolton Center

September 9, 2013

Background



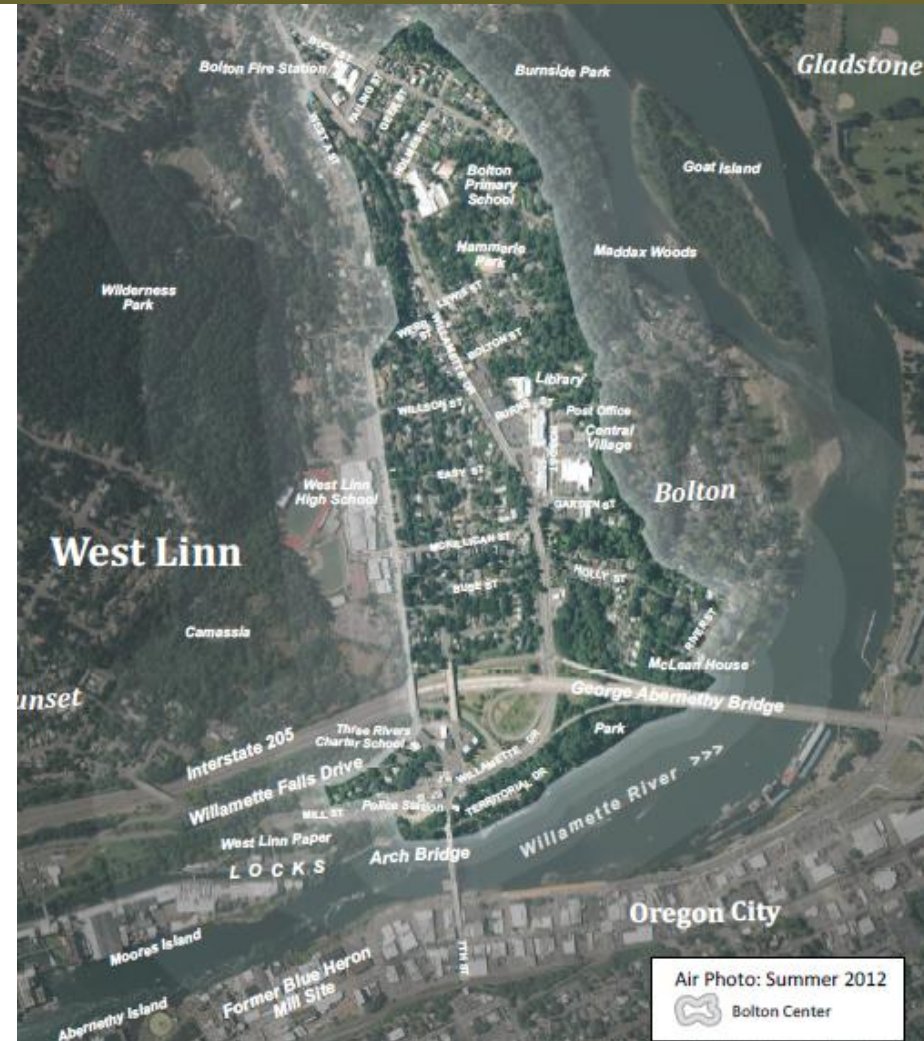
- Highway 43/Willamette Falls Drive Vision
 - 2011 Council goal was to identify how the community wants the corridor to evolve over the next 20-30 years
 - Developed the Vision, which identified three centers including the Arch Bridge/Bolton area
 - Possible implementation options included this project





Background

- 🍃 Council authorized staff to apply for the Metro grant and on August 15, 2013, the Metro Council approve the \$220,000 request



Project Description



- Overview
- Initial steps
 - Enter into an intergovernmental agreement with Metro (Fall)
 - Issue an RFP and select a consultant (Fall)
 - Prepare a detailed work program with the consultant
- Master plan and implementation strategy for the Arch Bridge area



Examples of master plan illustrations

Steps



- 🍃 Task I – Existing Conditions (Expected Completion: Spring 2014)
 - Analyze physical, environmental, and market conditions
 - Identify opportunities and incentives for development and transportation
 - Assess constraints and barriers

- 🍃 Task II – Identification and Evaluation of Design Alternatives and Finalization of a Master Plan (Expected Completion: Fall 2014)
 - Analyze land use and circulation concepts and design options
 - Identify alternatives
 - Refine concepts and alternatives and prepare draft plan

Steps



- Task III – Implementation Strategy (Expected Completion: Spring 2015)
 - Determine catalyst projects and costs
 - Assess opportunities for partnerships
 - Draft amendments to City plans and codes

Community Involvement



- Advisory Committee
- Technical Committee
- Survey
- Workshop
- Council review at key points throughout the process

Arch Bridge/Bolton Center



🍃 Questions?

ONGOING AND PROPOSED LONG-RANGE PLANNING PROJECTS

Updated 8-2013

PROJECTS COMPLETED IN 2013

PROJECT	PROJECT DESCRIPTION/ RATIONALE
Unrelated, substantive code fixes	This project addressed significant, potentially controversial, unrelated code problems. The project components are listed below:
	Chapters 18 and 19. Residential uses above commercial. The CDC does not allow residential units above the first floor of commercial businesses in the some commercial districts unless it is multi-family housing (e.g., three or more units) which forecloses the opportunity to have one or two residential units above smaller commercial buildings, for example in the Willamette district. The proposed amendment below would provide for one and two dwelling units in commercial buildings in the General Commercial (Chapter 19) district and single units in the Neighborhood Commercial (Chapter 18) district.
	Chapter 33. Eliminate the exemption for regarding stormwater control on residential lots to resolve the inconsistency with the stormwater manual
	Chapter 35. Temporary uses. The City has had requests for temporary use approval for construction trailers and staging areas that were needed for at least two years. These requests were acted on by the City Council following a public hearing. Processing a temporary use requiring a public hearing takes a couple of months and costs several thousand dollars. The proposed amendments would allow all temporary uses to be acted on by the Planning Director and Planning Commission.
	Chapter 52. Consider specific sign code amendments to allow blade/projecting signs in the Willamette Falls Drive Commercial District. Blade/projecting signs would enable increased visibility of businesses for motorists and pedestrians. Address signs/advertising at sports fields.
	Chapter 53. Consider allowing sidewalk uses, such as tables and merchandise, along the street side of the sidewalk as well as next to a building provided that it does not interfere with pedestrian passage.
	Chapter 55. Clarify and refine the submittal requirements for Class II Design Review to facilitate administration.
	Chapter 85. Amend the code pertaining to cul-de-sacs to accommodate appropriate infill development and reflect new Metro requirements.
	Chapter 92. Amend the code to provide opportunities for applicants to offer a fee-in-lieu of certain public improvements, such as sidewalks, where they are not appropriate. For some small infill lots, full public street improvements may be inconsistent with the surrounding built environment. The code allows a fee-in-lieu of sidewalks, but lacks a viable method for determining the amount of the fee and where to apply the funds.
	Chapter 98. Establish a docketing process to enable City boards and commissions, staff, and the public to suggest planning, historic and sustainability related projects to the City Council and to become aware of proposals under consideration. The Council would review the proposed projects, add projects of interest, and decide which of the proposed projects to include in the Planning Department work program. The docket would be set biannually in coordination with the budget, with an annual review. The docketing process would allow Council to review all of the projects together and decide which ones are of greatest importance and community benefit. It also gives the Council the ability to align planning efforts to further Council goals rather than the Planning Commission and staff working on projects that the Council will not ultimately support.
	Chapter 99. Reevaluate notice requirements; consider expanding the notice distance for proposed projects beyond 100 feet. Some Planning Commission members believe that 100-foot notice is insufficient for some projects.
Willamette Historic District code update	This project will complete the code update started in Phase I (which concluded in the spring of 2010). This project will refine the Willamette Historic District code and supplement it with illustrations. The City received a CLG grant in 2011 to help fund the project.
Historic structure Survey	This survey will add accessory structure data to the existing survey of the historic district and survey all properties in Willamette that are over 45 years of age and were not previously surveyed. The City received a CLG grant to help fund the project
Energy Audit	Identify water, energy and waste generated by City of West Linn facilities. Develop benchmarks to begin reducing resource use. Phase I, a consultant report, is complete.

PROJECTS SCHEDULED FOR COMPLETION IN 2013			
PROJECT	PROJECT DESCRIPTION/ RATIONALE	STATUS	FTE NEEDED
1. Cut the red tape project	CDC and Comprehensive Plan amendments for the purpose of eliminating ineffectual and inefficient regulations to encourage positive economic development. Economic Development Department lead with planning support.	(75% complete)	.05 FTE
2. Master Trails Plan	The Master Trails Plan is intended to identify the future trail network in the city.	The Parks Department is amending the draft with planning staff support. A Planning Commission public hearing is expected in early October. (80% complete)	.05 FTE
2. Evaluate and refine the Water Resource Area (WRA) regulations)	Amend the WRA regulations to protect the functions of the resources, at least to the degree provided by current regulations, while minimizing unnecessary impediments for appropriate development, provide consistency with riparian Habitat Conservation Areas, and improve the clarity of language and diagrams (e.g., regarding hardship, disturbed area and applicability). Establish a mitigation fund to provide for offsite mitigation when it's not possible on site.	Draft amendments prepared by a Planning Commission subcommittee and staff are out for public/agency review. A public hearing will occur this fall. (70% complete)	.3 FTE
4. Residential infill/PUD update	Amend the CDC to provide for infill housing on small, infill properties that is compatible with the surrounding area. Amend the PUD regulations to coordinate with other applicable regulations, remove obsolete and ineffective provisions, clarify confusing and contradictory provisions, and facilitate appropriate development. Identify and implement ways to improve the design and minimize the adverse impacts of flag lots.	The project was on hold due to staff reassignment. The Planning Commission public hearing will occur this fall. (60% complete)	.3 FTE
5. Parking management program for the Willamette Commercial area	Prepare a parking management program for the Willamette Commercial area. The purpose of the program would be to explore short and long-term actions to manage existing parking, help accommodate infill development, make the area more walkable, and reduce the need for additional parking in the study area. The City Council committed to preparing a parking management program for the Willamette Commercial area in exchange for a state funded roundabout feasibility study at 10 th Street and Willamette Falls Drive. The parking management study has to be completed in 2013.	The project is underway. An advisory group has been formed and alternative parking management strategies are being identified and evaluated. (30% complete)	.2 FTE
2013-2014 PROJECTS			
6. Arch Bridge/Bolton Center	Potential redevelopment of the Arch Bridge /Bolton area is best explored though an alternatives analysis using renderings or computer simulations to identify the location, scale and character of infill development, public spaces, and potential street modifications. A public process would be used to test the desirability and feasibility of the alternatives. This effort would yield a master plan that would provide the basis for amending the comprehensive plan, zoning code and drafting design guidelines. The Arch Bridge area has the potential for dramatic positive change, largely due to its transportation accessibility (particularly if high capacity transit becomes available) and proximity to the river and Oregon City. It has potential to accommodate employment and higher density housing, if desired. It should be planned in conjunction with the TSP and the Bolton area. The plan for this area would set the eastern alignment for the esplanade. The plans and regulations applicable to Bolton can be improved to protect and enhance the character and quality of the area as it evolves, bolster the viability of the business area, and improve the streetscape along Highway 43.	A \$220,000 grant has been awarded. Following execution of an Intergovernmental agreement, an RFP will be released and a consultant will be hired. (0% complete)	.4 -.6 FTE

PROJECT	PROJECT DESCRIPTION/ RATIONALE	STATUS	FTE NEEDED
7. Update the Transportation System Plan	Amend the City's Transportation System plan (TSP) in conformance with Regional Transportation Plan (RTP). Also address Highway 43/Willamette Falls Drive (WFD) vision components: Complete streets with mobility and destination street designations that give higher priority to pedestrians and bicyclists in centers and improve traffic flow on Highway 43 and Willamette Falls Drive outside of centers; protected bikeways; safe pedestrian crossings in key locations; and improved transit stops and service. The City is required to amend the TSP to implement Metro's RTP by December 2014.	This project would be performed by planning and public works staff with consultants. On hold. Staff has prepared a detailed work program and sought a State TGM Grant in to help fund the project. Grant awards are expected in October. (2% complete)	.9 FTE
8. Blue Heron Redevelopment	Prepare a feasibility analysis and master plan for the redevelopment of the 39-acre former Blue Heron site. Consider comprehensive plan and zoning code amendments that provides for the preferred uses and prohibits undesirable uses. This project would address a potential esplanade alignment.	Staff and volunteers solicited ideas from the community regarding the future use of the former Blue Heron site. More than 500 people offered their ideas. A task force was formed to evaluate the ideas. They narrowed the possibilities to 11 concepts. After further feasibility analysis by consultants and staff this fall, they will select the most viable concepts to present to the community for comment. Based on the community's input, they will recommend the preferred reuse of the site to the City Council. A master plan and any needed zoning changes will be prepared based on the redevelopment concept approved by City Council and the County. (55% complete)	.25 FTE and a consultant to prepare the master plan
9. Historic Resources Rehabilitation Grant Program	In 2011, the City established a grant program using CLG grant funds to provide small matching grants (50% grant funding) to owners of contributing National Register homes for rehabilitation or restoration work. The program was very well received in its first year. The City received a \$3,000 grant to continue the program in 2013.	(30% complete)	.02 FTE
10. Update Sustainable West Linn Strategic Plan	Coordinate with West Linn Comprehensive Plan and focus action items into 5 year work plan; complete benchmarking criteria, review plan goals and accomplishments, and reformat to resemble Comprehensive Plan. Many goals in the existing plan have been accomplished, many are no longer relevant. Reformat to improve implementation and understanding by staff and other users. The Sustainability Advisory Board and staff are currently discussing plan update options regarding scope and plan format. Also weighing benefits of plan update vs. more tangible projects given available resources.	(5% complete)	.1 FTE
TOTAL FTE NEEDED			2.57
Staff capacity: Approximately .6 FTE are available for the remainder of 2013 to perform long range planning projects. At this point, staff anticipates having approximately 1.9 FTE available in 2014 long range planning projects, for a total of 2.5 FTE through 2014. Staff estimates that the projects listed above will require approximately 2.57 FTE to complete.			

POTENTIAL PROJECTS

PROJECT	PROPONENT	PROJECT DESCRIPTION/RATIONALE	FTE NEEDED	RECOMMENDATION
11. Private Sports Courts	Planning Commission	The Planning Commission has prepared draft regulations that address outdoor recreation facilities. The draft regulations need to be integrated into the CDC, legal review, and a Measure 56 notice in addition to the standard public hearings.	.02 FTE	
12. Highway 43/WFD Vision - implementation				
• Robinwood Center	Workshop support: 74 Yes/11 No	Minimally, design guidelines and zoning code refinements should be prepared to ensure that short-term development is of a type and character supported by the community and compatible with an ultimate center plan. This area would also benefit from a master plan derived through an alternatives analysis to explore the options for the location and scale of infill commercial and residential development, public spaces, streetscape improvements and a gateway to West Linn. Comprehensive plan and zoning code amendments and design guidelines would follow. This area is undergoing change. Planning now would allow the community to shape the development that is likely to occur.	\$35,000 plus .4 FTE staff for interim fixes; \$100,000 for a center plan	PC: Highest priority among centers Staff: Second priority
• Willamette Center	Workshop support: 70 Yes/6 No	Provide for appropriate infill development and coordinated streetscape amenities to enhance the commercial area as a destination, address traffic issues, and potentially provide for housing within walking distance of the commercial area through comprehensive plan, zoning and TSP amendments and new design guidelines. Alternatively, an analysis could be done using renderings or computer simulations to explore the options for the location and scale of infill commercial and residential development and public spaces prior to amending the comprehensive plan and code. Willamette is a strong center that could be enhanced to be more attractive as a destination and better serve the surrounding community.	\$35,000-\$100,000 plus 1 FTE staff	Staff /PC: Lowest priority among centers
• Esplanade between Willamette and the Arch Bridge area	Workshop support: 78 Yes/9 No	In coordination with the TSP and Master Trail Plan, and building upon the 2005 Willamette River Trail Plan, staff and consultants would refine the esplanade concept. Staff would explore, with representatives from the mill and PGE the possibility of eventual access through their properties, test the desirability and feasibility of various alignments and access points, and work with the community to decide on the alignment. The eastern alignment would be coordinated with the Arch Bridge Center Plan. The Phase II product could be a typical esplanade cross section and alignment and identification of key trail features/viewpoints to guide acquisition of easements. Design could wait until implementation was pending. An esplanade along the Willamette River would be an option to bike lanes along Willamette Falls Drive which is constrained by topography. It would also provide recreational access to the river. The potential alignment was largely set by the 2005 Willamette River Trail Plan. The Parks Department currently has approximately \$200,000 set aside for a riverfront trail in this area. These funds could potentially be supplemented with grant funds if easements are secured.	.1 FTE plus consultants (Parks Department lead)	PC/staff: Third highest priority among the Highway 43/WFD vision components
• Overlooks along Willamette Falls Drive		Evaluate the potential of reuse of the recycling center and discuss options for the bus garage with the property owners. Develop site plans as appropriate. Several participants at workshops suggested that the recycling center and bus garage along Willamette Falls Drive are not the optimal uses of these view points over the Willamette River.		PC/staff: Defer unless there is an acquisition opportunity
13. Refine the commercial design regulations (Ch. 55)	City Council	Identify and address issues related to infill commercial development to improve the quality of such development. Consider using a form based code, a design review board, and other alternative approaches and best practices. This program could be done in conjunction with center planning. Consultant assistance may be needed.	.7 FTE plus consultants	PC: Second priority Staff: Coordinate with center planning

PROJECT	PROPONENT	PROJECT DESCRIPTION/RATIONALE	FTE NEEDED	RECOMMENDATION
14. Overhaul the Mixed Use District	Staff	Review the effectiveness of the Mixed Use District (Chapter 59). Explore options for making the district more effective. Consider alternative regulatory approaches for providing for mixed use/transitional use. Recommend where the district should be applied. Evaluate the merits of the general commercial zoning in Willamette and near the mill and explore alternatives, and amend the zoning and warranted. This project could be done in conjunction with the centers projects.	.4 FTE	PC: Third priority Staff: Coordinate with center planning
15. Sustainability amendments to CDC	Sustainability Advisory Board	Work with the Sustainability Board and Planning Commission to prepare CDC amendments that require more sustainable practices with regard to alternative energies, urban agriculture and environmentally sustainable development practices.	.6 FTE	Staff: Defer
16. Implement and update the neighborhood plans	Planning Commission member	Implement and, as needed update the approved neighborhood plans.		Staff: Defer until comprehensive plan/center plans are done.
17. Wildlife habitat areas, protection options	Staff	Prepare a report for the City Council's consideration that addresses regulatory protections for wildlife habitat areas that are not currently protected or adequately protected. Consider creating a plan to holistically address wildlife/habitat at an appropriate scale to establish the context for site specific decisions. Without an understanding of the context and natural processes at work, site specific decisions regarding habitat areas may be inappropriate.	.1 to 1 FTE plus consultant	Staff: Defer
18. Overhaul the sign code (Chapter 52)	Staff	Overhaul the sign code to clarify the requirements and incorporate easier to comprehend tables and examples. The Council could also consider providing for amortization of illegal signs. Allow definition of a sign to have more exceptions, e.g., now it encompasses everything including numbers on people's houses, etc. Consider making temporary signs allowed for more than 60 days per year. Prohibit monument signs in residential districts and address electronic reader boards. The existing sign code is patchwork that been revised in a piecemeal fashion over time. It includes language in 'text portion' that conflicts with the tables. This makes determination of the approval requirements difficult. Consequently, staff often relies on interpretations rather than direct code language. Specific areas that need clarity include: gas station signs; neighborhood event signs; signs on City property; subdivision entry signs; highway oriented signs; home occupation signs; and temporary commercial signs on commercial property.	.7 FTE	Staff: Defer
19. Evaluate and reorganize the CDC	Staff	Evaluate the CDC regulatory approach and structure. Identify deficiencies in current code. Identify alternatives for addressing deficiencies and improving its effectiveness and ease of administration. Determine if an alternative code approach is worth doing. Reorganize the code into the preferred format and make associated editorial changes. This would result in a reorganization of the CDC and an assessment of gaps and substantive problems. It would not involve significant substantive changes.	.5 FTE	Staff: Defer. This needs to be done, but not immediately.
20. Routine minor code refinements	Staff	Identify and correct minor errors and refine vague language in the code to make it easier to administer and avoid unnecessary impediments for appropriate development. This is a routine, annual exercise to refine the code and address minor issues that come up when administering the CDC.	.1 FTE	Proceed if needed
21. Cut the red tape project - phase II	Staff			

ATTACHMENT 2

LONG RANGE WORK PROGRAM

Revised 8-20-2013

PROJECT/ Staff	August	September	October	November	December	January		February	March	April	May
PUD /Infill regulations <i>Sara</i>	-Evaluate and refine draft -- Internal review and revision of draft	-Legal review 18-Review draft with PC and decide on public outreach -Prepare /submit LCDC notice Determine if measure 56 notice needed	Public outreach	- Prepare PC hearing notice and staff report -PC work session to discuss public comments if needed	PC hearing -PC work sessions to refine draft -Legal review of tentatively approved amendments -PC action	-Prepare draft ordinance -Schedule Council briefing and hearing -Legal review of ordinance -Prepare staff memo and agenda bill		-City Council briefing -Council hearing(s) -Work session(s) -Action -LCDC second notice			
Arch Bridge/Bolton Master Plan and Implementation Strategy <i>Sara/Chris Kerr/John</i>	-Metro Council action -If grant received, begin intergovernmental agreement	- IGA prepared and signed - Prepare and release RFP	-Select consultant -Initiate project								
Blue Heron Master Plan <i>John, Sara</i>		Draft remediation investigation complete subject to DEQ approval	- Evaluate feasibility of alternatives - Tentative task force meeting to narrow options for public review - Prepare memo	-Brief Council -Public review of alternative proposals for reuse of the site -Brief PC	-Task Force recommendation to Council -Council decides on concept to be refined in master plan	-Prepare RFP for master plan -Initiate zoning /comp plan changes as needed					
Historic Resources Rehabilitation Grant <i>Sara</i>	July – applications posted	- Applications due 9/16	HRB awards grants							Grants must be complete by 7/31/14 (20 by end of grant)	
Zoning map clean up <i>Sara</i>						Review zoning map relative to ordinances and annexations and make any needed corrections. Remove land use /ownership information, determine if Council action is needed					
Evaluation and refinement of water resource regulations <i>Peter</i>	- Conduct public outreach - Open house - Produce and submit LCDC notice	18-PC work session to review/refine draft based on public input - prepare and release Measure 56 notice - Prepare staff report	-PC hearing -PC work session(s) to refine draft -Legal review of tentatively approved amendments -PC action -Schedule Council briefing and hearing	-Prepare draft ordinance -Legal review of ordinance -Prepare staff memo and agenda bill -Council briefing	-Council hearing -Workseesion(s) -Action -LCDC second notice						
Code analysis for economic development <i>Zach, Chris Kerr</i>	7-PC hearing 14 PC work session 19 PC work session 21-PC work session -Schedule Council briefing and hearing	4 - Second public hearing and deliberations -Revised LCDC notice -Prepare draft ordinance -Legal review of ordinance -Prepare staff memo etc -Present draft to Council	-Council hearing -Work session -Action - LCDC second notice								
Parking study <i>Zach</i>	- Assemble workgroup - Existing conditions analysis - Begin demand analysis - - ID parking management alternatives - Present alternatives to workgroup	- Select preferred parking management alternatives	-Prepare staff memo and agenda bill -Present Parking Plan to Council -Revise as warranted	-Council Adopt Plan -Submit to ODOT -LCDC notice if needed	Implement as needed						
TSP update <i>Zach</i>			Notice of grant award -Prepare RFP if funded, if not decide how to proceed -	Initiate project				-			
Master Trail Plan <i>Zach, Parks Department</i>	- Complete Master Trails Plan final draft - Present draft Plan to PRAB and TAB for comment - Receive comment - Revise draft Plan	Submit draft and memo to PC	2-Present draft to PC, deliberation and action or schedule public hearing	City Council briefing -Council hearing(s) -Work session(s) -Action							
Sustainable West Linn Strategic Plan <i>Zach</i>	- Audit existing plan - Review applicable goals and policies of other adopted local and regional plans - Prepare project scope of work	Issue consultant RFP									
Docket		Solicit docket ideas	Compile docket ideas	Present docket ideas to PC Refine preliminary docket per PC Prepare staff memo	Present draft docket to Council Council action						