

*****NOTE: The only changes made to the conditions of approval after the September 2, 2015, hearing include: 1) renumbering of the provisions, and 2) the revision to Transportation conditions, which is shown in bold underline.*****

CONDITIONS RELATED TO THE DESIGN REVIEW

1. **Site Plans:** With the exception of modifications required by these conditions, the project shall substantially conform to the ConAm LLC "Tannler Drive - Mixed Use Development Plan" dated 08/05/15.
2. **Pedestrian Access:** Prior to building permit submittal, the Applicant shall revise their site plan to be consistent with CDC requirements that state 8-foot wide sidewalks where they abut parking areas and travel lanes and 6-foot wide sidewalks elsewhere, and to provide marked pedestrian crosswalks at all driveway approaches to the main interior driveway.
3. **Private Outdoor Area:** At time of building permit submittal, the Applicant's building plans shall include private outdoor areas for each dwelling unit that are at least 48 square feet in area.
4. **Litter Receptacles:** Prior to the issuance of a Certificate of Occupancy for each commercial space, the Applicant's shall install one litter receptacle near that commercial use on-site.
5. **Clear Vision Areas:** Prior to building permit submittal, the Applicant shall modify their site plan so that no obstruction, including walls, are above three-feet tall within the clear vision areas using the methodology described in CDC 42.040. Additionally, all trees in the clear vision area shall be pruned to a height of at least 8-feet.
6. **Fences on Retaining Walls:** Prior to building permit submittal, the Applicant shall modify their site plan so that all fences, placed atop retaining walls where the combined height of the fence and retaining wall would exceed eight-and-one-half-feet, are located at least two feet behind the retaining wall.
7. **Awnings:** Prior to building permit submittal, the applicant shall modify their site plan to provide awnings in the commercial business entrance.
8. **Contiguous to the collector street:** Prior to building permit submittal, the Applicant shall revise its plans to demonstrate that 20% of the main adjacent right-of-way (on Tannler Drive for Unit 2) has buildings contiguous to it.
9. **Commercial Spaces:** The first floor of the mixed use structures containing the commercial areas shall be built to commercial building code standards, and the areas designated on the plans as commercial spaces shall be retained for commercial uses.
10. **Trail Improvement:** Prior to the issuance of building permits, the Applicant shall modify their site plan to include a 10-foot wide, paved, multi-use pathway through the existing public access easement along the north edge of tax lot 100. Additionally, prior to Final Occupancy, the Applicant shall be required to contribute funds toward the construction of this improvement in an amount that is proportionate to their impacts based on the City's SDC methodology.

CONDITIONS RELATED TO TRAFFIC MITIGATION:

11. Traffic Mitigation: The applicant shall:

a. Site access on Tannler Drive shall be limited to "one-way entrance only" to the site in a design approved by the Public Works Director:

b. Install a signal at the Site Access/West Haggen Driveway intersection with Blankenship Road and enhance the pedestrian crossing of Blankenship Road;

c. Widen the roadway and intersection and construct a second left-turn lane, and install necessary traffic signal equipment on the Salamo Road approach to 10th Street. This condition does not preclude the issuance of SDC credits to the applicant if any of the facilities are approved for such credits.

12. Fee in Lieu: The applicant shall pay \$18,991 for improvements at the 10th Street/8th Avenue/8th Court intersection and the 8th Court extension.

13. Engineering Standards. The applicant shall submit updated engineering plans for review and approval by the City Engineer that address public improvements, on site or off site. These improvements, or payment of any fees-in-lieu, must be completed prior to building permit approval. All public improvements and facilities associated with public improvements including grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval.

CONDITION RELATED TO THE PROPERTY LINE ADJUSTMENT

14. Property Line Adjustment. The final Property Line Adjustment Map shall be submitted to the City of West Linn for approval prior to recording. This map shall substantially conform to the property line adjustment as shown on Sheet P1.2.

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