

**ORDINANCE NO. \_\_\_\_**  
**WEST LINN, OREGON**

**AN ORDINANCE APPROVING THE ZONE CHANGE FROM R-10 TO R-4.5 AND A COMPREHENSIVE PLAN  
MAP CHANGE FROM LOW TO MEDIUM DENSITY RESIDENTIAL FOR TAX LOTS 1100, 1200 and 1500  
COUNTY ASSESSOR'S MAP 21E-14DB**

**WHEREAS**, the applicant sought a zone change from R-10 to R-4.5 and a Comprehensive Plan map change from low to medium density residential for three properties at the northeast corner of Shady Hollow Way and Willamette Drive; and,

**WHEREAS**, the Community Development Code Chapter 105 provides the approval criteria for a zone and plan map change; and,

**WHEREAS**, the City provided legislative notice pursuant to CDC Chapter 98; and,

**WHEREAS**, the West Linn Planning Commission held a public hearing on September 17, 2008 and made a recommendation of approval with conditions; and,

**WHEREAS**, West Linn City Council held a public hearing on October 13, 2008 and after adopting findings of fact and conclusions in the record to justify its decision,

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

The requested rezone and plan map change is approved for tax lots 1100, 1200, and 1500 of Assessor's Map 21E-14DB. These lots will now be zoned R-4.5 and the Comprehensive Plan Map will be amended to show medium density residential for these parcels.

Further, that the following conditions shall apply:

1. The property within the rezone area cannot be developed for non-residential uses.
2. The units shall be limited to single family attached, duplex or detached single family residential configuration only. Triplex or other configurations with more attached units are not permitted.
3. A 25 foot wide buffer shall be provided between buildings on the project site and the properties at 18194 and 18200 Shady Hollow Way.
4. The City of West Linn shall amend its zoning map and shall identify the three lots on the face of the map as "R-4.5-COND." Which will identify or "red flag" the fact that conditions have been imposed which limit the allowable uses of the R-4.5 zone.

PASSED AND APPROVED THIS 13th DAY OF OCTOBER 2008.

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NORMAN B. KING, MAYOR

ATTEST:

\_\_\_\_\_  
Witness

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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