

WEST LINN PLANNING COMMISSION
FINAL DECISION NOTICE
CUP-08-01/DR-08-08/VAR-08-05

**IN THE MATTER OF THE PROPOSAL OF A NEW FIRE STATION
WITH A VARIANCE FOR CLEAR VISION AREA AT 1860
WILLAMETTE FALLS DRIVE/1841 8TH AVENUE**

At their meeting of November 19, 2008, the West Linn Planning Commission held a public hearing to consider the request by Tualatin Valley Fire and Rescue (TVFR) to approve a new fire station to replace the existing fire station at the same location, 1860 Willamette Falls Drive/1841 8th Avenue. This required a Conditional Use Permit and Class II Design Review in the General Commercial and Mixed Use zones, and the applicant also requested a Class II Variance for clear vision area reduction. The approval criteria for Conditional Use Permit are found in Chapter 60 of the Community Development Code (CDC). The approval criteria for Design Review are found in Chapter 55 of the CDC. The approval criteria for Variance are found in Chapter 75 of the CDC. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Tom Soppe, Associate Planner. Presenting for the applicant were Frank Angelo of Angelo Planning, Hans Ettlin of Peck Smiley Ettlin Architects, Ken Spencer of Interface Engineering, and Cassandra Ulven of TVFR. Speaking in favor of the application were Alice Richmond and Gail Holmes. Charles Awalt and Ruth Offer provided neutral testimony. Mr. Angelo, Mr. Ettlin, and Mr. Spencer provided the applicant's rebuttal.

A motion was made, seconded, and passed to approve the application with staff's findings and conditions of approval, with one additional finding and with modification to Condition of Approval 4.

The additional finding is as follows:

1. Due to issues with existing above-ground utilities surrounding and within the site, Condition of Approval 4 should be worded to ensure that utilities specifically are brought up to City standards.

The final conditions of approval are presented as follows:

1. The pedestrian path along the east side of the rear parking lot shall be 8 feet wide.
2. All usable water must be on the metered water line, except for the sprinkler system water on the dedicated fire line.

3. Existing street light illumination level along the project frontages shall be analyzed. New street lights shall be required if there is a need.
4. All designs, materials, workmanships and construction along with all utilities serving the site shall be done per the existing City of West Linn Public Works design and Construction Standards.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of \$2500 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



MICHAEL BABBITT, CHAIR
WEST LINN PLANNING COMMISSION

11-19-08

DATE

Mailed this 25th day of November, 2008.

Therefore, this decision becomes final at 5 p.m., December 8, 2008, 2008.