

MAILED
5/8/09

WEST LINN PLANNING COMMISSION

DECISION NOTICE

ZC-08-02/MIP-08-04

**IN THE MATTER OF A PROPOSED ZONE CHANGE FROM LOW DENSITY
RESIDENTIAL R-40 (40,000 SQUARE FOOT MINIMUM LOT SIZE) TO R-20
(20,000 SQUARE FOOT MINIMUM LOT SIZE) AND A TWO LOT MINOR
PARTITION AT
22810 WEATHERHILL ROAD**

At a regular hearing date of May 6, 2009, the West Linn Planning Commission held a public hearing to rezone a 71,176 square foot parcel at the southwest corner of Weatherhill and Salamo Roads from R-40 to R-20. R-20 is in the same low density residential category so no Comprehensive Plan Amendment was required. The zone change criteria are found in CDC Chapter 105. The hearing was conducted pursuant to the provisions of CDC Chapter 99. The applicant also requested a two lot minor partition. The partition approval criterion is found in CDC Chapter 85.

The hearing was opened by Chair Babbitt and commenced with a staff report presented by Peter Spir, Associate Planner. The applicant and representatives provided comments. There was no public testimony heard. The hearing was closed.

Commissioner Jones made a motion to approve the application with the two staff conditions of approval, as modified, and with the addition of a third condition that the driveway to the eastern lot shall meet all applicable Community Development Code standards regarding allowable driveway slopes. Commissioner Jones also proposed modifying condition number two that the applicant shall enter into an agreement to pay for the cost of undergrounding service associated with the project. The motion as seconded by Commissioner Martin. Put to a vote it passed unanimously. Thus the applications were approved with the following conditions:

1. The applicant shall construct a half street improvements on Weatherhill Road including curb, six foot wide planter strip and six foot wide sidewalk. The sidewalk and planter strip may be reduced to protect a significant tree adjacent to the Weatherhill Road ROW. The applicant shall construct a curb tight six foot wide sidewalk adjacent to Salamo Road.
2. The applicant shall enter into an agreement to pay for the cost of undergrounding PGE service associated with the project. At such time that the lines along Weatherhill Road are undergrounded, the money will be available to deal with this street frontage.

3. All on site driveways shall meet all applicable Community Development Code standards regarding allowable driveway slopes.

This decision will become effective 14 days from the date of mailing of this notice 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 City Council.



Michael Babbitt
Chair, West Linn Planning Commission

5-7-09
Date of signing

This decision was mailed on May 8, 2009.

Therefore, this decision becomes final at 5 p.m., May 22, 2009, 2009.

Devrev/Finaldecisions/ZC-08-02-Weatherhill.

