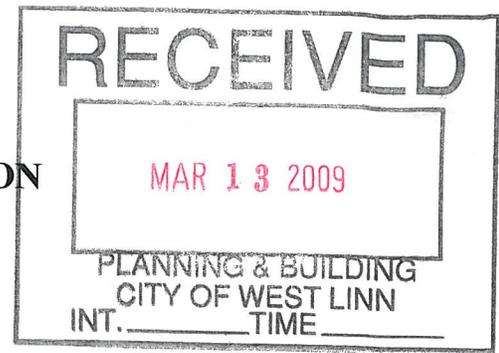


**WEST LINN PLANNING COMMISSION
FINAL DECISION NOTICE
DR-09-01/MISC-09-01**



**IN THE MATTER OF THE CONVERSION OF A HISTORIC LANDMARK
HOUSE FROM SINGLE FAMILY TO COMMERCIAL OFFICE AT 4835
WILLAMETTE FALLS DRIVE, REQUIRING CLASS I DESIGN REVIEW
AND A PERMIT TO ENLARGE/ALTER A NON-CONFORMING
STRUCTURE**

At their meeting of March 4, 2009, the West Linn Planning Commission held a public hearing to consider the request by 2Hemispheres Inc. to convert a historic landmark single-family house to commercial office at 4835 Willamette Falls Drive. This required a Class I Design Review permit because of the ramps and parking area to be added, and a permit to enlarge and/or alter a non-conforming structure because of the non-conforming access to the site. The approval criteria for Design Review are found in Chapter 55 of the Community Development Code (CDC). The approval criteria for enlarging/altering a non-conforming structure are found in Chapter 66 of the CDC. Because no exterior changes were proposed to the historic structure itself, a Planning Commission hearing is required for these permits rather than a Clackamas County Historic Review Board hearing, per CDC 26.040(A). 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 Garth Engle and Mollie Plocher of 2Hemispheres Inc. Speaking in favor of the application were Alice Richmond and Laurie Mohling. There were no neutral speakers or speakers in opposition.

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

The additional finding is as follows:

1. Six parking spaces are proposed. Therefore it is necessary to ensure that the amount of square footage of the structure used for commercial purposes matches an amount that requires 6 spaces, no more, per the CDC. CDC 46.090(C)(5) requires one space per 350 square feet of gross area for office uses, and CDC 55.100(H)(5) allows a 10% reduction in required parking if the property is adjacent to transit (which the property is). Per these sections, 6 spaces are required if the commercial area in the house is limited to the 2,300 square feet of the house that consists of above-ground finished space.

The final conditions of approval are presented as follows:

1. At least 2 bicycle parking spaces shall be provided in the building permit plans.
2. No changes that result in a total number of trips in excess of 15 per day (one trip defined as one arrival plus one departure) shall be permitted under this approval unless the access drive is improved to meet all CDC requirements.
3. To stay within CDC parking space requirements, no more than 2,300 square feet of the structure may be used for General Commercial purposes under this approval.

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

2-10-09

DATE

Mailed this 17th day of March, 2009.

Therefore, this decision becomes final at 5 p.m., March 31, 2009.