

WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

MISC-10-15

**IN THE MATTER OF THE PROPOSAL OF A TWO-YEAR EXTENSION OF APPROVAL
OF A 6-LOT SUBDIVISION (ORIGINAL FILE SUB-07-01) AT 4111-4125 ELMRAN
DRIVE**

At their meeting of September 15, 2010, the West Linn Planning Commission held a public hearing to consider the request by Canyon Development to approve a two-year extension of subdivision entitlements for the six lot subdivision originally approved as SUB-07-01, at 4111-4125 Elmrان Drive. This required an Extension permit. The approval criteria for Extensions are found in Section 99.325 of the Community Development Code (CDC). The approval criteria for subdivisions are found in Chapter 85 of the CDC. The provisions for development in the R-10 zone are found in Chapter 11 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. Melynda Retallack of Canyon Development gave the applicant's presentation. Alice Richmond spoke in favor of the application. Michael Berger provided neutral testimony. Greg Morse spoke in opposition to the application. Ms. Retallack provided the applicant's rebuttal.

A motion was made, seconded, and passed to approve the application with one new finding and with staff's conditions of approval with one change to Condition of Approval 4. The additional finding is as follows:

Additional Finding 1: CDC Section 11.070(8) requires an accessway within a flaglot stem to be 15 feet wide, so Condition of Approval 4 should require a 15 foot wide driveway in the Lot 3 stem, not a 16 foot wide driveway.

The approved conditions of approval are as follows:

1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the site plan in Exhibit PC-6, map C2.0, on Page 50, dated June 1, 2010.
2. Previous Approval. Unless modified by these conditions, the project shall conform to the conditions of original approval contained in file SUB-07-01.
3. Elmrان Drive Sidewalk. The proposed sidewalk along Elmrان Drive shall be 6 feet wide for its entire length.

4. Lot 3 Driveway Width. The private street and the Lot 3 driveway stub shall be 15 feet wide for their entire length, to the west end of the stem of Lot 3, per CDC Section 11.070(8).

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 hearings, or signed in on an attendance sheet or testimony form at either of the hearings, 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 \$400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



MICHAEL JONES, VICE CHAIR
WEST LINN PLANNING COMMISSION

9/20/2010

DATE

Mailed this 21 day of September, 2010.

Therefore, this decision becomes effective at 5 p.m., October 5, 2010.