

WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

CUP-13-03/DR-13-07/VAR-13-12/VAR-13-13/MISC-13-07/VAR-14-02

IN THE MATTER OF A CONDITIONAL USE PERMIT, CLASS II DESIGN REVIEW, TWO CLASS II VARIANCES, ONE CLASS I VARIANCE, AND A PERMIT TO ENLARGE/ALTER A NON-CONFORMING STRUCTURE TO EXPAND AND REMODEL THE EXISTING YOUTH MUSIC PROJECT AT 2015 8TH AVENUE

At their meeting of March 19, 2014, the West Linn Planning Commission held a public hearing to consider the request by Marie Lamfrom Charitable Foundation to approve a request to expand and remodel the Youth Music Project facility. The applicant requested Conditional Use, Class II Design Review, and a permit to Enlarge/Alter a Non-Conforming Structure. The applicant also requested a Class II Variance for a new front gable, a Class II Variance for stained glass windows, and a Class I Variance for a non-historic signage font. The approval criteria for Conditional Use are found in Chapter 85 of the Community Development Code (CDC). The approval criteria for Design Review are found in Chapter 55 of the CDC. The approval criteria for enlarging/altering a non-conforming structure are found in Chapter 66 of the CDC. The approval criteria for variances are found in Chapter 75 of the CDC. Additional approval criteria for signage variances are found in Chapter 52 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. Garret Martin and Jean-Pierre Veillet of Siteworks Design/Build presented for the applicant. Alice Richmond provided neutral testimony. Mr. Martin, Mr. Veillet, and Charles Brucker of PLACE Studio provided the applicant's rebuttal. After deliberations, a motion was made, seconded, and approved to approve the application with the Historic Review Board's finding from the March 5, 2014 memo and with the elimination of proposed Condition of Approval 4.

The approved conditions of approval are as follows:

1. Site Plan and Elevations. With the exception of modifications required by these conditions, the applicant shall adhere to the Site Plan, Sheet L-1.2, dated November 12, 2013, on Page 190 of Exhibit PC-3, and the Exterior Elevations sheets A3.0 and A3.1, on Page 201-202 of Exhibit PC-3, all dated November 12, 2013.
2. Disabled Parking. The van-accessible disabled parking space shall be provided with a sign indicating it is van-accessible.
3. Litter Receptacles. The applicant shall install two litter receptacles on site, outside of walkways and not within any public right of way.

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.

Christine M Steel

CHRISTINE STEEL, CHAIR
WEST LINN PLANNING COMMISSION

3-27-14

DATE

Mailed this 27th day of March, 2014.

Therefore, this decision becomes effective at 5 p.m., April 10, 2014.

Devrev/projects folder/projects 2013/ cup-13-03 youth music project/cup-13-03 Final Decision