WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

PUD-14-02/SUB-14-02

IN THE MATTER OF A 6-LOT PLANNED UNIT DEVELOPMENT AND SUBDIVISION AT 2900 HASKINS ROAD

At their meeting of November 5, 2014, the West Linn Planning Commission held a public hearing to consider the request by ICON Development and Construction to approve a 6-lot planned unit development and subdivision. The approval criteria for subdivisions are found in Chapter 85 of the Community Development Code (CDC). The approval criteria for a planned unit development are found in Chapter 24 of the CDC. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Peter Spir, Associate Planner. Rick Givens and Bruce Goldson presented for the applicant. Alice Richmond and Brian Kleiner provided testimony in support of the application. After deliberations, motions were made and seconded to approve the Planned Unit Development and Subdivision with an amendment to Condition of Approval 4.

The approved conditions of approval are as follows:

1. TVFR. The 20ft. private drive requires "No Parking-Fire Lane" signage be provided on both sides of the roadway. A fire hydrant shall be installed near the mouth of the private driveway. An address sign shall be placed at the mouth of the private drive identifying the specific properties served (Lots 3-6). A current fire flow test from the closest existing fire hydrant at Remington Drive and Haskins Road is required.

2. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval.

3. Storm Water Treatment for Lots 4, 5 and 6. The infiltration area in the open space will be removed and the applicant shall locate all storm drainage facilities for lots 4, 5 and 6 at the rear of those lots and within the appropriate utility easement(s).

4. Open Space tract. The Open Space tract as shown in the Tentative Plan shall, regardless of ownership, remain open space.

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

11-7-14
DATE

Mailed this 7th day of November, 2014.

Therefore, this decision becomes effective at 5 p.m., November 21, 2014.

Devrev/projects folder/projects 2014/ PUD-14-02 Haskins Final Decision