

WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
SUB-15-01

IN THE MATTER OF A PROPOSAL TO DEVELOP THE 22 LOT
“WEATHERVIEW” SUBDIVISION

I. Overview

At their meeting of September 16, 2015, the West Linn Planning Commission (“Commission”) held a public hearing to consider the request by Jesse Nemec, Black Diamond Properties, LLC, to approve a proposal to develop the 22 lot “Weatherview” subdivision. The approval criteria for land division are found in Chapter 85 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by John Boyd Planning Manager for Peter Spir, Associate Planner. Andrew Tull, of 3 J Consulting, presented as the applicant. Alice Richmond testified in support for the project. The hearing was closed and a motion was made by Commissioner Knight and seconded by Vice-Chair Griffith to approve the application with five conditions of approval. The motion passed unanimously.

II. The Record

The record was finalized at the September 16, 2015, hearing. The record includes the entire file from SUB-15-01.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Jesse Nemec, Black Diamond Properties, LLC .
- 3) The Commission finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Commission adopts the Staff Report for September 2, 2015, with attachments, including specifically the Addendum dated September 2, 2015, as its findings, which are incorporated by this reference. The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the Tentative Subdivision Plat dated 6/23/2015.

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

3. Street Improvements. The applicant shall dedicate on the face of the plat additional ROW and complete half street improvements including curb, planter strip and sidewalks, and street trees for those portions of Weatherhill Road abutting the subject property. In addition, the applicant shall dedicate on the face of the plat ROW for extension of Satter Street and complete full street improvements for internal local streets, per the applicant's submittal, consistent with Public Works standards. Planter strip, sidewalks, and street tree installation shall be completed prior to platting or bonded.

4. Water. The water main shall be looped and connect to the existing water main in Crestview Drive. The applicant shall be responsible for obtaining all needed easements. All work and easements shall meet Public Works standards or be acceptable to the City Engineer.

5. TVFR. "No Parking-Fire Lane" signs shall be posted on both sides of the shared driveway at 25 foot intervals. The signs shall be seven feet above grade and be 12 inches wide by 18 inches high and have red letters on white reflective background.

V. Order

The Commission concludes that SUB-15-01 is approved based on the Record, Findings of Fact and Findings above.



 LORIE GRIFFITH, VICE CHAIR
 WEST LINN PLANNING COMMISSION

9-17-15

 DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 17th day of September, 2015.

Therefore, this decision becomes effective at 5 p.m., October 1, 2015.