

WEST LINN PLANNING COMMISSION
FINAL DECISION NOTICE
DR-09-11/VAR-10-01

**IN THE MATTER OF THE PROPOSAL OF A CLASS II DESIGN REVIEW
FOR A NEW CITY PARK WITH A CLASS II VARIANCE FOR
DRIVEWAY WIDTH AT 2280 ROGUE WAY**

At their meeting of April 7, 2010, the West Linn Planning Commission held a public hearing to consider the request by the City of West Linn Parks and Recreation Department to approve a new City park at 2280 Rogue Way. This required a Class II Design Review permit. One Class II Variance was also requested for a two-way driveway to be less than the 24 feet required for non-residential driveways in the Community Development Code (CDC). The approval criteria for Parks Design Review are found in Chapter 56 of the CDC. The approval criteria for Variance are found in Chapter 75 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. Ken Worcester of the Parks and Recreation Department gave the applicant's presentation. Matt Loun, Holly Miller, Diane Wustrack, Jim Sechrist, Kevin Sullivan, Bryan Emerson, and Alice Richmond spoke in favor of the application. No one gave neutral testimony or spoke against the application. Mr. Worcester provided further comments for the applicant.

A motion was made, seconded, and passed to approve the application with two new findings, with conditions of approval 1-3 as recommended in the staff report, with modifications to Condition of Approval 4, and with a new Condition of Approval 5. The additional findings are as follows:

Additional Finding 1:

Condition of Approval 4 as recommended in the staff report requires the driveway to widen up to the 24 foot CDC standard in the areas west of the 20 foot wide stem fronting Rogue Way. This is not necessary because, as discussed in the staff presentation, a 20 foot wide driveway would be safe and functional in this situation per engineering standards. It is also preferable from an aesthetic design standpoint to have a driveway that has a consistent width.

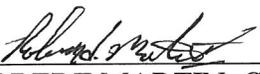
Additional Finding 2:

Due to the limited parking at the site and the fact that spillover parking would result in an abundance of vehicles parked throughout the surrounding single-family residential neighborhood, it is necessary for the City to avoid scheduling organized athletic activities at the park.

The approved conditions of approval are as follows:

1. Expiration of Approval. This approval shall expire 3 years from the effective date of this decision.
2. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the site plan on Page 89 of Exhibit PC-10.
3. Natural Materials. Natural materials, consistent with Page 85 of Exhibit PC-9, shall be used and the exterior of the proposed structures shall have earth tone colors.
4. Driveway Width. The driveway shall be designed to be 20 feet wide with no curbs within the stem connecting the site to Rogue Way, and containing curbs except within the stem.
5. Limiting Athletic Activities. The City shall not schedule the open space as an available field for organized athletic team practices or games.

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.



 ROBERT MARTIN, CHAIR
 WEST LINN PLANNING COMMISSION

4/9/2010

 DATE

Mailed this 9th day of April, 2010.

Therefore, this decision becomes effective at 5 p.m., April 23, 2010.