

FINAL DECISION NOTICE

DR-07-08

IN THE MATTER OF A CLASS II PARK DESIGN REVIEW OF THE PROPOSED MARYLHURST PARK

At their meetings of August 23 and October 11, 2007, the West Linn Planning Commission held public hearings to consider the request by the City of West Linn Parks Department for a Class II Parks Design Review to develop Marylhurst Park. The property is located at tax lot 1600 of Assessor's Map 21E-23BC. The approval criteria for a Class II Park Design Review are found in the Community Development Code (CDC) Chapter 56. The hearing was conducted pursuant to the provisions of CDC, Chapter 99.

The first hearing commenced with a staff report presented by Peter Spir, Associate Planner to approve the application based upon staff findings contained in the staff report and findings in the applicant's submittal. Ken Worcester testified as the applicant. Public hearing was opened.

At the conclusion of public testimony, John Huntsman requested that the record be left open for submittal of written comments. The Planning Commission continued the hearing to October 11, 2007 and provided interested parties with the opportunity to submit written testimony by September 20th 2007.

The October 11, 2007 public hearing commenced with a staff report addressing issues of traffic safety and parking. The Planning Commission re-opened the public hearing. At the conclusion of the public testimony and closing comments from the applicant the hearing was closed.

Planning Commissioners Bonhoff, Kovash and Vice Chair Babbitt both declared support for the plan as proposed. Chair Jones noted that there is inadequate visual access but that could be improved by the condition proposing the widening of Valley View Drive. He stated support for the application. Commissioner Fisher stated that concerns about parking and traffic issues continue. He did however state that he could support the application given the fact that impacts will be minimized by not having lights at the park and the fact that it is just a practice field. Commissioner Martin stated that he could support a passive park but not an active oriented park as proposed. He stated concern about the overall the lack of consensus and the planning process for the park.

Commissioner Kovash made a motion to approve the application with three conditions of approval. Vice Chair Babbitt seconded the motion. Put to a vote Commissioners Kovash, Babbitt, Bonhoff, and Fisher voted in favor of the motion. Commissioner Martin voted against the motion. Therefore the application was approved based upon the findings contained in the applicant's submittal, the staff reports and public testimony with the following conditions of approval:

1. Install directional signs at corner of Suncrest Drive and Valley View Drive and other nearby intersections including Carriage Way and Suncrest Drive and Rosemont Road and Carriage Way.

2. Internal pathways shall connect to the southern edge of the site to allow for future pedestrian connections.

ng 3. The applicant shall install street improvements on Valley View Drive from Suncrest Drive to the ^{*west*} end of the park property. The improvements shall include 28-foot wide street, curb, six-foot wide planter street; and a six-foot wide sidewalk.

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 hearing, or signed in on the attendance sheet at the hearing, 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, CHAIR
WEST LINN PLANNING COMMISSION

DATE

Michael Jones

10/17/07

Mailed this *22nd* day of *October*, 2007.

Therefore, this decision becomes final at 5 p.m., *11-5-2007*, 2007.