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Linn**

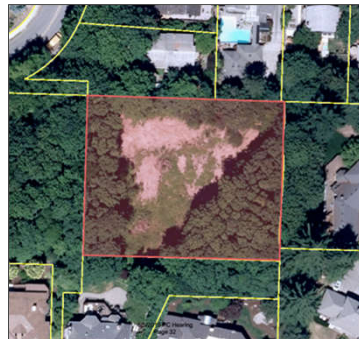
Planning Commission

Public Hearing: VAR-19-01
Class II Variance Request for Driveway Grade
1875 Carriage Way
June 5, 2019

Decision Before the Planning Commission



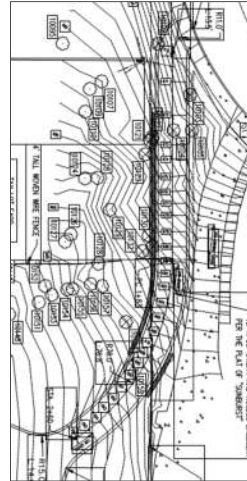
- ◆ Quasi-Judicial Public Hearing for Class II Variance Request
 - Driveway in excess of 15%
 - CDC 48.030.B(3)
 - Maximum grade of 15% or
 - Variance approval by PC
- ◆ Approve Staff Recommendation
- ◆ Approve with Modified Conditions
- ◆ Deny



General Information



- ◆ Quasi-Judicial Public Hearing for Class II Variance Request
 - 35,000 sq. ft./R-10 Zoning
 - Currently Vacant/Proposed Single-Family Home
 - Proposed Access
 - 15 foot wide right-of-way stem
 - 15 ft. x 50 ft. access easement
 - 20 percent grade for a section
 - 15% Design – Not Meet PW Standards
 - WL Engineering Supports Proposal
 - TVF&R Reviewed – No Conditions to Add
 - Proposal to sprinkle & turnaround



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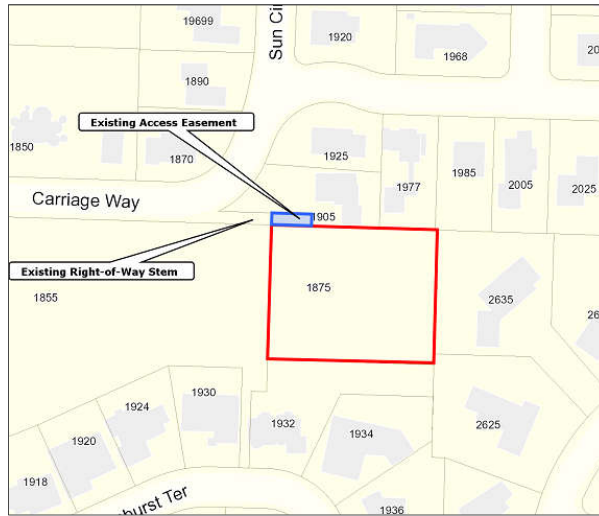
Aerial Photograph



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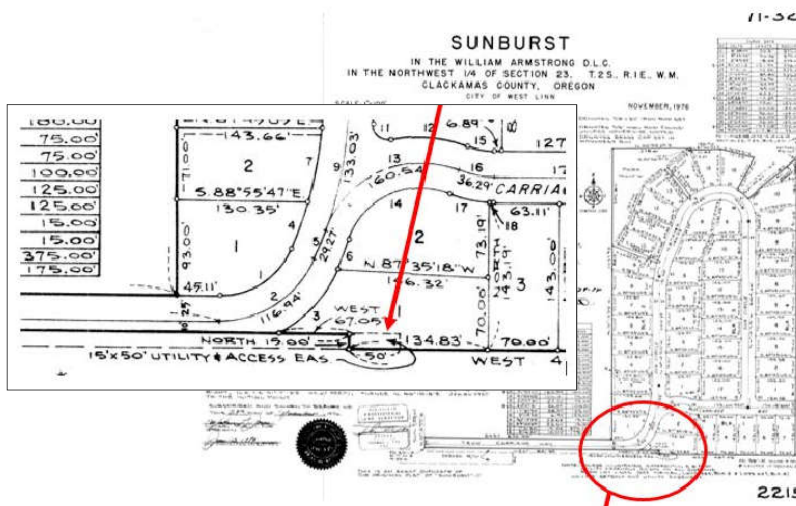
Proposed Access



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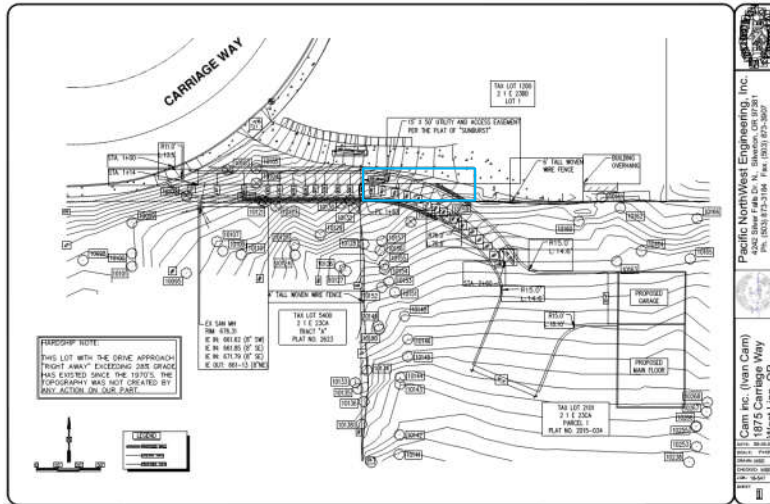
Proposed Access



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Proposed Access Design



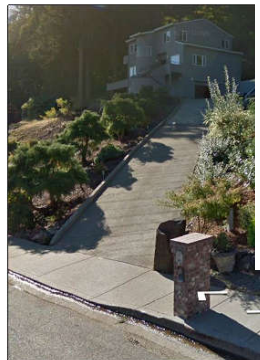
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Examples of Steep Driveways



6080 Caufield Drive – 19% driveway grade



6040 Caufield Drive – 24% driveway grade



3156 Oak Tree Court – 28% driveway grade

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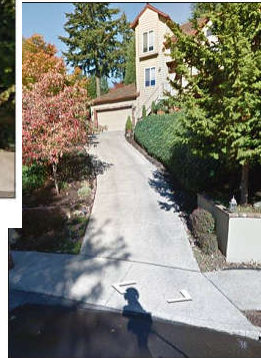
Examples of Steep Driveways



2463 Tipperary Court – 33% driveway grade



25140 Rancho Lobo Court – 24% driveway grade



2567 Kilkenny Court – 27% driveway grade

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Staff Recommended Conditions of Approval



1. **Site Plan.** With the exception of modifications required by these conditions, the project shall substantially conform to the Plan Sheets dated September 29, 2018.
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed, or paid by fee-in-lieu, prior to final plat approval.

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QUESTIONS OF STAFF?

Potential 3rd Condition of Approval



3. Geotechnical Engineering Plans. The applicant shall submit a report/plan stamped by a certified engineer to confirm the stability of the driveway design and no off-site impacts from the construction.