

**WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
DR-17-04**

**IN THE MATTER OF A CLASS II PARKS DESIGN REVIEW FOR A NATURE PLAY
PLAYGROUND AT 2425 TANNER DRIVE**

I. Overview

City of West Linn Parks Department (Applicant) filed its application in May 2017 and it was deemed complete on July 13, 2017. The approval criteria for the application are found in Community Development Code (CDC) Chapters 11, 21, 46, 56, and 99. The hearings were conducted pursuant to the provisions of CDC Chapter 99.

The West Linn Planning Commission (Commission) held a public hearing on August 16, 2017. The hearing commenced with a staff report presented by Jennifer Arnold, Associate Planner. Ken Worcester, West Linn Parks Director, presented for the applicant. The Commission heard public testimony from three individuals, all in favor of the project.

After deliberations, a motion was made by Commissioner Farrell and seconded by Commissioner Mathews to approve the applications with 2 conditions of approval and direct staff to prepare a Final Decision and Order. The motion passed unanimously with six votes in favor and zero votes opposed.

II. The Record

The record was finalized at the August 16, 2017, hearing. The record includes the entire file from DR-17-04.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is City of West Linn Parks Department.
- 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; and the evidence in the whole record, including any exhibits received at the hearings.

IV. Findings

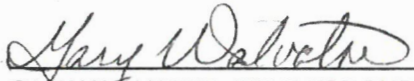
The Commission adopts the August 16, 2017, Staff Report for DR-17-04 with attachments, including specifically the Addendum dated August 16, 2017, and the Applicant's Submittals,

including without limitation the narratives, as its findings, which are incorporated by this reference.

V. Order

The Commission concludes that DR-17-04 is approved based on the Record, Findings of Fact and Findings above. The Commission concludes all of the required approval criteria are met subject to the following conditions of approval:

1. Engineering Standards. The applicant shall construct the driveway approach, associated infrastructures and restoration in the public right of way to City Engineering standards. The plan shall be reviewed and approved by the City Engineer.
2. Improvements. The applicant shall construct a path along Tannler Drive to allow for safe travel to the new nature play area. The path shall connect with planned paths and trails on the site.



GARY WALVATNE, COMMISSIONER
WEST LINN PLANNING COMMISSION

24 August 2017
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. 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(s), or signed in on an attendance sheet or testimony form at a hearing(s), 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 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.

Mailed this 25th day of August, 2017.

Therefore, this decision becomes effective at 5 p.m., Sept 8th, 2017.