

WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
SUB-17-03

**IN THE MATTER OF A PROPOSAL TO DEVELOP THE 12 LOT “Knollcrest”
SUBDIVISION**

I. Overview

At their meeting of November 15, 2017, the West Linn Planning Commission (“Commission”) held a public hearing to consider the request by Noell and Carol Price, property owners, to approve a proposal to develop the 12 lot “Knollcrest” 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 Jennifer Arnold, Associate Planner. Zach Pelz, AKS Engineering and Forestry, presented as the applicant. Brigitte Howley testified as neutral for the project, but had concerns over the 35 mph speed limit on Parker Road. Dorothy Metcalf also testified as neutral for the project, but had concerns over maintenance of the proposed storm facility and drainage issues from the existing facility. Alice Richmond testified as neutral for the project, but expressed concerns about extending Roxbury Drive through her property. Chaitali Chattopadhyay testified in opposition for the project due to tree removal. Bill Koran, Carol Koran, and Ed Brockman all spoke in support of the project. The hearing was closed and a motion was made by Commissioner Mathews and seconded by Commissioner King to approve the application with 11 conditions of approval. The motion passed 4-2.

II. The Record

The record was finalized at the November 15, 2017, hearing. The record includes the entire file from SUB-17-03.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Noell and Carol Price.
- 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 November 15, 2017, with attachments, including specifically the Addendum dated November 15, 2017, as its findings, which are incorporated by this reference with one correction to Condition of Approval 8. The correction changed the

requirement of street lights on Landis Street to Deerhill Lane/Roxbury Drive. 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 August 23, 2017.
2. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval. (See Staff Findings 22-25, 29, 33, 46, 48, 51, 55, 72, 73, & 75)
3. Street Improvements. The applicant shall construct full street improvements along Deerhill Lane/Roxbury Drive including curb, planter strip and sidewalks, and street trees. Dedication of this right-of-way is required on the face of the plat. In addition, 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 the portion of Parker Road abutting the subject property. All improvements must be installed prior to the approval of the final plat. (See Staff Findings 33, 48, 50, 51, 55, & 72)
4. No Parking Signs. The applicant shall install signs reading "No Parking – Fire Lane" on both sides of Deerhill Lane/Roxbury Drive. The signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. The signs shall be installed with a clear space above grade level of 7 feet.
5. Fire Flow. The applicant shall perform a fire flow test and submit a letter from Tualatin Valley Fire and Rescue showing adequate fire flow is present.
6. Tree Protection. The applicant shall provide written confirmation from the City's Arborist that the required tree protection measures are correctly in place prior to the issuance of a site development permit.
7. Public Utilities. The applicant shall underground all utilities serving this subdivision per Engineering Standards. Paving mitigation along Parker Road for utility extensions shall be approved by the City Engineer. (See Staff Finding 68)
8. Street Lights. The applicant shall install street lights on Deerhill Lane/Roxbury Drive according to City of West Linn Public Works Standards and Portland General Electric Standards. (See Staff Finding 66)
9. Access. All access points for the proposed subdivision shall be via the new proposed public street Deerhill Lane/Roxbury Drive. (See Staff Finding 11)

10. Mitigation and Re-Vegetation. Prior to approval of the final subdivision plat, all on-site mitigation and revegetation shall be completed per the AKS "Mitigation Plan" Exhibit C: Natural Resources Assessment and Mitigation Plan. (See Staff finding 8)
11. Public Utility Easement. The applicant shall record, on the face of the plat, an 8' wide Public Utility Easement per Engineering Standards on each proposed lot frontage along Deerhill Lane/Roxbury Drive. (See Staff Finding 63)

V. Order

The Commission concludes that SUB-17-03 is approved based on the Record, Findings of Fact and Findings above.



GARY WALVATNE, CHAIR
WEST LINN PLANNING COMMISSION

16 November 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.

Mailed this 16th day of November, 2017.

Therefore, this decision becomes effective at 5 p.m., November 30, 2017.