

Memorandum

Date: November 7, 2018

To: West Linn Planning Commission

From: Darren Wyss, Associate Planner

Subject: SUB-18-01 Updated Conditions of Approval

At its November 7, 2018 meeting, the Planning Commission will hold a quasi-judicial hearing on a proposed 10-lot subdivision at 3350 Riverside Court. The proposed conditions of approval found in the staff report should be updated to reflect the following information:

Condition of Approval 1 – Tentative Plan date should be June 6, 2018

Condition of Approval 3 – Reference should be to Staff Findings 20 and 22

Condition of Approval 3 – Dedication of right-of-way should also include tax lot 500 of Assessor's Map 21E 13CB

The updated conditions of approval will read:

1. **Site Plan.** With the exception of modifications required by these conditions, the final plat shall conform to the submitted Tentative Plan, (Sheet 1/3) (submitted ~~May 4~~ **June 6, 2018**).
2. **Engineering Standards.** All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite storm water design, street lighting, street trees, easements, and easement locations are subject to the Public Works Director's review, modification, and approval per the City adopted Public Works standards. The applicant shall provide an updated utility and public improvements plan for review and approval by the Public Works Director that addresses Staff Findings 30, 33 and 42. All improvements must be designed, constructed, and completed prior to final plat approval. The Director of Public Works may allow a waiver of improvements as allowed by Code.
3. **ROW Dedication.** The final plan is modified to include the applicant's voluntary dedication of ROW (Staff Finding ~~17~~ **20** and ~~20~~ **22**) on the adjacent tax lot 1000 of Assessor's Map 21E 14AD **and tax lot 500 of Assessor's Map 21E 13CB** to accommodate a future street connection.
4. **HCA Boundary.** The HCA Boundary is revised to remove all High and Moderate HCAs from the subject property (Staff Findings 6 and 7). The City will amend City and Metro mapping to reflect that change.