

WEST LINN PLANNING COMMISSION

FINAL DECISION AND ORDER

DR-18-08

IN THE MATTER OF A PROPOSAL TO CONSTRUCT A NEW COMMERCIAL BUILDING AT 2180 8TH COURT

I. Overview

At their meeting of March 6, 2019, the West Linn Planning Commission (“Commission”) held a public hearing to consider the request by Jessica Icelin and Chris Deslauriers on behalf of the owners Willamette Capital Investments, to approve a proposal to construct a new commercial building. The approval criteria for the Class II Design Review are found in Chapter 19: General Commercial and Chapter 55: Design Review 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. Jessica Icelin and Chris Deslauriers on behalf of the owners Willamette Capital Investments presented as the applicant. Kathy Halicki testified on behalf of the Willamette Neighborhood Association, neither in support of or opposed to the application, on concerns raised at the neighborhood association meeting where the applicant presented their application. The hearing was closed and a motion was made by Commissioner Pellett and seconded by Commissioner Farrell to approve the application with 4 conditions of approval. The motion passed unanimously.

II. The Record

The record was finalized at the March 6, 2019, hearing. The record includes the entire file from DR-18-08.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Ed Bruin on behalf of the owner Willamette Capital Investments.
- 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 March 6, 2019, with attachments, including specifically the Addendum dated March 6, 2019, as its findings, which are incorporated by this reference. The Commission concludes that all of the required approval criteria are met Subject to the following conditions of approval.

1. **Site Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all submitted drawings A1.0, A1.1, A2.1, A2.2, C1.0, C2.0, C2.1, C2.2, C2.3, C3.0, C3.1, C3.2, L1.01, L1.02, L1.03, E1.0 & SK-1.
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 storm water, 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. All improvements must be designed, constructed, and completed prior to the issuance of occupancy permits.
3. **23 Foot Drive Aisle.** Prior to issuance of building permits, the applicant shall modify the site plan to redesign the curbs for the five east end parking spaces to create a minimum 23 foot drive aisle per Staff Finding 23.
4. **Bicycle Parking.** The applicant shall revise the site plan to show four secure bicycle parking spaces, including two that are covered per Staff Finding 22. All bicycle spaces shall be located within 50 feet from the entrance to the buildings, be well-lit, observable, and properly signed.

V. Order

The Commission concludes that DR-18-08 is approved based on the Record, Findings of Fact and Findings above.



 Gary Walvatne, CHAIR
 WEST LINN PLANNING COMMISSION

3/18/2019

 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 19th day of March, 2019.

Therefore, this decision becomes effective at 5 p.m., April 2, 2019.