



CITY OF West Linn

Memorandum

Date: September 4, 2019

To: Steve Miller, Emerio Design, LLC

From: Jennifer Arnold, Associate Planner

Subject: Staff Response to Planning Commission Request – SUB-18-04 (22870 Weatherhill Road)

Resulting from the August 21, 2019 Planning Commission public hearing for a 12-lot subdivision at 22870 Weatherhill Road (SUB-18-04), Staff was asked to compile pending land use actions affecting Weatherhill Road. That requested summary is below.

Planning file number MIP-14-01 (Approved November 25, 2014) for a 2-lot partition at 23000 Horizon Drive (Tanner Springs Assisted Living Facility). This application was granted a two year extension so the applicant could have more time to complete conditions of approval. The conditions require the applicant to dedicate 15 feet along the southern boundary fronting Weatherhill Road to the public right-of-way, install curb/gutters, and reconfigure the existing horizontal curve on Weatherhill Road adjusting the centerline curve radius to meet 165 feet. The applicant's partition approval expires on November 25, 2019 if the conditions of approval are not satisfied.

Property located at 22844 Weatherhill Road is developed with one single-family home. Per a signed legal agreement between the current property owners and the City of West Linn, street improvements including half-street improvements, curb/gutter, and sidewalk must be installed prior to receiving the certificate of occupancy for the home. There is no specific timeline for these improvements other than they owners will not have a certificate of occupancy until complete. Also part of this agreement, the property owner was required to dedicate 13 feet to the Weatherhill Road public right-of-way, and that requirement has been satisfied.

The Cascade Summit Apartments and Tanner Springs Assisted Living Facility maintain a meandering public path that follows along Weatherhill Road on their frontages. This path is shown by the dotted line in the attached map.

Property at 22915 Weatherhill Road recently completed the City's process to annex into West Linn. Improvements and dedication along the frontage of this property to benefit the Weatherhill Road right-of-way will be a requirement of development in the future.

