

WEST LINN PLANNING COMMISSION

FINAL DECISION AND ORDER

DR-20-07/VAR-20-02/WAP-20-03

**IN THE MATTER OF A CLASS II SITE DESIGN REVIEW PROPOSAL TO
CONSTRUCT/REPLACE THE EXISTING POST OFFICE BUILDING WITH A NEW POST
OFFICE OR RETAIL BUILDING AT 5665/5639 HOOD STREET**

I. Overview

At its meeting on December 2, 2020, the West Linn Planning Commission (“Commission”) opened and continued the public hearing to a date certain of December 16, 2020. At its meeting on December 16, 2020 the Commission opened the public hearing to consider the request by Matt Grady, applicant on behalf of West Linn Shopping Center Assoc. LLC (owner), to approve construction/replacement of the existing Post Office Building with a new Post Office Building or Retail Building with a Shared Parking Area at 5665/5639 Hood Street. The approval criteria for this proposal are Community Development Code (CDC) Chapter 19, Chapter 32, Chapter 46, Chapter 48, Chapter 54, Chapter 55, Chapter 75, Chapter 92, and Chapter 99. The hearing was conducted pursuant to the provisions of CDC Chapter 99.170.

The December 16, 2020 public hearing is considered the initial evidentiary hearing because no information or testimony was allowed to be given at the December 2, 2020 continued hearing.

The December 16, 2020 hearing commenced with a staff report presented by Jennifer Arnold, Associate Planner. Matt Grady introduced the application as the applicant and Ken Sandblast, Planning Consultant presented on the applicant’s behalf. The Bolton Neighborhood Association and Bob Wells submitted written testimony. The primary concerns raised during testimony included:

- The desire of citizens to retain a post office location in the city
- Adjacent property future development
- Traffic circulation
- Pedestrian safety on proposed path through parking lot

Diana Cabbage, Erich Kunrath, and Bob McCarthy presented oral testimony. The primary concerns raised in oral testimony included residents preference for a full-service Post Office, traffic circulation, and adjacent property future development. The hearing was closed and the Commission deliberated. A motion was made by Commissioner Pellett and seconded by Vice Chair Mathews to approve the application as presented with the staff proposed conditions of approval. The motion passed 6-0-1 with Chair Walvatne, Vice Chair Mathews, and Commissioners Pellett, Kelly, Metlen, and King voting in favor with newly appointed Commissioner Erwin abstaining from voting.

II. The Record

The record was finalized at the December 16, 2020 public hearing.

Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Matt Grady.
- 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.

III. Findings

The Commission adopts the Staff Report for December 16, 2020, with attachments, as its findings, which are incorporated by this reference with 4 conditions of approval. The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

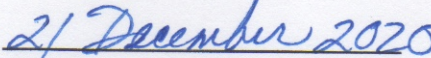
1. **Site Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all submitted drawings (sheet A1.1 "Option A" and A1.1 "Option B").
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, 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. **Mitigation and Re-Vegetation.** Prior to the final approval of the site development permit, all on-site mitigation and re-vegetation shall be completed per the Schott & Associates *Natural Resource Assessment*, dated June 2020.
4. **Covered Bicycle Parking.** The applicant shall cover 50% of the proposed bicycle parking spaces per CDC 46.150(D)(3).
5. **Parking Easement.** The applicant shall record a parking easement for the shared parking area and submit it prior to issuance of the site development permit.
6. **Curb Cut Width Option A.** The width of the curb cuts shall comply with the standards of CDC 48.060(B).

IV. Order

The Commission concludes that DR-20-07/VAR-20-02/WAP-20-03 is approved based on the Record, Findings of Fact and Findings above.



Gary Walvatne, CHAIR
WEST LINN PLANNING COMMISSION



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 23 day of December, 2020.

Therefore, this decision becomes effective at 5 p.m., January 6, 2020, 2021.