

**WEST LINN PLANNING COMMISSION**  
**FINAL DECISION AND ORDER**  
**CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05**

**IN THE MATTER OF AN ALTERATION TO A CONDITIONAL USE PERMIT, A CLASS II DESIGN REVIEW, AND TWO CLASS II VARIANCES TO EXPAND THE WEST LINN HIGH SCHOOL STADIUM AND PARKING**

**I. Overview**

At its meeting on March 17, 2021 the Planning Commission (Commission) opened the public hearing to consider the request by the West Linn-Wilsonville School District to approve the expansion of the West Linn High School Stadium, construction of a new parking lot, and expansion of an existing parking lot. The approval criteria for this proposal are Community Development Code (CDC) Chapter 11, Chapter 32, Chapter 41, Chapter 42, Chapter 44, Chapter 46, Chapter 48, Chapter 52, Chapter 54, Chapter 55, Chapter 60, Chapter 75, Chapter 92, Chapter 96, and Chapter 99. The hearing was conducted pursuant to the provisions of CDC Chapter 99.170.

The March 17, 2021 hearing commenced with a staff report presented by Chris Myers, Associate Planner. Remo Douglas introduced the application as the applicant and Mercedes Serra and Jim Fitzpatrick, planning and architectural consultants, presented on the applicant's behalf. Written testimony was submitted by Alice Richmond, Vince Miles, and Denice Dallman. All expressed support for the stadium and parking expansion.

Mr. Ed Moeller was unable to connect virtually to the meeting and therefore sent an email to Associate Planner Chris Myers that was subsequently read into the record during the public testimony portion of the hearing. Mr. Moeller expressed concern that the transportation analysis of the site did not consider pedestrians. Mr. Moeller further expressed that the pedestrian environment is already dangerous around the high school and the stadium and parking lot expansion may add to that danger.

The Commission discussed details of the application including the design of the parking lot, how many trees and what type of trees will be removed, the number of proposed parking spaces, and the potential for traffic issues to increase near the school due to the stadium expansion and construction of the proposed north parking lot. Also discussed was the placement of the proposed north parking lot and whether it would be possible to move the parking closer to the stadium. Further discussion was had regarding the potential for a right turn lane on Skyline Drive to help alleviate congestion from the crosswalk and stop sign. Discussion of the two proposed variances centered around the landscape barrier between Skyline Drive and the proposed north parking lot, particularly whether the 10-foot minimum barrier could be achieved and how many parking stalls would need to be removed to do so.

The hearing was closed and the Commission deliberated. A motion was made by Commissioner Mathews and seconded by Commissioner Carr to approve the application as presented with the staff proposed conditions of approval. The motion passed 7-0 with all Commissioners voting in favor of the application.

## **II. The Record**

The record was finalized at the March 17, 2021 public hearing.

### **Findings of Fact**

- 1) The Overview set forth above is true and correct.
- 2) The applicant is West Linn-Wilsonville School District.
- 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**

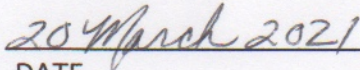
The Commission adopts the Staff Report for March 17, 2021, with attachments, as its findings, which are incorporated by this reference with four conditions of approval. The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

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. **ADA Parking Signage.** The applicant shall sign 2 of the 14 ADA spaces as “Wheelchair Use Only”. (Staff Findings 38 and 39)
4. **Landscaping Installation.** All landscaping improvements, including but not limited to planting of trees and shrubs, are subject to the conformance with the City Municipal Code and Community Development Code. Landscaping must be installed prior to the issuance of occupancy permits. (Staff Findings 62 and 73)

**IV. Order**

The Commission concludes that **CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05** is approved based on the Record, Findings of Fact and Findings above.

  
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Gary Walvatne, CHAIR  
WEST LINN PLANNING COMMISSION

  
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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 22 day of March, 2021.

Therefore, this decision becomes effective at 5 p.m., April 5, 2021.