

**WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
MISC-21-13**

**IN THE MATTER OF A PROPOSAL FOR A TWO-YEAR EXTENSION OF APPROVAL
FOR A 5-UNIT MULTI-FAMILY HOUSING PROJECT: DR-18-03/VAR-18-01**

I. Overview

At its meeting on January 19, 2022, the West Linn Planning Commission (“Commission”) held a public hearing to consider the request by Robert Price, applicant on behalf of Ali and Nina Ladha (owners), to approve a two-year extension of a previously approved 5-unit multi-family housing project located at 20312 Noble Lane. The approval criteria for an extension of approval are found in Chapter 99.035 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 Betty Avila, Associate Planner. Robert Price presented on behalf of the applicant. Lisa Keeney, a member of the public raised a question regarding if there was any condition placed on the parking. The applicant addressed her concerns.

The public hearing was closed and a motion was made by Commissioner Carr and seconded by Commissioner Matthews to approve the application with four existing conditions of approval set forth by the Planning Department of West Linn in the January 19, 2022 Staff Report. The motion was passed unanimously 7-0. (Commissioners Erwin, Metlen, Pellet, Boggess, Carr, Matthews and Walvatne).

II. The Record

The record was finalized at the January 19, 2022, hearing. The record includes the entire file from MISC-21-13.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Robert Price.
- 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

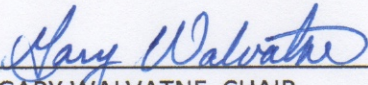
The Commission adopts the Staff Report for January 19, 2022, with attachments, as its findings, which are incorporated by this reference.

The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

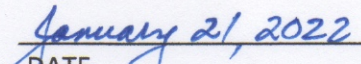
1. **Site Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all submitted drawings dated 7/9/18.
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited 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. **Side Wall Transition.** The applicant must alter the nonexempt sidewalks of the proposed structures to comply with CDC 43.040.A.
4. **Curb Cut Spacing.** Driveway curb cuts onto Noble Lane shall meet spacing requirements.

V. Order

The Commission concludes that MISC-21-13 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 21 day of January, 2022.

Therefore, this decision becomes effective at 5 p.m., February 4, 2022.