

**WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
FILE NO. DR-21-11 / MISC-21-14 / SGN-21-10**

**IN THE MATTER OF A PROPOSAL FOR A CLASS I DESIGN REVIEW, ALTERATION OF
A NONCONFORMING STRUCTURE, AND SIGN PERMIT AT
1590 WILLAMETTE FALLS DRIVE**

I. Overview

At its meeting on March 16, 2022, the West Linn Planning Commission (“Commission”) held a public hearing to consider a request by Willamette Garage LLC to approve a Class I Design Review, Alteration of a Nonconforming Structure, and Sign Permit to allow the adaptive reuse of a vacant gas and service station into a food cart pod at 1590 Willamette Falls Drive. The approval criteria are found in Chapters 19, 42, 48, 52, 55, 58, 66, 96, and 99 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 John Floyd, Associate Planner. Mary Brennock, John Stromquist, and Kris Tuor presented on behalf of the applicant. Oral testimony in favor of the proposal was submitted by Rebecca Hollenbeck, Kathie Halicki, Molly Peters, Steve Tagmyer, Ruth Offer, Jerry Offer, Candace Scott, Debbie Laderoute, and Seaneen Rudkin-Manning. Four written comments addressing a variety of issues related to the application were submitted and conveyed to the Planning Commission in two transmittal memorandums by staff dated March 15 and March 16, 2022.

The public hearing was closed and a motion was made by Commissioner Matthews and seconded by Commissioner Carr to approve the application with three condition of approvals set forth by the Planning Department of West Linn in the March 16, 2022 Staff Report. The motion passed 5-0. (Commissioners Pellet, Carr, Boggess, Matthews and Walvatne).

II. The Record

The record was finalized at the March 16, 2022, hearing. The record includes the entire file from DR-21-11 et. al.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Willamette Garage LLC.
- 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

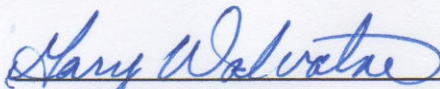
The Commission adopts the Staff Report for March 16, 2022, with attachments, and the supplemental staff memorandums dated March 15 and March 16, 2022, as its findings, which are incorporated by this reference.

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

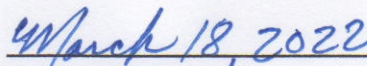
1. Approved Plans. All alterations and improvements shall substantially conform to all submitted tentative plan sheets and supporting materials contained in Exhibit PC-01 (See Staff Finding 3, 8, 10, 17, 18, 32 through 63).
2. Engineering Standards. All public improvements and facilities associated with the approved site design, including but not limited to street improvements, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to the issuance of the final building certificate of occupancy. The City may partner with the applicant to fund additional improvements as part of the project. (See Staff Finding 8, 25).
3. Additional Improvements. The City may partner with the applicant to fund additional improvements as part of the project.

V. Order

The Commission concludes that DR-21-11 et. al. 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 18 day of March,  2022

Therefore, this decision becomes effective at 5 p.m., April 1,  2022