

**WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
MISC-25-04**

**IN THE MATTER OF A PROPOSAL FOR A ONE-YEAR TEMPORARY USE PERMIT
AND ONE-YEAR EXTENSION FOR A SALES OFFICE LOCATED ON LOT 20 OF THE
UPPER MIDHILL ESTATES SUBDIVISION.**

I. Overview

At its meeting on December 17, 2025, the West Linn Planning Commission (“Commission”) held a public hearing to consider the request by Razvan Mosu (Pulte Homes) to have a temporary use permit for a sales office located in the Upper Midhill Estates Subdivision on Lot 20. The temporary use permit would be for a year-long permit and an additional one year extension. The approval criteria for this temporary use permit application are found in Chapters 14, 35, 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 Aaron Gudelj, Associate Planner. Razvan Mosu presented on behalf of the applicant. No oral public testimony was received.

The public hearing was closed and a motion was made by Commissioner Walvatne and seconded by Commissioner Schulte-Hillen to approve the application with the two existing conditions of approval set forth by the Planning Department of West Linn in the December 17, 2025 Staff Report. The motion was passed 6-0.
(Chair Metlen; Commissioners Jones, Watton, Kachirisky).

II. The Record

The record was finalized at the December 17, 2025, hearing. The record includes the entire file from MISC-25-04.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Pulte Homes – Razvan Mosu.
- 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 December 17, 2025, 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 conform to Proposed Plans submitted in Exhibit PC-1.
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 stormwater, 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. These must be designed, constructed, and completed prior to the issuance of Certificate of Occupancy by the Building Official.

V. Order

The Commission concludes that MISC-25-04 is approved based on the Record, Findings of Fact, and Findings above.



JOEL METLEN, CHAIR
WEST LINN PLANNING COMMISSION

12/29/25

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 30 day of December, 2025.

Therefore, this decision becomes effective at 5 p.m., January 13, 2026.