

WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

DR-13-02

**IN THE MATTER OF A BUILDING REMODEL AND ADDITIONS, AND SITE CHANGES,
IN CONVERTING THE MAIN BUILDING OF AN EXISTING GAS STATION FROM
AUTOMOTIVE SERVICE TO CONVENIENCE SALES USE AT 22250 WILLAMETTE
DRIVE**

At their meeting of July 17, 2013, the West Linn Planning Commission held a public hearing to consider the request by PDG Planning to approve a building remodel and additions and associated site modifications to convert a building from automotive service to convenience sales use at an existing gas station at 22250 Willamette Drive. This required a Class II Design Review approval. The approval criteria for Design Review are found in Chapter 55 of the CDC. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Tom Soppe, Associate Planner. Dave Kimmel of PDG Planning presented for the applicant. Deb Morley provided neutral testimony. Alice Richmond spoke in opposition to the application. After deliberations, a motion was made, seconded, and passed to approve the application with two new findings, with the proposed conditions of approval in the staff presentation except for Condition of Approval 2, and with modifications to Condition of Approval 7 (renumbered 6 below). The additional findings are as follows:

Additional Finding 1: As the proposed door on the south side is ADA accessible, and as Sheet A4 in the applicant's submittal shows an adjacent ramp, the ADA-accessible space proposed by the applicant is the closest space to an accessible entrance via an accessible route. Therefore the applicant's proposal meets CDC subsections 46.070(B)(5), 46.150(A)(2), and 46.150(B)(2). Staff's recommended Condition of Approval 2, which would relocate the proposed ADA-accessible space, is not necessary.

Additional Finding 2: The increase in traffic and the increase in lighting required by Condition of Approval 7 (now 6) may result in more effects from site lighting and headlights on residences to the north. More vegetative screening is therefore necessary along the north side of the site.

The approved conditions of approval are as follows:

1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the Proposed Site Plan, Sheet A2, dated June 14, 2013, located on Page 73 of Exhibit PC-4.

2. Parking Space Wheel Stop. The furthest south proposed parking space shall be provided with a wheel stop at least four inches high located two feet back from the front of the parking stall.
3. Pedestrian Accessway. The pedestrian accessway proposed to be striped across the front pavement area shall be eight feet wide.
4. Bicycle Parking. The applicant shall provide two bicycle parking spaces, at least one of which shall be covered, in a well lit, observable area of the site within 50 feet of the building entrance.
5. Shade Trees. The applicant shall plant two shade trees, at locations approved by the City Arborist, adjacent to the north parking spaces. These trees shall meet the provisions of Subsection 54.020(E)(3)(I).
6. Lighting. Lighting shall be increased on site so the "pool of light" covers the proposed recycle/waste facility and its pedestrian approach, the parking areas, and the proposed pedestrian walkway. This shall be done without illuminating any residential properties. Evergreen vegetation shall be planted to screen residential windows north of the site from light, including headlights, emanating from the site.
7. Screening of Recycle/Refuse Structure. The applicant shall install a hedge of at least 36 inches in height along the rear and sides of the proposed recycle/refuse container structure.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearings, or signed in on an attendance sheet or testimony form at either of the hearings, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of \$400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



MICHAEL BABBITT, CHAIR
WEST LINN PLANNING COMMISSION

7-30-13

DATE

Mailed this 31st day of July, 2013.

Therefore, this decision becomes effective at 5 p.m., August 14, 2013.

Devrev/projects folder/projects 2013/DR-13-02 Gas Station Remodel/DR-13-02 Final Decision