

WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

SUB-13-04

IN THE MATTER OF AN 11-LOT SUBDIVISION AT 22882 WEATHERHILL ROAD

At their meeting of December 18 2013, the West Linn Planning Commission held a public hearing to consider the request by JT Smith Companies to approve an 11-lot subdivision. The proposed development required Subdivision approval. The approval criteria for Subdivision are found in Chapter 85 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 Peter Spir, Associate Planner. Andrew Tull of 3J Consulting and Michael Robinson of Perkins Coie presented for the applicant. David Dean spoke in favor of the application. Andrew Tull and Michael Robinson provided the applicant's rebuttal. After deliberations, a motion was made, seconded, and passed to approve the application with the proposed conditions of approval in the staff presentation. The Staff Report dated December 18, 2013, with associated findings and attachments is incorporated by this reference.

1. With the exception of modifications required by these conditions and the fact that Lot 8 (12,538 sq. ft.) should read lot 9 and lot 9 (7,271 sq. ft.) should read lot 8 on sheet C2.0, the project shall conform to the Tentative Subdivision Plat, Sheet C2.0, dated November 19, 2013.
2. The applicant shall post signs at the east end of the driveway to lot 8 identifying the public's right to access along the 15 foot wide public access easement. A similar sign shall be posted at the west end of the trail adjacent to and facing the west property line. The sign, text and final location shall be approved by the Planning Director. From the west terminus of the paved driveway to lot 8, the applicant shall install a 10 foot wide paved path flanked on the edges of the 15 foot wide easement by a three-foot high black matte chain link fence (or an alternative that is acceptable to the Parks and Recreation Department) along the trail corridor to the west property line.
3. Significant trees to be removed for street construction shall be mitigated for on an inch-to-inch basis and planted on site (in addition to proposed street trees) and/or on City-owned land as approved by the Parks and Recreation Department. A revised street tree plan shall be provided.
4. The applicant shall provide easements in favor of the City in order to provide connections to operating utility lines when the location of such lines is finalized.
5. Street improvements must be designed and constructed in accordance with West Linn Public Works Standards, and any applicable State and Federal Design Guidelines and Policies. The applicant must provide appropriate dedication for half street improvement consisting of 16'

pavement, 6' planter strip and 6' sidewalk in accordance with the TSP. If there is no room to provide two-way traffic, application must also provide a 10' pavement improvement on the opposite side in addition to 16' pavement along the project frontage to accommodate two-way traffic.

6. The applicant shall provide an appropriately sized and located connection that meets accepted engineering standards to public sanitary sewer, storm sewer and water lines (the "utility lines").
7. The storm sewer line, water line, and dry utility lines shall be extended to the east end of Satter Street and along the frontage of Weatherhill.
8. Storm lines shall be public and designed in accordance with West Linn Public Works Standards.
9. Storm water quality and detention facilities must be designed and constructed in accordance with West Linn Public Works Standards including appropriate access for repair and maintenance.
10. Water main must be designed with the least number of dead ends for water quality purposes including replacing T-design dead end with L-design dead end.
11. Street lights shall be designed and constructed in accordance with West Linn Public Works Standards and any applicable PGE guidelines and standards. A revised street lighting plan shall be provided.
12. All existing overhead utilities including one located on the west side of development must be placed underground.
13. All public improvements, including grading, are subject to review, modification, and approval of the City Engineer.
14. Applicant shall loop existing water 8" DI water main on Weatherhill Road for subdivision serviceability per the Water Master Plan. The City and the Applicant shall not be precluded by this decision from reaching an agreement whereby the City compensates the Applicant in cash for some or all of the cost of the Weatherhill water line construction.

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.

Christine M. Steel
CHRISTINE STEEL, ACTING CHAIR
WEST LINN PLANNING COMMISSION

12-20-13
DATE

Mailed this 20th day of DECEMBER, 2013.

Therefore, this decision becomes effective at 5 p.m., JANUARY 3RD, 2013. ⁴
[Signature]