

WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
CUP-15-02, DR-15-06, DR-15-07

**IN THE MATTER OF THE REPLACEMENT OF THE MUNICIPAL WATER
RESERVOIR AT 6111 SKYLINE DRIVE AS A CONDITIONAL USE-MAJOR
UTILITY, TYPE II DESIGN REVIEW FOR NEW RESERVIOR AND TYPE I
DESIGN REVIEW FOR REPLACEMENT OF PUMP STATION ROOF**

I. Overview

At their meeting of July 1, 2015, the West Linn Planning Commission (“Commission”) held a public hearing to consider the request by Public Works Department, City of West Linn, to approve the replacement of the Municipal Water Storage Reservoir (“Reservoir”) at 6111 Skyline Drive, for a Type II Design Review for new Reservoir and a Type I Design Review for replacement of pump station roof. A Conditional Use Permit is required for “Utility, Major” per CDC 11.060(9). The approval criteria for a Conditional Use Permit are found in Chapter 60 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 Boyd AICP, Planning Manager. Tom Boland, Murray, Smith & Associates, and Michael C. Robinson, Perkins Coie LLP, presented for the applicant. Alice Richmond provided public testimony in support of approval of the application. Alan Lawson provided public testimony in support of denial of the application. The hearing was closed and a motion was made by Commissioner Knight and seconded by Commissioner Griffith to approve the applications subject to the findings and conditions of approval contained in the staff report. The motion passed unanimously.

II. The Record

The record was finalized at the July 1, 2015, hearing. The record includes the entire file from CUP-15-02, DR 15-06, DR 15-07, including submissions received at the July 1, 2015, hearing.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is the Public Works Department for the City of West Linn.
- 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; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

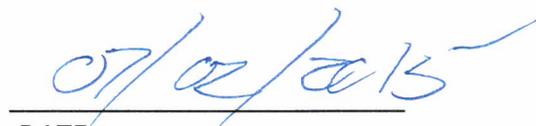
The Commission adopts the July 1, 2015, Staff Report for CUP-15-02, DR-15-06, DR-15-07, with attachments, including specifically the Addendum dated July 1, 2015, and the Applicant's Submittal, including without limitation the narrative, as its findings, which are incorporated by this reference. The Commission concludes that there is substantial evidence in the record demonstrating that all of the required approval criteria are met.

V. Order

The Commission concludes that CUP-15-02, DR-15-06 and DR-15-07 are approved based on the Record, Findings of Fact and Findings above.



RYERSON SCHWARK, 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. 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 hearing(s), or signed in on an attendance sheet or testimony form at a hearing(s), 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.

Mailed this 2nd day of July, 2015.

Therefore, this decision becomes effective at 5 p.m., July 16, 2015.