

**FINAL ORDER IN SR2021-001
WESTFIR PLANNING COMMISSION**

WHEREAS, the City of Westfir received an application for a site review permit on September 12, 2021, and the application was assigned a file number of SR2021-001; and

WHEREAS, the applicant in this matter is David Marchi, dba Crow's Feet Outpost, and the property owners are Robert and Christie Newland, who have granted their power of attorney to Bill Newland; and

WHEREAS, the requested site review permit was to remodel an existing structure located on Tax Lot 124, Assessor's Map 21-35-07-40; and

WHEREAS, the proposed remodel will result in a 1,550 square foot grocery store, a 3,000 square foot bike shop, a 1,000 square foot second-story apartment, 360 feet for a kitchen and rest rooms, and 725 square feet for a tap room/café; and

WHEREAS, the application SR20021-001 was deemed complete on October 7, 2021; and

WHEREAS, a public hearing was held on application SR2021-001 on November 22, 2021. This hearing was continued to February 15, 2022, at which time the Commission orally approved the site review permit; and

WHEREAS, the processing of SR2021-001 was done in accordance with the notice requirements of Section 3.2.5 of the Westfir Development Code.

NOW THEREFORE, the Westfir Planning Commission hereby orders the following:

Section 1. Approval. Application SR2021-001 for a site review permit is approved, subject to the conditions outlined in Section 3, below.

Section 2. Findings. This Order is supported by the findings of fact and conclusions of law contained in Attachment A to this Order and incorporated by reference herein.

Section 3. Conditions of Approval. The following are the conditions adopted in support of the approval of SR2021-001:

1. *The development in SR2021-001 shall be constructed as proposed by the applicant.*
2. *The driveway and parking area must be composed of an all-weather surface that will support the weight of a fire truck.*
3. *A 35-foot wide access must be constructed at the intersection of the driveway and Westoak Road. This will require a Facility Permit from Lane County.*

4. *A final drainage plan, as represented in the revised site plan dated 2/7/2022, must be submitted to the City Engineer for approval prior to the issuance of an occupancy permit for the remodel project. The County's drainage ditch adjacent to Westoak Road cannot be used for runoff from the property as the ditch is designed only for runoff from the road.*
5. *No occupancy permit for the proposed structures shall be approved until water, sewer and drainage facilities and services are available to serve the proposed use.*
6. *Cuts and fills shall comply with Section 23.6.0.N. of the Westfir Development Code (WDC).*
7. *All lighting shall conform to Section 23.6.0.M of the WDC.*
8. *The remodel shall conform to the Oregon Building Code.*
9. *A secondary pedestrian access shall be provided onto Tax Lot 129.*
10. *An agreement with the owner of Tax Lot 129 that six off-street parking spaces will be provided for Crow's Feet Outpost.*
11. *Prior to the issuance of an occupancy permit, the applicant shall construct sound mitigation berms and fences as indicated on the revised site plan and noise study, dated January 6, 2022.*
12. *Prior to the issuance of an occupancy permit, the owner of Tax Lot 129 must provide an easement to locate a portion of the septic tank system on that tax lot. The Lane County Sanitarian must also approve a system that is located on two different tax lots.*
13. *The operational capacity of common facilities, including drainage swales, parking lot, septic system, and vegetation enhanced, noise-mitigation berms shall be maintained in perpetuity.*

ADOPTED MARCH 7, 2022, BY THE WESTFIR PLANNING COMMISSION AND SIGNED BY THE PLANNING COMMISSION CHAIR.

AYES: _____
 NAYES: _____
 ABSTAIN: _____

 Melody Cornelius, Chair

 Date