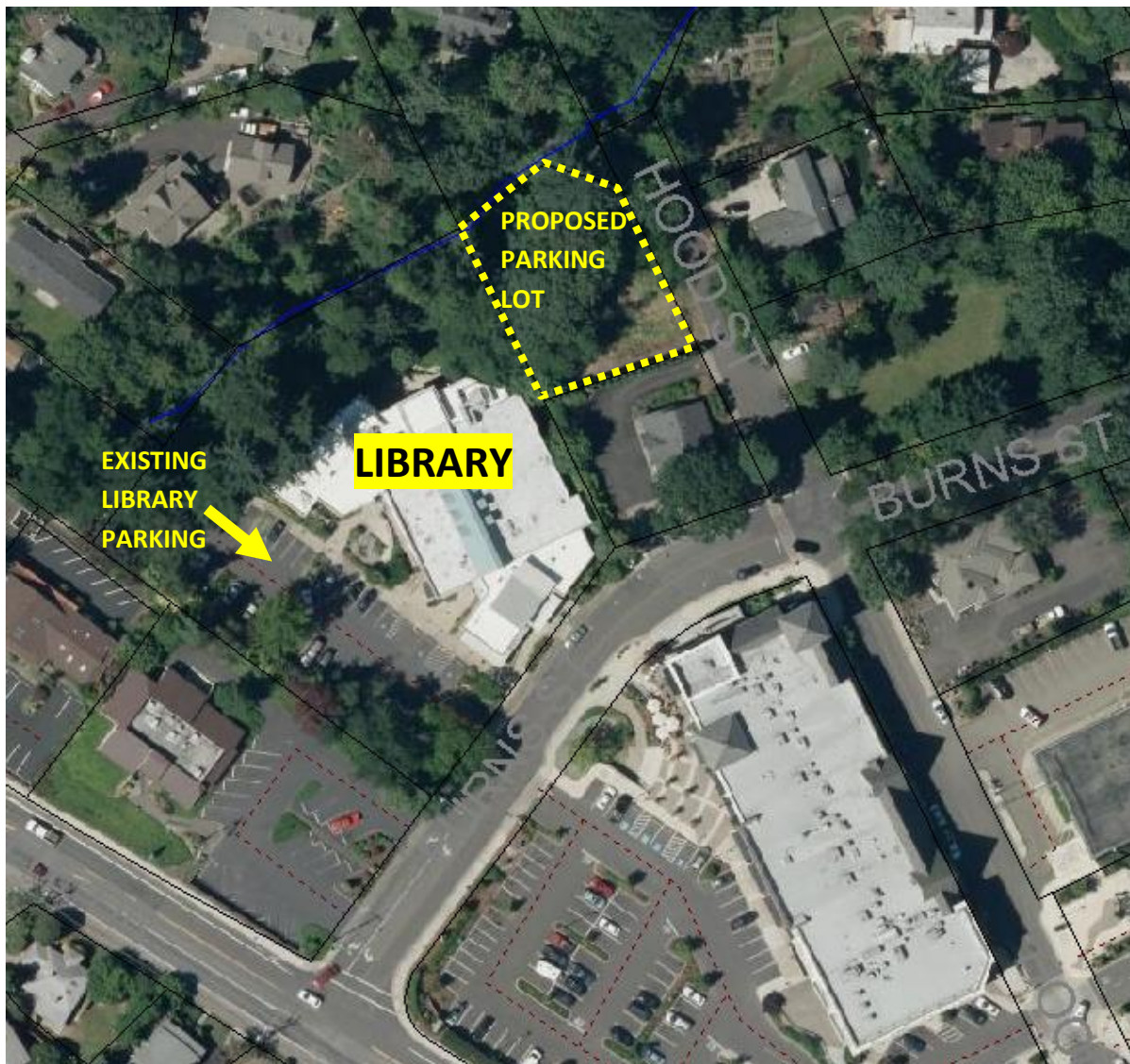


Library Parking Lot Proposal

General

The proposal is to construct a 12 space parking lot for the City of West Linn library on an adjacent 12,612 square foot property accessed off Hood Street. The property is identified as tax lot 2401 of assessor's map 22E30BD. The applicant is Library Director Diane Satchwell.

The current library parking to the west of the library comprises 32 spaces including three ADA spaces. The popularity of the library has challenged the existing parking facilities; particularly since an overflow parking lot at the southwest corner of Hood and Burns Streets was eliminated to make way for the development of West Linn Central Village.



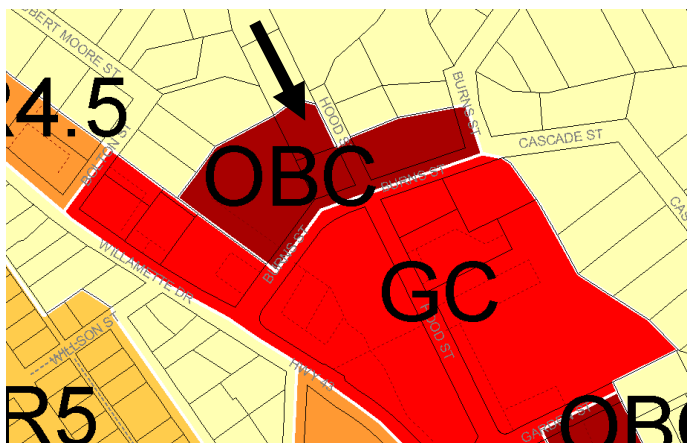
The property is zoned Office Business Center (OBC) which allows parking lots by outright with a design review and other permits as required.

OBC

21.030 PERMITTED USES

The following uses are permitted outright in this zone:

8. Parking facilities.



The property falls largely within the Water Resource Area (WRA) transitions and setbacks associated with the creek that runs along the north edge of the property on a west to east axis. WRAs are regulated by Community Development Code (CDC) Chapter 32. Only the southeast corner of the property is outside of the WRA transitions and setbacks. The WRA transition and setbacks are established based on table 32-1 of CDC section 32.050(E).

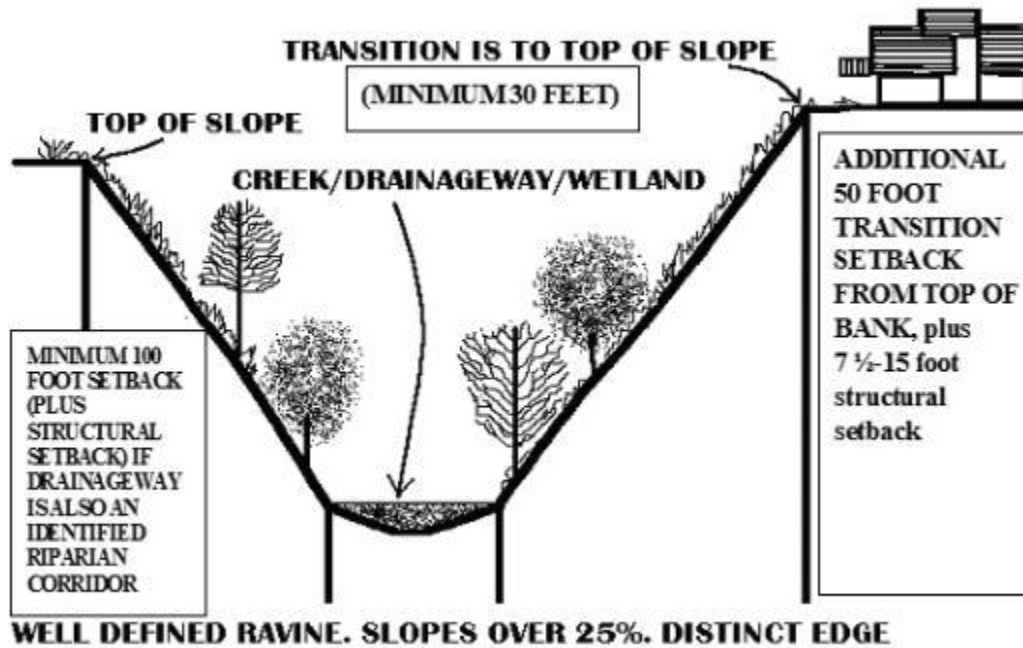
Table 32-1. Required Widths of Setback and Transition Area

Protected Water Feature Type (See Chapter 02 CDC, Definitions)	Slope Adjacent to Protected Water Feature	Starting Point for Measurements from Water Feature	Width of Setback and Transition Area on Each Side of the Water Feature
Wetland, Major Drainageway, Minor Drainageway	≥ 25% to a distinct top of ravine ¹	<ul style="list-style-type: none"> • Edge of bankful flow or 2-year storm level • Delineated edge of wetland 	Distance from starting point of measurement to top of ravine ¹ (30 feet minimum), plus an additional 50-foot setback, plus structural setback.

Where the protected water feature is confined by a ravine or gully, the top of ravine is the location where the slope breaks at least 15 percent and the slope beyond the break remains less than 25 percent for at least 50 feet.

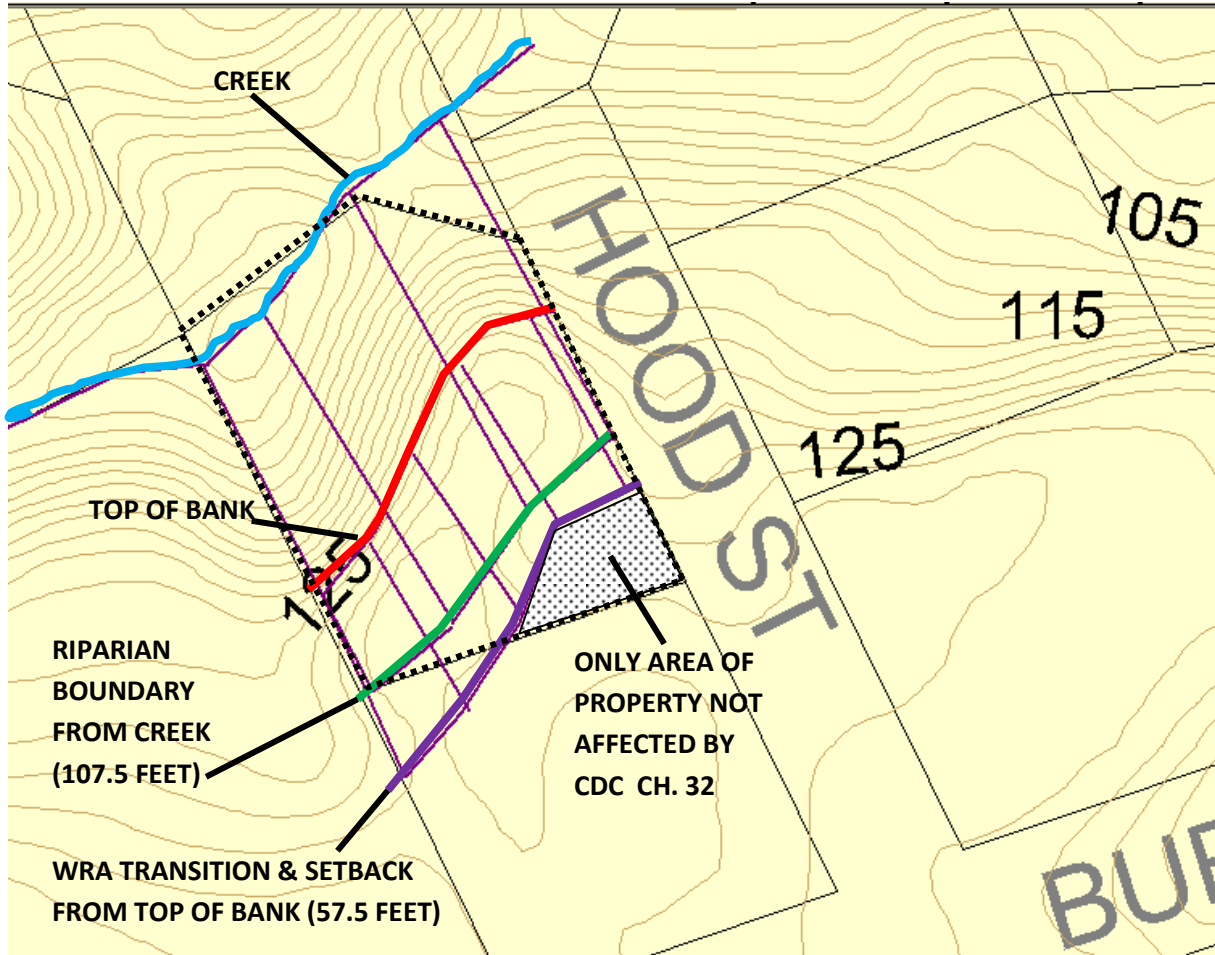
At least three slope measurements along the water feature, at no more than 100-foot increments, shall be made for each property for which development is proposed. Depending upon the width of the property, the width of the protected corridor will vary.

The applicant has visited the site a number of times and identified that this is a ravine-type drainageway since the slope clearly breaks to less than 15% for over 50 feet. The applicant is aware that the site was graded in the recent past but notes that the City only recognizes the current grades, not historic grades. The grading that took place cannot be considered as advantageous to the application since it carved out a depression above the top of bank which will require extensive grading to produce a consistently flat parking lot with a maximum cross slope of five percent per code.



The applicant will survey the property to provide the necessary topographic information per the CDC. This survey will delineate the top of bank and associated WRA transitions and setbacks. The survey will measure the 100 foot transition from the creek which identifies the Riparian Corridor as well as the associated structural setback.

In addition to the constraints of the WRA and grading, the applicant will conduct a tree inventory per code which allows a specific tree inventory only for those areas impacted by the development and does not require a tree by tree inventory for those portions that are not being disturbed.



Since only about 1,000 square feet of the lot is not within the WRA and Riparian area transitions and setbacks, the applicant expects to apply for a development allowance of 5,000 square feet under the hardship provisions of CDC 32.090(B) as stated below:

32.090 REDUCTION IN STANDARDS FOR HARDSHIP

The purpose of this section is to ensure that compliance with this chapter does not cause unreasonable hardship. To avoid such instances, the requirements of this chapter may be reduced. Reductions are also allowed when strict application of this chapter would deprive an owner of all economically viable use of land. The decision-making authority may impose such conditions as are deemed necessary to limit any adverse impacts that may result from granting relief.

B. Lots located partially inside the water resource area. A reduction to avoid the loss of all economically viable use of a vacant lot recorded with the County Assessor's Office on or before the effective date of the ordinance codified in this chapter that is partially inside the water resource area is permitted. Development on such lots shall not disturb more than 5,000 square feet of the water

resource area, including access roads and driveways, subject to the erosion and sediment control standards of Chapter 31 CDC. Applicants must demonstrate the following:

1. Without the proposed reduction, the applicant would be denied economically viable use of the subject property. To meet this criterion, the applicant must show that no other application could result in permission for an economically viable use of the subject property. Evidence to meet this criterion shall include a list of uses allowed on the subject property.
2. The proposed intrusion is the minimum necessary to allow economically viable use of the subject property.
3. The proposed reduction will comply with Chapter 31 CDC, Erosion Control.

C. If a reduction in standards is granted pursuant to criteria of subsection B of this section, the reduction shall be subject to the following conditions:

1. The minimum width of the water resource area's transition and setback area shall be 15 feet on each side of a wetland or drainage course.
2. As mitigation for the permanent disturbance of any portion of the normally required water resource area, an equal area on the property which would not normally be within the water resource area shall be revegetated to meet the standards of CDC 32.050(K). If there does not exist enough site area to meet this requirement, the applicant shall revegetate the entire area of the property that would not normally be within the water resource area, adjacent to the actual water resource area, and is not proposed for permanent disturbance to meet the standards of CDC 32.050(K).

The applicant interprets the language: *“Development on such lots shall not disturb more than 5,000 square feet of the water resource area, including access roads and driveways....”* to mean (A) that the maximum 5,000 square feet only applies to new improvements and driveways on the lot to be developed and does not include improvements in the Hood Street right of way (which will impact approximately 900 square feet); and, (B) that it will not apply to any asphaltic overlay or repairs of existing portions of Hood Street.

The applicant requests clarification on these points (A) and (B).

The applicant recognizes that new trip generation by the parking lot will impact the structural integrity of Hood Street and needs to know what kind of improvements will be required. The applicant would make the point that Chapter 32 seeks to minimize impervious surfaces to reduce runoff of pollutants into the WRA; consequently the applicant proposes only minimal street and other hardscape improvements from Burns Street to the parking lot access driveway.

The applicant will also be proposing a pedestrian and ADA accessible path to the library from the parking lot. The applicant recognizes that this will count against the 5,000 square feet.

