



Memorandum

To: West Linn Planning Commission

From: Tom Soppe, Associate Planner

Date: July 11, 2014 *TS*

Re: Modification to proposed conditions of approval for PUD-14-01/DR-14-01/WAP-14-01

As seen in the attached email from TVFR Deputy Fire Marshal Ty Darby, a roadway of between 10% and 12% grade no longer triggers the requirement for sprinklers in buildings. As the maximum proposed grade is 11.2% for access roads on this property, staff is no longer recommending Condition of Approval 8E in the published staff report, which required sprinklers. Therefore in the conditions, Condition of Approval 8F will become the new 8E, and proposed Condition of Approval 8 reads as follows:

1. Emergency Access.
 - A) A minimum centerline turning radius of 45 feet is required for all curves in the driveway. Inside turning radii shall not be less than 28 feet. Outside turning radii shall not be less than 48 feet, measured from the same center point.
 - B) "No parking" signs are required along both sides of the driveway.
 - C) The applicant shall provide documentation from a registered engineer that the driveway is capable of supporting 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight).
 - D) A fire flow test shall be performed to the satisfaction of TVFR.

E) Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on site.

Soppe, Tom

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Thursday, July 10, 2014 8:08 AM
To: Stewart Straus
Cc: David Emami; Soppe, Tom
Subject: RE: Shady Hollow Village

Stewart,

Good morning. As of July 1, 2014, the Fire District now allows a maximum 12% grade on required Fire Apparatus access roads serving un-sprinklered properties. Your plan review was done prior to this change. Hope that helps. Let me know if you have any questions. Thank you.

Ty Darby | Deputy Fire Marshal
Tualatin Valley Fire & Rescue
Direct: 503-259-1409
www.tvfr.com

From: Stewart Straus [<mailto:sgs@s-straus.com>]
Sent: Tuesday, July 08, 2014 5:18 PM
To: Darby, Ty M.
Cc: David Emami
Subject: Shady Hollow Village

Ty –

In case we continue to play phone tag, I wanted to get something a bit more definitive in your hands. The only place on the site where there are grades in excess of 10% is along the north side of buildings A3 and B5. This section of roadway is only provided for the purpose of apparatus maneuvering to leave the site once an event is concluded – all access to buildings for the purpose of responding to an event are substantially level or within the 10% grade criterion. The roadway in excess of 10% is in two sections separated by a 60' wide flat area: each section is approximately 36' in length with a slope of approximately 11.2%.

I assume that the conditions stated in your 6 May 2014 letter are substantially “boiler plate” and that you did not review the detailed site conditions we are proposing, leaving that to Tom Soppe, the West Linn planner on our project. Apparently what has happened here is that Tom has applied your conditions on the assumption that anything exceeding 10% at any point on the site obligates 100% fire sprinkling for the entire site. This would have a \$100,000.00 minimum impact on the project, and I am certain that such a “black and white, all or nothing” interpretation is not how most code provisions are addressed in the real world.

It would be very helpful if you could investigate this situation a bit between now and our hearing date of 16 July and provide a letter to Tom Soppe indicating how TVFR would interpret the proposed site conditions. I see two options that could be suggested in your letter: 1) TVFR does not consider the grades proposed to be such that fire sprinkling is required; or 2) TVFR will not require fire sprinkling if the proposed grades are modified to meet the 10% maximum grade. Either of these would be better than having the current condition that requires sprinklers with no options.

Thank you for your assistance on this matter.

Stewart Straus