

## WEST LINN CITY COUNCIL

### FINAL DECISION

MIS-10-08

#### IN THE MATTER OF FRIENDS OF ROBINWOOD STATION'S AND THE ROBINWOOD NEIGHBORHOOD ASSOCIATION'S APPLICATION FOR A TEMPORARY USE PERMIT FOR A COMMUNITY CENTER AT 3706 CEDAROAK DRIVE

At their regular meeting on June 28, 2010, the West Linn City Council held a public hearing to review Friends of Robinwood Station's and the Robinwood Neighborhood Association's application for a Temporary Use Permit for a community center at the City-owned former fire station building at 3706 Cedar oak Drive.

Mayor Kovash opened the hearing. Tom Soppe, Associate Planner, gave the staff presentation. Tony Bracco and Thomas Boes presented for the applicants. Alice Richmond, Kevin Bryck, and Don Kingsborough testified in support of the application. Ole Olsen and Bob Thomas testified in opposition to the application. Mr. Bracco gave the applicant's rebuttal. Mayor Kovash closed the hearing.

The City Council approved the application with staff's conditions of approval, with three additional findings, and with three additional conditions of approval. The City Council adopted the staff report as the basis for its decision dated June 28, 2010.

The additional findings are as follows:

1. CDC 46.090(B)(9) requires 12 vehicle parking spaces for a community center with the square footage of the main building on site. To best provide parking for the temporary use and to best prevent overflow parking, 12 spaces should be required at the site.
2. Bicycle parking should be provided at the site to encourage and provide for bicycle trips to the site, and to further offset possible motor vehicle parking conflicts.
3. Conditions should specify that the Building Code's basic fire, life, and safety provisions necessary for temporary occupancy be met before temporary occupancy begins.

The final approved conditions of approval, including new conditions 7-9, are as follows:

1. One-year approval period. The primary building at 3706 Cedar oak Drive may be used as a community center for one year, beginning on the date that the Building Official issues the certificate of occupancy. At the end of the one-year period, the temporary use shall terminate.

2. Hours of operation. Hours of operation shall be limited to 7:30 AM - 10:00 PM Monday –Thursday and Sunday and 7:30 AM - 11:00 PM on Friday and Saturday.
3. Parking and walkway. Establish a van accessible parking space consistent with CDC Subsection 46.150B (6) and install a paved walkway at least 36 inches in width between the building entrance and the parking lot/van assessable parking space.
4. Site lighting. Any new site lighting shall be designed to prevent illumination and glare beyond property lines shared with residences.
5. Site plan. Submit for Planning Department approval a site plan in conformance with these conditions of approval.
6. Fire flow test. Provide a current fire flow test conforming to Tualatin Valley Fire and Rescue standards.
7. Vehicle Parking. The applicant shall provide 12 vehicle parking spaces on site, including the van accessible space discussed in condition of approval 3.
8. Bicycle Parking. The applicant shall provide a bicycle parking rack on site.
9. Building Code. The Building Code’s basic fire, life, and safety provisions as required for temporary occupancy of a structure shall be fulfilled before the commencement of temporary occupancy.

This decision may be appealed to the Land Use Board of Appeals (LUBA) under its statutory provisions.

  
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JOHN KOVASH, MAYOR

13 July 2010  
DATE