

March 28, 2011

APPLICANT'S STATEMENT

For

"West Linn Public Works Covered Parking Building"

REQUEST

Conditional Use Permit and Design Review for a 1,344 square foot Covered Parking Building, Covered Carport Area between Shop Building, Replacement of 1,000 gallons of above Ground Fuel Storage with 6,000 Gallons of Storage, and Review of Some Previously Installed Improvements

APPLICANT

Mike Cardwell
City of West Linn
Public Works Department
4100 Norfolk Street
West Linn, Oregon 97045

LEGAL DESCRIPTION

Tax Map 2S1E 36BA, Tax Lot 8100
West Linn, Oregon

“WEST LINN PUBLIC WORKS COVERED PARKING BUILDING”

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April 1, 2011

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LEGAL DESCRIPTION: Tax Lot 8100; Tax Map 2S1E 36BA
West Linn, Oregon

LOCATION: 4100 Norfolk Street

SIZE: 2.1 acres +/-

LAND USE DISTRICT: R-10 – Single-Family Residential

EXISTING BUILDING AREA: 20,650 sq. ft. +/-

PROPOSED BUILDING AREA: 22,000 sq. ft. +/-
(TOTAL)

I. **APPLICABLE REGULATIONS**

A. City of West Linn Community Development Code

- Chapter 11: Single-Family Residential Detached, R-10
- Chapter 31: Erosion Control
- Chapter 33: Stormwater Quality and Detention
- Chapter 40: Building Height Limitations & Exceptions
- Chapter 46: Off-Street Parking, Loading & Reservoir Areas
- Chapter 55: Design Review
- Chapter 60: Conditional Uses

II. **AFFECTED JURISDICTIONS**

- | | |
|-------------------------|---|
| Domestic Water: | City of West Linn (South Fork Water Board) |
| Drainage: | City of West Linn |
| Erosion Control: | City of West Linn |
| Fire Protection: | Tualatin Valley Fire & Rescue |
| Police Protection: | City of West Linn |
| Sewer: | City of West Linn (Water Environmental Services/Tri-City) |
| Streets: | City of West Linn |
| Water Quality/Quantity: | City of West Linn |

III. **INTRODUCTION**

PROJECT DESCRIPTION

City of West Linn Public Works Department requests review and approval of proposed improvements at their existing facility at 4100 Norfolk Street in the Sunset neighborhood (See Vicinity Map, Exhibit 1). Proposed improvements include:

Conditional Approval and Class II Design Review

- a new 1,344 sq. ft. (28-ft. x 48-ft.) covered vehicle parking shed,

Conditional Approval and Class I Design Review

- replacement of two - 500 gallons above fuel tanks with two - 3,000 gallon fuel tanks at the same location,
- construction of a covered carport between two existing shop buildings in the interior of the site.

Additionally, site improvements that have been constructed on the site during the last few years and at Planning Direction request are being submitted for review which include:

- enhanced barrier wall and stormwater treatment at the vehicle washrack,
- enhanced barrier perimeter wall at the southeast boundary of the site, enhanced perimeter and separation walls in the materials storage in the interior of the site.

The site and surrounding properties to the south and west are located in the R-10 Zone, which permits public facilities such as an Operations Center to be approved through a Conditional Use Permit. All surrounding properties are also zoned residential and are designated as follows: Properties to the north are in the R-5 zone; Properties to the east are designated R-4.5; and to the south and southwest, R-7 (See Exhibits 13 and 14).

The single-story metal parking shed will be located at the southeast corner of the site adjacent to Norfolk Street and a residence on a gravel pad where trucks and other equipment has historically been stored. The building is proposed to be approximately 24-ft. from the southeast property line adjacent to Norfolk Street and 7.5-ft. from the south property line adjacent to the residential property (See Exhibit 4). The other proposed improvements and recently installed improvements are shown on Exhibits 7 - 10.

According to the Planning Department staff and the pre-application notes dated April 1, 2010, the Operations facility has been at this location since at least 1977. A conditional use permit for the facility was approved that year but the file cannot be found (See Exhibit 6). It is assumed that the facility was approved at its current scale and level of activity. Therefore, this conditional use application for a public support facility with related Class II Design Review and Class I Design Review for the site and building improvements provides a record and baseline for the existing facility and operation (i.e. – building size, parking, driveway location, public improvements), and authorizes impervious area expansion with the proposed 1,344 sq. ft. covered parking.

Based on a review of the site development standards that follows in this report, it has been determined that the proposed improvements conform to the code in terms of building size, parking, setbacks, Floor Area Ratio (FAR) and other standards. Landscaping requirements and other minor development standards were adopted as part of the Community Development Code after the site was developed. No changes to the existing site or operation are proposed with this application (excepting the proposed improvements and related landscape screen improvements). Aerial Photo, Existing Conditions Plan and Site Photos which document the scale of the current facility are attached as Exhibits 2, 3 & 18. The intent of this application request is to provide covered parking for equipment already in use at the facility. A conceptual design of the metal structure is attached as Exhibit 5.

IV. FINDINGS OF FACT

A. CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE

CHAPTER 11.000 SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

Section 11.010: PURPOSE

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and to public facilities and public transportation. This zone is intended to implement the Comprehensive Plan policies and locational criteria, and is applicable to areas designated as Low Density Residential on the Comprehensive Plan Map and Type I and Type II lands identified under the Buildable Lands Policy.

Section 11.020: PROCEDURES AND APPROVAL PROCESS

- A. A use permitted outright, Section 11.030, is a use which requires no approval under the provisions of this Code. If a use is not listed as a use permitted outright, it may be held to be a similar unlisted use under the provisions of Chapter 80.
- B. A use permitted under prescribed conditions (Section 11.030) is a use for which approval will be granted provided all conditions are satisfied; and,
 - 1. The Planning Director shall make the decision in the manner provided by Section 99.060(A)(2), Administrative Procedures, except that no notice shall be required; and,
 - 2. The decision may be appealed by the applicant to the Planning Commission as provided by Section 99.240(A).
- C. A conditional use (Section 11.060) is a use, the approval of which is discretionary with the Planning Commission. The approval process and criteria for approval are set forth in Chapter 60, Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 80.
- D. The following Code provisions may be applicable in certain situations:
 - 1. Chapter 65, Non-conforming Uses in Structures.
 - 2. Chapter 66, Non-conforming Structures.
 - 3. Chapter 67, Non-conforming Uses of Land.
 - 4. Chapter 68, Lots of Record.
 - 5. Chapter 75, Variances.

COMMENT:

City of West Linn Public Works Department requests Conditional Use Permit and Class II Design Review and Class I Design Review in accordance with Section 11.060 of the Community Development Code.

Section 11.060: CONDITIONAL USES

The following are conditional uses which may be allowed in this zoning district subject to the provisions of Chapter 60, Conditional Use.

- 4. Public support facilities. (ORD. 1377)

COMMENT:

City of West Linn Public Works Department Operations Facility located at 4100 Norfolk Street has been at this location since at least 1977. This type of public support facility is permitted in the R-10 Land Use District through approval of a Conditional Use Permit pursuant to Section 11.060.4. Since the facility was first approved more than 30 years ago, this review is limited to expansion of the use for the 1,344 sq. ft. enclosed parking building. As part of this review, existing building size, number of existing parking spaces and landscaping has been documented.

Section 11.070: DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this Code, the following are the requirements for uses within this zone:

- 1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.

2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet. (ORD. 1298)
4. The lot depth comprising non-Type I and II lands shall be less than two and one half times the width, and more than an average depth of 90 feet. (See diagram below.) (ORD. 1377)

COMMENT:

The existing Public Works Operations facility is in compliance with these standards. The roughly square-shaped lots size is 2.1 acres with dimensions of 300-ft. or more.

5. The minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of Section 41.010 shall apply; and as specified in Section 26.040(D) for the Willamette Historic District. (ORD. 1175)
 - b. For an interior side yard, 7 1/2 feet; except as specified in Section 26.040(D) for the Willamette Historic District.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet.

COMMENT:

The proposed covered parking building complies with the minimum 20-ft. front (Norfolk Street) and 7.5-ft. interior side yard (south) setback standard of this section. The proposed front yard setback is 24-ft. (17-ft. from the existing wall), and 7.5-ft. from the south property line.

6. The maximum building height shall 35 feet, except for steeply sloped lots in which case the provisions of Section 41.000 shall apply. (ORD. 1538)
7. The maximum lot coverage shall be 35 percent.
8. The minimum width of an accessway to a lot which does not abut a street or a flag lot, shall be 15 feet.
9. The floor area ratio shall be .45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of .30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a "non-conforming structures" permit under CDC Chapter 66. (ORD 1538)
10. The sidewall provisions of CDC Chapter 43 shall apply. (ORD 1538)

COMMENT:

The existing Public Works Operations facility is in compliance with these standards. All structures are single-story ranging from 15-ft. to 25-ft. in height. Proposed lot coverage and FAR is 25%.

Section 11.080: DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this Code, the appropriate lot size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in Section 60.070(1) and (2).

COMMENT:

No changes to the existing 2.1 acre lot are proposed with this request.

Section 11.090: OTHER APPLICABLE DEVELOPMENT STANDARDS

A. The following standards apply to all development including permitted uses:

1. Chapter 34, Accessory Structures.
2. Chapter 35, Temporary Uses.
3. Chapter 38, Additional Yard Area Required, Exceptions to Yard Requirements, Storage in Yards and Projections into Yards.
4. Chapter 40, Building Height Limitations and Exceptions.
5. Chapter 41, Structures on Steep Lots, Exceptions.
6. Chapter 42, Clear Vision Areas.
7. Chapter 44, Fences and Screening of Storage Areas.
8. Chapter 46, Off street Parking and Loading.
9. Chapter 48, Access.
10. Chapter 52, Signs.
11. Chapter 54, Installation and Maintenance of Landscaping.

B. The provisions of Chapter 55, Design Review, apply to all uses except detached single-family dwellings, residential homes and residential facilities. (ORD. 1590 § 1, 2009)

COMMENT:

The applicable code sections are addressed within this written narrative.

CHAPTER 31.000 EROSION CONTROL

Section 31.010: PURPOSE

The purpose of this section is to require erosion prevention measures and sediment control practices for all development in the City of West Linn during all phases of construction to prevent and restrict the discharge of sediments, and to require final permanent erosion prevention measures after development is completed.

Erosion prevention techniques shall be designed to protect soil particles from the force of water and wind so they will not be transported from the site. Sediment control measures shall be designed to capture soil particles after they have become dislodged by erosion and attempt to retain the soil particles on site.

Section 31.020: APPLICABILITY

This document applies to development that may cause visible or measurable erosion on any property within the City of West Linn. In instances where this chapter conflicts with other applicable City codes, the more restrictive provision shall apply.

COMMENT:

Necessary erosion control measures will be provided at the southeast corner of the site and around the existing storm catch basin prior to construction.

CHAPTER 33.000 STORM WATER QUALITY AND DETENTION

Section 33.010: PURPOSE

The purpose of CDC Chapter 33 is to implement the Comprehensive Plan; meet the objectives of the "Clean Water Act" of the federal government by restoring and maintaining the chemical, physical, and biological integrity of waterbodies and waterways; provide water purification, flood control and streambank stability; provide aesthetic value; and provide for stormwater management to reduce the impacts of stormwater runoff (water quantity) and pollution (water quality) resulting from development. As development results in the replacement of large areas of existing pervious surface cover such as meadows or wooded areas with impervious material such as roads, parking lots, and roofs, stormwater detention is necessary to ensure that post-development stormwater runoff volumes do not exceed pre-development runoff volumes. Stormwater treatment is necessary in order to reduce sediment, nutrient, and pollutant loading into waterbodies and waterways.

Section 33.020: APPLICABILITY

CDC Chapter 33 applies to all new development and redevelopment sites, as required by the City's Public Works Design Standards, except one- and two-family dwellings that do not involve a land division.

COMMENT:

An existing catch basin has been provided at the southeast corner of the parking lot adjacent to the proposed covered parking structure. No changes are proposed with this request (See Exhibit 3).

CHAPTER 40.000 BUILDING HEIGHT LIMITATIONS, EXCEPTIONS

Section 40.010: PROJECTIONS NOT USED FOR HUMAN HABITATION

Projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flag poles, and other similar objects not used for human occupancy, are not subject to the building height limitations of this Code.

COMMENT:

The proposed enclosed parking structure and covered carport area are 15-ft. in height. No additional projections are planned (See Exhibit 5).

Section 40.020: CHURCH OR GOVERNMENT BUILDINGS

The height of a church or governmental building may be built to a maximum height of 50 feet provided:

- A. The total floor area of the building does not exceed one and one half times the area of the site;
- B. The yard dimensions in each case are equal to at least two thirds of the building height of the principal structure; and
- C. The approval of this exception is a part of the approval of the conditional use allowed under Chapter 60.

COMMENT:

As noted above and on Exhibit 4, the existing buildings on-site are single-story and do not exceed 25-ft. The site FAR is 25%. The proposed enclosed parking structure and covered carport area are 15-ft. The north (side yard) setback for the principal building (Admin/Operations Bldg) exceeds 20-ft.

CHAPTER 46.000 OFF-STREET PARKING, LOADING AND RESERVOIR AREAS

Section 46.010: PURPOSE

The purpose of this chapter is to provide standards for the number and arrangement of off-street parking, loading, and reservoir areas. Most of these provisions relate to commercial, office, and industrial uses. Parking lot design has often been criticized for creating large expanses of paved areas, separating the business from the public street. That arrangement makes it less attractive for pedestrians to access these buildings. The challenge is balancing the business community's desire for ample visible parking to attract prospective customers with the community interest of encouraging safe, non-vehicular access, minimizing the visual impact of parking, and creating a more attractive streetscape and urban environment.

Most parking facilities in non-residential developments contain spaces which are infrequently used, available for the few days a year when parking is at a premium. For these spaces,

permeable parking surfaces provide a suitable parking surface which can reduce surface runoff and increase water quality, as well as improve the aesthetic appearance of the parking lot. West Linn encourages the use of permeable parking surfaces in appropriate situations. (ORD. 1463)

Section 46.020: APPLICABILITY AND GENERAL PROVISIONS

- A. At the time a structure is erected or enlarged, or the use of a structure or parcel of land is changed within any zone, off street parking spaces, loading areas and reservoir areas shall be provided in accordance with the requirements of this chapter unless other requirements are otherwise established as a part of the development approval process.
- B. The provision and maintenance of off street parking and loading spaces are the continuing obligation of the property owner.
- C. No building or other permit shall be issued until plans are approved that show the property that is and will remain available for exclusive use as off-street parking and loading space as required by this chapter. The use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this chapter.
- D. Required parking spaces and loading areas shall be improved to the standards contained in this chapter and shall be available for use at the time of the final building inspection except as provided in Section 46.150.

COMMENT:

As shown on Exhibit 4, 45 Standard paved parking spaces and 1 Accessible (Disabled) paved parking space are provided on-site. No changes to the parking design are proposed with this Covered Parking Building Conditional Use request. No new parking is required since only 44 spaces are required.

Section 46.030: SUBMITTAL REQUIREMENTS

For any application requiring design review approval, which includes parking areas, the applicant shall submit, within the design review package, a plan drawn to scale showing all the elements necessary to indicate that the requirements of Chapter 55 are met and it shall include but not be limited to: (ORD. 1463)

1. The delineation of individual parking and loading spaces and their dimensions;
2. The identification of compact parking spaces;
3. The location of the circulation area necessary to serve spaces;
4. The access point(s) to streets, alleys, and properties to be served;
5. The location of curb cuts;
6. The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;
7. The proposed grading and drainage plans and the slope (percentage) of parking lot;

8. Specifications as to signs and bumper guards;
9. Identification of disabled parking spaces;
10. Location of pedestrian walkways and crossings; and,
11. Location of bicycle racks.

COMMENT:

The above information is provided on Exhibits 3 and 4. No grading or drainage plans are included since the proposed building will be constructed at existing grade and the balance of the site is completely developed. New impervious area (approximately 1,300 sq. ft.), will be created by the enclosed parking building. Drainage from this building will be conveyed to the adjacent catch basin. New landscaping is proposed on the south side of the proposed building - Arborvitae - to match the existing hedge on the east side of the site.

Section 46.090: MINIMUM OFF STREET PARKING SPACE REQUIREMENTS

C. Commercial:

4. Service and repair shops: One space for every 500 sq. ft. of gross floor area.

F. Maximum parking. While it is important to establish minimum standards to ensure that adequate parking is available, it is equally important to establish maximum parking standards to reduce paved impermeable areas, to reduce visual impact of parking lots, and to encourage alternate modes of transportation. For these reasons, parking spaces (except for single-family and two-family residential uses) shall not exceed the minimum by more than 10 percent except by variance. (ORD. 1463)

COMMENT:

Total gross floor area of the site is approximately 22,000 sq. ft. In addition to the proposed building, this includes the two existing parking sheds on the south side of the site adjacent to the proposed building. The total area of all three buildings (which could be excluded to calculate minimum parking requirement) is approximately 5,550 sq. ft., or approximately 25% of the site's floor area equal to 11 parking spaces. When included, however, a total number of 44 parking spaces are required per Section 46.090.C4 ($500/22,000 = 44$). Exhibit 4 indicates that 46 parking spaces are provided on-site.

Section 46.150: DESIGN AND STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design Standards:

1. "One standard parking space" means a minimum for a parking stall of 8 feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of 9 feet in width and 18 feet in length (9 X 18). When multi-family parking stalls back onto a main driveway, the stalls shall be 9 X 20. (ORD. 1463)

COMMENT:

All parking spaces comply with the above 9 x 18 dimensional standards.

2. Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and Section 46.150(B) and placed nearest to accessible building entryways and ramps.

COMMENT:

One Accessible (Disabled) parking space is provided on the east side of the Admin/Operations Bldg. adjacent to the access ramp.

3. Parking spaces located in the public right-of-way that require backing movements or other maneuvering within a street or right of way are permitted with City Engineer approval as is in the case of Willamette Falls Drive parking facilities.

COMMENT:

No required parking is proposed in the public right-of-way (either Sussex or Norfolk Streets). However, on-street parking is available on both streets in accordance with this section.

4. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.
5. Each parking and/or loading space shall have clear access, whereby the relocation of other vehicles to utilize the parking space is not required.

COMMENT:

The existing parking lot design complies with this section. No changes are proposed.

6. Except for single and two family residences, any area intended to be used to meet the off street parking requirements as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety. Permeable parking surface spaces may have an alternative delineation for parking spaces. (ORD. 1463)

COMMENT:

The parking lot is striped as required.

9. Access drives from the street to off street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site. The number of access drives shall be limited to the minimum that will allow the property to accommodate and service the anticipated traffic. Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.

COMMENT:

There are three existing gated entrances along the site's Sussex frontage and two entrances along the site's Norfolk frontage.

10. Access drives shall have a minimum vision clearance as provided in Chapter 42, Clear Vision Areas.

COMMENT:

The two access drives on Norfolk Street meet the minimum vision clearance as evidenced by photos in Exhibit 18.

11. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least 4 inches high located 2 feet back from the front of the parking stall. Alternately, landscaped areas or sidewalks adjacent to the parking stalls without wheel stops shall be two feet wider.

COMMENT:

Interior parking spaces are existing and compliant with this standard to extent possible. The seven parking spaces located on the southwest side of the site are nonconforming and cannot be improved due to a perimeter grade change.

12. Off street parking and loading areas shall be drained in accordance with plans and specifications approved by the City Engineer. Storm drainage at commercial sites may also have to be collected to treat oils and other residue.

13. Artificial lighting on all off street parking facilities shall be designed to deflect all light downward away from surrounding residences and so as not to create a hazard to the public use of any road or street.

COMMENT:

Existing parking and lighting on-site are nonconforming to this code. However, only minimum exterior lighting is provided for security. Oil-separating catch basins have been provided on the southeast and southwest sides of the site.

17. The parking area shall have less than a five percent grade. No drainage across adjacent sidewalks or walkways is allowed.

COMMENT:

Existing parking is nonconforming to this code. However, much of the parking lot complies with this section.

18. Commercial, office, industrial, and public parking lots may not occupy more than 50 percent of the main lot frontage of a development site. The remaining frontage shall comprise buildings or landscaping. If over 50 percent of the lineal frontage comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet wide and shall include terrain variations (e.g., 1-foot high berm) plus landscaping. The defensible space of the parking lot should not be compromised.

COMMENT:

Existing site design is nonconforming to this code. However, there is a large landscape area with trees located on the east side of the site which separates the two public parking lots.

19. Areas of the parking lot improved with asphalt or concrete surfaces shall be designed into areas of 12 or less spaces through the use of defined landscaped area. Groups of 12 or less spaces are defined as: (ORD. 1463)
 - a. Twelve spaces in a row, provided there are no abutting parking spaces, as in the case when the spaces are abutting the perimeter of the lot; or,
 - b. Twelve spaces in a group with six spaces abutting together; or,
 - c. Two groups of twelve spaces abutting each other, but separated by a 15-foot wide landscape area including a six-foot wide walkway.
 - d. Parking areas improved with a permeable parking surface may be designed using the configurations shown in a, b, and c, above except that groups of up to 18 spaces are allowed. (ORD. 1463)

COMMENT:

The existing parking lot is separated into groups of 10 spaces or fewer, although the only landscaping is located on the east (public) side of the site. Other parking is nonconforming to this section.

20. Pedestrian walkways shall be provided in parking areas having 20 or more spaces. Walkways or sidewalks shall be constructed between major buildings/activity areas (an example in multi-family housing: between recreation center, swimming pool, manager's office, park or open space areas, parking lots, etc.) within a development, between adjacent developments and the new development, as feasible, and between major buildings/activity areas within the development and adjacent streets and all adjacent transit stops. Internal parking lot circulation and design should maintain ease of access for pedestrians from streets and transit stops. Walkways shall be constructed using a material that visually contrasts with the parking lot and driveway surface. Walkways shall be further identifiable to pedestrians and motorists by grade separation, walls, curbs, surface texture, (surface texture shall not interfere with safe use of wheelchairs, baby carriages, shopping carts, etc.) and/or

landscaping. Walkways shall be six feet wide. The arrangement and layout of the paths shall depend on functional requirements.

COMMENT:

No pedestrian access to the site is provided except through the two public entrances on the east side of the site. Since the facility is a public works operations facility with heavy equipment and other machinery, public access is restricted to the Admin/Operations center. The parking lot is nonconforming to this section and not designed to current standards.

21. The parking and circulation patterns are easily comprehended and defined. The patterns shall be clear to minimize traffic hazards and congestion and to facilitate emergency vehicles.

22. The parking spaces shall be close to the related use.

COMMENT:

Parking is provided for employees throughout the site, and the public on the east side of the site. Parking and circulation patterns are easily comprehended.

CHAPTER 54.000 LANDSCAPING

Section 54.010: PURPOSE

The purpose of this section is to provide for the design, selection, installation, and maintenance of landscaping. The landscaping is intended to provide an attractive natural balance to built areas, to reduce runoff, to provide shade, to screen or buffer uses, and to frame or compliment views. The chapter also encourages the selection of plant materials that will provide long term growth, a balance of year-round coverage and greenery, and a variety of species for a more healthy disease-resistant plant inventory.

Section 54.020: APPROVAL CRITERIA

- A. Every development proposal requires inventorying existing site conditions which include trees and landscaping. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three 2-inch caliper street trees, they provide immediate micro-climate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.
- B. To encourage tree preservation, the parking requirement may be reduced by one space for every significant tree that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking. The City Parks supervisor or arborist shall determine the significance of the tree and/or landscaping to determine eligibility for these reductions.
- C. Developers must also comply with the Municipal Code chapter on tree protection.

- D. **Heritage trees.** Heritage trees are trees which, because of their age, type, notability, or historical association are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of Heritage trees is found in the Municipal Code.

COMMENT:

As noted, the site was developed prior to 1977 under previous standards and is nonconforming to this code. However, mature landscaping is located along the perimeter of the site on east side. This includes large trees and vegetation in the landscape area on the east side of the Admin/Operations building (including several fir and cedars), and arborvitae adjacent to the proposed building. No heritage trees exist on-site and no tree removal is planned with this building (See Exhibits 2 & 18).

E. Landscaping - by type, location and amount.

2. **Non-residential uses.** A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

COMMENT:

The site is approximately 8% landscaped as noted on Exhibit 4. Landscaping is nonconforming to this code which requires 20% landscape. However, a new arborvitae hedge is proposed on the south side of the covered parking building to provide necessary screening to the residence south of the site. No other landscaping is proposed and no changes to the existing landscaping are planned with this application; however, additional plantings along the site perimeter will be accomplished if the approving body determines that they are necessary to mitigate the impact on adjacent property owners. Please note that much of the work proposed and previously accomplished are obscured by existing vegetative borders and the changes have, or will, impact adjacent property owners.

3. All uses (residential uses [non-single family] and non-residential uses):

- a. The landscaping shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, explained in Section 54.020(E)(3)(d), shall not be included in the 10 percent figure. Parking lots with 10-20 spaces shall have a minimum 5 percent of interior of the parking lot devoted to landscaping. The perimeter landscaping, as explained above, shall not be included in the 5 percent. Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable
- b. The landscaped areas shall not have a width of less than five feet.

- c. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long term maintenance of the proposed plant species.
- d. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area, or driveway is contiguous to an adjoining parcel, there shall be an intervening five-foot wide landscape strip. The landscaped area shall contain:
 - 1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart on the average;
 - 2) Shrubs, not to reach a height greater than three feet six inches, spaced no more than five feet apart on the average; or,
 - 3) Vegetative ground cover such as grass, wild flowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.
- e. If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., 1-foot high berm) plus landscaping. This extra requirement only applies to one street frontage.
- f. A parking, loading, or a service area which abuts a property line shall be separated from the property line by a landscaped area at least five feet in width and which shall act as a screen and noise buffer and the adequacy of the screen and buffer shall be determined by the criteria set forth in Section 55.100(C) and (D) except where shared parking is approved under Section 46.040. (ORD. 1408)
- g. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
- h. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation.
- i. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in Section 55.100(C)(1).
- j. Crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).

- k. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.
- l. For commercial, office, multi-family, and other sites, the developer shall select trees that possess the following characteristics:
 - 1) Provide generous "spreading" canopy for shade.
 - 2) Roots do not break up adjacent paving.
 - 3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
 - 4) No sticky leaves or sap dripping trees (no honey dew excretion).
 - 5) No seed pods or fruit bearing trees (flowering trees are acceptable).
 - 6) Disease resistant.
 - 7) Compatible to planter size.
 - 8) Drought tolerant unless irrigation is provided.
 - 9) Attractive foliage or form all seasons.
- n. Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).

COMMENT:

The site is nonconforming to the current code and no landscape removal or modification is planned with this application.

CHAPTER 55.000 DESIGN REVIEW

Section 55.010: PURPOSE AND INTENT GENERAL

The purpose of the design review provisions is to establish a process and standards for the review of development proposals in order to conserve and enhance the appearance of the City and to promote functional, safe, and innovative site development. Attention will be paid to the proposal's scale, layout and design, its compatibility with the surrounding natural environment, and the character of the surrounding neighborhood or area. The intent is to ensure that there is general compatibility between adjoining uses, that private and common outdoor space is provided, that vehicular access and circulation is safe, and that areas of public use are made aesthetically attractive and safe. Also of concern are the needs of persons with disabilities.

Multi-family, industrial, commercial, office, and public projects will comply with the Transportation Planning Rule (TPR). The TPR is a state requirement that jurisdictions must reduce reliance on the automobile by, in part, encouraging other modes of transportation such as transit, bicycles, and foot traffic, or through building orientation or location.

Section 55.020: APPLICABILITY

This chapter provides two levels of design review: Class I and Class II. Class I design review applies to land uses and activities that require only a minimal amount of review. Class II design review is reserved for land use and activities that require comprehensive review. Class I design review applies to the following land uses and activities:

- B. Fences and walls (at non-single-family/duplex residential sites).
- G. Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.
- H. Addition or reduction of parking stalls.¹
- I. Revised parking alignment.¹

Footnote: ¹Class II design review applies when the proposed improvement, land use, or activity (e.g., new sidewalks) is part of a major commercial, office, industrial, public, or multi-family construction project (e.g., a new shopping center). Class I design review applies when this improvement, use, or activity is part of a minor re-design or remodel. No design review is required if the applicant proposes to repair or replace one of the footnoted items. This shall be a Planning Director's code interpretation.

COMMENT:

The Planning Director has determined that the proposed enclosed parking, covered carport, and above ground fuel storage tanks are exempt from the Design Review requirements in Chapter 55 as per West Linn Community Development Code Section 55.025. However, the replacement of walls with higher walls along the south and east edges of the site and within the storage area require Class I Design Review per Section 55.020(C).

Section 55.070: SUBMITTAL REQUIREMENTS

- D. The applicant shall submit a complete application form and:
 - 1. The development plan for a Class I design review shall contain the following elements:
 - b. A site plan (CDC 55.120) is required.
 - d. Pursuant to CDC 55.085, additional submittal material may be required.

55.070 SUBMITTAL REQUIREMENTS

- D. The applicant shall submit a completed application form and:
1. The development plan for a Class I design review shall contain the following elements:
 - b. A site plan (CDC 55.120) is required.
 - d. Pursuant to CDC 55.085, additional submittal material may be required.
 2. The development plan for a Class II design review shall contain the following elements:
 - a. A site analysis (CDC 55.110);
 - b. A site plan (CDC 55.120);
 - c. A grading plan (CDC 55.130);
 - d. Architectural drawings, indicating floor plan and elevation (CDC 55.140);
 - e. A landscape plan (CDC 55.150);
 - f. A sign plan (CDC 55.160); and
 - g. A pedestrian and automobile circulation plan.
 - h. The utility plan: The application shall include a submittal appropriate to respond to the approval criteria of CDC 55.100(l)(1) through (5) relating to streets, drainage, municipal water, sanitary sewers, solid waste, and recycling storage.
 3. A narrative, based on the standards contained in this code, which supports any requested exceptions as provided under CDC 55.170.
 4. Submit full written responses to approval criteria of CDC 55.100 for Class II design review, or CDC 55.090 for Class I design review, plus all applicable referenced approval criteria.
- E. The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling.

COMMENT:

The Planning Director has determined that the proposed enclosed parking, covered carport, and above ground fuel storage tanks are exempt from the Design Review requirements in Chapter 55 (i.e. 55.110, 55.130, 55.140, 55.150, 55.160, and 55.170 are not required) as per West Linn Community Development Code Section 55.025. Class I Design Review criteria are included in the application materials.

55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis (CDC 55.110) and shall show:

- A. The applicant's entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development.
- B. Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot lines, section lines, corners, and monuments.

COMMENT:

Applicant's property and surrounding properties are shown on sheets 2 and 6 of attached drawings. No boundary line, additional lot lines are proposed.

C. The location of at least one temporary benchmark and contours as provided by CDC 55.110(B)(3).

COMMENT:

The contours are shown on sheets 3 and 4 of the attached drawings.

D. Streams and stream corridors.

COMMENT:

There are no streams or stream corridors on or immediately adjacent to the site.

E. Identification information, including the name and address of the owner, developer, and project designer and a lineal scale and north arrow.

COMMENT:

The required information is shown on page 1 of the attached drawings.

F. The location, dimensions, and names of all:

1. Existing and platted streets and other public ways and easements on adjacent property and on the site;
2. Proposed streets or other public ways and easements on the site.

COMMENT:

Platted streets are shown on sheet 1 of the attached drawings. There are no easements on the property site or abutting properties.

G. The location, dimensions and setback distances of all:

1. Existing structures, improvements, and utility facilities on adjoining properties;
2. Existing structures, improvements, and utility facilities to remain on the site;
3. Proposed structures, improvements, and utility facilities on the site.

COMMENT:

Setbacks are shown on sheet 6 of the attached drawings. Previously installed wall enhancements, shown on sheet 4, consisted of replacing "jersey-style" road barriers (31-inches) with large concrete interlocking block walls varying from 4-feet to 8-feet in height.

H. The location and dimensions of:

1. The entrances and exits to the site;
2. The parking and circulation areas;
3. Loading and service areas for waste disposal, loading, and delivery;
4. Pedestrian and bicycle circulation areas;
5. On-site outdoor recreation spaces and common areas;
6. All utilities; and
7. Sign locations.

COMMENT:

The required information is contained on the attached drawing sheets. Pedestrian and bicycle circulation areas, on-site outdoor recreation spaces and common areas, sign utilities are not shown as the site is a public works operations (industrial) site and does not contain these features.

- I. The location of areas to be landscaped.

COMMENT:

Existing landscaping is shown on the attached drawings and areas of proposed landscaping are identified as well.

- J. The location and type of outdoor light with specific consideration given to crime prevention. A light coverage plan shall be provided.

COMMENT:

Existing parking and lighting on-site are nonconforming to this code. However, only minimum exterior lighting is provided for security.

- K. The orientation of structures showing the location of windows and doors.

COMMENT:

Orientation of proposed enclosed parking structure is shown on sheet 4 of the attached drawings. There are no doors proposed for the new parking structure. Bays will open to the east. There are no windows proposed.

- L. The location of mailboxes.

COMMENT:

Location of mailboxes is not shown as there is no proposed change to existing site accesses.

M. Submit an engineering noise control plan by a licensed acoustical engineer to satisfy appropriate noise standards, identified in CDC 55.100(D)(3), in cases where proposed land use can reasonably be expected to generate noise (e.g., automotive-related uses) or in cases where it is required by the provisions of the West Linn Community Development Code. (Ord. 1442, 1999)

COMMENT:

A noise study has not been prepared as no new workspaces or work tasks are proposed with this application.

CHAPTER 60 CONDITIONAL USE

Section 60.010 PURPOSE

The purpose of this chapter is to provide standards and procedures under which conditional uses may be permitted, enlarged, or altered if the site is appropriate and if other conditions can be met. (ORD. 1589 § 1 (Exh. A), 2010)

Section 60.030 ADMINISTRATION AND APPROVAL PROCESS

- A. Conditional use applications shall be decided by the Planning Commission in the manner set forth in Section 99.060(B). A petition for review by Council may be filed as provided by Section 99.240(B).
- B. All approved conditional use applications shall be subject to Design Review under the provisions of Chapter 55, and in the manner set forth in Section 99.060(B).

COMMENT:

This Conditional Use request is for the Public Works Operations facility located at 4100 Norfolk Street. The facility has operated for at least 30 years. This request, along with the related Design Review application, will establish a baseline for the scale of operations including building size, number of parking, etc. It will also authorize construction of a 1,344 sq. ft. covered parking building located at the southeast corner of the site.

Section 60.040 TIME LIMIT ON A CONDITIONAL USE APPROVAL

Approval of a conditional use by the Commission shall be void after three years, unless an extension is granted per Section 99.325. (ORD. 1408; ORD. 1589 § 1 (Exh. A), 2010)

COMMENT:

Approval of this Conditional Use Permit will be in accordance with this section.

Section 60.050 BUILDING PERMITS FOR AN APPROVED CONDITIONAL USE

- A. Building permits for all or any portion of a conditional use shall be issued only on the basis of the conditional use plan and conditions as approved by the Planning Commission.

- B. Any change in the conditional use plan or conditions of approval shall require a new application and hearing pursuant to the provisions set forth in this Chapter and Section 99.120(B).

COMMENT:

A building permit will be required for the proposed covered parking building in accordance with this decision.

Section 60.060 THE APPLICATION

- A. A conditional use application shall be initiated by the property owner or the owner's authorized agent.
- B. A prerequisite to the filing of an application is a pre-application conference at which time the Director shall explain the requirements and provide the appropriate forms as specified in Section 99.030(B) and (C).
- C. A pre-requisite to the filing of an application is a meeting with the respective City recognized neighborhood association, per CDC Section 99.038, at which time the applicant will present his/her proposal and receive comments. (ORD. 1401)

COMMENT:

This conditional use application request is submitted by the Public Works Department. A pre-application conference was held on April 1, 2010 and a second pre-application conference was held on February 17, 2011. Pre-application notes from these meetings are attached as Exhibits 11 & 12. Neighborhood meetings with the Sunset Neighborhood Association were held on April 27, 2010 and April 26, 2011. Documentation of these meetings as well as the 500-ft. Notification Map with names is included as Exhibit 16 and 17.

- D. An application for a conditional use shall include the completed application form and:
 - 1. A narrative which addresses the approval criteria set forth in Section 60.070 and which sustains the applicant's burden of proof; and,
 - 2. A site plan as provided by Section 60.080.

One original application form must be submitted. Three copies at the original scale and three copies reduced to 11 X 17 or smaller of all drawings and plans must be submitted. Three copies of all other items must be submitted. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department. (ORD. 1442)

- E. Names and addresses of all who are property owners of record within 300 feet of the site shall be determined by the Director.
- F. The applicant shall pay the requisite fee.

COMMENT:

The required plans, written statement and materials are included with this application. A narrative addressing the approval criteria set forth in Section 60.070 is included in this written statement.

Section 60.070

APPROVAL STANDARDS AND CONDITIONS

A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in Section 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide:
 - a. Adequate area for the needs of the proposed use; and,
 - b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses. (ORD. 1291)

COMMENT:

The city-owned property is 2.1 acres in area and contains several buildings which serve Public Works Administration, Operations and Parks Operations. As shown on Exhibit 4, the buildings are used for office uses, maintenance, equipment storage and a sign shop/storage area. Additional uses on the site include parking for 46 vehicles (in addition to heavy equipment parking), a vehicle wash bay, outside materials storage and other accessory uses. There is sufficient access through the site for large equipment, personal vehicles and emergency vehicles (See Exhibit 3). The proposed 3-sided building (Exhibit 5) will provide covered parking for equipment which is currently stored outside. The site is fenced for security and partially screened from adjacent residences. The site is adequately sized for the existing use and impacts to surrounding properties are minimal. Additionally, the proposed building and new landscaping at the southwest corner of the site will screen the equipment from adjacent properties.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.
3. The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.

COMMENT:

The findings required for approval of this conditional use permit are provided throughout this written statement. As noted, the original conditional use permit which authorized development of the site into a Public Works Operations facility was approved in 1977. Operation of the facility for more than 30 years is evidence that the site is appropriate for the use and consistent with the overall needs of the community. As noted, no changes to the operations of the facility are proposed with this request. Exhibit 6 has been provided to show the location of adjacent homes which surround the site on all sides. The Public Works staff has met with adjacent neighbors at various times to address and mitigate any concerns they might have.

4. Adequate public facilities will be available to provide service to the property at the time of occupancy. (ORD. 1544)

COMMENT:

All public facilities, including utilities, emergency services and transportation facilities currently serve the property. No changes are proposed with this request (See Exhibit 3).

5. The applicable requirements of the zone are met, except as modified by this chapter.

COMMENT:

The site is located in the R-10 zone. As noted above, all requirements of the zone, including, height, lot coverage and FAR are met on the site and with this proposed building.

6. The supplementary requirements set forth in Chapters 52 to 55, if applicable, are met.

COMMENT:

The supplementary requirements of Chapter 54 are met to the extent practicable since the site was developed in the 1970's and one of its primary uses are a vehicle and equipment storage and maintenance. As shown on Exhibit 4 and the Aerial Photo (Exhibit 2), portions of the site – mainly on the east side – are landscaped. Additionally 8% of the site is landscaped.

With respect to Chapter 55, the Planning Director has determined that the proposed enclosed parking, covered carport, and above ground fuel storage tanks are exempt from the Design Review requirements in Chapter 55 as per West Linn Community Development Code Section 55.025. However, the replacement of walls with higher walls along the south and east edges of the site and within the storage area require Class I Design Review per Section 55.020(C).

7. The use will comply with the applicable policies of the Comprehensive Plan.

COMMENT:

The existing Public Works and Parks facility is in compliance with the applicable policies of the Comprehensive Plan. The use is permitted in the R-10 zone as a public support facility. This facility specifically meets the needs of Goal 11 (Public Facilities and Services) and Section 5 (Government and Administration Facilities).

- B. An approved conditional use or enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 55.

COMMENT:

The information required for the Planning Director to evaluate this application per Design Review requirements in Chapter 55 as per West Linn Community Development Code Section 55 has been included.

C. The Planning Commission may impose conditions on its approval of a conditional use which it finds are necessary to assure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to, the following:

1. Limiting the hours, days, place, and manner of operation.
2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust.
3. Requiring additional setback areas, lot area, or lot depth, or width.
4. Limiting the building height, size or lot coverage, or location on the site.
5. Designating the size, number, location and design of vehicle access points.
6. Requiring street right of way to be dedicated and the street to be improved including all steps necessary to address future street improvements identified in the adopted Transportation System Plan. (ORD. 1544)
7. Requiring participation in making the intersection improvement or improvements identified in the Transportation System Plan when a traffic analysis (compiled as an element of a condition use application for the property) indicates the application should contribute toward. (ORD. 1544)
8. Requiring landscaping, screening, drainage, and surfacing of parking and loading areas.
9. Limiting the number, size, location, height, and lighting of signs.
10. Limiting or setting standards for the location and intensity of outdoor lighting.
11. Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.
12. Requiring and designating the size, height, location, and materials for fences.
13. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

COMMENT:

As noted, no expansion of use is proposed which could make necessary additional conditions regarding operation of the facility. However, conditions regarding screening and buffering may be appropriate. The applicant proposes an arborvitae hedge on the south side of the proposed building to provide screening the neighbor south of the site.

D. Aggregate extraction uses shall also be subject to the provisions of ORS 541.605.

COMMENT:

No aggregate extraction uses are proposed on the subject site.

- A. All site plans and maps shall include the name, address, and telephone number of the applicant, the scale of the site plan, north arrow, and a vicinity map.
- B. The applicant shall submit a site plan drawn to an appropriate scale (in order of preference, 1" = 10' to 1" = 30') which contains the following information:
 - 1. The subdivision name, block, and lot number or the section, township, range, and tax lot number.
 - 2. The parcel boundaries, dimensions, and gross area.
 - 3. The applicant's property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development to the adjacent property and development.
 - 4. The location, dimensions, and names of all existing and platted streets and other public ways and easements on adjacent property and on the site.
 - 5. The location, dimensions, and setback distances of all:
 - a. Existing structures, improvements, utilities, and drainage facilities on adjoining properties;
 - b. Existing structures, improvements, utilities, and drainage facilities to remain on the site; and,
 - c. Proposed structures or changes to existing structures, improvements, utilities, and drainage facilities.
 - 6. The existing and proposed dimensions of:
 - a. The entrances and exits to the site;
 - b. The parking and circulation areas;
 - c. Loading and service areas for waste disposal, loading and delivery;
 - d. Pedestrian and bicycle circulation area;
 - e. On-site outdoor recreation spaces and common areas; and,
 - f. Above ground utilities.
 - 7. The location of areas to be landscaped and the proposed landscape plan.
 - 8. The location of all trees having a six-inch caliper at a height of five feet.

- C. The applicant shall submit the site plan on a map showing two-foot contours up to 20 percent grade and 10-foot contours on grades above 20 percent.

COMMENT:

The above items are provided on the attached plans, as noted previously in this written statement. As shown on Exhibit 2, there are no formal sidewalks between the buildings and those sidewalks adjacent to the streets. There is a sidewalk from the parking area to building.

Section 60.090

ADDITIONAL CRITERIA FOR TRANSPORTATION FACILITIES (TYPE II)

- A. Construction, reconstruction, or widening of highways, roads, bridges or other transportation facilities that are (1) not designated in the adopted West Linn Transportation System Plan (“TSP”) or (2) not designed and constructed as part of an approved, active, development order are allowed in all zoning districts subject to the conditional use and all other applicable provisions of the CDC and satisfaction of all of the following criteria:
 - 1. The project and its design are consistent with West Linn’s adopted TSP and consistent with the State Transportation Planning Rule, OAR 660-012 (“the TPR”).
 - 2. The project design is compatible with abutting land uses in regard to noise generation and public safety and is consistent with the applicable zoning and development standards and criteria for the abutting properties.
 - 3. The project design minimizes environmental impacts to identified wetlands, wildlife habitat, air and water quality, cultural resources, and scenic qualities, and a site with fewer environmental impacts is not reasonably available.
 - 4. The project preserves or improves the safety and function of the facility through access management, traffic calming, or other design features.
 - 5. The project includes provisions for bicycle and pedestrian access and circulation consistent with the comprehensive plan, the requirements of this ordinance, and the TSP.
- B. State transportation system facility or improvement projects. The State Department of Transportation (“ODOT”) shall provide a narrative statement with the application demonstrating compliance with all of the criteria and standards in Section 60.090(A)(1-5). Where applicable, an Environmental Impact Statement or Environmental Assessment may be used to address one or more of these criteria.
- C. Proposal inconsistent with TSP/TPR. If the City determines that the proposed use or activity or its design is inconsistent with the TSP or TPR, then the applicant shall apply for and obtain a plan and/or zoning amendment prior to or in conjunction with conditional use permit approval.

COMMENT:

As noted, no transportation studies or improvements are required for this application request.

Section 60.100

ADDITIONAL CRITERIA FOR SCHOOLS AND OTHER GOVERNMENT FACILITIES

Schools and other government facilities that attract a regular and significant volume of users shall, to the greatest extent possible, be centrally located relative to the majority of the population that they will serve and be serviceable by sidewalks and bike routes/lanes. Police and fire stations shall meet these standards to the greatest extent possible but it is acknowledged that access to arterials remains a key locational determinant for those uses. (ORD. 1590 § 1, 2009) (AMENDED PER ORD. 1442, 10/99; ORD. 1547, 2/07; ORD. 1584, 12/08)

COMMENT:

The Public Works Operations facility is centrally located in the Sunset Neighborhood and the city as a whole. It has been efficiently operating from this site for more than 30 years and no changes to the operations are planned.

CONCLUSION

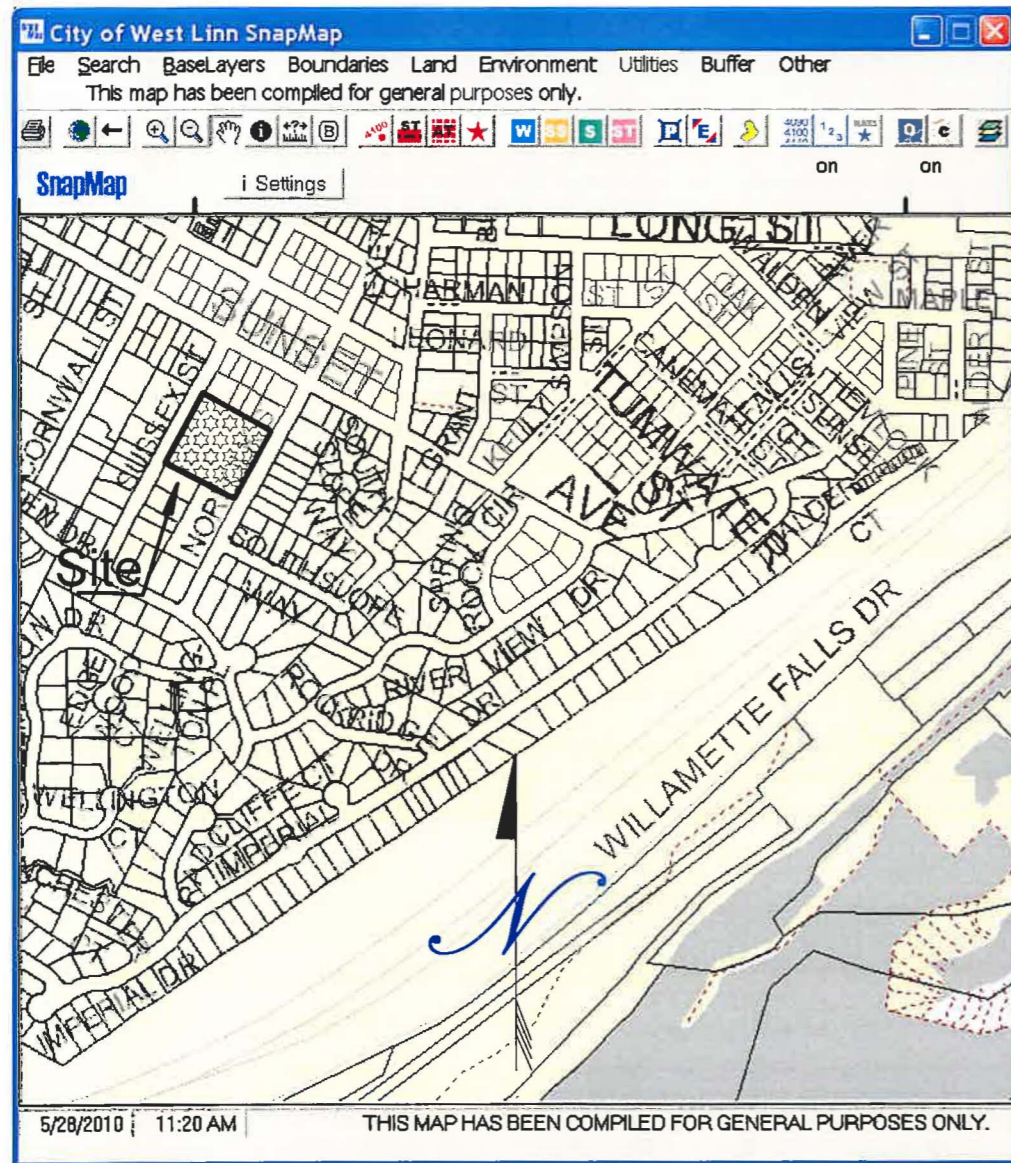
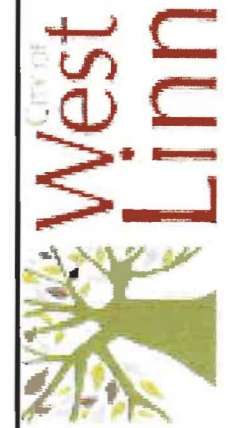
The Applicant has provided the information necessary to evaluate the proposed conditional use permit and design review for a covered parking building in the R-10 zone. This application provides findings that the proposal is consistent with City of West Linn's policies and meets all applicable approval criteria. Therefore, the applicant has met the burden of proof, and respectfully requests approval of the proposed conditional use permit and design review.

“WEST LINN PUBLIC WORKS COVERED PARKING BUILDING”

Exhibit No.	Exhibit Title
1	Cover Sheet/Vicinity Map/Index of Drawings
2	Aerial Photograph
3	Existing Conditions Plan
4	Preliminary Site Plan
5	Conceptual Structural Elevation Plan
6	Site and Adjacent Properties, Structures and Setbacks Plan
7	Proposed Fuel Tank
8	Proposed Covered Carport Area
9	Material Storage Bins
10	Wash Rack Perimeter Wall
11	Pre-Application Meeting Notes - 4/1/2010
12	Pre-Application Meeting Notes - 2/17/2011
13	City Zoning Map - 11 x 17
14	Local Area Zoning Map - Cropped
15	Tax Map
16	Sunset Neighborhood Association Mtg Minutes - 4/27/2010
17	Sunset Neighborhood Association Mtg Minutes - 4/26/2011
18	Site Photographs

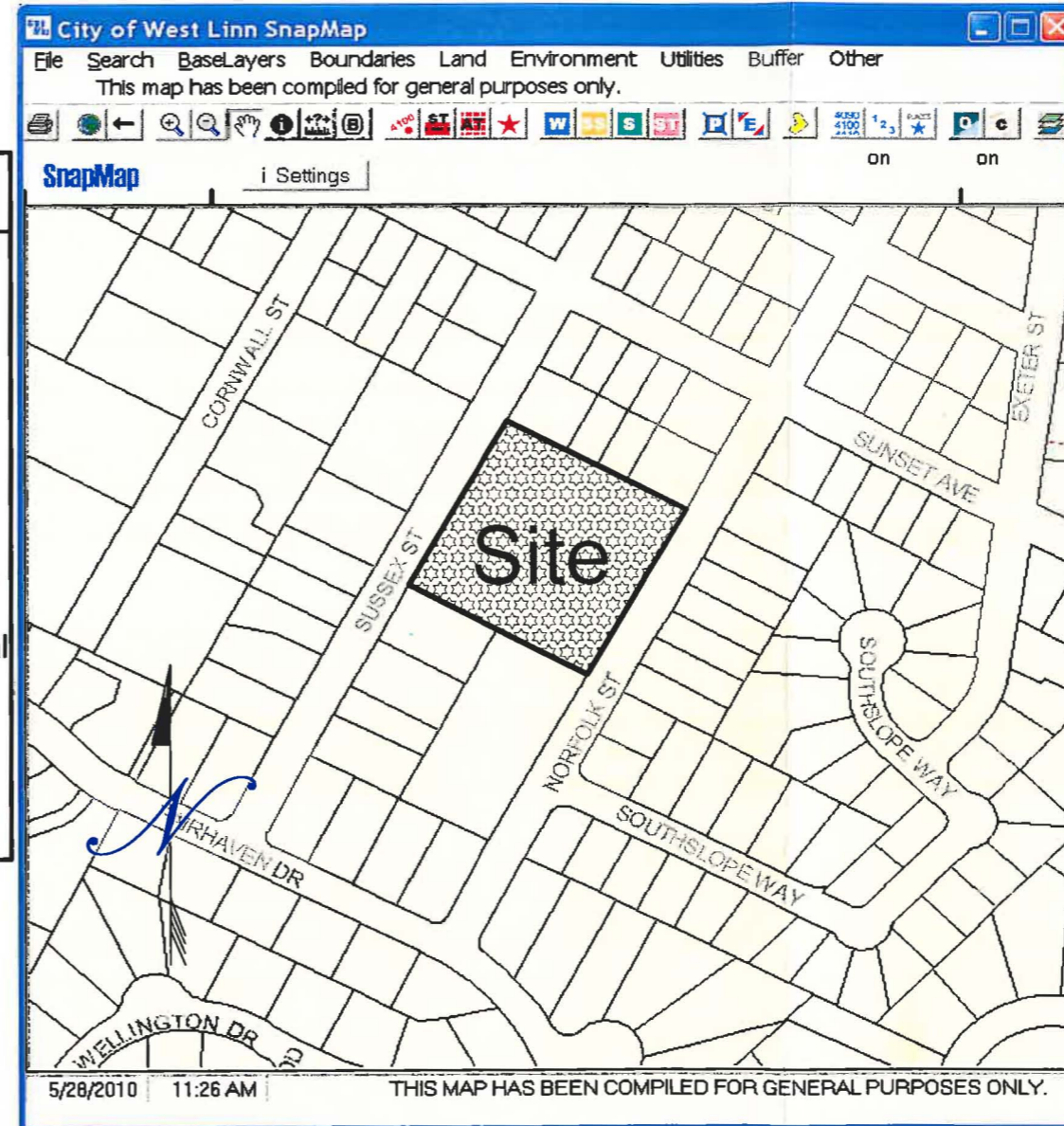
Cover Sheet/Vicinity Map/Index of Drawings

Conditional Use Permit and Design Review for an 1,344 SF Covered Parking Building



Index of Drawing:

- Sheet 1: Cover Sheet / Vicinity Map / Index of Drawing
- Sheet 2: Aerial Photography
- Sheet 3: Existing Conditions
- Sheet 4: Preliminary Site Plan
- Sheet 5: Conceptual Structural Elevation Plan
- Sheet 6: Site and Adjoining Properties Structures and Setbacks



Site Information:

Applicant: Mike Cardwell (503)-656-6081
 Site Legal Description: Taxlot 8100; Tax Map 21E 36BA
 Size: 2.1 Acres
 Location: 4100 Norfolk Street
 Land-Use District: R-10
 Existing Building Area: +/- 20,650 SF
 Proposed Building Area: +/- 22,000 SF

Utility Providers

Storm Sewer: City of West Linn
 Sanitary Sewer: City of West Linn (Water Environmental Services / Tri-City)
 Water: City of West Linn (South Fork Water Board)
 Fire District: Tualatin Valley Fire & Rescue
 Electric: Portland General Electric
 Telephone: Qwest

Project: West Linn Public Works Covered Parking Building

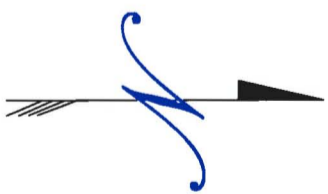
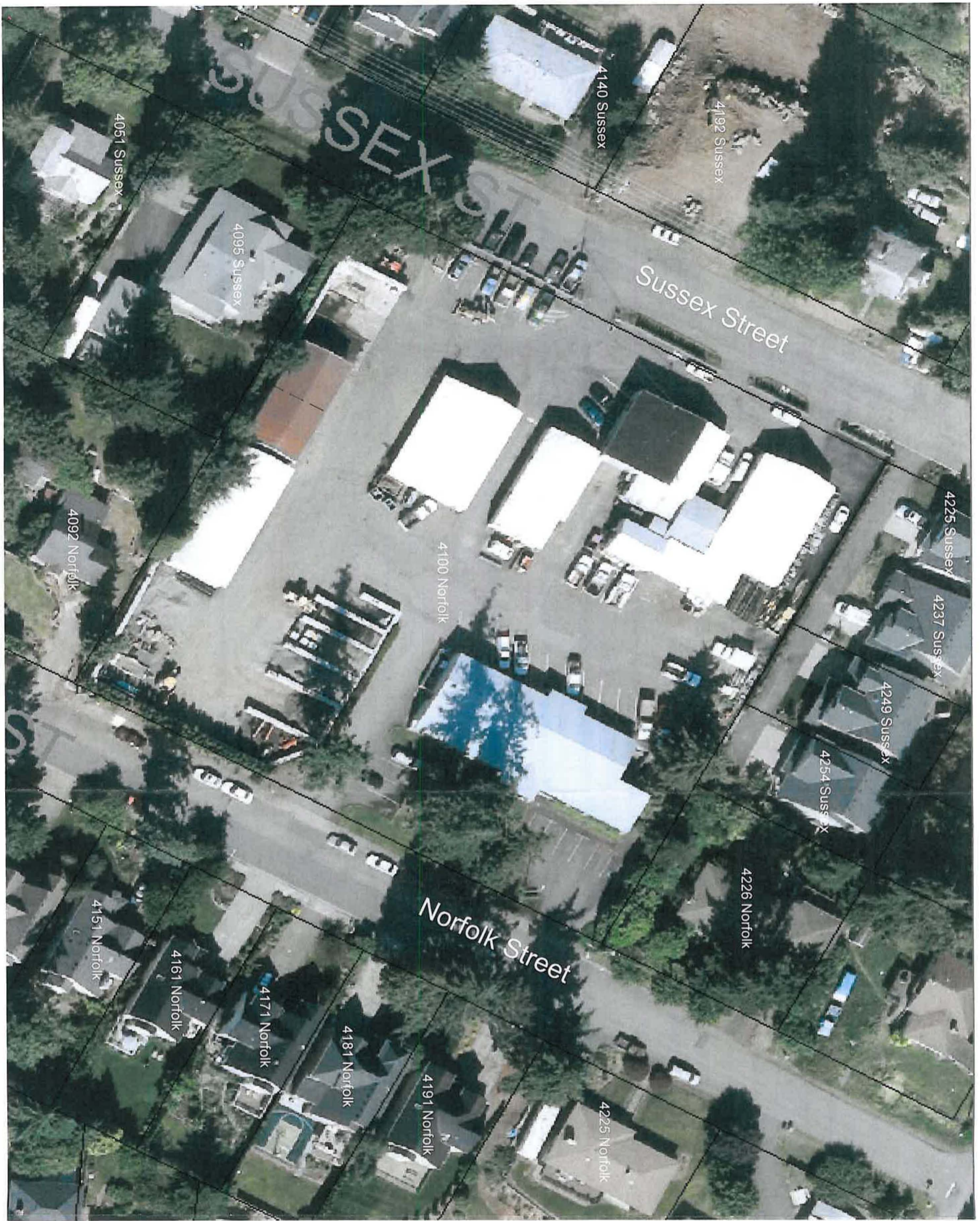
Applicant: Mike Cardwell Phone: 503-656-6081

Address: 4100 Norfolk Street, West Linn, Oregon 97045

Cover Sheet / Vicinity Map / Index of Drawings

Aerial Photograph

Exhibit No. 2



Project: West Linn Public Works Covered Parking Building

Applicant: Mike Cardwell

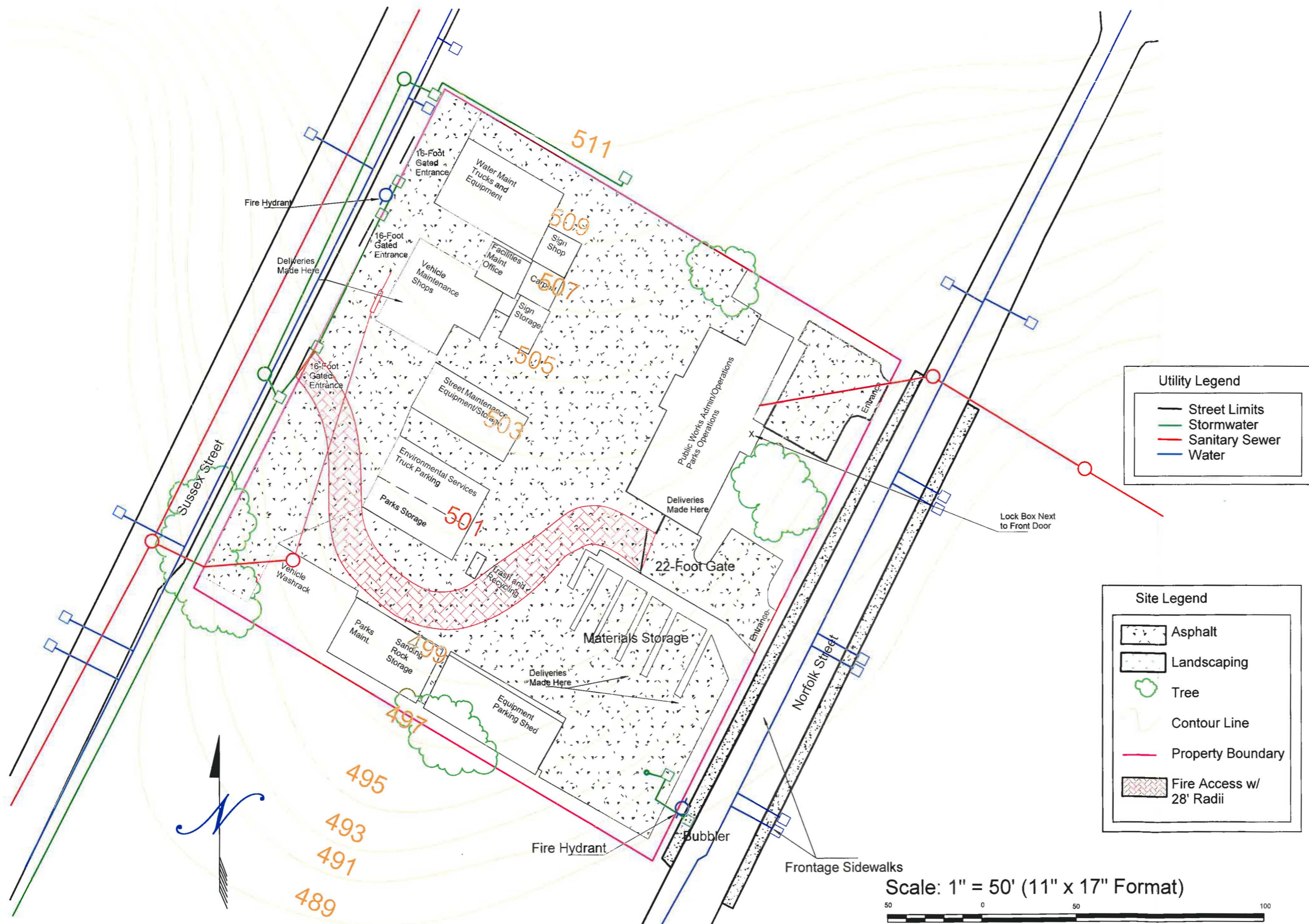
Phone: 503-656-6081

Address: 4100 Norfolk Street, West Linn, Oregon 97045

Aerial Photograph



Existing Conditions Plan




Utility Legend

- Street Limits
- Stormwater
- Sanitary Sewer
- Water

Site Legend

- Asphalt
- Landscaping
- Tree
- Contour Line
- Property Boundary
- Fire Access w/ 28' Radii

Scale: 1" = 50' (11" x 17" Format)



Project: West Linn Public Works Covered Parking Building

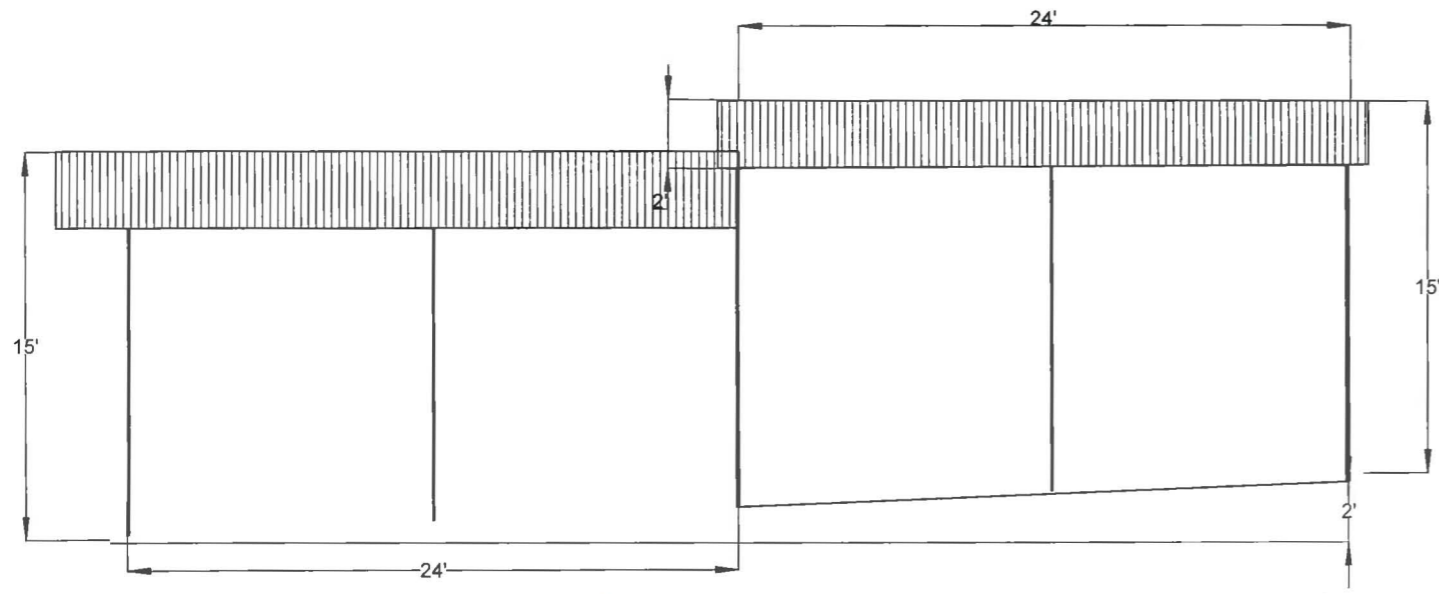
Applicant: Mike Cardwell Phone: 503-656-6081

Address: 4100 Norfolk Street, West Linn, Oregon 97045

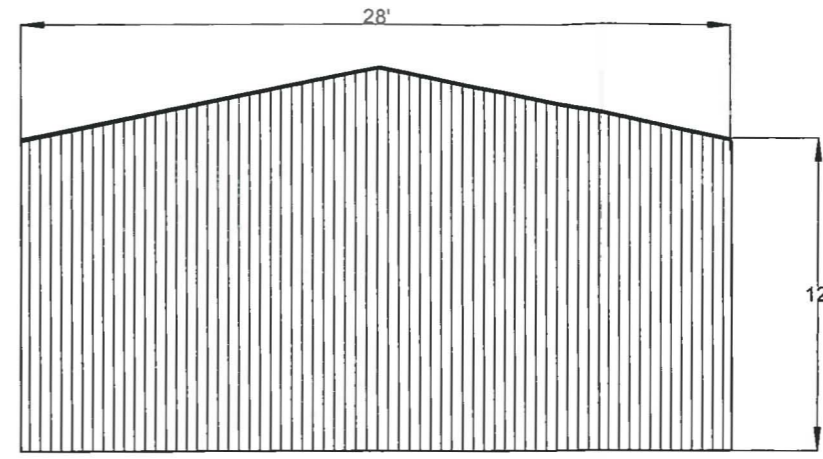
Existing Conditions Plan

Preliminary Site Plan

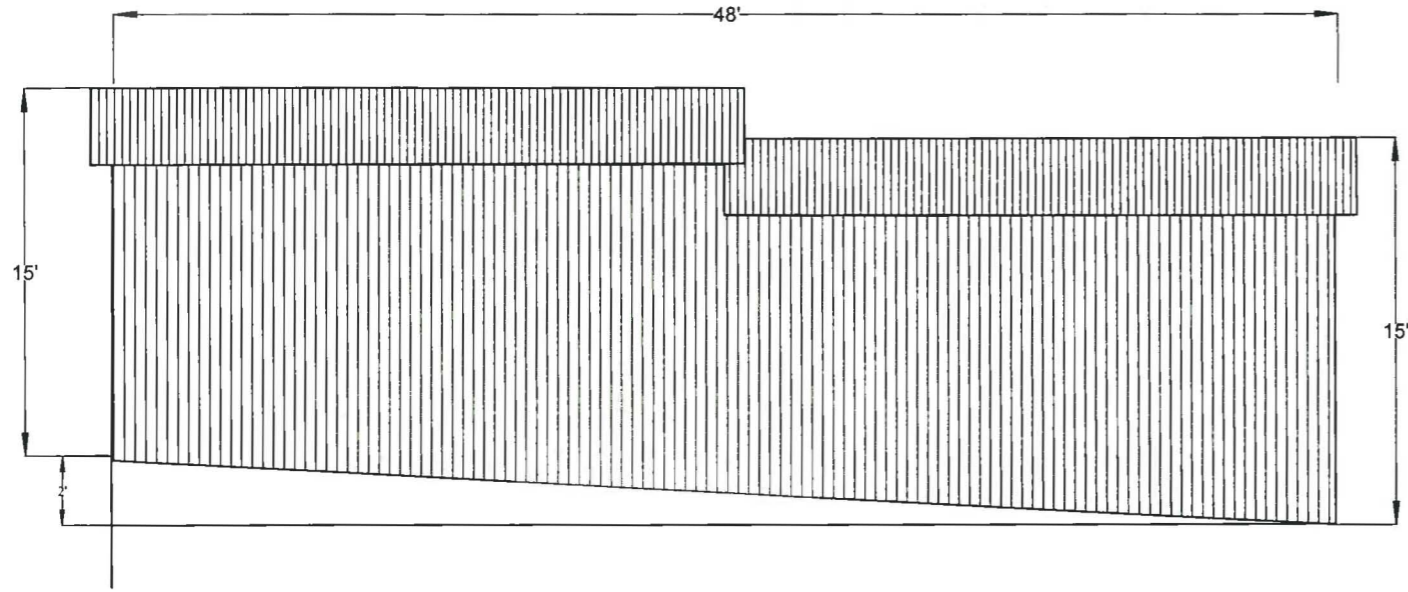
Conceptual Structural Elevation Plan



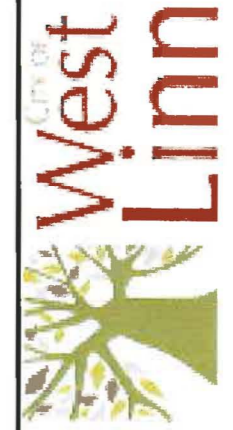
Front Elevation



Side Elevation



Rear Elevation



Project: West Linn Public Works Covered Parking Building

Applicant: Mike Cardwell | Phone: 503-656-6081

Address: 4100 Norfolk Street, West Linn, Oregon 97045

Building Elevations

Site and Adjacent Properties, Structures and Setbacks Plan

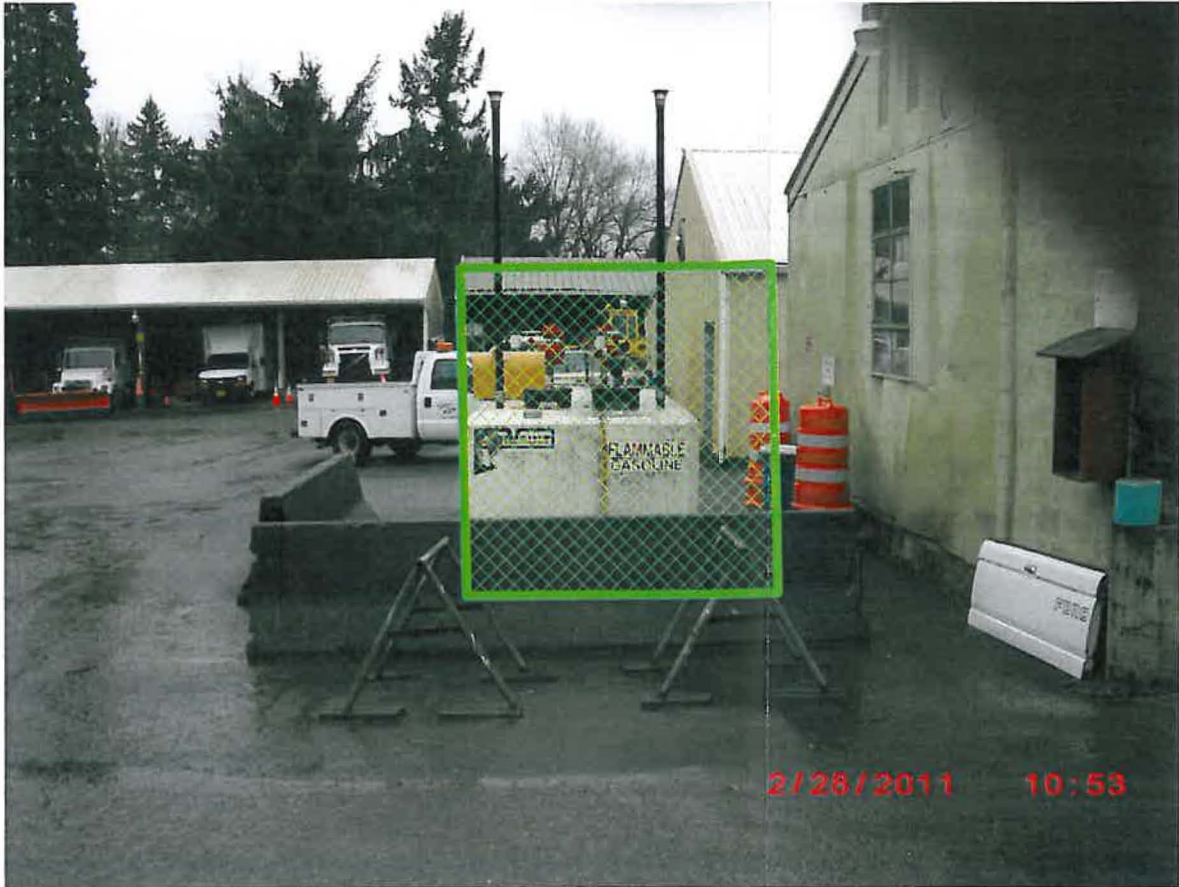


Project: West Linn Public Works Covered Parking Building	
Applicant: Mike Cardwell	Phone: 503-656-6081
Address: 4100 Norfolk Street, West Linn, Oregon 97045	
Site and Adjacent Properties Structures and Setbacks	



Proposed Fuel Tank

Proposed Tank in Perspective



Dimensions	Existing	Proposed
Width	5'-10"	8'-0"
Height	4'-5"	8'-10"
Length	11'-3"	17'-7"



Proposed Covered Carport Area

Proposed Covered Carport Area



The proposed covered carport area will 20' wide and 40' long approximately as shown to the left. The roof line will follow line of the auto shop directly ahead and will provide additional covered area to ready trucks for snow/ice storms during inclement weather. It will look similar to the covered carport area already constructed as shown below.



Material Storage Bins

Material Storage Bins



The areas with gray-colored hatching show the approximate increase in height of the walls in the material storage area above the height of the previously used jersey-style barriers (31-inch height). It is important to keep the various storage piles from co-mingling which leads to contamination and waste. Please also note at the far end (south side) of the area 12+ foot tall arborvitae shrubs conceal the material storage bins and any height change that has occurred.



Wash Rack Perimeter Wall

Washrack Perimeter Wall



Indicates approximate wall height added.

Pre-Application Meeting Notes – 4/1/2010

City of West Linn
PRE-APPLICATION CONFERENCE MEETING

Notes

April 1, 2010

SUBJECT: Conditional Use Permit and Class II Design Review for expansion of parking shed at City Public Works facility at 4100 Norfolk Street

ATTENDEES: Applicants: Mike Cardwell and Sam Foxworthy, City Public Works
Review Staff: Tom Soppe (Planning Department)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The applicant, the City Public Works Department, proposes a new parking shed within a few feet east of their existing parking shed at their existing facility at 4100 Norfolk Street in the Sunset neighborhood. The facility is zoned R-10, surrounded by single-family residential uses, with access to both Norfolk Street in front and Sussex Street in the rear. Their existing multi-building facility includes vehicle storage and service uses, a fueling station, and equipment storage and service uses as well as the offices for the Public Works operations. This facility has been at this location since at least 1977, when there is record of a conditional use permit for this applicant at this address (the file cannot be located by staff). This could be considered either a public safety facility or a public support facility or both (probably most accurately the latter). Either way, both of these uses are conditional uses in the R-10 zone. The expansion of a conditional use requires a new Conditional Use Permit (CUP) per Community Development Code (CDC) 60.050(B) and also a Design Review permit per 60.070(B). As this adds more than 5% of the square footage of an existing building on the site, Class II Design Review is needed.

Specifically the applicant proposes to build a new vehicle shed in the southeast area of the site, just east of the existing shed. The new building is proposed to be approximately 48 feet long, and will be similar in depth (approximately 28 feet) to the existing shed to the west. The building will be 12-14 feet tall. Per Planning Staff's measurement the southeast corner of the existing building is 6.5 feet from the fence on the south side of the property. As agreed by public works the new building will be 7.5 feet from the property line to avoid a permit to enlarge/alter a non-conforming use.

The existing Public Works facility as a whole does not necessarily fit cleanly under any use listed in 46.090 Minimum Off-Street Parking Space Requirements. "Service and Repair Shops" (46.0-90[C][4]) is likely the most accurate representation of the facility in this list. It requires one space for every 500 square feet of gross floor area. Depending on the total amount of interior building space that exists and is proposed at the Public Works facility and the total number of existing parking spaces, the proposal could require a permit to expand/enlarge a non-conforming use regarding parking if the facility is already non-conforming in terms of parking. Since this would be likely found not compliant with the criteria in 66.100(B) regarding how enlarging the structure cannot increase the non-conformity (it would increase it since the extra square footage would require more parking per Chapter 46) a Class II Variance would be needed as well.

If the facility is currently conforming in terms of parking but would be put into non-conforming status by the addition of the proposed square footage, a variance without the permit to enlarge/alter a non-conforming use would be required instead. If no new employees or visitors are being brought to the site by this addition once it is operational, this likely would be a major part of the applicant's argument for any variance or non-conforming-related permit related to parking.

Engineering Comments

STREET IMPROVEMENT

NORFORK STREET

Current Street and Right of Way conditions:

Norfolk Street:	Local Street
Existing Right of Way Width:	60'
Existing Pavement Width:	35' Total Pavement Width
Sidewalk:	None
Planter:	None
Parking:	None defined but on street parking does exist
Bicycle Lane:	None

Requirement Improvement:

Right of Way Width:	No additional Right of Way is required
Pavement Width:	No pavement improvement is required
Sidewalk:	No new sidewalk is required
Planter Strip:	No new planter strip is required
Bicycle Lane:	None is required

SUSSEX STREET

Current Street and Right of Way conditions:

Sussex Street:	Local Street
Existing Right of Way Width:	60'
Existing Pavement Width:	28' Total Pavement Width
Sidewalk:	None
Planter:	None
Parking:	None defined but on street parking does
existing	
Bicycle Lane:	None

Requirement Improvement:

Right of Way Width:	No additional Right of Way is required
Pavement Width:	No pavement improvement is required
Sidewalk:	No new sidewalk is required
Planter Strip:	No new planter strip is required
Bicycle Lane:	None is required

STORM DRAINAGE IMPROVEMENT

Provide storm-water treatment if creating more than 500 square feet of new impervious area.

SANITARY SEWER IMPROVEMENT

None

WATER IMPROVEMENT

None

Process

Conditional Use and Class II Design Review permits are required. (One or more permits may be needed to enlarge/alter a non-conforming structure as discussed above, and perhaps a Class II Variance for the parking as discussed above.)

A neighborhood meeting is required for the Conditional Use Permit. The site is in the Sunset neighborhood but within 500 feet of the BHT neighborhood. A neighborhood meeting is required with Sunset (BHT must still at least be contacted) and is encouraged with BHT. Contact Troy Bowers, President of the Sunset Neighborhood Association, at (503) 703-7303 or bowerst@msa-ep.com, and Steve Garner, President of the BHT Neighborhood Association, at 503-655-4531 or sbgarner@e-m-a.com. Follow the provisions of 99.038 precisely.

The applicant is required to provide the neighborhood association with conceptual plans and other material at least 10 days prior to the meeting.

The criteria of 60.050 and 55.100 shall be responded to individually in a narrative. N/A is not an acceptable response to the approval criteria. Prepare the application and submit to the Planning Department with deposit fees and signed application form. Follow 60.060 and 55.070 strictly and completely regarding submittal requirements (including plans, maps, etc.) that should accompany the narrative and the application form.

Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director.

Normally the deposit for a Conditional Use Permit is \$3,650. The deposit for a Class II Design Review permit is 4% of the construction value (minimum \$1,000), if the addition's construction value is less than \$100,000. If the proposed construction value is higher, consult the West Linn Development Review Fee Schedule available from Planning. Since this is an application with another City department as the applicant however, the Planning Department plans to waive application fees at this time.

Once the submittal is deemed complete, the staff will schedule a hearing with the Planning Commission and will send out public notice of the hearing at least 20 days before it occurs. The Planning Commission's decision may be appealed to City Council by the applicant or anyone with standing.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Thus, there is no "shelf life" for pre-apps.

Pre-Application Meeting Notes - 2/17/2011

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Notes
February 17, 2011

SUBJECT: Conditional Use Permit and Class I Design Review for several proposed improvements and several existing unpermitted improvements at City Public Works facility at 4100 Norfolk Street

ATTENDEES: Applicants: Mike Cardwell, Jeff Randall, Jim Whynot, Dennis Wright (City of West Linn Public Works)
Review Staff: Tom Soppe (Planning Department), Khoi Le (Engineering)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The applicant, the City Public Works Department, proposes a new parking shed within a few feet east of their existing parking shed at their existing facility at 4100 Norfolk Street in the Sunset neighborhood. The applicant also proposes two 3,000 gallon above-ground fuel tanks to replace one 500 gallon above-ground fuel tank. The applicant also proposes to cover the fuel tank area, an existing impervious area, with a 20 foot by 40 foot roof. At the pre-application conference the applicant also discussed a proposed wall along Norfolk Street that would be a few feet tall, in front of the current location of the arbor vitae hedges where new arbor vitas would be planted atop (discussed at the pre-application conference but not in the submitted materials).

Also, there is a) an existing outdoor vehicle washing facility and b) an existing materials storage area of several above-ground walls atop fill, with walls surrounding the fill, that have never been reviewed by Planning. Per aerials these have been built in the last 3-5 years. The materials storage area and washrack area already had walls and/or barriers and the materials storage area had hedges and fences already before the last few years, but there are some new walls where there were not walls before and/or some walls that replaced shorter walls in these areas, so there are visible changes.

The facility is zoned R-10, surrounded by single-family residential uses, with access to both Norfolk Street in front and Sussex Street in the rear. The existing multi-building

facility includes vehicle storage and service uses, a fueling station, and equipment storage and service uses as well as the offices for the Public Works operations. This facility has been at this location since at least 1977, when there is record of a conditional use permit for this applicant at this address (the file cannot be located by staff). This could be considered either a public safety facility or a public support facility or both (probably most accurately the latter). Either way, both of these uses are conditional uses in the R-10 zone. The expansion of a conditional use requires a new Conditional Use Permit (CUP) per Community Development Code (CDC) 60.050(B).



Inside of materials storage area, including walls that have not gone through design review yet

The proposed vehicle shed in the southeast area of the site, just east of the existing shed, is proposed to be approximately 48 feet long, and will be similar in depth (approximately 28 feet) to the existing shed to the west. Per Planning Staff's measurement the southeast corner of the existing building is 6.5 feet from the fence on the south side of the property. As agreed by public works the new building will be 7.5 feet from the property line to meet the current setbacks of the R-10 zone.



Location where new vehicle shed is proposed in materials storage area. Existing vehicle shed is in background to the west.

This vehicle shed is proposed in the “materials storage” area of the site, which per aerial photographs has been improved to its current state in the past few years but which has not undergone Planning review. This area includes walls along the south and east property lines surrounded by fences and high hedges, and includes fill within the walled area. This area on top of the fill is a parking and storage area which includes both a) an area with several adjoining several foot high concrete walls, on the north side of this area, and b) the open area to the south where the aforementioned shed is proposed.

The walls along the edge of the area to the south and east, along with their surrounding hedges, violate the clear vision area provisions of Chapter 42 in their relationship to both the Public Works main driveway to the north of the materials storage area and the driveway on the 4092 Norfolk Street property immediately to the south. While some of these walls are higher than the previous walls here and/or are new in the last few years, the applicant discussed at the pre-application conference how the clear vision area has already been violated by the hedges and fencing in this location for many years, possibly since the beginning of this use of this location initiated by the conditional use approval in 1977 (before the Clear Vision provisions of Chapter 42 came about in 1987). Therefore the Clear Vision situation was existing at least to a great extent in this area

before the unreviewed improvements of the past few years, so a variance to the Clear Vision provisions should not be needed as long as the applicant can prove that this was an existing situation that was not meaningfully worsened or worsened at new locations by the recent improvements.

Within the last few years a new washrack structure including approximately 3-5 foot tall walls and a new cement floor replaced a simpler vehicle washing apparatus with shorter and less formal walls.

The fuel tank area is located just west of the south end of the main building.



Fuel tank area existing conditions



Washrack- Existing washrack that has not been through Design Review

The expansion of a previously approved conditional use such as the public works site requires a conditional use permit. CDC Section 60.050(B) states, "Any change in the conditional use plan or conditions of approval shall require a new application and hearing pursuant to the provisions set forth in this chapter and CDC 99.120(B)." In many cases Design Review permits are required for new buildings, but all the buildings involved in this case are accessory structures, which CDC Section 55.025 exempts from Design Review. However since the materials storage area and the washrack area include new walls that were not there before, and since the building up of the materials storage/proposed shed area in the last few years involved the building of walls along the south and east edges of the site and within the storage area, Class I Design Review is required per Section 55.020(C). This section requires Class I Design Review for new fences and walls at sites other than single-family and duplex residential sites. The Class I Design Review permit can also review the proposed wall discussed along the Norfolk Street right of way in the arbor vitae hedge area.



Southeast corner of site where not-yet-reviewed material storage area walls are visible



Area by Public Works driveway entrance where not-yet-reviewed walls are visible

Engineering Comments

STREET IMPROVEMENT

NORFOLK STREET

Current Street and Right of Way conditions:

Norfolk Street:	Local Street
Existing Right of Way Width:	60'
Existing Pavement Width:	35' Total Pavement Width
Sidewalk:	None
Planter:	None
Parking:	None defined but on street parking does exist
Bicycle Lane:	None

Requirement Improvement:

Right of Way Width:	No additional right of way is required
Pavement Width:	No pavement improvement is required
Sidewalk:	No new sidewalk is required
Planter Strip:	No new planter strip is required
Bicycle Lane:	None is required

SUSSEX STREET

Current Street and Right of Way conditions:

Sussex Street:	Local Street
Existing Right of Way Width:	60'
Existing Pavement Width:	28' Total Pavement Width
Sidewalk:	None
Planter:	None
Parking:	None defined but on street parking does exist
Bicycle Lane:	None

Requirement Improvement:

Right of Way Width:	No additional Right of Way is required
Pavement Width:	No pavement improvement is required
Sidewalk:	No new sidewalk is required
Planter Strip:	No new planter strip is required
Bicycle Lane:	None is required

STORM DRAINAGE IMPROVEMENT

Provide storm-water treatment if creating more than 500 square feet of new impervious area.

SANITARY SEWER IMPROVEMENT

None

WATER IMPROVEMENT

None

Process

Conditional Use and Class I Design Review permits are required.

A neighborhood meeting is required for the Conditional Use Permit. The site is in the Sunset neighborhood but within 500 feet of the BHT neighborhood. A neighborhood meeting is required with Sunset (BHT must still at least be contacted) and is encouraged with BHT. Contact Troy Bowers, President of the Sunset Neighborhood Association, at (503) 703-7303 or bowerst@msa-ep.com, and Steve Garner, President of the BHT Neighborhood Association, at 503-655-4531 or sbgarner@e-m-a.com. Follow the provisions of 99.038 precisely.

The applicant is required to provide the neighborhood association with conceptual plans and other material at least 10 days prior to the meeting.

The criteria of 60.070 and 55.090 shall be responded to individually in a narrative. N/A is not an acceptable response to the approval criteria. In a case like this where a site that is already built out is being modified, 55.090 requires responses only to 55.100(B)(5) and (6). However 55.090(A)(3) allows Planning to require responses to other 55.100 criteria as appropriate. Therefore for this proposal, the applicant should also respond to 55.100(A)(1), (5), and (6); 55.100(C); and 55.100(I)(2).

Prepare the application and submit to the Planning Department with deposit fees and signed application form. Follow 60.060 and 55.070 strictly and completely regarding submittal requirements (including plans, maps, etc.) that should accompany the narrative and the application form.

Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director. Since the applicant is another City department, the Planning Department plans to waive application fees.

Once the submittal is deemed complete, the staff will schedule a hearing with the Planning Commission and will send out public notice of the hearing at least 20 days before it occurs. The Planning Commission's decision may be appealed to City Council by the applicant or anyone with standing.

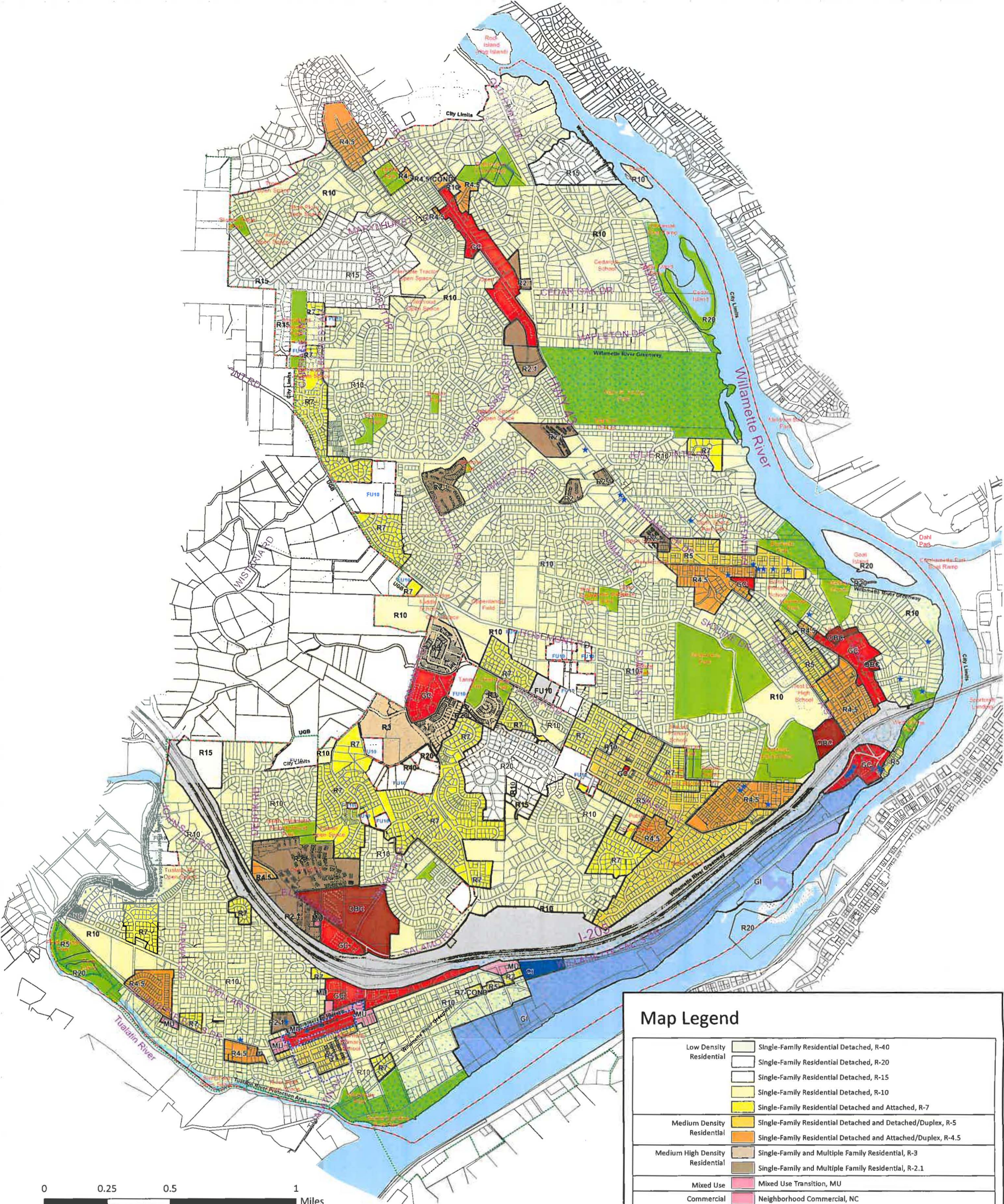
Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Thus, there is no "shelf life" for pre-apps.

City Zoning Map

CITY OF WEST LINN Zoning Map



Contact the West Linn Planning Department regarding information on Historic Districts, Landmarks, Wetlands and Overlay Zones.

City Maps available at <http://www.westlinnoregon.gov>

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Metro RLIS

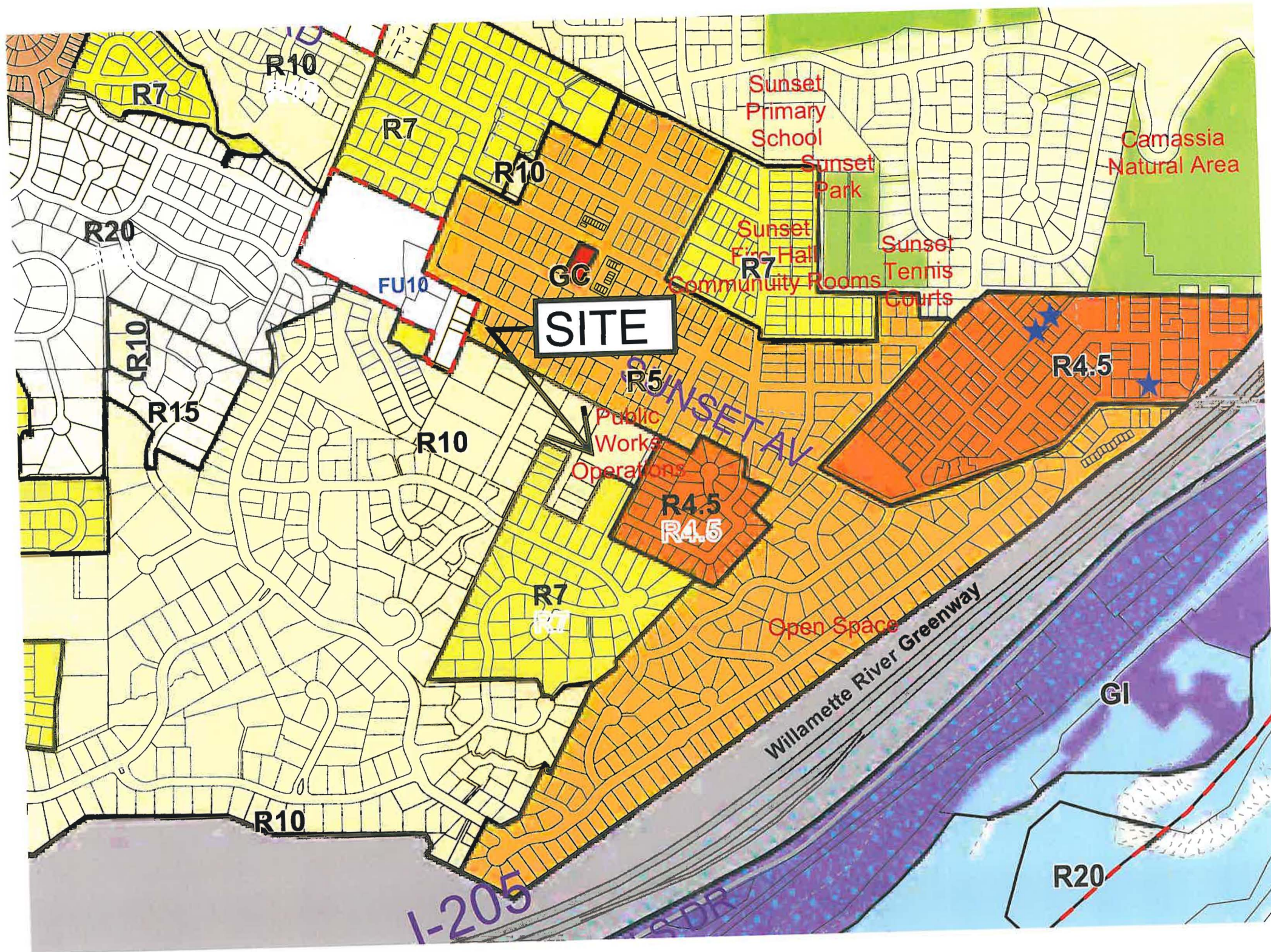
ZONING/ZONING_11x17.MXD / AHA / 7-9-09



Map Legend

Low Density Residential	Single-Family Residential Detached, R-40
	Single-Family Residential Detached, R-20
	Single-Family Residential Detached, R-15
	Single-Family Residential Detached, R-10
	Single-Family Residential Detached and Attached, R-7
Medium Density Residential	Single-Family Residential Detached and Detached/Duplex, R-5
	Single-Family Residential Detached and Attached/Duplex, R-4.5
Medium High Density Residential	Single-Family and Multiple Family Residential, R-3
	Single-Family and Multiple Family Residential, R-2.1
Mixed Use	Mixed Use Transition, MU
Commercial	Neighborhood Commercial, NC
	General Commercial, GC
	Office-Business Center, OBC
Industrial	Campus Industrial, CI
	General Industrial, GI
Other	Future Urban, FU-10
	I-205
White background areas are outside West Linn city limits	
	Zoning Labels
	Clackamas County Zoning Labels
	Historic Landmarks
	WR Greenway and TR Protection Area
	Willamette Historic District
	Willamette Commercial Historic Overlay Zone
	West Linn City Limits
	Metro's Urban Growth Boundary
	Taxlot Lines
	Parks

Local Area Zoning Map



Tax Map

This map was prepared for
assessment purpose only.

NE 1/4 NW 1/4 SEC 36 T.2S.R.1E. W.M.

CLACKAMAS COUNTY

D L C

JULIA ANN LEWIS NO. 54

2 1E 36BA
WEST LINN

4600
22800

SEE MAP 2 1E 25CD

CANCELLED

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3-31

FU-10/HL

SEE MAP 2 1E 3608

SEE MAP 2 1E 3608

23100

3-02

SEE MAP 2 1E 36

SEE MAP 2 1E 36AC

2 1E 36BA
WEST LINN
BOOK 14

23300



Neighborhood Meeting Minutes – 4/27/2010

Sunset Neighborhood Association Meeting Minutes

April 27, 2010

Location: West Linn City Hall, Council Chambers

CALL TO ORDER

John Sramek, Vice President of the Sunset Neighborhood Association (SNA), called the meeting to order at 7:04 p.m.

PRESENT

16 members and 5 guest present.

The meeting attendance sign-in sheet is in our files and is available upon request.

SECRETARY'S REPORT

Minutes of the previous meeting January 26, 2010 and March 9, 2010 were available and approved.

TREASURER'S REPORT

City of West Linn – NA Stipend Account 2009/10

Opening balance	New Fiscal Year Budget (July '09 – June '10)	\$1,500.00
07/01/09	carry over from '08-'09	372.82
	Closing balance - September 2009	<u>\$ 1,872.82</u>

SNA – Discretionary Funds

Opening balance	(July'09 - June'10)	\$686.11
09/10/09	100 fliers September mtg @ .49 ea	-49.00
09/15/09	Meeting Refreshments	-15.26
10/29/09	Meeting Refreshments	-12.00
01/26/10	Meeting Refreshments and batteries	-12.00
03/05/10	100 fliers March mtg	-9.00
	Closing balance – January	<u>\$ 588.85</u>

ANNOUNCEMENTS

1. Rob Krugler, residing at 4855 Summit St., announced his effort to change the zoning on properties adjacent to Renaissance Point development from R10 to R7.
2. Lock Fest – May 15th food, demonstrations, and tour of the paper mill. For more info www.willamettefalls.org or call 503-650-0649.

GUEST PRESENTATIONS

1. **Update on ballot for the Police Station, Vic Lancaster and Dennis Richey:**
Mr. Lancaster and Mr. Richey spoke about the pressing need for a new police station. The current station is old, cramped, falling apart, and is not up to current seismic standards. In addition, the police cars parked behind the station are parked on land owned by the paper mill, therefore, in order to expand, the city

would have to acquire the parking lot via condemnation. To support all of this he showed a 14-minute video presentation.

2. **Proposed new shed for Public Works facility on Norfolk St.:** Mike Cardwell, Sanitary Sewer Superintendent and Sam Foxworthy, Streets Superintendent talked about the new equipment shed to be built. In an effort to mitigate the concerns of the neighbors, various shrubs and bushes will be planted around the shed. Also, the color of the shed will match existing structures.
3. **City of West Linn Engineering Manager, Dennis Wright:** His visit was a follow-up to the meeting January 26, 2010, when the Falls View parking issue was addressed. Dennis displayed a map of the Hemlock/Falls View/Pine Street area. He proposed that the Falls View Street be converted to one-way in an effort to provide additional parking spaces. The home owners along Falls View had requested the city to eliminate three parking spots in front of their homes. A no parking sign was put up by the city to accomplish this. The home owners would like to be able to park in front of their own homes if needed, whereas the residents of the apartment complex also think that they can use these three parking places as well. Another important issue in this area is *safety and convenience*: can fire trucks, garbage trucks, street sweepers, and moving vans have access? It was also noted that the designated parking lots for the two apartment complexes were not being fully utilized by the tenants because of inconvenience. Pine Street, because of its width and slope, is not able to handle additional parking. The city did a survey on two different dates at 8pm to determine the utilization of the current parking around the apartment complex. The conclusion was that not all the existing parking spots are being used.

Following the above discussions, a motion was passed 13 – 0 as follows;

“A motion that the city council authorize public works to ‘examine’ the drainage problem, improve street lighting, consider street cleaning; and that city engineer Dennis Wright contact the apartment owners to open up additional parking places to the residents.”

OLD BUSINESS

1. **Sunset School Status Update:** Doug Vokes, past SNA president, presented the new proposed layout for the Sunset School situated at the Oxford St location. The primary reason the school wants to buy 1.6 acres of Sunset Park is to give the school district enough space to allow for approximately 75 parking spaces, which is less than 100 spaces that were desired at the Oppenlander location. The size of the current school property for Sunset Primary, according to the school district, is not large enough to build a school and provide 75 parking places. Additional land is needed, therefore, the school wants to buy the 1.6 acres of Sunset Park.

Concerns brought up:

- The school does not have a finite plan for the school – reason is that they don’t want to spend money on architects until they have the land secured.
- Location of the wading pool and play structure.

- If the school doesn't need all of the 1.6 acres of park, will they maintain it as park land
 - If the measure fails and the school district decides to move Sunset School elsewhere, what will happen to the property?
2. **5th Annual Sunset Neighborhood Picnic:** Sunday, June 27th 1-4pm Sunset Park. Hamburgers and hot dogs, etc served. Music by GlobalFM. Come and meet your neighbors.
 3. **Sunset Neighborhood Plan Implementation Priorities – Work Plan Update:** No updates at this time.

NEW BUSINESS

1. **2nd Annual Take Care of West Linn Day – Saturday, May 15th:** Doug and Doreen Vokes are organizing an ivy pull in Wilderness Park from 9-11am. Doughnuts provided. Meet at parking lot corner of Clark and Skyline Dr. The city is going to provide food and beverages for all volunteers at Hammerle Park from 12-1:30pm for a complimentary meal.

ADJOURNMENT

With no further business before the SNA, the President adjourned the meeting at 9:15pm.

*****5th Annual Sunset Neighborhood Picnic/Concert June 27th 1-4pm *****

****Next meeting will be in September TBA, 2010 @ 7pm. ****

Respectfully submitted by Doreen Vokes, Secretary of the SNA.

SNA OFFICERS

President,	Troy Bowers	503-703-7303	bowerst@msa-ep.com
Vice President,	John Sramek	503-320-2077	johns@jsremodel.com
Secretary/Treasurer,	Doreen Vokes	503-650-2072	dsekov@msn.com

For association info and meeting minutes, or for general city information, visit www.westlinnoregon.gov *****please note new web site address*****

Neighborhood Meeting Minutes – 4/26/2010

Sunset Neighborhood Association Meeting Minutes
April 26, 2011

Location: West Linn City Hall, Council Chambers

CALL TO ORDER

Troy Bowers, President of the Sunset Neighborhood Association (SNA), called the meeting to order at 7:03 p.m.

PRESENT

10 members and 3 guests present.

The meeting attendance sign-in sheet is in our files and is available upon request.

SECRETARY'S REPORT

Minutes of the previous meeting January 25, 2011 were available and approved as posted on web site.

TREASURER'S REPORT

City of West Linn – NA Stipend Account 2010-11

Opening balance

07/01/10	carry over from '09-'10	889.11
07/01/10	'10 – '11 Fiscal Year Budget	\$1,500.00
	Balance since last meeting	<u>\$2,389.11</u>

SNA – Discretionary Funds

Opening balance

07/01/10	carry over from '09-'10	457.16
09/18/10	Refreshment for dumpster day	(30.00)
09/28/10	Meeting Refreshments and batteries	(12.00)
03/24/11	SNA sign – date overlay (OR City Signs)	(6.00)
	Balance since last meeting	<u>\$410.98</u>

ANNOUNCEMENTS

GUEST PRESENTATIONS

1. **Police Officer Neil Hennelly:** He announced that on Saturday, April 30th from 10-2pm at the West Linn Police Dept there will be an opportunity for neighbors to dispose of their unused and expired medication in a safe manor. In addition, you can take your documents that have your personnel information on them to the police department for shredding.

2. **Mike Cardwell, Environmental Service Supervisor, and Jeff Randall, Streets Supervisor, Public Works Dept., City of West Linn:** Mike spoke about the improvements to the facility. The proposal is as follows:

- A building approx. 48ft long, 28ft deep, and 12-14 feet tall on the Norfolk side, to park equipment, backhoes, dump trucks, etc, to keep them out of the inclement weather.
- A 20 ft x 40 ft carport to provide a covered work area over an already paved area in-between two buildings.
- Replacement of two – 500 gallon (to store unleaded and diesel fuel) above ground fuel storage tanks with two – 3,000 gallon above ground fuel storage tanks. All the tanks will have a containment system designed to catch any leaks. He showed picture.
- Three maintenance items: replacing existing walls with higher walls: 1) on the south western perimeter; 2) putting blocks in to separate storage bays (sand, gravel, etc) and 3) barriers around the vehicle wash rack (north western perimeter). The proposal can also be found on the city's web site.

OLD BUSINESS

1. Sunset Neighborhood Plan Implementation:

- **Gateway and intersection signs.** We are working with the city to determine the next steps in order to move forward.
- **Trails – sidewalks:** Mention was made of the gap in the sidewalks along Summit / Cornwall Street and the resulting safety issues. SNA was not able to obtain grant money.
- **Sunset School:** The city is working on vacating the right-of-way which will allow the school to access Sunset Park property.
- **Preservation of Historic Resources:** We are looking for someone who is interested in helping with this aspect of the Sunset Neighborhood Plan.
- **Community involvement:** We made tentative plans for the picnic this year. We are going to send out a survey via listserv asking the neighbors if they would prefer having the picnic on a Saturday or a Sunday. Regardless of the day it will be again held in June.

2. 2010/2011 Goals Update:

- Rezoning of properties at Sunset and Cornwall from general commercial to neighborhood commercial.
- Work with City and Transportation Advisory Board (TAB) to determine how to best manage overall Sunset/Cornwall/Lancaster/Parker alignment.

NEW BUSINESS

1. **3rd Annual Take Care of West Linn Day** on May 14, 2011 organized by WL Parks & Recreation Advisory Board and the Parks & Recreation Dept. This event is a forum to allow a community organization to organize a project for the benefit of West Linn. For more information contact Ken Warner, Recreation Director, Parks & Recreation Dept. 503-557-4700 or city web site. Doug and Doreen Vokes have organized an ivy pull starting at Wilderness Park (lower parking lot) at 9am. Please bring appropriate tools; doughnuts will be provided. Volunteers can stop by Mary S Young Park from 12-1:30pm for a complimentary meal, camaraderie and some much need recognition.
2. **Gateway signs** – Doug Vokes and Troy Bowers met with the city on March 3rd to finalize our design and location of the proposed neighborhood gateway signs. The signs will be located on Sunset Ave below 205 and the corner of Summit St and Rosemont. The signs will be 18 x 36 inches and will feature a new logo for our neighborhood. A motion was made, seconded and passed (10-0) to pay \$750 out of our neighborhood stipend account for the second sign. The city will pay for the first one.
3. **Sixth Annual Sunset Neighborhood Picnic** - Sunday, June 26th 1-4pm at Sunset Park. Co-chair Doreen Vokes and Amanda Callahan. Food and music will be provided. Come and meet your neighbors.

ADJOURNMENT

With no further business before the SNA, the President adjourned the meeting at 8:33pm.

**** Next picnic/meeting will be Sunday, June 26th @ 1-4pm. ****

Respectfully submitted by Doreen Vokes, Secretary of the SNA.

SNA OFFICERS

President,	Troy Bowers	503-703-7303	bowerst@msa-ep.com
Vice President,	John Sramek	503-320-2077	johns@jsremodel.com
Secretary/Treasurer,	Doreen Vokes	503-650-2072	dsekov@msn.com

For association info and meeting minutes, or for general city information, visit www.westlinnoregon.gov ***please note new web site address***

Site Photographs

West Linn Public Works Operations



Administration Office – From Norfolk Street





Materials Storage – Looking East



Covered Parking Building Site – Looking Southeast



Vehicle Maintenance Shops – Looking North



Equipment Parking Sheds Adjacent to Proposed Building – Looking West



Administration Building – Looking Northeast



Maintenance Buildings & Sign Shop/Storage



Proposed Building Site from Norfolk Street