



CITY OF
**West
Linn**

Planning Commission

Public Hearing: SUB-18-03/WAP-18-04/WRG-18-03

Proposed Six-Lot Subdivision

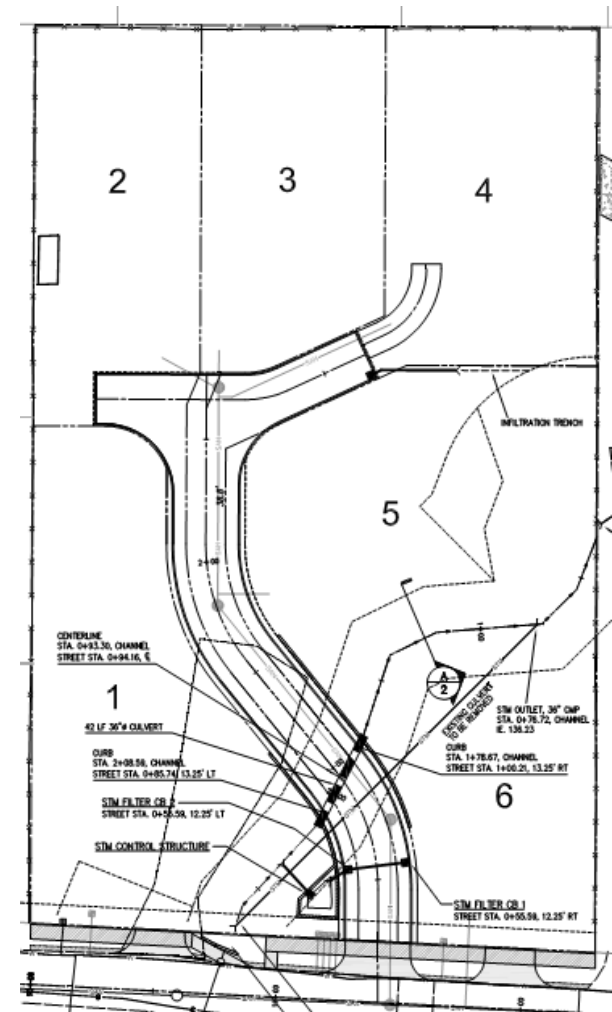
3841/3843 Mapleton Drive

April 3, 2019



Decision Before the Planning Commission

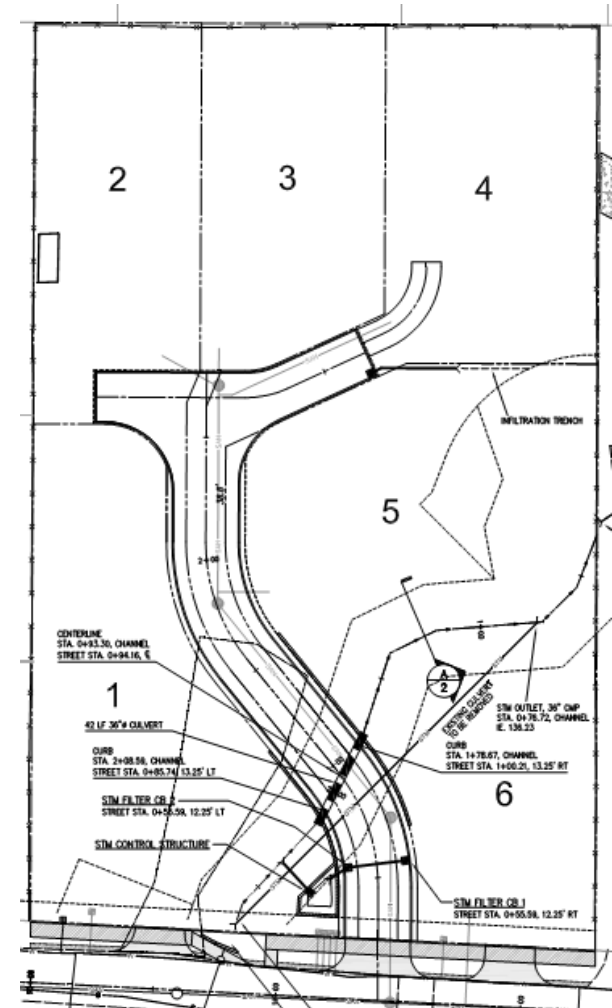
- Quasi-Judicial Public Hearing for Subdivision Proposal
 - Six-Lots
 - Mapleton Dr. Direct Access (2 lots)
 - Private Shared Access Drive (4 lots)
 - Habitat Conservation Area Review
 - Water Resource Area Permit
 - “Daylighting” of Trillium Creek
- Approve Staff Recommendation
- Approve with Modified Conditions
- Deny





General Information

- Quasi-Judicial Public Hearing for Six-Lot Mapleton Subdivision
 - 1.96 acres/R-10 Zoning
 - Currently Vacant
 - “Daylighting” Trillium Creek
 - 15 Foot WRA Buffer/HCA Re-Designation
 - Schott & Associate Reports (pgs. 76-114)
 - GeoTech Report (pg. 115)
 - Stormwater Treatment Facilities (pg. 135)
 - ROW Improvements to Mapleton Drive
 - Retain 26 of 40 Significant Trees



Aerial Photograph



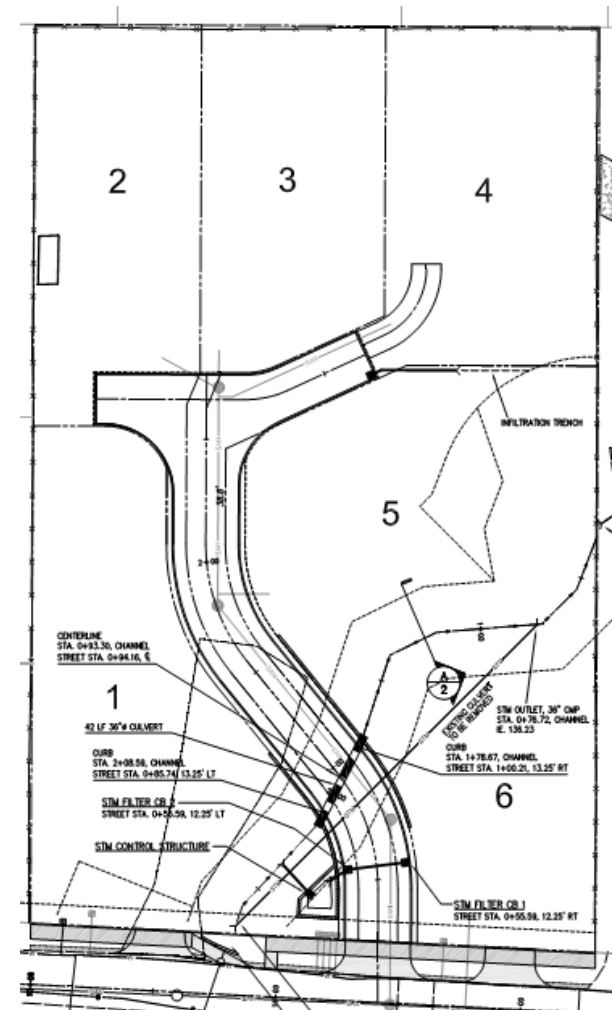
Current Zoning





Proposed Tentative Plan

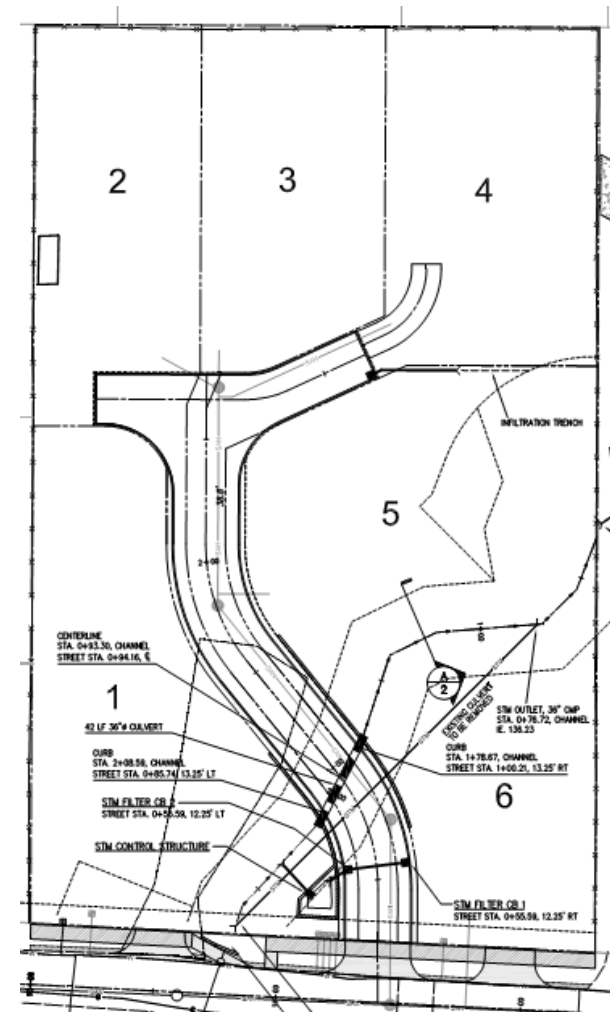
- Lots 1 and 6 – Direct Access to Mapleton Drive
- Lots 2 to 5 – Access from Shared Private Drive
 - Flag Lots
 - Shared Access/Maintenance Agreement
 - Public Utility Easement
 - 26.5 Feet Wide
- Mapleton Drive ROW
 - Existing 50 Feet
 - Accommodate 28 Foot Pavement Width
 - Half-Street Improvements
 - Underground Overhead Utilities



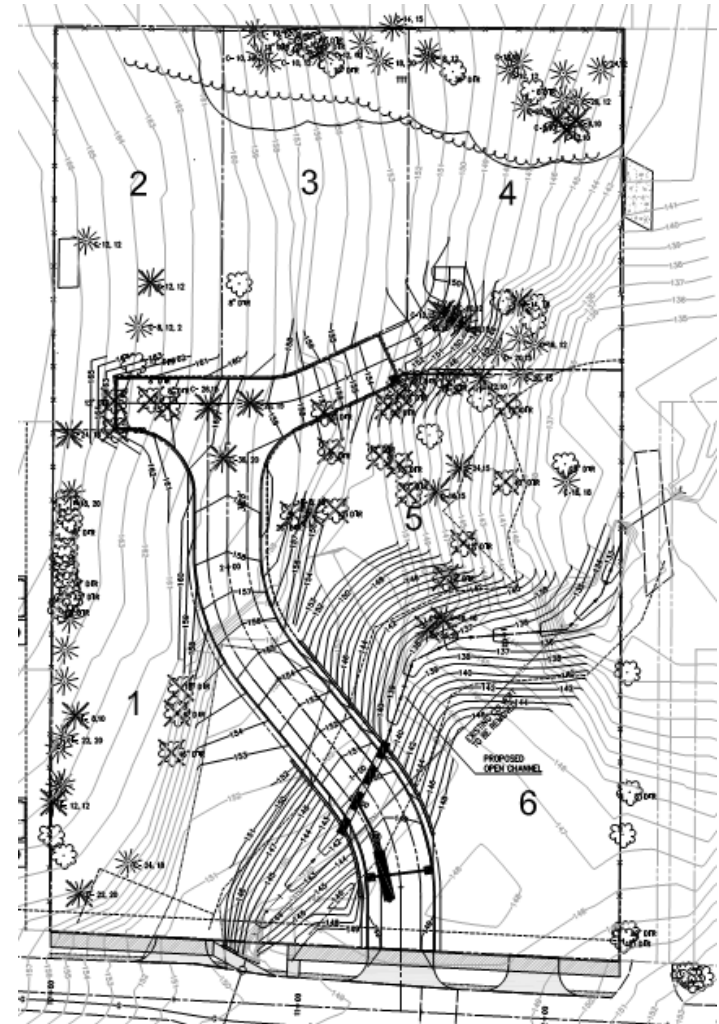


Proposed Tentative Plan

- Water Available in Mapleton Drive
- Sanitary Sewer in Mapleton Drive
 - Public Sewer Line in Shared Access Drive for Service to Lots 2 thru 5
- Stormwater Facilities
 - Shared Access Drive
 - 275 sq. ft. facility at south end
 - Small soakage trench at north end
 - Individual Facilities for Each Single-Family Home
- Half-Street Improvements
- Underground Overhead Utilities



“Daylighting” of Trillium Creek





Staff Recommended Conditions of Approval

1. Site Plan. With the exception of modifications required by these conditions, the project shall substantially conform to all Tentative Plan Sheets.
2. Engineering Standards. All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed, or paid by fee-in-lieu, prior to final plat approval.
3. HCA Boundary. The HCA Boundary is revised to align with the proposed riparian setback for the “daylighted” section of Trillium Creek across the subject property as identified on the Tentative Plan (Staff Finding 6). A copy of the map change report and final findings shall be provided to Metro and the City’s GIS mapping to initiate the change.



Staff Recommended Conditions of Approval

4. Reciprocal Access and Maintenance Agreement. The applicant shall record a reciprocal access and maintenance agreement for the private street serving Lots 2, 3, 4, and 5. The private street shall be named and the name shown on the final plat. The agreement shall be recorded with the final plat.
5. Private Access Drive Public Utility Easement. The applicant shall record a public utility easement over the private street for future maintenance of the public sanitary sewer line serving Lots 2, 3, 4, and 5. The easement shall be recorded with the final plat.
6. Reduced Water Resource Area Document. The applicant shall record a legal document that includes a legal description and map, signed by a City representative, describing the reduced WRA prior to final plat approval. The map must be coordinated with the City's GIS Analyst.

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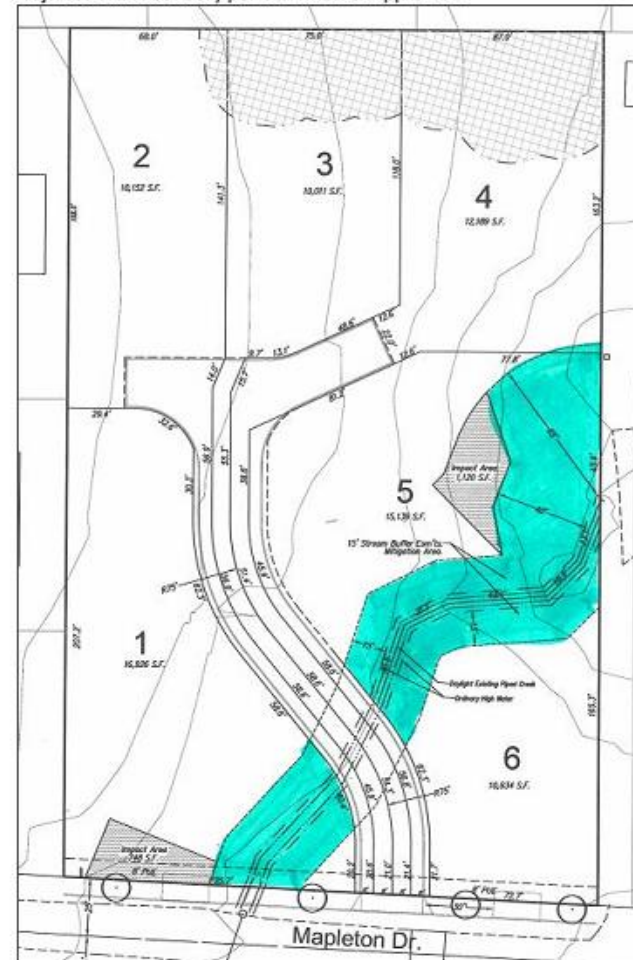
QUESTIONS OF STAFF?



HCA Map Boundary Adjustment



Adjusted HCA Boundary per Condition of Approval 3



HCA Classification Tables



Table 7: Method for Identifying Habitat Conservation Areas (“HCA”)

Fish & wildlife habitat classification	High Urban development value¹	Medium Urban development value²	Low Urban development value³	Other areas: Parks and Open Spaces, no design types outside UGB
Class I Riparian	Moderate HCA	High HCA	High HCA	High HCA / High HCA+ ⁴
Class II Riparian	Low HCA	Low HCA	Moderate HCA	Moderate HCA / High HCA+ ⁴
Class A Upland Wildlife	No HCA	No HCA	No HCA	No HCA / High HCA ⁵ / High HCA+ ⁴
Class B Upland Wildlife	No HCA	No HCA	No HCA	No HCA / High HCA ⁵ / High HCA+ ⁴

NOTE: The default urban development value of property is as depicted on the Metro Habitat Urban Development Value Map. The Metro 2040 Design Type designations provided in the following footnotes are only for use when a city or county is determining whether to make an HCA adjustment.

¹Primary 2040 design type: Regional Centers, Central City, Town Centers, and Regionally Significant Industrial Areas

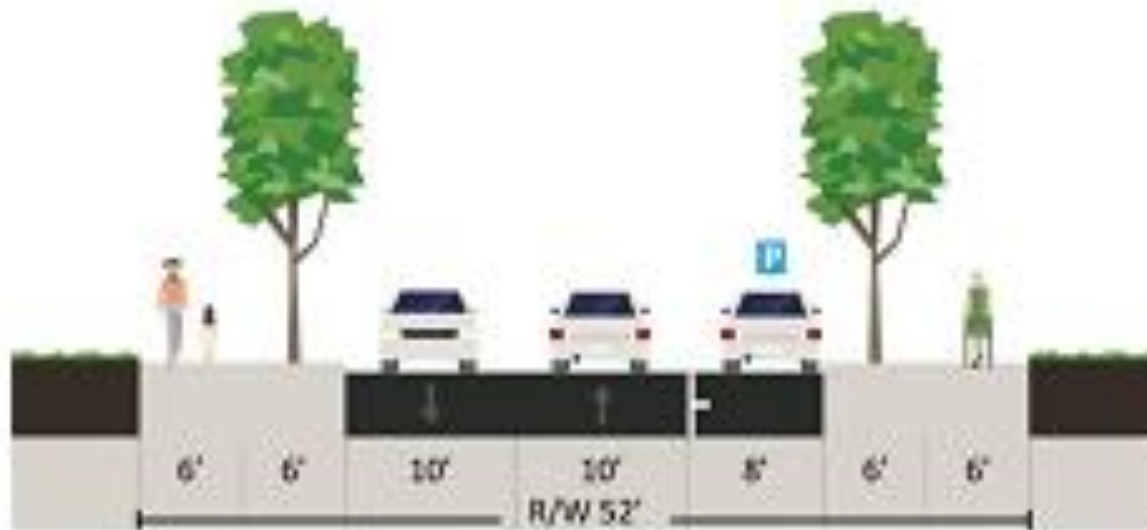
²Secondary 2040 design type: Main Streets, Station Communities, Other Industrial areas, and Employment Centers

³Tertiary 2040 design type: Inner and outer neighborhoods, Corridors

⁴Cities and counties shall give Class I and II riparian habitat and Class A and B upland wildlife habitat in parks designated as natural areas even greater protection than that afforded to High Habitat Conservation Areas.

⁵All Class A and B upland wildlife habitat in publicly-owned parks and open spaces, except for parks and open spaces where the acquiring agency clearly identified that it was acquiring the property to develop it for active recreational uses, shall be considered High HCAs.

Local Street Cross-Section



28-foot Local (Parking on One Side)



2.0045 Detention Facilities

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B. Detention volume storage methods, in order of preference, are the following:

- 1. Surface storage – pond**
- 2. Underground storage by tank or vault will be approved by the City Engineer only when a pond is impracticable. No underground detention facilities will be authorized for residential application.**
- 3. Slopes to detention pond shall not to exceed 3:1 and be vegetated with native materials. Retaining walls of all types for a pond construction shall be approved by the City Engineer only when native sloped enclosure is impracticable.**