



Agenda Report

Date: December 2, 2015

To: Russ Axelrod, Mayor
Members, West Linn City Council

From: John J. Boyd AICP, Community Development Department

Through: Chris Kerr, Community Development Director Initials
Don Otterman, Interim City Manager Initials

Subject: MISC-15-11 - temporary Use Permit at 3777 Mapleton Drive

Purpose

Public Hearing before the City Council for consideration of a one year temporary use permit for use of 3777 Mapleton Drive for storage of construction activities and equipment for the ongoing Lake Oswego/Tigard Water Partnership (LOT) Raw and Finished Water Pipelines Project.

Question(s) for Council:

Shall City Council approve, approve with conditions or deny MISC-15-11 Temporary Use Permit at 3777 Mapleton Drive

Public Hearing Required:

Yes

Background & Discussion:

The applicant seeks approval of a temporary use of the site for staging of construction activities and equipment for the ongoing Lake Oswego/Tigard Water Partnership Raw and Finished Water Pipelines Project, Schedule 3, Mapleton. The project site is approximately 1 acre in size, located on Mapleton Drive. The applicant asserts locating a staging area at this site shortens the time required to complete construction of the new water line. The temporary use at this location also reduces the number of truck trips needed for the construction of the water line. The approval period for a Temporary Use is one year. The applicant anticipates the temporary use will terminate with the completion of the water line project.

Budget Impact:

None

Council Options:

1. Approve the proposed Temporary Use Permit with the suggested conditions of approval.
2. Approve the proposed Temporary Use Permit with modified conditions of approval.
3. Deny the proposed Temporary Use Permit.

Staff Recommendation:

Option 1 or 2 – Approve the proposed Temporary Use permit with suggested or modified conditions of approval.

Potential Motion:

Move to approve MISC 15-11 a one year temporary use permit for use of 3777 Mapleton Drive for storage of construction activities and equipment subject to the conditions of approval.

Attachments:

1. Staff report with six attached exhibits
 - a. PM - 1 AFFIDAVIT OF NOTICE AND MAILING PACKET
 - b. PM - 2 APPLICANT'S SUBMITTAL
 - c. PM - 3 EXCERPT OF BUILDING PERMIT 935-15-112
 - d. PM- 4 UNTITLED EXHIBIT FROM MIP14-05 DEPICTING TREE PROTECTION AREAS
 - e. PM- 5 MAPLETON PARTITION – EXISTING CONDITIONS DEPICTING WATER RESOURCE AREA
 - f. PM- 6 EMAIL FROM TY DARBY DEPUTY FIRE MARSHAL, TUALATIN FIRE AND RESCUE