



City of West Linn

STAFF REPORT FOR THE CITY COUNCIL

FILE NUMBER: MISC-15-11

HEARING DATE: December 14, 2015

REQUEST: 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.

APPROVAL CRITERIA: Community Development Code (CDC) Chapters 11, 35 42, 46, and 48.

**STAFF REPORT
PREPARED BY:** John J. Boyd AICP, Planning Manager

Planning Manager JB Development Review Engineer's Initials KOL

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GENERAL INFORMATION

OWNER: John DeCosta Land Finding LLC,
120 Cabana Point,
Lake Oswego, OR 97034.

APPLICANT: Frank Coluccio Construction
Jeff Argov
9600 M.L. King Way,
Seattle, WA 98118

APPLICANT: **CES\NW**
Tony Weller P.E., P.L.S.
13190 SW 68th Parkway, Suite 150,
Tigard, OR 97223.

SITE LOCATION: 3777 Mapleton Drive, West Linn, Oregon 97068

SITE SIZE: Approximately 1.0 acre.

LEGAL DESCRIPTION: Clackamas County Assessor's Map 2 1E 24BC lots 00600

COMP PLAN DESIGNATION: Residential Low Density

ZONING: Single family Residential Detached (R-10)

APPROVAL CRITERIA: Community Development Code (CDC) Chapters 11 Single Family Residential Detached, 35 Temporary Structures and Uses, 42 Clear Vision Areas, 46 Off Street Parking, Loading and Reservoir Areas, 48 Access, Egress and Circulation

120-DAY PERIOD: This application was accepted on October 22, 2015. The 120-day application-processing period ends on February 19, 2016.

PUBLIC NOTICE: Notice was mailed to property owners within 500 feet of the subject property and the Robinwood Neighborhood Association on November 24, 2015. A sign was placed on the property on December 1, 2015. The notice was also posted on the City's website and was published in the West Linn Tidings on December 3, 2015. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

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, and previously contained a residence and outbuildings (that have been removed.)



Proposed Temporary Use site

The proposed temporary use is associated with upgrades to the public water system. 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.

Project Description.

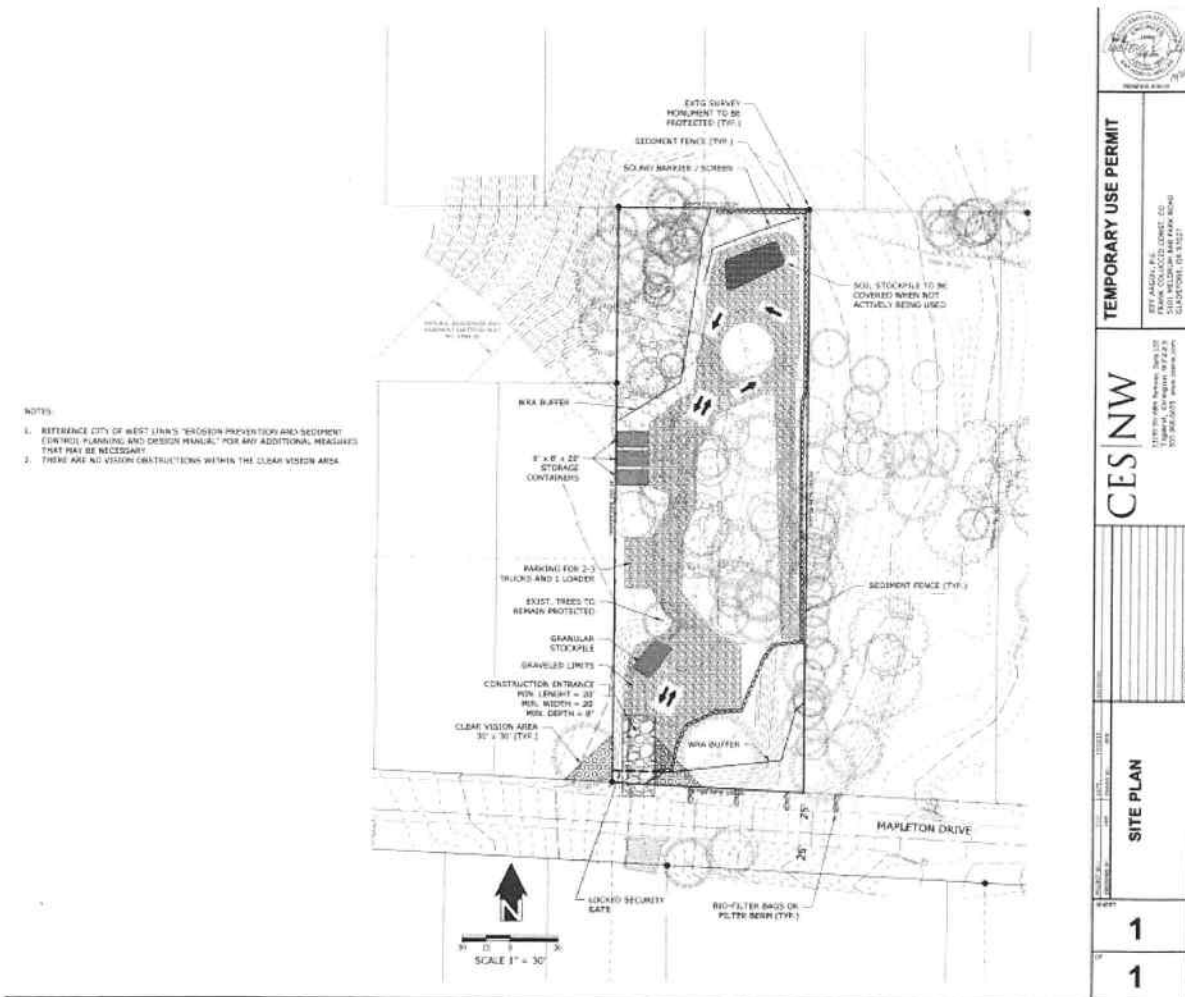
The Site Plan identifies the gated entrance, granular stockpile, truck and grader parking, three 8' by 8' by 20' storage container units and a soil stockpile that is covered when not being used. The entrance to the proposed staging areas along Mapleton Drive have gravel surfaces. The contractor is working with the adjacent neighbors to address any of their concerns with the use of the site including security fencing, a sound barrier/screen near the rear of the property and maintaining erosion control facilities. The site is not open to the public and will not generate any additional traffic onto the roadway. The use of the site reduces both the time needed to complete the project and the number of trucks needed to support the water line construction.

The site recently received preliminary approval for a 3-lot partition and WRA permit (Casefile MIP-14-05 / WAP-14-02). The proposed temporary use area will be located outside of the water resource areas delineated in those approvals.

Temporary permits are required for construction related storage. Temporary permits for periods of six to 12 months are issued by the City Council if the applicant has shown that the project is eligible and meets the approval criterion.

Site Conditions:

The parcel is approximately 120 by 360 feet. It is located on the north side of Mapleton Drive. The site generally slopes uphill to the west, and the middle area is higher than the north or south end. At the northwest corner there is a slight overlap with the steep ravine heading downhill to the west-northwest to Gans Creek. The site slopes steeply downhill to the south and east at the southeast corner as well towards Trillium Creek, an open segment of which is across Mapleton Drive. There are a number of mature trees on the site. Two mapped water resource areas exist near the property, one to the southeast (Trillium Creek) and one to the northwest (Gans Creek).



Surrounding Land Use and Zoning:

The properties immediately adjacent to the subject property in all direction are zoned R-10 and are used for residential uses. Approximately 500 feet to the west, the West Linn Retail Center is located in the General Commercial Zone (along the western border of Willamette Drive). Approximately 250 feet to the south is Mary S. Young Park located in the R-10 zone. Approximately 1,100 feet to the east is the Water Treatment Plan also located in the R-10 zone.

Public Comments:

As of the date of this staff report, no public comments have been submitted.

RECOMMENDATION

Staff recommends approval of application MISC-15-11, based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of the conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. Site Plan. With the exception of any modifications required by these conditions, the project shall conform to the Site Plan dated October 22, 2015.
 - a. The applicant shall update the site plan to depict the diesel fueling station.
 - b. The applicant shall provide a letter from TVFR certifying the fueling station meets all siting requirements under its adopted fire code.
 - c. The applicant shall update the site plan to correctly depict tree protection areas for trees identified as significant in MIP 14-05 and as attached in Exhibit PM-4.
2. Site Protection. No development or activities are permitted in the areas identified as WRA Buffers (shown on Exhibit PM-5).
3. Tree Protection. Using the tree protection areas mapped in MIP 14-05 for trees identified as significant (and attached as Exhibit PM-4):
 - a. Remove all equipment, debris, materials, fencing, including the noise fencing, and compacted gravel from the tree protection areas.
 - b. Install tree protection fencing according to the specifications in the West Linn Tree Technical Manual.
 - c. Hire consulting arborist to evaluate the tree areas for damage that may have occurred due to applicant's activities and follow any approved mitigation measures.
 - d. Provide a second arborist's report, approximately twelve months from the date of permit issuance and prior to discontinuance of the temporary use, that evaluates the tree areas for damage that may have occurred due to applicant's activities and complete any required mitigation.
4. Dust and Mud Mitigation.
 - a. The applicant shall install and maintain a paved or graveled surface on the site sufficient to avoid dust generation and keep any sediment or mud on site, or utilize other erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008.
 - b. The applicant shall provide daily street sweeping on days when the site is used to mitigate the impact of any dust, sediment, or mud that is tracked off site by traffic.

5. Noise. The applicant shall not be permitted to use single high pitch tone alarms, also known as back-up beepers, as a reverse alarm for on-site construction equipment, not including over the road trucks; spotters or other alternative methods approved by OSHA are required.

ADDENDUM
CITY COUNCIL STAFF REPORT
December 14, 2015

**STAFF EVALUATION OF THE PROPOSAL'S COMPLIANCE
WITH APPLICABLE CODE CRITERIA**

I. CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED AND ATTACHED, R-10

11.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions.

...

3. Temporary uses, subject to the provisions of Chapter 35 CDC

Staff Finding 1: The applicant's Temporary Use Application addresses the provisions of Chapter 35 CDC and proposes 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", which are permitted under prescribed conditions. Subject to City Council approval of the request, this criterion is met.

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.*
- 4. Repealed by Ord. 1622.*
- 5. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, 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 CDC 41.010 shall apply.*
 - b. For an interior side yard, seven and one-half feet.*
 - c. For a side yard abutting a street, 15 feet.*
 - d. For a rear yard, 20 feet.*
- 6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.*
- 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 0.45. 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 0.30 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 nonconforming structures permit under Chapter 66 CDC.*

10. The sidewalk provisions of Chapter 43 CDC shall apply.

Staff Finding 2: The applicant's Temporary Use Application addressed the provisions of CDC Chapter 35; the application is incorporated as the City's findings. The application notes "No new lots are proposed." The dimensional lot criteria do not apply.

The application does not propose the construction of any permanent structure, and it states under accessory structure, "[o]ther than a temporary sound barrier/visual screen and temporary storage containers, no new structures are proposed. The sound barrier/screen and storage containers are temporary accessory structures that will be removed once the water line construction is completed." Thus, the lot setbacks do not apply.

Staff determines that all of the required criteria are met, and issuance of the permit is subject to City Council approval of the request.

II. CHAPTER 32, WATER RESOURCE AREA PROTECTION

32.020 APPLICABILITY

A. This chapter applies to all development, activity or uses within WRAs identified on the WRA Map. It also applies to all verified, unmapped WRAs. The WRA Map shall be amended to include the previously unmapped WRAs.

Staff Finding 3: The applicant's Temporary Use Application as it relates to the provisions of CDC Chapter 32 notes, "[t]he proposed temporary use area will be located outside of the water resource areas delineated in those approvals." Staff determines that all of the required criteria are met, and issuance of the permit is subject to City Council approval of the application.

II. CHAPTER 35, TEMPORARY USES AND STRUCTURES

35.010 APPLICABILITY

Notwithstanding the limitations of use established by this code, the approval authority can authorize temporary uses consistent with the provisions of this chapter. (Ord. 1613 § 6, 2013)

35.020 EXEMPTIONS

The following temporary uses and structures are exempt from the provisions of this chapter:

A. Construction related uses including, but not limited to, trailers and staging areas, on sites approved for the associated development.

B. Portable outdoor storage units or similar structures as are typically used for storing items in conjunction with a move, minor remodel, or construction project that will remain on site 14 days or less during a given calendar year.

Staff Finding 4: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The proposed use is not an allowed exemption under CDC 35.020 because it is not taking place on a site approved under the LOT Waterline project, nor is it a portable structure being used on site for 14 days or less. Therefore, the exemption criterion do not apply. Staff determines that all of the required criteria are met, and issuance of the permit is subject to City Council approval of the application.

35.030 TEMPORARY USE STANDARDS

A. Temporary uses shall be approved if they meet the following standards:

1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:

a. The proposed site shall have adequate parking and circulation space consistent with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter 48 CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter 42 CDC, Clear Vision Areas.

Staff Finding 5: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "The site has adequate circulation area to meet the needs of the contractor. The site is not open to the public. Access will be from the driveway that previously served the residence that has been removed. Relevant elements of the specified chapters of the CDC are addressed in this document." No comments or concerns have been submitted by City Departments or adjacent property owners. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

Staff Finding 6: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes: "The active area of the temporary use will be covered in gravel to avoid dust generation and to control erosion. Dust reduction and erosion control measures will be implemented as specified by the City's Design Manual to minimize impacts to surrounding residences." The conditions of approval shall require erosion control measures to be installed and maintained to meet stated standards:

- a. The applicant shall install and maintain a paved or graveled surface on the site sufficient to avoid dust generation and keep any sediment or mud on site, or utilize other erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008.
- b. The applicant shall provide street sweeping on every day the site is used to mitigate the impact of any dust, sediment, or mud that is tracked off site by traffic.

Staff Finding 7: A site visit by staff revealed a diesel fueling station at the project entrance. A condition of approval requires the applicant depict this fueling station on the modified site plan and provide a letter from Tualatin Valley Fire and Rescue (TVFR) that the fueling station meets their criteria or could meet their criteria subject to the completion of conditions of approval.

Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

Staff Finding 8: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "The site contains two buffer areas for water resource protection areas, which were evaluated and delineated for the 3-lot partition review in Casefile MIP-14-05 / WAP-14-02. As shown on the plans, all temporary use activities take place outside of the delineated WRA buffer areas. Access to the site is located at the existing driveway that served the house that previously existed on the site." The site is not within a Flood Management Area; it is outside the Willamette and Tualatin River Protection Area and no development is permitted in the Water Resource area (WRA). The WRA development restriction is also addressed in a condition of approval. Subject to this finding and the conditions of approval, these criteria are not applicable.

d. The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.

Staff Finding 9: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "There are a number of mature trees on the site. Two mapped water resource areas exist near the property, one to the southeast (Trillium Creek) and one to the northwest (Gans Creek). The adjacent properties are all R-10 zoning, most with existing residential uses. The site has a recently received preliminary approval for a 3-lot partition and WRA permit (Casefile MIP-14-05 / WAP- 14-02). The proposed temporary use area will be located outside of the water resource areas delineated in those approvals." The submitted site plan identifies "Existing Trees to remain protected" and the trees identified for protection are not consistent with those trees requiring protection in MIP-14-05 / WAP-14-02. A condition of approval requires modification of the Site Plan to require consistency with the Exhibit PM-4. Subject to this finding and the conditions of approval, these criteria have been met.

Staff Finding 10: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "The proposed temporary use is ultimately for the benefit of the public as it is associated with upgrades to the public water system. The temporary use 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 contractor is working with the adjacent neighbors to address any of their concerns with the use of the site including security fencing, a sound barrier/screen near the rear of the property and maintaining erosion control facilities. The site is not open to the public and will not generate any additional traffic onto the roadway. The use of the site reduces both the time needed to complete the project and the number of trucks needed to support the water line construction." The applicant has submitted a Temporary Use application, completed a grading permit, installed sound mitigation measures and is subject to the conditions of approval. No comments or concerns have been submitted by City Departments or adjacent property owners. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter 44 CDC, unless the applicant demonstrates that such screening is not needed.

Staff Finding 11: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "Three 20' long x 8' wide x 8' tall locked storage containers shall be used to store construction equipment. See attached site plan. A sound barrier/screen will be installed on the site to minimize impacts to adjacent residences from construction equipment. Existing vegetation contributes to screening storage containers and soil stockpiles from view from surrounding properties. Once construction is completed these temporary structures will be removed." No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

3. Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts. Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.
4. The property owner has authorized the proposed temporary use in writing.

Staff Finding 12: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "There are no drop boxes proposed for this temporary use" and "The property owner has signed the application request form." This criteria has been met.

B. The approval authority may attach conditions to any temporary use approval as needed to achieve compliance with the applicable standards of this section or otherwise protect public health, safety, and welfare.

Staff Finding 13: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. Staff has proposed conditions of approval and the City Council may accept, modify, remove or include additional conditions of approval. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

35.050 DURATION OF TEMPORARY USES

Temporary uses may be allowed for up to 60 days, with one additional renewal for no greater duration than the original approval, except as follows:

- A. Construction trailers and associated parking and staging areas beyond the site approved for the associated development may be allowed for the duration of active construction projects.*
- B. Drop boxes, structures serving a similar function, and trailers authorized under CDC 35.030(A) will be allowed indefinitely, but they will be revoked if they are unused or abandoned for a period of 60 days or if material is not contained by the drop box or trailer and allowed to accumulate outside of the drop box, structure, or trailer. Upon revocation of the approval, the applicant shall be responsible for removing the drop box, structure, or trailer unless it is abandoned; in that case, removal shall be the responsibility of the property owner.*
- C. Temporary uses approved by the City Council pursuant to CDC 99.060(C)(1)(d) shall be for up to one year with one possible renewal of up to one year, for a maximum of two years.*

Staff Finding 14: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "The proposed temporary use is for staging construction activities related to the Lake Oswego/Tigard Water Partnership Raw and Finished Water Pipelines Project, Schedule 3, Mapleton. This project will last longer than 60 days. The temporary use will terminate with the completion of the water line project. Currently it is anticipated that the need for the temporary use will run through June of 2016." No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. The applicant has requested one year or to the end of the project. City Council may make the temporary use duration a condition of approval. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

42.020 CLEAR VISION AREAS REQUIRED, USES PROHIBITED

A. A clear vision area shall be maintained on the corners of all property adjacent to an intersection as provided by CDC 42.040 and 42.050.

B. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction (except for an occasional utility pole or tree) exceeding three feet in height, measured from the top of the curb, or, where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed.

Staff Finding 15: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "Clear vision areas are shown on the site plan, and will be kept clear of vegetation or other obstructions as specified." No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. Compliance with the submitted site plan is a listed condition of approval. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

42.050 COMPUTATION; ACCESSWAY LESS THAN 24 FEET IN WIDTH

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of way line in both directions from the centerline of the accessway at the front setback line of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses.

Staff Finding 16: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "The clear vision area is a minimum of 30', as shown on the site plan." No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. Compliance with the submitted site plan is a listed condition of approval. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

46.020 APPLICABILITY AND GENERAL PROVISIONS

A. At the time a structure is erected or enlarged, or the use of a structure or unit of land is changed within any zone, 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.

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 CDC 46.150.

Staff Finding 17: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes "No permanent structures are proposed with this temporary use. The proposed use is for temporary staging of construction equipment/activities, material storage including temporary earth stockpiling and temporary gravel stockpiling. No hazardous materials or oil products shall be stored onsite. The areas for circulation and storage of stockpile areas are shown on the site plan. Parking not directly associated with the construction project is not proposed. When the construction project is completed, the property will be restored

and the approved partition of the site will be finalized.” No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. Compliance with the submitted site plan is a listed condition of approval. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

46.090 MINIMUM PARKING SPACE REQUIREMENTS

Staff Finding 18: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes “The proposed use is temporary staging for construction of a water line, there is no minimum number of spaces specified. The site can adequately accommodate the contractor’s needs for staging, parking by not directly associated with the construction project is not proposed. This property is not proposed to be used for private vehicles associated with the construction crew, but may accommodate construction equipment and vehicles.” The Temporary Use and Structure application proposes an equipment and material staging area. For clarity, the application requests the option to stage heavy construction equipment in this area. No construction office space or gathering area is proposed which supports the applicant’s assertion that there are no minimum number of spaces required. No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

A. Service drives for non-residential uses shall be fully improved with hard surface pavement:

- 1. With a minimum of 24-foot width when accommodating two-way traffic; or*
- 2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.*
- 3. Meet the requirements of CDC 48.030(E)(3) through (6).*
- 4. Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.*

B. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC

48.030(A). In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

C. All on-site maneuvering and/or access drives shall be maintained pursuant to CDC 46.130.

D. Gated accessways to non-residential uses are prohibited unless required for public safety or security.

Staff Finding 19: The applicant has submitted a Temporary Use Application requesting temporary uses and structures. The submitted application notes “Access is from a 20’ wide entry at the location of the driveway that served the house that previously existed on the site. The proposed access and site circulation is adequate for the temporary staging of construction activities and equipment and meets the contractor’s needs. The site will not be accessed by anyone other than those directly associated with the water line construction project. Gated accessway is required for public safety and site security. A locked gate shall be placed at the driveway fronting Mapleton Drive. Warning signs against trespassers shall be placed at the gate.”

The application is for a Temporary User Permit to allow an equipment and material staging area. The entry way will have a mud and dust abatement area that meets the requirement of a hard surfaced treatment. The one way traffic meets the dimensional requirement for that type of entry (20 feet

wide). There is only one access point for the site. The gated accessway is required for public safety and security.

The entry way will not serve as a multi-family dwelling drive nor is a drive through pick up window proposed therefore the requirements of 48.030.E.3-6 do not apply. There's no permanent off street loading spaces serving a commercial or industrial development. The requirements of CDC 46.130 do not apply

No comments or concerns have been submitted by City Departments, public agencies or adjacent property owners. Staff determines that the required criterion is met, and issuance of the permit is subject to City Council approval of the application.

PM-1

AFFADAVIT OF NOTICE AND MAILING PACKET

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. MSL-15-11

Applicant's Name Jeff Argov - Coluccio Construction

Development Name _____

Scheduled Meeting/Decision Date 12-14-15

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A ☒

- | | | |
|----|---|---------------------------|
| A. | The applicant (date) <u>11-24-15</u> | (signed) <u>S. Shryer</u> |
| B. | Affected property owners (date) <u>11-24-15</u> | (signed) <u>S. Shryer</u> |
| C. | School District/Board (date) _____ | (signed) _____ |
| D. | Other affected gov't. agencies (date) <u>11-24-15</u> | (signed) <u>S. Shryer</u> |
| E. | Affected neighborhood assns. (date) <u>11-24-15 (all)</u> | (signed) <u>S. Shryer</u> |
| F. | All parties to an appeal or review (date) _____ | (signed) _____ |

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 12-3-15
City's website (posted date) 11-23-15

(signed) S. Shryer
(signed) S. Shryer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 12-1-15 (signed) John Boyd

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- | | | |
|----|---|----------------|
| A. | The applicant (date) _____ | (signed) _____ |
| B. | Affected property owners (date) _____ | (signed) _____ |
| C. | School District/Board (date) _____ | (signed) _____ |
| D. | Other affected gov't. agencies (date) _____ | (signed) _____ |
| E. | Affected neighborhood assns. (date) _____ | (signed) _____ |

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**WEST LINN CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. MISC-15-11**

The West Linn City Council is scheduled to hold a public hearing, on **Monday, December 14, 2015, starting at 6:30 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request for a Temporary Use Permit by Jeff Argov of Coluccio Construction for a one-year temporary use permit to establish equipment and material storage and staging areas for the Lake Oswego Tigard Partnership pipeline construction project. The proposal site is located at 3777 Mapleton Drive.

Criteria applicable to the requested Temporary Use permit are found in Chapter 11, 35, 42, 46, 48 and 99 of the West Linn Community Development Code. Approval or disapproval of the request by City Council will be based upon these criteria and these criteria only. At the hearing, all written or oral comments must relate specifically to the applicable criteria listed.

You have received this notice because our records show that you own property within 500 feet of the proposed temporary site. The site is located at Clackamas County Assessor's Map 2-1E-24BC, Tax Lot(s) 600 and is commonly referred to as 3777 Mapleton Drive, West Linn Oregon.

The complete application in the above noted file is available for inspection at no cost at City hall or via the City of West Linn's website at <https://westlinnoregon.gov/planning/3777-mapleton-drive-temporary-use-permit>. Printed copies of these documents may be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection at no cost or copies can be obtained for a minimal charge per page. For further information, please contact John Boyd, Planning Manager, at City Hall, 22500 Salamo Road, West Linn, OR 97068, (503)656-4211, or ibovd@westlinnoregon.gov.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. **If is important to provide all evidence, both oral and written, to the Planning Commission. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application.** Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

3777 Mapleton Drive Notification Map



Scale 1:4,800 - 1 in = 400 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 06-Nov-15 01:59 PM

WEST LINN GIS

DISCLAIMER: 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. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF West Linn

CITY COUNCIL PUBLIC HEARING DECEMBER 14, 2015

**PROJECT # MISC-15-11
MAIL 11/24/15 TIDINGS 12/3/15**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

**WEST LINN CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. MISC-15-11**

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Publish: West Linn Tidings, Thursday, December 3, 2015

PM-2
APPLICANT'S SUBMITTAL



City of
West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT CHRIS KERR	PROJECT No(s). MI-15-11	
NON-REFUNDABLE FEE(S) 280-	REFUNDABLE DEPOSIT(S) 6	TOTAL 280-

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input checked="" type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:
3777 MAPLETON DRIVE

Assessor's Map No.: **21E24BC**

Tax Lot(s): **600**

Total Land Area: **+/- 1 Acre**

Brief Description of Proposal: **TEMPORARY STAGING AREA FOR WATERLINE CONSTRUCTION PROJECT**

Applicant Name: **COLUCCIO CONSTRUCTION - JEFF ARGOV**
(please print)

Phone: **808-690-1258**

Address: **9600 M.L. KING WAY SOUTH**

Email: **JEFF**

City State Zip: **SEATTLE, WA 98118-5693**

Owner Name (required): **LAND FINDING LLC - JOHN DECOSTA**
(please print)

Phone: **503 702-0856**

Address: **120 CABANA POINT**

Email:

City State Zip: **LAKE OSWEGO, OR 97034**

Consultant Name: **CESNW, INC. - TONY WELLER**
(please print)

Phone: **503 968-6655**

Address: **13190 SW 68TH PARKWAY, SUITE 150**

Email:

City State Zip: **TIGARD, OR 97223**

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billings.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature

Date

DocuSigned by:

John Decosta

Signature (required)

10/22/2015 | 11:19 P

Date

**Application and Findings
for
a Temporary Use Permit
for
Frank Coluccio Construction
CES #3111**

Owner: John DeCosta
Land Finding LLC
120 Cabana Point
Lake Oswego, OR 97034
503-702-0856

Applicant: Frank Coluccio Construction
Jeff Argov
9600 M.L. King Way South
Seattle, WA 98118-5693

Applicant's Representative: **CES | NW**
Tony Weller, P.E., P.L.S.
13190 SW 68th Parkway, Suite 150
Tigard, Oregon 97223
Phone: 503-968-6655
Fax: 503-968-2595
tweller@cesnw.com

Location: The property is located at 3777 Mapleton Drive.
Map # 21E24BC Tax Lot # 600
Area: Robinwood Neighborhood

Zoning: R-10, Residential

Requested Land Use

Reviews: Temporary Use for staging of construction
equipment for the Lake Oswego/Tigard Water
Partnership Raw and Finished Water Pipelines
Project, Schedule 3, Mapleton

General Information

Proposal: The request is for 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 .

Site and Vicinity: The project site is approximately 1 acre located on Mapleton Drive, and previously contained a residence and outbuildings that have been removed. There are a number of mature trees on the site. Two mapped water resource areas exist near the property, one to the southeast (Trillium Creek) and one to the northwest (Gans Creek). The adjacent properties are all R-10 zoning, most with existing residential uses. The site has a recently received preliminary approval for a 3-lot partition and WRA permit (Casefile MIP-14-05 / WAP-14-02). The proposed temporary use area will be located outside of the water resource areas delineated in those approvals.

COMMUNITY DEVELOPMENT CODE STANDARDS

Chapter 11 - Single-Family Residential Detached, R-10

11.050 Uses and Development Permitted Under Prescribed Conditions

The following uses are allowed in this zone under prescribed conditions.

3. *Temporary Uses, subject to the provisions of Chapter 35 CDC..*

Response: The proposed temporary use is staging for construction activities for the ongoing Lake Oswego/Tigard Water Partnership Raw and Finished Water Pipelines Project, Schedule 3, Mapleton .

11.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

Response: No new lots are proposed. Other than a temporary sound barrier/visual screen and temporary storage containers, no new structures are proposed. The sound barrier/screen and storage containers are temporary accessory structures that will be removed once the water line construction is completed.

Chapter 35 – Temporary Structures and Uses

35.030 Temporary Use Standards

A. *Temporary uses shall be approved if they meet the following standards:*

1. *Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:*
 - a. *The proposed site shall have adequate parking and circulation space consistent with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter 48 CDC, Egress and Circulation; and adequate line of sight and vision clearance per Chapter 42 CDC, Clear Vision Areas.*

Response: The site has adequate circulation area to meet the needs of the contractor. The site is not open to the public. Access will be from the driveway that previously served the residence that has been removed. Relevant elements of the specified chapters of the CDC are addressed in this document.

- b. *The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures,*

consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.

Response: The active area of the temporary use will be covered in gravel to avoid dust generation and to control erosion. Dust reduction and erosion control measures will be implemented as specified by the City's Design Manual to minimize impacts to surrounding residences.

- c. *The proposed use shall conform to all applicable requirements of Chapter 27 CDC, Flood Management Areas; Chapter 28 CDC, Willamette and Tualatin River Protection; Chapter 32 CDC, Water Resource Area Protection; and other City regulations.*

Response: The site contains two buffer areas for water resource protection areas, which were evaluated and delineated for the 3-lot partition review in Casefile MIP-14-05 / WAP-14-02. As shown on the plans, all temporary use activities take place outside of the delineated WRA buffer areas. Access to the site is located at the existing driveway that served the house that previously existed on the site.

- d. *The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.*

Response: The proposed temporary use is ultimately for the benefit of the public as it is associated with upgrades to the public water system. The temporary use 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 contractor is working with the adjacent neighbors to address any of their concerns with the use of the site including security fencing, a sound barrier/screen near the rear of the property and maintaining erosion control facilities. The site is not open to the public and will not generate any additional traffic onto the roadway. The use of the site reduces both the time needed to complete the project and the number of trucks needed to support the water line construction.

2. *The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter 44 CDC, unless the applicant demonstrates that such screening is not needed.*

Response: Three 20' long x 8' wide x 8' tall locked storage containers shall be used to store construction equipment. See attached site plan. A sound barrier/screen will be installed on the site to minimize impacts to adjacent residences from construction equipment. Existing vegetation contributes to screening storage containers and soil stockpiles from view from surrounding properties. Once construction is completed these temporary structures will be removed.

3. *Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts.*

Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.

Response: There are no drop boxes proposed for this temporary use.

4. *The property owner has authorized the proposed temporary use in writing.*

Response: The property owner has signed the application request form.

B. *The approval authority may attach conditions to any temporary use approval as needed to achieve compliance with the applicable standards of this section or otherwise protect public health, safety, and welfare.*

Response: The applicant understands that conditions may be applied to the approval.

35.050 Duration of Temporary Uses

Temporary uses may be allowed for up to 60 days, with one additional renewal for no greater duration than the original approval, except as follows:

- A. *Construction trailers and associated parking and staging areas beyond the site approved for the associated development may be allowed for the duration of active construction projects.*
- B. *Drop boxes, structures serving a similar function, and trailers authorized under CDC 35.030(A) will be allowed indefinitely, but they will be revoked if they are unused or abandoned for a period of 60 days or if material is not contained by the drop box or trailer and allowed to accumulate outside of the drop box, structure, or trailer.*

Upon revocation of the approval, the applicant shall be responsible for removing the drop box, structure, or trailer unless it is abandoned; in that case, removal shall be the responsibility of the property owner.

Response: The proposed temporary use is for staging construction activities related to the Lake Oswego/Tigard Water Partnership Raw and Finished Water Pipelines Project, Schedule 3, Mapleton. This project will last longer than 60 days. The temporary use will terminate with the completion of the water line project. Currently it is anticipated that the need for the temporary use will run through June of 2016.

Chapter 42 – Clear Vision Areas

42.020 Clear Vision Areas Required, Uses Prohibited

- A. *A clear vision area shall be maintained on the corners of all property adjacent to an intersections as provided by CDC 42.040 and 42.050.*
- B. *A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction (except for an occasional utility pole or tree) exceeding three feet in height, measured from the top of the curb, or where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed.*

Response: Clear vision areas are shown on the site plan, and will be kept clear of vegetation or other obstructions as specified.

42.050 Computation; Street and Accessway Less than 24 Feet in Width

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of-way line in both directions from the centerline of the accessway at the front setback of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses.

Response: The clear vision area is a minimum of 30', as shown on the site plan.

Chapter 46 – Off-Street parking, Loading and Reservoir Areas

46.020 Applicability and General Provisions

- A. *At the time a structure is erected or enlarged, or the use of a structure or unit of land is changed within any zone, 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 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.*
- 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.*

Response: No permanent structures are proposed with this temporary use. The proposed use is for temporary staging of construction equipment/activities, material storage including temporary earth stockpiling and temporary gravel stockpiling. No hazardous materials or oil products shall be stored onsite. The areas for circulation and storage of stockpile areas are shown on the site plan. Parking not directly associated with the construction project is not proposed. When the construction project is completed, the property will be restored and the approved partition of the site will be finalized.

46.090 Minimum Off-Street Parking Space Requirements

Response: The proposed use is temporary staging for construction of a water line, there is no minimum number of spaces specified. The site can adequately accommodate the contractor's needs for staging, parking by not directly associated with the construction project is not proposed. This property is not proposed to be used for private vehicles associated with the construction crew, but may accommodate construction equipment and vehicles.

Chapter 48 – Access, Egress and Circulation

48.010 Purpose

The purpose of this chapter is to ensure that efficient, safe, and well-directed vehicular, bicycle, and pedestrian access, circulation, and egress are designed into development proposals...

Response: The proposed use is temporary staging of construction materials and activities associated with a waterline transmission project in Mapleton Drive. Access will be at the location of the driveway that served the house that previously existed on the site. Materials will be stored on the site in areas easily accessed by construction equipment but outside of water resource areas. The site is not open to the public, and is only accessed by persons directly involved in the operation of equipment or handling of materials for the waterline construction project.

48.040 Minimum Vehicle Requirements for Non-Residential Uses

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

- A. *Services drives for non-residential uses shall be fully improved with hard surface pavement...*
- B. *All non-residential uses shall be served by one or more service drive as determined necessary...*
- C. *All on-site maneuvering and/or access drives shall be maintained pursuant to CDC 46.130.*
- D. *Gated accessways to non-residential uses are prohibited unless required for public safety or security.*

Response: Access is from a 20' wide entry at the location of the driveway that served the house that previously existed on the site. The proposed access and site circulation is adequate for the temporary staging of construction activities and equipment and meets the contractor's needs. The site will not be accessed by anyone other than those directly associated with the water line construction project. Gated accessway is required for public safety and site security. A locked gate shall be placed at the driveway fronting Mapleton Drive. Warning signs against trespassers shall be placed at the gate.

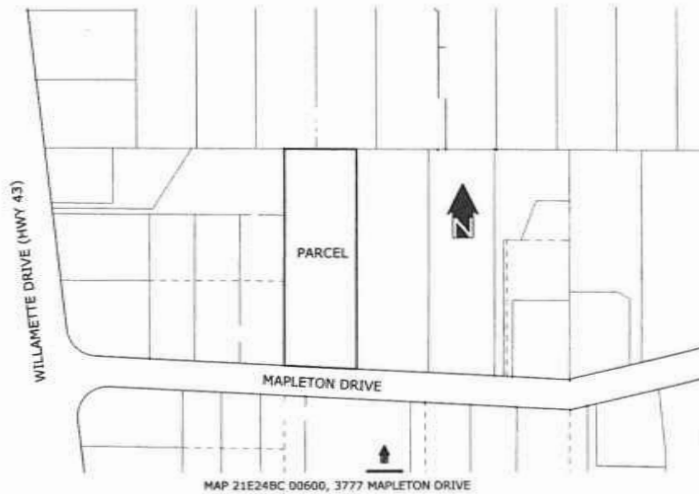
CONCLUSION

Regulations of the development code have been met or exceeded in this application. The applicant requests that approval of this application for a temporary use permit be granted. The use of this property is essential for the timely completion of this project. There are no alternate properties available in this area. The applicant understands that concerns may be raised by neighbors of the property, regarding potential noise, dust, or security. The contractor has engaged in discussions with all adjacent neighbors to solicit input and address their concerns. As outlined, the following measures shall be implemented

- The property shall be locked and warning signs shall be posted
- A sound barrier/screen shall be erected along the north edge of the property, in order to mitigate noise concerns from a near-by neighbor
- Sweeping and cleaning of Mapleton will be performed on a daily basis.
- BMP measures shall be installed and maintained as outlined.
- In addition to other BMP measures, a gravel drive shall be utilized and maintained in order to provide dust control and to prevent tracking mud onto Mapleton Drive.
- The site will be restored upon the completion of the waterline project.

PLANS FOR TEMPORARY WEST LINN, OREGON

OCTOBER 2015



CONTRACTOR

FRANK COLUCCIO CONST. CO.
5101 MELDRUM BAR PARK ROAD
GLADSTONE, OR 97027
808 - 690 - 1258

PLANNER, SURVEYOR & CIVIL ENGINEER

CES|NW

CES|NW, INC.

13190 SW 68TH PARKWAY, STE 150

TIGARD, OR 97223

503-968-6655



VICINITY MAP
N.T.S.

SYMBOLS LEGEND

	MOBILE	FIXING
SELF PILING		
CONSIDER 1470	1500	1400
CONSIDER 27		
N-D-B		
STREET CENTERLINE		
PROPERTY LINE		
SAFETY SPRING		
STORM DRAIN		
WATER MAIN		
SAFETY LATERAL		
STORM LATERAL		
SAFETY MANHOLE		
STORM MANHOLE		
WATER VALVE		
FIRE HYDRANT		
WATER METER BOX		
CATCH BASIN		
STREET LIGHT		
BLOW OFF ASSEMBLY		
POWER POLE		
TRANSFORMER		
FLOW		

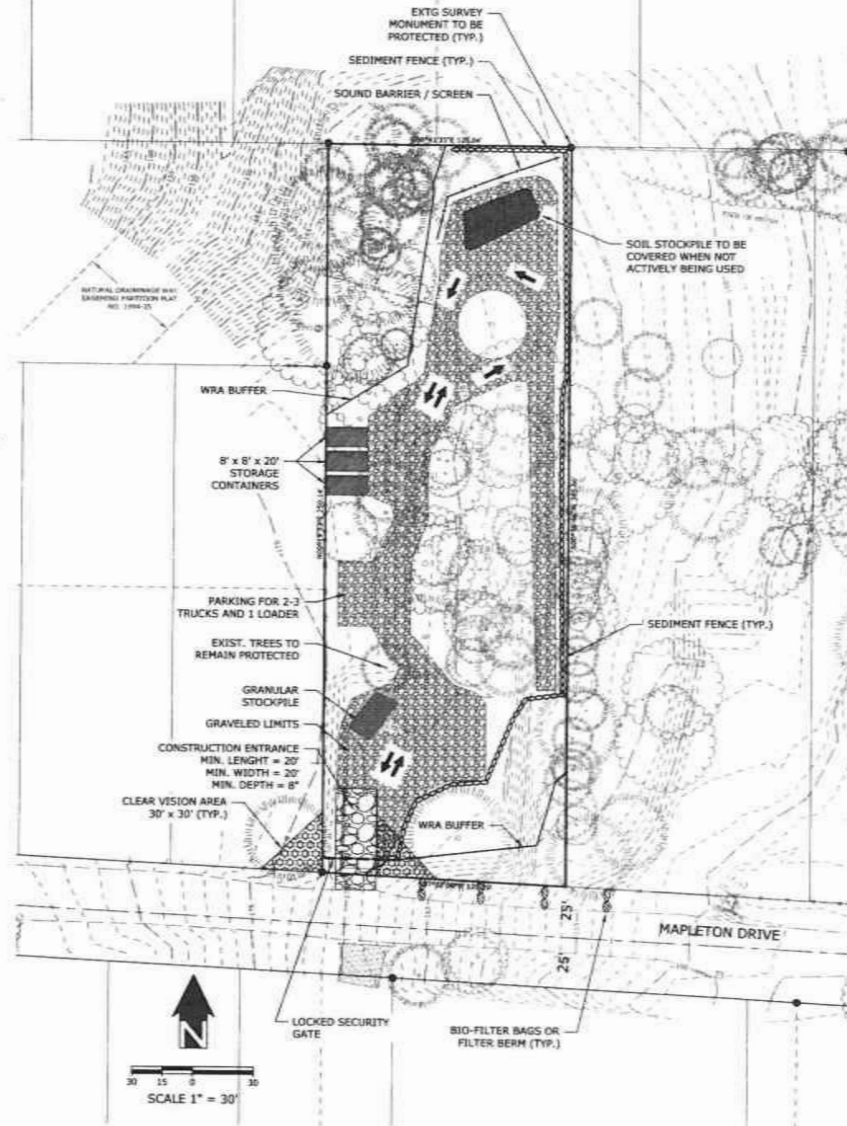
SHEET INDEX

NUMBER	DESCRIPTION
	TITLE SHEET
1	SITE PLAN



NOTES:

1. REFERENCE CITY OF WEST LINN'S "EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL" FOR ANY ADDITIONAL MEASURES THAT MAY BE NECESSARY
2. THERE ARE NO VISION OBSTRUCTIONS WITHIN THE CLEAR VISION AREA



TEMPORARY USE PERMIT

JEFF ARDAY, P.E.
 CIVIL ENGINEER
 5101 MEDLINE BAS ROAD
 GLADSTONE, OR 97027

CES NW

3110 SE 48th Avenue, Suite 110
 Tigard, Oregon 97223
 503.968.6655 www.cesnw.com

EXCUTION

DATE: 12/14/15
 SCALE: AS SHOWN

SITE PLAN

1

1

PM-3

EXCERPT OF BUILDING PERMIT 935-15-112

Notice

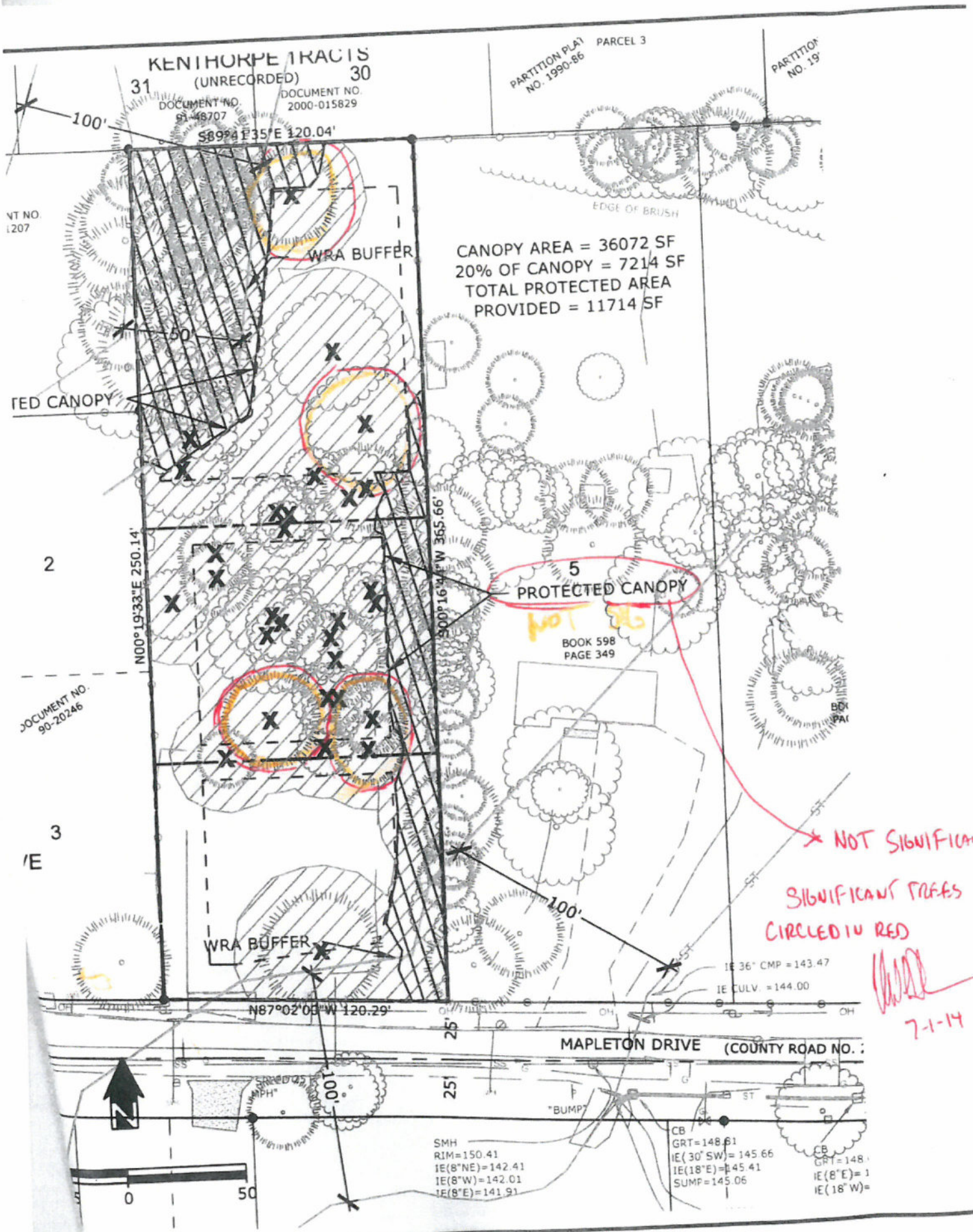
This property, 3777 Mapleton Dr. is subject to a Landuse Permit that is in the review process by West Linn's Planning Department. Issuing this grading permit in no way guarantees that the Landuse Permit will be approved! We are issuing this permit for grading, erosion control and a 16 foot high sound-wall/fence because of complaints that the existing site conditions is a nuisance and the weather at this time of year will only make things worse; if the Landuse permit is not approved, the sound-wall/fence will be in violation with the Community Development Code and by extension the West Linn Municipal Code and will have to be removed (the sound-wall that most closely resembles a fence and fences are limited to a maximum of 6 foot in height,) the use of the site as a staging area would also have to discontinue; however, the erosion control would still be required due to the disturbed condition at the site. If you have any questions about the grading or erosion control please give David Davies, Building Official a call at 656-4211; Landuse questions should be directed to John Boyd or Chris Kerr, Planning Officials.

This Notice is a part of Building Permit 935-15-1112.

Highlighting added

PM-4

UNTITLED EXHIBIT FROM MIP-14-05 DEPICTING
TREE PROTECTION AREAS



PM-5

MAPLETON PARTITION – EXISTING CONDITIONS
DEPICTING WATER RESOURCE AREA



PM-6

EMAIL FROM TY DARBY, DEPUTY FIRE MARSHAL
TUALATIN VALLEY FIRE AND RESCUE

Boyd, John

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Wednesday, December 02, 2015 9:18 AM
To: Davies, David
Cc: Boyd, John; Kerr, Chris
Subject: RE: Diesel Storage Tank 3777 Mapleton Dr.

Hi Dave,

I would encourage the following:

1. Concrete jersey barrier(s) or something similar to protect the tank from vehicular impact
2. Fire extinguisher near the dispensing area... 10 lbs or greater
3. No smoking sign(s) near the tank

Let me know if you have any questions.

Thank you

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

From: Davies, David [mailto:Dd Davies@westlinnoregon.gov]
Sent: Tuesday, December 01, 2015 3:18 PM
To: Darby, Ty M.
Cc: Boyd, John; Kerr, Chris
Subject: Diesel Storage Tank 3777 Mapleton Dr.

Hi Ty,

We have an application for a staging area for the Lake O./Tigard Water Line in Mapleton Dr. They are asking for a (Temp.) Conditional Use Permit in a residential zone. They have already started using site and they have built an engineered 16 ft. sound wall along the rear of the property; it was also noted that they have an approximately 250 to 500 gal. (size of the tank is based on this photo) diesel storage/pump tank on the site. Are there any concerns or conditions you would like to see? I am including a photo that shows most of the tank on the right side of the photo/property, it also shows a section Mapleton Dr. Please "Reply to All" so John and Chris receive the info as well. The hearing before the City Council is on December 14, 2015 and we have to have the report finalized 7-days in advance, please respond ASAP. You might want to go by and see it for yourself, it is the third or fourth lot on the left of Mapleton Dr. off Hwy. 43. Thanks!

Dave