



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 <b>CHRIS KERR</b>	PROJECT No(s). <b>MI-15-11</b>	
NON-REFUNDABLE FEE(S) <b>280-</b>	REFUNDABLE DEPOSIT(S) <b>6</b>	TOTAL <b>280-</b>

### 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 billing.
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

**10/22/15**  
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 68<sup>th</sup> 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

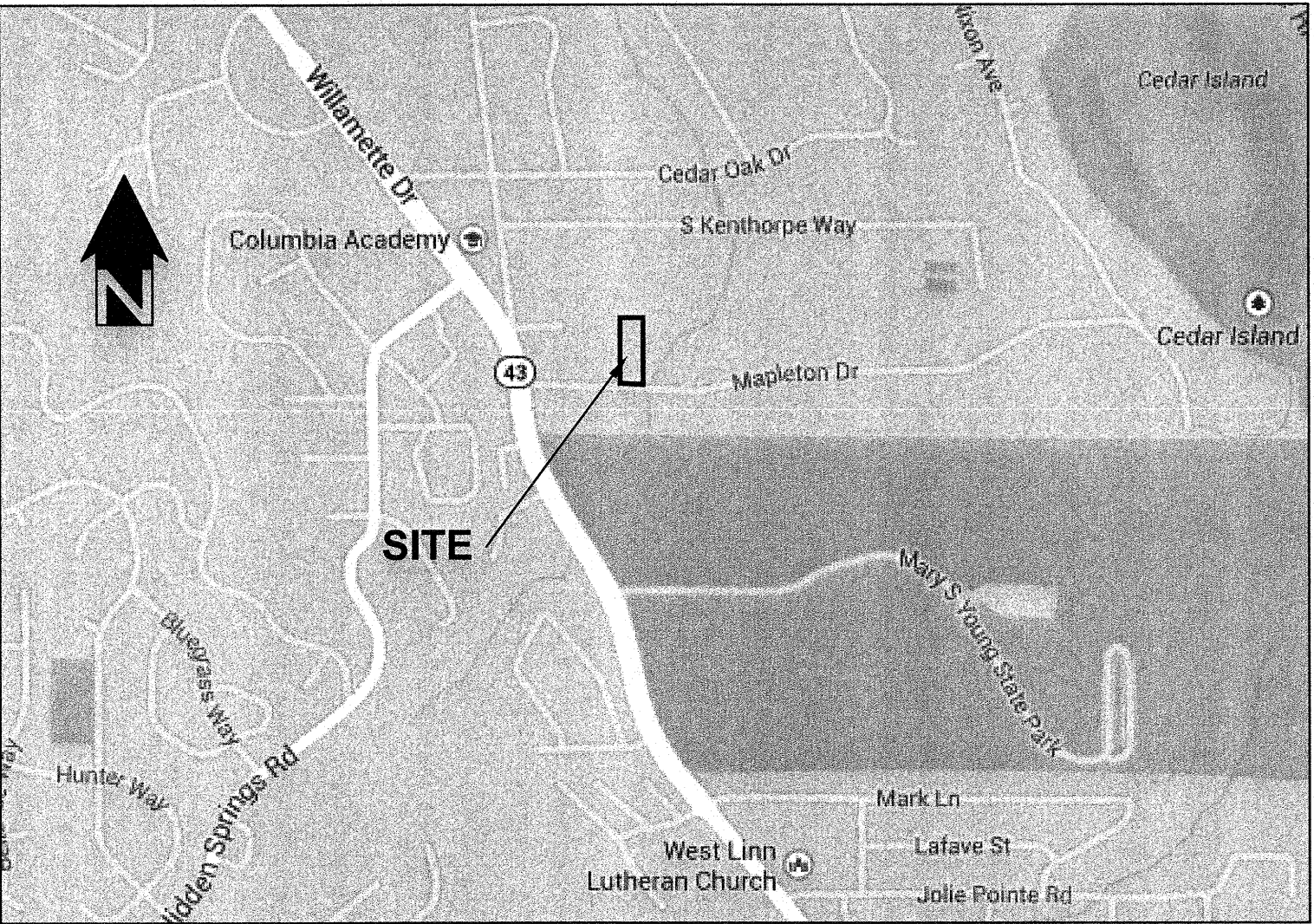
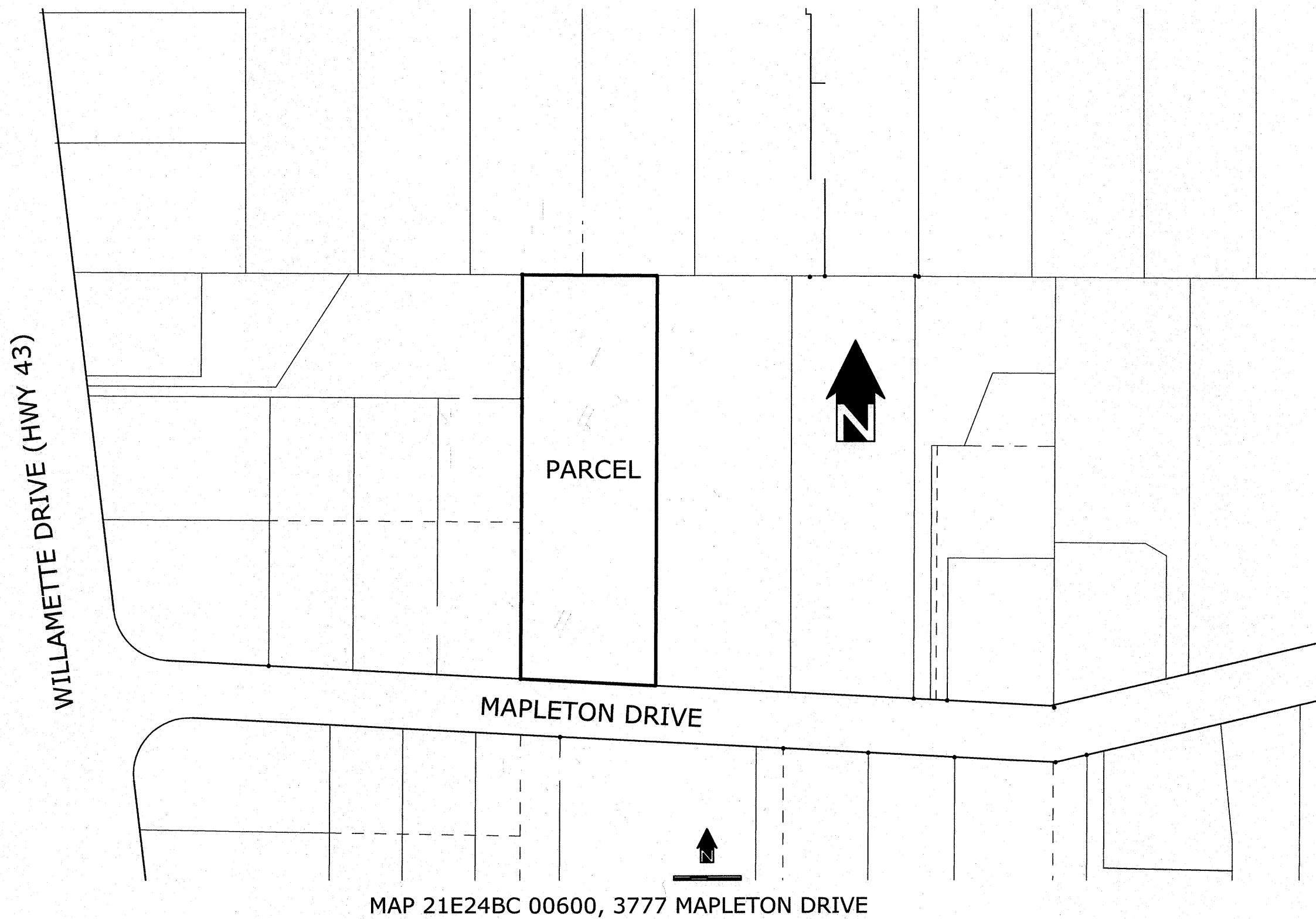
Regulations of the development code have been met or exceeded in this application. The applicant requests that approval of this application for a temporary use permit be granted. The use of this property is essential for the timely completion of this project. There are no alternate properties available 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  
3777 MAPLETON TEMPORARY USE PERMIT  
WEST LINN, OREGON

OCTOBER 2015



VICINITY MAP  
N.T.S.

SYMBOLS LEGEND

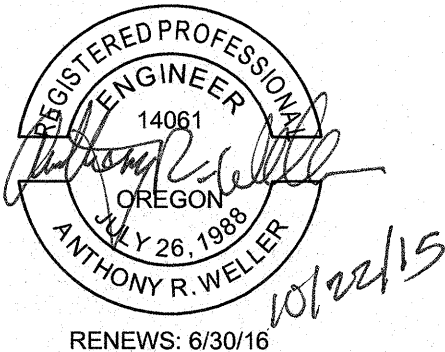
	PROPOSED	EXISTING
SILT FENCING		
CONTOUR (10')		
CONTOUR (2')		
R-O-W		
STREET CENTERLINE		
PROPERTY LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
SANITARY LATERAL		
STORM LATERAL		
SANITARY MANHOLE		
STORM MANHOLE		
WATER VALVE		
FIRE HYDRANT		
WATER METER BOX		
CATCH BASIN		
STREET LIGHT		
BLOW OFF ASSEMBLY		
POWER POLE		
DRAINAGE FLOW		

SHEET INDEX

NUMBER	DESCRIPTION
1	TITLE SHEET SITE PLAN

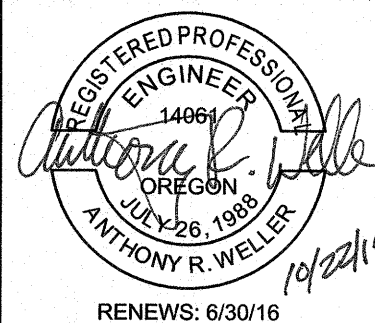
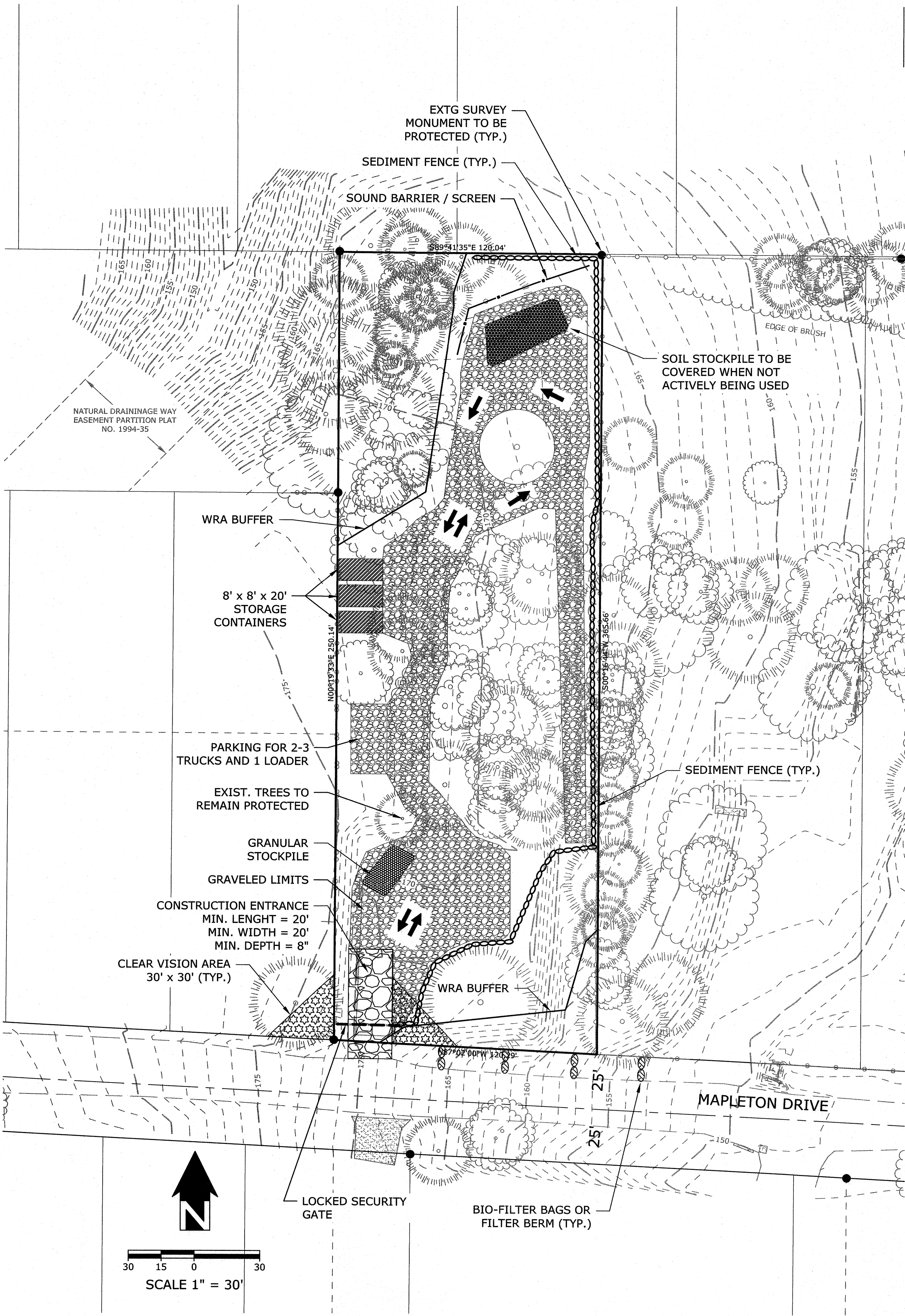
CONTRACTOR  
FRANK COLUCCIO CONST. CO.  
5101 MELDRUM BAR PARK ROAD  
GLADSTONE, OR 97027  
808 - 690 - 1258

PLANNER, SURVEYOR & CIVIL ENGINEER  
CES|NW  
CES|NW, INC.  
13190 SW 68TH PARKWAY, STE 150  
TIGARD, OR 97223  
503-968-6655





- 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 ARGOV, P.E.  
FRANK COLUCCIO CONST. CO  
5101 WELDRUM BAR PARK ROAD  
GLADSTONE, OR 97027

CES NW

13190 SW 68th Parkway, Suite 150  
Tigard, Oregon 97223  
503.968.6655 www.cesnw.com

REVISIONS

PROJECT NO.: 3111 DATE: 10/22/15  
DESIGNED BY: ARW DRAWN BY: ARW

SITE PLAN

SHEET

1

OF

1

3111 TEMP USE DWG