



# CITY OF West Linn

## Memorandum

Date: October 28, 2020

To: The West Linn Planning Commission

From: Jennifer Arnold, Associate Planner

Subject: Supplemental Findings and Conditions for SUB-20-01 – 6-Lot Subdivision at 4096 Cornwall Street

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The West Linn Planning Commission (the Commission) held an initial public hearing for a 6-lot subdivision proposal at 4096 Cornwall Street (SUB-20-01). At this hearing the Commission continued the hearing to a date certain (November 4, 2020) and left the record open but limited the record to four topics. These four topics are the stormwater report, the traffic analysis, geotechnical report, and the gated access as proposed. The Commission requested that Staff reexamine Staff Finding 44 and Condition of Approval 8 with regard to any additional stormwater report submitted by the applicant. Staff was also asked to review the code regarding standards for the proposed gate.

**Stormwater Report:** Staff Finding 44 of the October 7, 2020 Staff Report states:

*“The applicant has proposed storm runoff from the southern portion of Landis Street will be directed into water quality planters which have capacity to detain and improve the quality of the stormwater prior to being sent to the Tanner’s Stonegate stormwater system. The applicant also proposes rain gardens on each lot for stormwater management on each residential lot.*

*The applicant has submitted a stormwater drainage analysis dated June, 2020 found in the applicant’s submittal. The submitted analysis used the incorrect stormwater manual for reference. A final storm drainage analysis shall be submitted for review with the public improvement permit application. The size and location of stormwater facilities may vary from the submitted report due to errors in the report. Per condition of approval 8, additional analysis is required. Subject to the conditions of approval, the criteria is met.”*

**New Staff Finding 44:** The applicant has proposed the storm runoff from the southern portion of Landis Street will be directed into water quality planters which have capacity to detain and improve the quality of the stormwater prior to being sent to the Tanner’s Stonegate stormwater system. The applicant also proposes lined rain gardens on each lot for stormwater



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management on each residential lot. The Engineering Department has reviewed the supplemental information submitted for the subdivision application SUB-20-01, 6-lot single-family detached residential development at 4096 Cornwall Street, specifically the Theta Engineering Drainage Analysis dated October 2020.

This revised drainage analysis used the correct stormwater manual for reference. A final storm drainage analysis shall be submitted for review with the public improvement permit application. Overall, the approach to manage stormwater is compliant with the *City of West Linn Public Works Construction Standards*. A formal technical review, including review of the calculations to finalize the size of the proposed facilities and to confirm that the downstream Tanner's Stone detention facility has adequate capacity, will be performed by City staff during the review of construction drawings for the subdivision. The applicant proposes use of the Presumptive Approach Calculator (PAC) for sizing of facilities but did not increase the facility size by 25 percent to account for differences in rainfall patterns as required Section 2.0053(B) of the *City of West Linn Public Works Construction Standards*. Subject to the approval of the conditions of approval, the criteria are met.

## Proposed Condition:

- 8. Stormwater Analysis. The developer shall submit a final stormwater report with the subdivision construction drawings to be reviewed and approved by the City Engineer prior to issuance of a Public Works public improvement permit, per the *City of West Linn Public Works Construction Standards*.**

## Applicant's Proposed Gate

The Tentative Plan also shows a turnaround at the end of Cornwall Street that uses a gated emergency access easement in front of lot 6. This gate is not proposed in any public right-of-way or blocking a private street. However, per Community Development Code 85.200(A)(20) and 48.030(I) the gate is not permitted as proposed.

*48.030(I) Gated accessways to residential development other than a single-family home are prohibited.*

The proposed gate is over a shared residential access easement and an emergency vehicle easement. The proposed gate is not in the driveway for one single-family home and thus not permitted as proposed.

*85.200.A(20) Gated streets. Gated streets are prohibited in all residential areas on both public and private streets. A driveway to an individual home may be gated.*



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The proposal is neither a public nor private street, but as stated above the gate is in an access easement and emergency vehicle easement and not the driveway to an individual home. Thus the gate is not permitted as proposed

The Staff Recommendation to make the area connecting the Landis Street extension with Cornwall Street a public street still stands. A gate is not permitted as proposed on the emergency access easement, nor on a public street. Therefore, the recommended public street connection between Landis and Cornwall cannot be gated per condition of approval 4. Staff Recommended condition of approval 4 is:

**Shared Access. The shared access shown on the Tentative Plan shall be widened to meet Public Works Standards for a future local street meeting the 28-foot local street standard. Lots 5 and 6 shall take access from the street. Per CDC 48.030(I) the proposed gate shall be removed from the Tentative Plan. A half-street plus travel lane for the local street shall be constructed to the City Engineering Standards and approved by the City Engineer prior to final plat approval. The applicant shall name the street and display the name on the surface of the plat prior to final plat approval. The applicant shall dedicate 32 feet of right-of-way for these improvements.**