



MEMORANDUM

TO: Planning Commission

FROM: Sierra Peterson, Associate Planner

DATE: March 30, 2021

SUBJECT: Westmont Park – Outdoor Recreational Area (CU2021-0001, DR2021-0004 and PD2021-0001)

This memo is to provide supplemental clarification of the Staff Report dated March 24, 2021, regarding storm water in response to the addition of a condition to require an additional pedestrian connection to SW Scholls Ferry Road and to clarify the bicycle parking requirements for the site.

Stormwater

Facilities Review criterion A (40.03.1.A) addresses the sewer and stormwater requirements. The criterion and finding are on pages 10 and 11 of the staff report and the Sewer and Stormwater finding section should be revised as follows.

Sewer and Stormwater: The City is the storm drainage and sanitary sewer provider for the subject site. Developments and other activities which create or modify 1,000 square feet of greater of impervious surface are required to provide stormwater management. The proposed paved trail, as shown in the plans, is less than 1,000 square feet of new impervious surface; however, a new pedestrian connection is required from SW Scholls Ferry Road. The new required pedestrian connection from the SW Scholls Ferry Road right of way to the site and connection to the proposed trail may result in addition impervious paving. The applicant could potentially explore solutions to provide pervious paving, subject to review and approval from Site Development. If the proposed trail, amenities, and new pedestrian connection exceed 1,000 square feet of impervious surface the applicant will be required to address stormwater management through the Site Development Permit process. The stormwater requirement will be reviewed by the Site Development Division. Staff believes any required stormwater improvements can be accommodated on site or in nearby facilities. If stormwater improvements require additional site changes additional land use review may be necessary.

Tract B is an existing 55,628 square foot stormwater facility, east of Tract C and will serve the outdoor recreation area. Site Development will review the proposed project pursuant to the condition to provide a new pedestrian connection to determine if additional stormwater facilities are required.

No sanitary sewer services are necessary to serve the proposed outdoor recreation area.

The new pedestrian paving may require additional land use review as appropriate depending on the design on the trail.

Bike Parking

The applicant has requested a Parking Determination for the vehicular and bicycle parking, staff provides supplemental findings below to clarify the determination for required bicycle parking on the site. Staff also recommends an additional condition of approval, as noted below.

40.03.1 Facilities Review

For clarification, there are references to the Parking Determination application in Attachment A, Facilities Review that are proposed to be revised as shown below.

Facilities Review criterion 40.03.1.D. The section pertaining to 60.30 Off Street Parking, should be replaced with the finding below to specify the inclusion of bike parking in the parking determination request. The Chapter 60 table at the end of the Facilities Review report should also be modified in response to Section 60.30 as shown below.

60.30 Off-Street Parking: The applicant has submitted a Parking Determination application to evaluate the required parking for the outdoor recreation area. The land use categories for the parking ratio requirements for motor vehicles and bicycles in Table 60.30.10.5.A and B do not include outdoor recreation areas; therefore, the applicant is requesting a parking determination. The approval criteria for the Parking Determination application will be addressed in the staff report is not evaluated by the Facilities Review Committee.

Table 5: Chapter 60 Special Requirements, should be revised as follows.

Development Code Section 60.30

Off-street motor vehicle parking	No parking ratios provided for outdoor recreation areas	The project does not propose any parking.	See PD2021-0001 Section of Staff Report
Required Bicycle Parking Short Term and Long Term	No parking ratios provided for outdoor recreation areas	The project does not propose any bicycle parking.	See PD2021-0001 Section of Staff Report

40.55.15.1 Parking Determination

Staff provides the following additional finding below in response to approval criterion 4 of the Parking Determination application (40.55.15.1.C.4) to provide additional clarity on the bicycle parking determination request and requirement. The following paragraph should be added to the existing findings and the conclusion statement modified as shown below, to reflect the

need to comply with the associated condition of approval. The existing finding can be found on pages 44 and 45 of the staff report.

40.55.15.1.C.4 Additional Finding language:

The applicant does not propose to provide any bicycle parking for the site and does not articulate specific reasons as to why bicycle parking is not necessary. However, the park will be accessed by pedestrians and bicycle traffic and staff has determined that bicycle parking would be appropriate for the proposed use. Staff recommends that the project provide two, short-term parking spaces which would be sufficient to serve the limited improvements on the site of a walking path, picnic table and small open space lawn area. Long-term bicycle parking would not be appropriate for this use because the project does not include any buildings, employees or customers that would be on the site for long periods of time warranting the need for covered parking. Staff recommends a condition of approval that the applicant provide a plan showing the provision of two short term bicycle parking spaces prior to Site Development permit issuance.

Conclusion: Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.

Conditions of Approval

Staff recommends the following additional condition of approval to address bicycle parking on-site.

PD2021-0001

B. Prior to issuance of the site development grading permit, the applicant shall:

2. The applicant shall provide a plan showing two, short-term bicycle parking spaces provided on the site. (Planning / SP)