

SUPPLEMENTARY STAFF REPORT

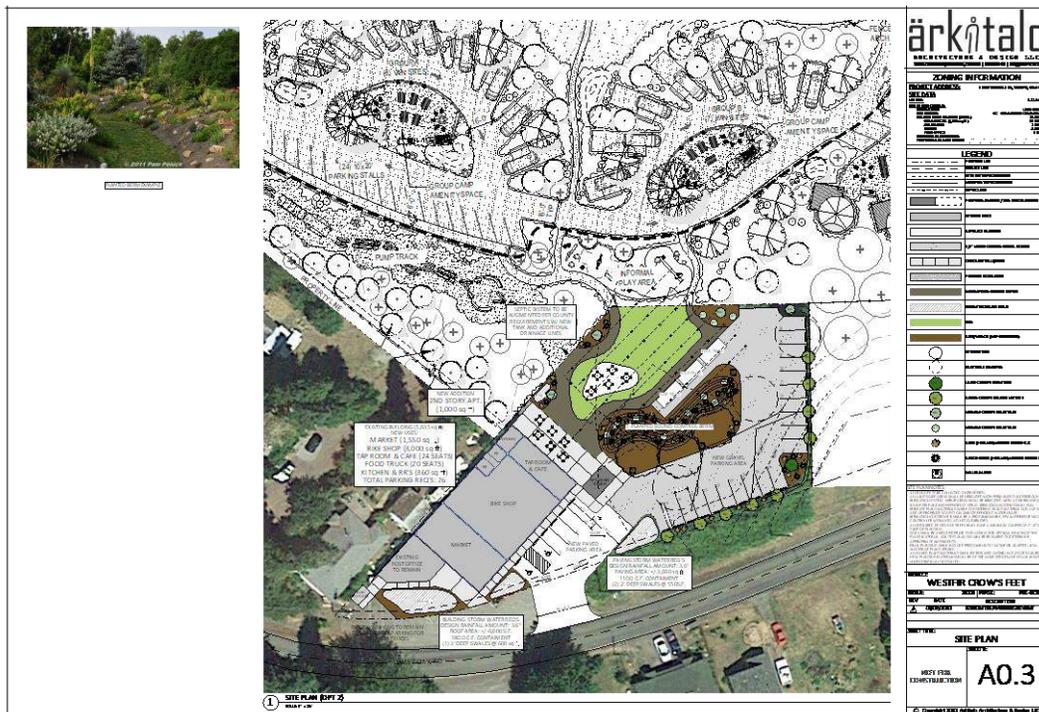
Date: February 8, 2022
 To: Westfir Planning Commission
 From: Gary Darnielle, LCOG
 Re: New Material Submitted into the Record in Support of SR2021-001 Crow's Feet Outpost

At the November 22 hearing, the Westfir Planning Commission heard testimony from the representatives of the Crow's Feet Outpost regarding its application for the remodel of an existing building. At the end of the hearing, the Commission had a number of questions about the conditions of approval proposed by the staff report, and expressed a desire for an updated site plan showing septic information, bioswales, parking and landscaping; noise management, and a trip generation study. In order to address these concerns, the record was held open to allow the applicant to provide additional evidence addressing these issues and the hearing was continued until February 15, 2022.

During the open record period, the applicant has supplied new information that addresses the questions and concerns raised by the Commission. The following is a summary of the new information:

Revised Site Plan

The applicant has submitted a revised site plan, dated 2/7/2022, that shows how the proposal will meet the required on-site parking requirements (26 spaces). The site plan shows the location of two bioswales and information about why they are large enough to meet the requirements of the target design rainfall. It also depicts the location of the existing and enlarged septic tank system and drainfield. Finally, the site plan shows the location and characteristics of the proposed landscaping.



Noise Study

The applicant has retained an acoustical engineer to develop a noise study. The noise study contains a survey of the existing ambient (background) noise levels in the area adjacent to the proposed redevelopment of the existing building; and specifically identifies noise sensitive areas such as the residences located to the west and south of the project, across Westoak Road. The study identifies the typical type of noises that would occur from the remodel and identifies one area of potential noise generation: the open space–activity area adjacent to and northeast of the tap room/café. The revised site plan includes a 5' planted berm to mitigate sound from this area impacting the residences to the south. The houses to the west will be protected by an 8' air–tight sound fence located adjacent to the western border of Tax Lot 124 and the existing post office structure.

Traffic Study

The applicant has commissioned a trip generation study from Transight Consulting, LLC for both the campground and the Crow's Feet Outpost site review permit. The study anticipates a pathway between the two uses that will reduce the traffic impacts on North Fork Road and Westoak Road.

The trip generation study relied upon the ITE (International Traffic Engineers) trip generation manual that provides trip rates based upon different land uses. The initial trip generation estimates were based upon the classification of the remodel as Strip Retail Plaza and are contained in Table 1 of the study. A strip retail plaza is defined as an integrated group of commercial establishments “planned, developed, owned and managed” as a unit and has less than 40,000 square feet of gross leasable area. The trip generation classification of the apartment was based upon a single–family detached unit. The analysis predicted that the development would generate 171 weekday daily trips and a total of 21 trips per weekday PM peak hour.

The trip generation estimates appear to be overly generous and, if estimates were accurate, would mean that each resident of the community would need to make a single trip to and from the Crow's Feet Outpost daily to reach those trip levels. Given the rural nature of Westfir and the fact that the ITE data was based upon more urban strip retail plazas, the consultant estimated the actual trip number was closer to one–fourth to one–third of the given estimate; with a fifth to a quarter of the trips occurring directly with the campground using the proposed pathway.

Table 2 of the trip generation rate analysis applies a small community factor to the trip generation rate analysis and also subtracts the number of internal trips between the Outpost (including the apartment) and the Campground. The revised analysis estimates a total of 71 weekday daily trips during the peak summer season and 8 vehicle trips during a weekday afternoon peak hour. Trip generation during the Winter months is estimated at about 47 weekday daily trips and 6 vehicle trips during a weekday afternoon peak hour.

Septic Analysis

The applicant has received a sewage disposal site evaluation by the Lane County Sanitarian. The evaluation assumes a design flow of 1,500 gallons per day, which translates into a about 500 lineal feet of drainfield. The current system has a capacity of 450 gallons per day. It does not appear that a new system of the required capacity can be situated entirely on Tax Lot 124 and revised site plan shows that the enlarged septic tank drainfield extends into Tax Lot 129.

The record contains a letter to the applicant from Blair Banker that authorizes him to utilize a portion of Tax Lot 129 for his drainfield. Prior to final approval, a recorded easement giving the applicant the right to situate a portion of his drainfield on Tax Lot 124 will have to be executed and recorded.

Conditions of Approval

The November 15, 2021 staff report contained seven (10) suggested conditions recommended if the Planning Commission decided to approve the application for a site review permit. Staff has revised and enlarged this list of conditions based upon comments from the Commission and the new information supplied by the applicant.

1. *The driveway and parking area must be composed of an all-weather surface that will support the weight of a fire truck.*

This proposed condition remains the same.

2. *A 35-foot wide access must be constructed at the intersection of the driveway and Westoak Road must be constructed. This will require a Facility Permit from Lane County.*

This proposed condition remains the same.

3. *A final drainage plan must be submitted to the City Engineer for approval prior to the issuance of an occupancy permit for the remodel project. The County's drainage ditch adjacent to Westoak Road cannot be used for runoff from the property as the ditch is designed only for runoff from the road.*

This proposed condition remains the same except that the final drainage plan shall be consistent with what is shown on the revised site plan in regard to the size and location of the two drainage swales.

4. *No occupancy permit for the proposed structures shall be approved until water, sewer and drainage facilities and services are available to serve the proposed use.*

This proposed condition remains the same.

5. *Cuts and fills shall comply with Section 23.6.0.N. of the WDC.*

This proposed condition remains the same.

6. *All lighting shall conform to Section 23.6.0.M of the WDC.*

This proposed condition remains the same.

7. *The remodel shall conform to the Oregon Building Code.*

This proposed condition remains the same.

8. *A secondary pedestrian access shall be provided onto Tax Lot 129.*

This proposed condition remains the same.

9. *An agreement with the owner of Tax Lot 129 that six off-street parking spaces will be provided for Crow's Feet Outpost.*

The current site plan for the Outpost contains an adequate amount of parking to satisfy the WDC. However, to cover the possibility that an adjustment to Westoak Road by Lane County will remove the viability of the parking spaces near the Post Office, this condition should remain.

10. *The applicant shall present a landscaping plan to the Planning Commission for their approval. The plan shall identify existing vegetation to be replaced, new plantings, ground cover and the method for irrigation and maintenance.*

The applicant's revised site plan contains landscaping plans proposed by the applicant. The plan shows the location and type of landscaping proposed, as well as areas proposed to be irrigated. The Planning Commission must determine whether the detail is sufficient.

New Conditions proposed by staff.

11. *Prior to the issuance of an occupancy permit, the applicant shall construct sound mitigation berms and fences as indicated on the site plan and noise study.*
12. *Prior to the issuance of an occupancy permit, the owner of Tax Lot 129 must provide an easement to locate a portion of the septic tank system on that tax lot. The Lane County Sanitarian must also approve a system that is located on two different tax lots.*

Motions available to the Planning Commission:

1. Denial of the application for a site review permit for the.
2. Postpone the decision to accept additional information into the record.
3. Approve the application for a site review permit for the Crow's Feet Outpost based upon findings in the staff report. (A Final Order with findings, conclusions and conditions of approval shall be prepared for the Planning Commission's adoption if it votes to approve the site review permit for the Crow's Feet Outpost.)