



NOTICE OF PUBLIC HEARING

**CITY OF ALBANY
PLANNING COMMISSION**
City Council Chambers, 333 Broadalbin Street SW
Monday, September 13, 2010
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Faller)

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

4. APPROVAL OF THE August 9, 2010, MINUTES

5. QUASI-JUDICIAL PUBLIC HEARING (Memo, Staff Report, and attachments).

CU-05-10 - Conditional Use to add a three-space parking area to an existing City park, Teloh Calapooia Park. The park has no parking.

The applicant is the City of Albany.

6. TRAINING: Jim Delapoer.

7. ACTIVITY UPDATE

8. NEXT PLANNING COMMISSION MEETING DATE: TBD

9. ADJOURN

Rules of Conduct for Public Hearing

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No person shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the hearing.

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The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

City of Albany Web site: www.cityofalbany.net



TO: Planning Commission

VIA Greg Byrne, Community Development Director
Heather Hansen, Planning Manager *HH*

FROM: Anne Catlin, Planner II *alc*

DATE: September 3, 2010, for the September 13, 2010, meeting

SUBJECT: Public Hearing on Planning File CU-05-10; an application to add parking to Teloh Calapooia Park

The Parks and Recreation Department is making capital upgrades to Teloh Calapooia Park. The improvements include adding a three-space 2,081-square-foot parking area to the park, primarily to provide one parking space that meets the Americans with Disabilities Act (ADA) standards.

Parks are a conditional use in residential zones. Expansions to existing parks are processed through the Type II process. In the Type II process, staff makes the tentative decision, and mails it to property owners and residents within 200 feet of the development. If persons in the notice area believe that the conditions of approval do not adequately address the established approval criteria or alleviate adverse impacts on the neighborhood, residents may suggest modifications to the conditions of approval or request a public hearing. If no one responds within the ten-day response period, the tentative decision automatically becomes final without further notice.

The City received two written letters regarding the tentative notice of decision. One of the property owners requested a public hearing, which is on this agenda. (See staff report and attachments.)

Following the hearing, City Attorney Jim Delapoer will be present for some training and to answer any commissioner's questions.

Please let staff know if you have any questions regarding the public hearing, meeting or if you have a particular question for our City Attorney, 541-917-7550.

alc

Attachments: Staff Report for CU-05-10

c: Planning File CU-05-10

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Community Development Department

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STAFF REPORT Conditional Use

GENERAL INFORMATION

DATE OF REPORT: September 2, 2010
FILE: CU-05-10
TYPE OF APPLICATION: Conditional Use to add a three-space 2,081-square-foot parking area to an existing City park, Teloh Calapooia Park. There are no other parking areas on the site.
REVIEW BODY: Planning Staff, opportunity for a public hearing
STAFF REPORT PREPARED BY: Anne Catlin
PROPERTY OWNER: City of Albany
APPLICANT: City of Albany Parks and Recreation Department
APPLICANT REP: Craig Carnagey; Parks and Recreation; PO Box 490; Albany, OR 97321
ADDRESS/LOCATION: 5950 Looney Lane SW, Albany, OR 97321
MAP/TAX LOT: Linn County Assessor's Map No. 11S-04W-25; Tax Lot 708
ZONING: RS-6.5 (Residential Single Family)
TOTAL LAND AREA: 27.8-acre park
EXISTING LAND USE: Public Park
NEIGHBORHOOD: South Albany
SURROUNDING ZONING: North: RS-6.5, Residential Single Family
South: RS-6.5
East: RS-6.5
West: RS-6.5
SURROUNDING USES: North: Residential- single family
South: Residential- single family
East: Residential- single family
West: Vacant
PRIOR HISTORY: No prior land use cases were found for this property.

NOTICE INFORMATION

A neighborhood meeting was held on April 17, 2008. The meeting was announced through a press release and door hangars were canvassed throughout the neighborhood adjacent to the park. Approximately twelve people attended. No major concerns were raised. There was enthusiasm for updating the park. Following the meeting, one letter was received from residents on Morse Lane SW who were concerned about adding a parking lot. Parks

staff spoke with the property owners to address their concerns and to explain the reason for the parking is primarily to provide a space for ADA accessibility.

The Planning Division mailed a notice of tentative decision to property owners within 200 feet of the property. Two letters were received from property owners within the notice area. Two letters were received noting the following concerns and observations (they are attached):

- Parking has not been a problem for patrons that use the park during the day;
- After hours visitors from outside of the neighborhood frequent the park after hours and late at night;
- Trash and noise is generated by late-night park users;
- Lighting in the park is requested for safety purposes;
- Additional landscape buffer trees could become a storage space adjacent to existing homes; and
- Trees may block views of the park from adjacent homes.

PLANNING COMMISSION MOTIONS

MOTION TO APPROVE WITH CONDITIONS

If no new evidence is presented at the public hearing, the Planning Commission may approve the application based on the findings and conclusions of the staff report.

I MOVE that the Planning Commission APPROVE WITH CONDITIONS the application for the Conditional Use that would allow for the construction of 3-space parking lot at Teloh Calapooia Park (File CU-05-10). This motion is based on the findings and conclusions of the staff report and testimony presented at the public hearing.

OR

MOTION TO APPROVE WITH CONDITIONS AS MODIFIED

If there is information not included in the staff report or new information presented at the public hearing, the Planning Commission may propose new findings and conditions and approve the application.

I MOVE that the Planning Commission APPROVE WITH CONDITIONS AS MODIFIED the application for the Conditional Use that would allow for the construction of a 3-space parking lot at Teloh Calapooia Park (File CU-05-10). This motion is based on the findings and conclusions of the staff report and testimony presented at the public hearing.

OR

MOTION TO GRANT TENTATIVE APPROVAL WITH CONDITIONS

If new information is presented at the public hearing, and the Planning Commission wishes staff to prepare additional findings that address that information, the Planning Commission may grant tentative approval and direct staff to prepare findings. At the next meeting, the Planning Commission would review the additional findings, and if they are satisfactory, approve the application based on the staff report, the new information, and the additional findings.

I MOVE that the Planning Commission grant TENTATIVE APPROVAL WITH CONDITIONS of the application for the Conditional Use that would allow for the construction of a 3-space parking lot at Teloh Calapooia Park (File CU-05-10). I also MOVE that the Planning Commission direct staff to prepare findings that address the new information presented at the public hearing for consideration at the next meeting.

OR

MOTION TO DENY

If the Planning Commission finds that the applicant has not provided sufficient evidence to demonstrate that the review criteria have been met, or if they find the applicant has presented incorrect information, the Planning Commission may deny the application.

I MOVE that the Planning Commission DENY the application for the Conditional Use that would allow for the construction of a 3-space parking lot at Teloh Calapooia Park (File CU-05-10). I also MOVE that the Planning Commission direct staff to prepare findings to support denial based on the testimony presented at the public hearing and to present these findings for consideration at the next meeting.

STAFF ANALYSIS

Conditional Use File CU-05-10

The Albany Development Code (ADC) contains the following review criteria that must be met for this application to be approved. Code criteria are written in *bold italics* and are followed by findings and conclusions.

- (1) *The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.*

FINDINGS OF FACT

- 1.1 Teloh Calapooia Park is an existing park adjacent to the College Green and Creekside Park neighborhoods. The site is zoned RS-6.5, Residential Single Family. Parks are allowed conditionally in residential zoning districts and neighborhoods so that they can serve the residents nearby.
- 1.2 Access to the park is by Looney Lane, which dead ends at the park. The park currently has no off-street parking. Park patrons arriving by automobile have to park on the street, Looney Lane or Morse Lanes and the cul-de-sac at the end of Tamarack Court. The public sidewalk connects to the park at Looney Lane. A sidewalk is proposed within the park to connect to the sidewalk in Tamarack Court.
- 1.3 The park is located at the end of an established neighborhood. While it is a large park providing open space and protection of natural features, it is very secluded due to its location and the park and field are surrounded by a forest.
- 1.4 The small three-car parking lot is proposed to provide access to the park for persons with disability or mobility issues and to be in compliance with the American with Disabilities Act (ADA). A new sidewalk is proposed from Tamarack Court
- 1.5 Capital improvements and upgrades are proposed to this park, including a three-car parking lot and some additional landscaping. Amenities are being replaced, but the park is not expanding in size or amenities.
- 1.6 The park hours are proposed to stay the same: sunrise to sunset.
- 1.7 An adjacent property owner by the Looney Lane entrance to the park says that during the day, the park is used mostly by people who live in the neighborhood, many who walk and ride their bikes. A few people access the park by car, but parking has not been a problem.
- 1.8 The park has frequent late-night, after-hours users that arrive by car, and are suspected to be from outside of the neighborhood. There is concern that the proposed parking spaces will lead to more after-hours trips to the park, and consequently more disorderly behavior, trash and noise late at night.

- 1.9 The issue of compatibility is discussed in more detail under Criterion 5. Please refer to the findings and conditions of approval recommended there.

CONCLUSIONS

- 1.1 The operating characteristics, hours, and the size and volume of amenities are not proposed to change.
- 1.2 The proposed three-car parking lot will not change the operating characteristics of the park. It is needed to comply with ADA.
- 1.3 There are concerns that the park, while an amenity during the day, may attract people from outside the neighborhood after hours. The parking lot may increase night-time use of the park.
- 1.4 A condition of approval recommended to address these issues is found under Criterion 5.
- (2) *The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal calls for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping or other design features.*

FINDINGS OF FACT

- 2.1 Scale. The park is 27.8 acres in size. According to neighbors, the park, is primarily used by persons in the surrounding neighborhoods who mostly walk or bike to the park. Very few patrons access the park by vehicle.
- 2.2 Three parking spaces are proposed. The total paved area is approximately 2,000 square feet. The proposed parking is minimal in scale compared to the size of the park. The parking appears to be adequately sized to accommodate the ADA space and meet the minimal parking demand by park patrons.
- 2.3 Compatibility. City of Albany's Teloh Calapooia Park is a 27.8-acre park in South Albany. Facilities at the park include a full basketball court, barbecue grills, picnic tables, children's playground, multi-use field and a trail.
- 2.4 The parking lot is situated roughly in the end of the Looney Lane right-of-way so it is located away from the adjacent residential properties, which are about 15 feet away on each side of the park entrance.
- 2.5 During the day, the park use and activities are compatible with the adjacent neighborhood. The park's dead-end location makes it secluded. It is reported by neighbors that there are frequent late night visitors that use the park for partying and other activities.
- 2.6 The proposed parking lot plans include landscaping to provide a buffer to the park, but nothing is proposed to try to deter use of the park after hours.
- 2.7 Setbacks. ADC 3.190, Table 1, shows that the front setback in RS-6.5 zoning districts is a minimum of 15 feet. The plan shows the parking stalls are setback 15 feet from the south property line adjacent to Looney Lane.
- 2.8 Parking Lot Improvement Standards. ADC 9.120 outlines the minimum requirements for parking lots such as perimeter curbing, striping, surfaces, and wheel bumpers.

- 2.9 The 6-inch curb is proposed around the parking lot, the spaces are proposed to be striped, wheel stops are provided (although they are not needed because the spaces are not adjacent to a sidewalk), and one ADA parking space is provided.
- 2.10 Aisle Widths and Backup Areas. ADC 9.130 provides the minimum dimensions for parking stalls, travel aisles and back up areas. The proposed parking lot provides 90-degree stalls with a 26-foot-wide travel aisle. The ADA space is located on the north side of the parking lot and the 8-foot striped area adjacent to the parking stall allows for a larger back up space for vehicles than required.
- 2.11 Pedestrian Access. An existing walkway connects the sidewalk on the east side of Looney Lane with the park path system. A walkway is also provided from the parking lot to the park path system. The construction details show various ramps within the park. All new public walkways and handicapped accessible parking spaces must meet the minimum requirements of the Oregon Structural Specialty Code and the Oregon Transportation Commission Standards for Accessible Parking Places (April, 2008). The maximum vertical slope of the handicap ramp to the sidewalk is 8.33% over 3 feet, and horizontal slope is 2%.
- 2.12 Front Yard Landscaping Standards. ADC 9.140(1) requires that all front setback yards (exclusive of accessways and other permitted intrusions) are required to be landscaped before the final building permit is approved. In the RS-6.5 zoning districts, the minimum landscaping acceptable for every 50 lineal feet of street frontage (or portion thereof, deducting the width of the driveway) is:

- (a) One tree at least 6 feet tall; and
- (b) Four 1-gallon shrubs or accent plants; and
- (c) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs).

- 2.13 Front Yard Landscaping Proposed. There is approximately 30 feet of frontage on Looney Lane, split on each side of the entrance into the parking lot. The landscape plan shows one tree, an Oregon Ash, and five 3-gallon Snowberry shrubs on the west side of the driveway. On the east side, the plan shows a combination of shrubs, grasses, and perennials (19 total), and a Big Leaf Maple tree.

The front yard landscaping shown on the plan exceeds the minimum front yard requirements.

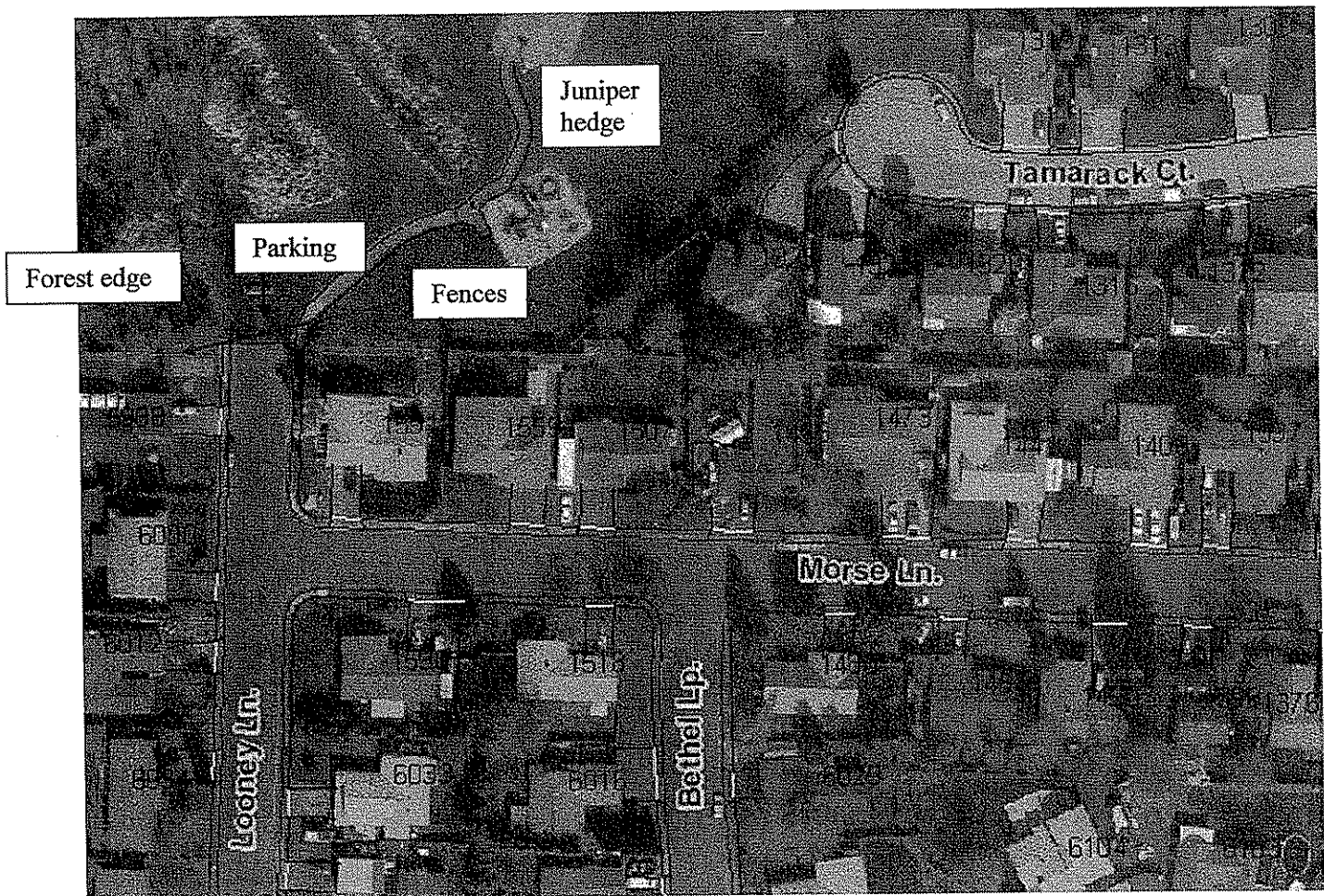
- 2.14 Parking Area Landscaping Standards. ADC 9.150 requires the following landscaping within parking areas:

- (1) Planter Bays. At the end of each parking bay there shall be curbed planters of at least 5 feet in width. Each planter area shall contain:
 - (a) One tree at least 10 feet tall, and
 - (b) Decorative ground cover containing at least 2 shrubs for every 100 square feet of landscape area.
- (2) Entryway Landscaping. Entryways into parking lots shall be bordered by a minimum 5-foot-wide landscape planter strip meeting the same landscaping provisions as for planter bays, except that no sight obscuring trees or shrubs are permitted.

The way the parking lot is situated, the entryway landscaping and south parking bay landscaping can be combined for the triangle planter west of the driveway into the parking lot and south of the parking spaces.

- 2.15 Parking Area Landscaping Needed. The site plan was revised to meet backing up requirements, so the landscape plan needs to be modified to reflect the new orientation and to provide the parking lot "planter bay" landscaping at the south and north ends of the parking stalls according to ADC 9.150.

- 2.16 Buffering and Screening of Parking Areas. ADC 9.210 through 9.250 and the Buffer Matrix on page 9-13 of the Code outline buffering and screening requirements between different uses. Parking lots with five or more spaces require a 10-foot landscaped buffer yard and a screen adjacent to single-family residential uses and zones. The parking lot is only 3 spaces, so these standards are not applicable. Since the park shares property lines with residential properties to the south, some level of buffering and screening should be provided.
- 2.17 The Code outlines minimum buffering and screening requirements between different use types, but does not have public parks or conditional uses as a category in the buffering and screening matrix in Section 9.330. Typically, a landscaped buffer yard would be encouraged, but not required for this application.
- 2.18 Existing and Proposed Buffering and Screening. The properties to the south both have fences along or near the shared property lines. On the west side, the forest edge comes right up to the edge of the proposed parking area and the south property line. (See aerial image.) Existing underbrush makes the forest dense that there is no visibility through it to the adjacent property. The existing fences and juniper hedge satisfy screening standards.
- 2.19 In order to minimize any impacts from head lights, evergreen shrubs or something similar should be planted in front of the forest canopy edge on the west side.
- 2.20 Two adjacent property owners are concerned about the trees proposed as a landscape buffer along the park's southern property line. One property owner would prefer to maintain a clear view of the park and the other is concerned that the trees will be used to store personal items.



- 2.21 The landscape plan submitted with the application shows a variety of trees (Oregon Oak, Easter Redbud, Red Alder, Big Leaf Maples) are proposed along the southern property line, east of the proposed parking area. The trees proposed along the southern property line are not required by the Code.
- 2.22 Irrigation. ADC 9.160 requires that all required landscape areas be provided with a piped underground irrigation system, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation.
- 2.23 Landscape Maintenance. ADC 9.200 requires that all required landscaped areas must be maintained in an attractive manner free of weeds and noxious vegetation. The minimum amount of required living landscape materials shall be maintained.

CONCLUSIONS

- 2.1 The scale of the proposed parking lot is compatible with the existing park amenities and size.
- 2.2 The parking lot plan meets all of the minimum dimensional requirements of the Albany Development Code and standards for off-site parking lots.
- 2.3 The ramp from the parking lot to sidewalk and ramps to the play areas off the internal path need to meet the Oregon Structural Specialty Code and other applicable accessible parking space standards.
- 2.4 A revised landscape plan is needed to reflect revisions to the parking lot layout and address neighbor concerns.
- 2.5 This criterion can be met when the following conditions are satisfied.

CONDITIONS

- 2.1 Except as modified by any conditions of approval, the new 3-space parking area shall be constructed as shown on the revised site plan received July 29, 2010.
- 2.2 The ramp from the parking lot to sidewalk and ramps to the play areas off the internal path shall be constructed per the 2010 Oregon Structural Specialty Code and the Oregon Transportation Commission Standards for Accessible Parking Places, April 2008.
- 2.3 Minimum Required Landscaping of Parking Area.
 - (1) Planter Bays. The planting area at each end of the parking bay (north and south) shall contain:
 - (a) One tree at least 10 feet tall, and
 - (b) Decorative ground cover containing at least 2 shrubs for every 100 square feet of landscape area.
 - (2) Buffering/Screening between the parking area and the forest edge on the southwest portion of the property
 - (1) At least five 5-gallon shrubs or ten 1-gallon shrubs or perennials; and
 - (2) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).
- 2.4 The Parks and Recreation Department shall **work with property owners** to determine the appropriate level of landscaping along the shared property line.

- 2.5 Final Landscape Plan. Before installation of landscaping, the Planning Division must review and approve a final landscape plan. Submit two copies of a final landscape plan that shows:
- (1) Location of all trees, plants and ground cover; and
 - (2) A legend that identifies the quantity of each type of plant, common and botanical names, pot size at time of planting (gallons/inches), and spacing between plants.
- 2.6 Irrigation. All landscaped areas must be provided with a piped underground water supply irrigation system *unless* a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation. **This must be identified on the final landscape plan.**
- 2.7 Landscape and Irrigation Installation. Before **final inspection of the parking lot construction**, the landscaping and irrigation for that phase **must be installed** per approved final landscape and irrigation plans.
- (3) *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts and pedestrian safety.*

FINDINGS OF FACT

- 3.1 The proposed development will construct a three-space parking lot at the north end of Looney Lane SW for Teloh Calapooia Park. The park can also be accessed by pedestrians at the cul-de-sac in Tamarack Court.
- 3.2 Looney Lane and Tamarack Court are classified as local streets and are constructed to City standards. Improvements include: curb, gutter, and sidewalk; a vehicle travel lane in both directions; and on-street parking on Looney Lane.
- 3.3 The development will not add additional land, building area or capacity to the park site, and is therefore not expected to generate any new vehicle trips. Because the development won't result in additional trip generation, no intersection capacity or level of service impacts are expected.
- 3.4 Because the park does not currently have a parking lot, some visitors currently park on the street in the neighborhood south of the park and on park property. The creation of the parking lot will shift that parking to the new lot, and should lessen neighborhood impacts and on-street parking.
- 3.5 A path is also proposed from the sidewalk in the Tamarack Court cul-de-sac into the park. This will make it easier for nearby residents to get to the park on foot or by bicycle.
- 3.6 Albany's Transportation System Plan does not identify any level of service, capacity, or safety issues at this site.
- 3.7 The addition of an accessible space will provide a safe, ADA-compliant area for individuals with disabilities to park and exit their vehicles.

CONCLUSIONS

- 3.1 The development is located at the north end of Looney Lane SW. The street is classified as a local road and is constructed to City standards.
- 3.2 The development will not add land or capacity to the park site, and is therefore not expected to generate any new vehicle trips. Because the development won't result in additional trip generation, no intersection

capacity or level of service impacts are expected. No traffic related adverse impacts to neighborhoods or pedestrian safety are expected.

- 3.3 An ADA-compliant parking space will improve access for people with disabilities who drive to the park.
- 3.4 Development of the parking lot is expected to reduce impacts to the neighborhood south of the park by shifting on-street parking to the new lot.
- 3.5 The public street system can accommodate the proposed development.
- 3.6 The criterion is satisfied.

(4) Public services for water, sanitary and storm sewer, water management and for fire and police protection are capable of servicing the proposed use.

FINDINGS OF FACT

- 4.1 Sanitary Sewer. City utility maps show an 8-inch public sanitary sewer main extending into the area of the proposed parking lot from Looney Lane, and then turning easterly near the center of the proposed parking lot. Aside from the possible need to adjust the level of the sewer manhole after paving, the proposed parking lot will not result in any impact on the public sewer system.
- 4.2 Water. City utility maps show a 16-inch public water main running north through the site approximately 10 feet east of the proposed parking lot, and a 12-inch main running east near the southern boundary of the site. The proposed parking lot will not result in any impact on the public water system.
- 4.3 Storm Drainage. City utility maps show a 12-inch public storm drainage main extending into the site from Looney Lane. This main runs through the western edge of the area proposed for the parking lot. This main carries runoff from Looney Lane and adjacent properties to a drainage swale north of the parking area that ultimately flows to small lakes south of 53rd Avenue.
- 4.4 The applicant's preliminary plan shows breaks in the perimeter curbing for the parking lot that will allow runoff from the parking surface to flow to the existing drainage swale adjacent to the site. Because of the proximity of the parking lot to the drainage swale the City's Engineering Division approves of the applicant's proposal to discharge runoff through the curbing.

CONCLUSIONS

- 4.1 Public utilities (sewer, water, and storm drainage) are available and adequate to serve the property.
 - 4.2 The proposed parking lot will not impact public sanitary sewer and/or water service to the site.
 - 4.3 The applicant's preliminary storm drainage plan for the parking lot has been reviewed and approved by the City's Engineering Division.
 - 4.4 The criterion is satisfied.
- (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, and hours of operation; (b) Privacy and safety issues.**

FINDINGS OF FACT

- 5.1 Hours of operation. The park hours of operation are dawn to dusk, and are not proposed to change.

- 5.2 Adjacent residents report that cars park in the park after hours. After-hours visitors use the park for drinking and other suspect activities in their cars, likely due to its relatively dead-end and secluded location and ability to be off the street and out of view.
- 5.3 There is currently no vehicle gate to keep cars out of the park after hours. The Parks and Recreation Department should consider a gate that would keep cars out of the park when it is closed.
- 5.4 Privacy and safety issues. The proposed parking area will be located at the end of Looney Lane. It will be about 15 feet from the south property line and about 15 feet from the abutting residential properties on the west and east sides of Looney Lane.
- 5.5 The parking lot is proposed to be landscaped to meet the minimum Code requirements for parking lots and front yard landscaping. The Code outlines minimum buffering and screening requirements between different use types, but does not have public parks or conditional uses as a category in the buffering and screening matrix in Section 9.330. Typically, a landscaped buffer yard would be encouraged, but not required for this application. The landscape plan submitted with the application shows a variety of trees (Oregon Oak, Easter Redbud, Red Alder, Big Leaf Maples) are proposed along the southern property line, east of the proposed parking area.
- 5.6 Owners of 1591 Morse Lane SW, the first property to the east of the proposed parking area, do not want their view of the park blocked by trees. A low groundcover/shrub is proposed for most of the length of the shared property boundary, and two Eastern Redbuds are proposed on the east end of the property. (Eastern Redbuds can be a small 12-16 foot tall tree if pruned. Otherwise they grow 25 to 35 feet tall.)
- 5.7 The owners of 1507 Morse Lane have also requested no trees be planted as a buffer/screen to the park for safety issues. The northwest corner of their property is shared with the park.
- 5.8 Noise. The type of amenities in the park are not changing or expanding. The curbed three-space parking area should not generate additional noise as vehicles currently park in the park or on the street rather than off-site.
- 5.9 Glare. The parking lot is not proposed to be lighted. One resident suggested lighting the park. Security and/or motion scensor lighting of the parking area may deter unauthorized use of the park after hours.
- 5.10 Odor/Litter. The addition of parking spaces will not create odors or litter. If the parking area was lit, it might deter use of the park after hours and reduce the amount of trash. The City provides trash receptacles for trash and recycling.

CONCLUSIONS

- 5.1 Property owners adjacent to the park have reported problems with noise and litter from persons coming to the park after hours.
- 5.2 There are concerns that the three-space parking lot will lead to more use of the park after hours.
- 5.3 A few property owners adjacent to the park have asked the City to reconsider providing the parking lot, provide lighting at the park, and reduce the number of trees provided along the southern border of the park property.
- 5.4 This criterion can be met with the following condition of approval.

CONDITION OF APPROVAL

- 5.1 The parking lot shall be lit with motion-sensor lighting and/or other types of security lighting. Lighting shall be directed away from residential properties and shall not cast glare on abutting residential properties.
- (6) *Any special features of the site (such as topography, floodplain, wetlands, vegetation, historic sites, etc.) have been adequately considered and utilized.*

FINDINGS OF FACT

- 6.1 *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat* shows areas of natural vegetation and wildlife habitat on the park property. The park has two large forested areas, one to the west of the proposed parking and another grove in the north east corner of the site. No trees need to be removed for the parking lot.
- 6.2 *Comprehensive Plan Plate 5: Floodplains* and the FEMA Flood Insurance Rate Map Community Panels 410137 0005F and 410137 0007F, dated July 7, 1999, and the new March 29, 2010 FEMA map panel #4101380190, show the entire park site is determined to be in the 100-year floodplain, Zone X. The parking lot will not obstruct water flow in the event of a flood.
- 6.3 *Comprehensive Plan Plate 6: Wetland Sites* shows wetlands on the property. The National Wetlands Inventory (NWI) done for the Calapooia River show wetlands cover most of the property and the property was included in the local wetlands inventory (LWI) - Willamette, Calapooia and Oak Creek. The soils identified are McBee and Wapato silty clay loams and Woodburn silt loam. The park amenities are located outside of the wetlands boundaries. Proposed landscaping is also located outside of the wetlands boundaries.
- 6.4 *Comprehensive Plan Plate 7: Slopes* shows no areas of steep slope where the parking lot is proposed. Contours on the City's Geographic Information Systems (GIS) maps show that the elevation of the property varies from about 206 feet to 218 feet. The area where the parking lot is proposed varies from about 210 to 214 feet.
- 6.5 *Comprehensive Plan Plate 9: Historic Districts* shows the subject property is not in a historic district. There are no known archaeological sites on the property.

CONCLUSIONS

- 6.1 The site is an existing 27.8-acre public park that contains several special features including a large forested area, native vegetation, wildlife habitat, wetlands, and the property is in the 100-year floodplain.
- 6.2 The proposed three-car parking lot is located away from the wetlands, vegetation and wildlife habitat areas and will not impact the special features of this site.
- 6.3 The park use is protecting this site's natural features.
- 6.4 This criterion is met.

ATTACHMENTS: Two letters from neighbors; Location Map; Parking Lot Plan; Draft Landscape Plan

To: Community Development Department – City of Albany Parks and Recreation Department
 Re: Teloh Calapooia Park Improvements

This letter is in response to the notice of tentative decision that I received in the mail on August 4, 2010.

Most troubling to me is the timing of the notification. After the city has spent the better part of the past 2-3 months working on the improvements, it then decides to notify home owners seeking their approval to the plan. **Why didn't you mail this information to me months ago?** I will exercise my right to respond, despite my belief that it will have little or no impact.

There is one huge adverse impact these improvements will have on our neighborhood. The number of people who come to the neighborhood to use the park will dramatically increase. City planners might believe that to be a good thing...but to those of us who live on the border of the park, it is simply more people in our backyard.

- Even though it's small, why the parking lot? The parking lot makes it convenient for people who don't even live in the neighborhood to use the park. **My suggestion would be** to eliminate the parking lot.
- Why the trees/landscaping right up against my fence/backyard? By planting trees right next to my fence/gate it becomes probable that people who come to the park for a period of time will use this area to store personal items in a shaded area. I don't want anyone right next to my fence/gate. If the city wants to provide a landscaped barrier between the homes and the park, **my suggestion would be** to provide home owners with that part of the budget and direct us to plant the trees inside our fence lines and in our backyards so that there is a nice barrier, but one that won't entice people to essentially come and sit down in our backyard.

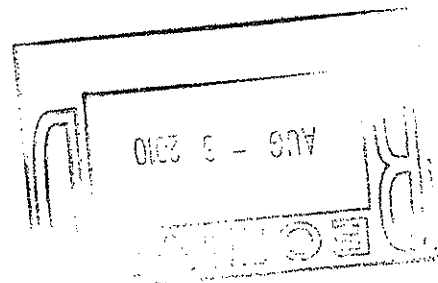
In the end, the park improvements will be made according to plan. The sacrifice of the few who live right next to the park is outweighed by the benefits to the neighborhood as a whole. Believe me, I get that. What I don't get is why the Community Development Department didn't send this notification before any work had been done? This notification was poorly timed, and an example of poor judgment by those in charge of the project.

Sincerely,



Mike Haberly

1507 Morse Lane SW



Rec'd by
email
8/13.

To whom it may concern:

I am writing in regards to the improvements of Teloh Calapooia Park. My wife and I purchased a house right on the park on the corner of Looney and Morse Lane.

We have been trying our hardest to keep the park clean and a pleasant place to be for all people who choose to use the park. We have had a lot of problems in the past two years because the amount of cars parked in the park all hours of the night. Honestly, thought of a parking lot accommodating more of the late-night parkers who throw their trash on the ground, beer cans, used condoms out the window, and sit for long periods of time smoking cigarettes and pot to then empty the ash tray before they leave....it just makes me sick to my stomach.

Most of the people who frequent the park are wonderful and most of those people live in the neighborhood as they walk with their kids, push strollers, or ride their bikes. There are very minimal cars during the day and parking has never been a problem in the past 30 years. There is ample parking on Morse and Looney Lane with wheelchair access. By building the parking lot, you're attracting an unwanted crowd outside of the neighborhood who come to park at 2:00 am and 3:00 am.

We have called the police several times and I am sure they are tired of us calling them. I have confronted numerous people during the work-week at 12am to 2am. Some of them have been very confrontational and I fear this could get worse. So we have called when the late-night cars get too loud or throw beer cans out the window or as some have gotten out and pissed in the middle of the street.

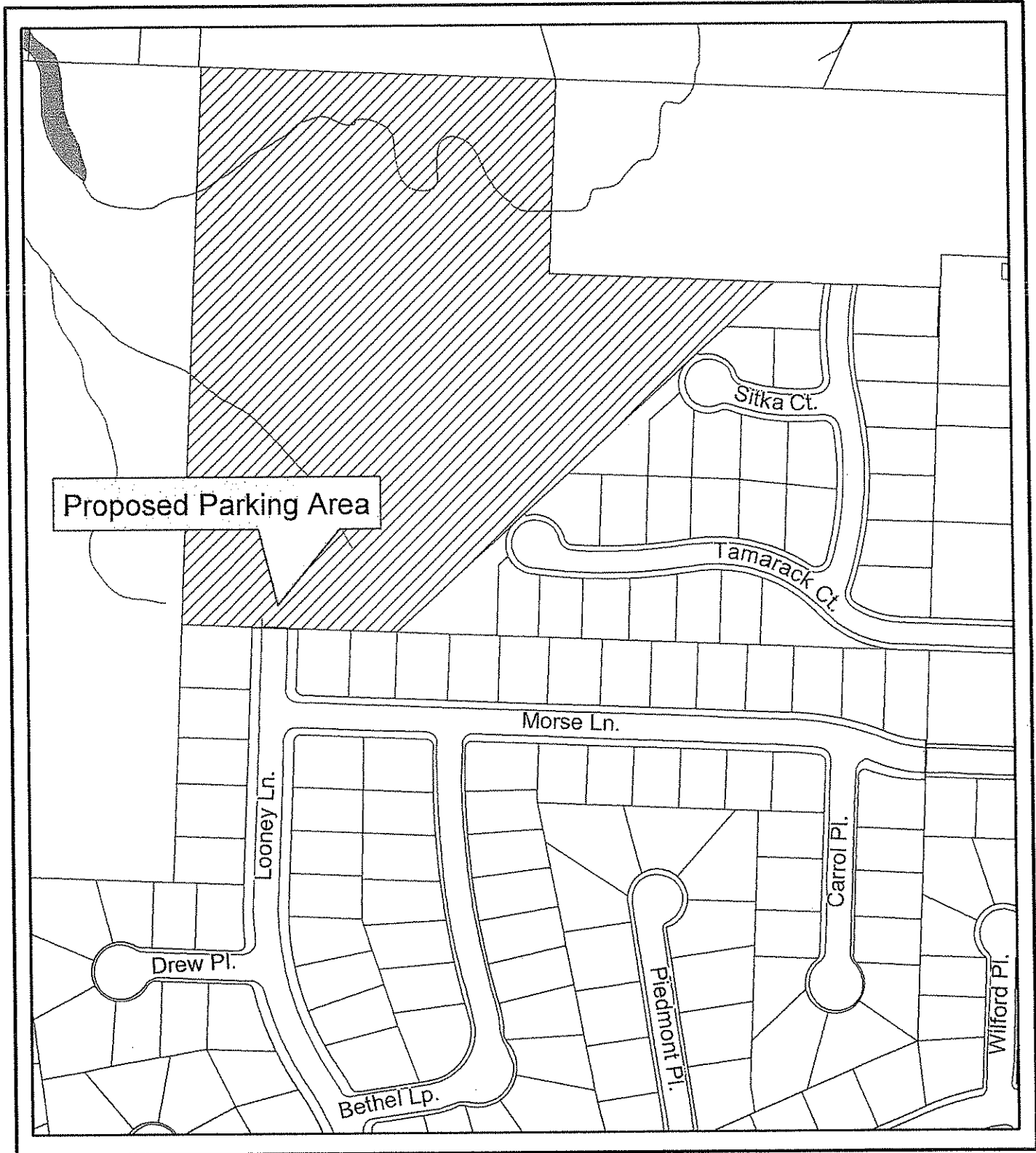
We feel strongly that building a parking lot is not what the park needs. It will only lead to more people not using the park for the intended purpose, but the space you have provided them will be a great place for them to do their drugs and play loud music.

In the fall of 2008, we addressed our concerns to the Parks and Facilities Manager, Craig Carnagey. Topics discussed were the parking lot, lighting, and the planting of trees just north of our property. Craig assured us that the Parks and Rec. would not be planting trees directly behind our property that may block our view of the park. I trust this to be so.

The main issue that for us and many neighborhood residents is the parking lot I have discussed this issue with numerous residents and they feel it is a mistake that will lead to problems and trouble.

I am requesting a public hearing to discuss the parking lot, lighting in the park and to reassure no trees will block our view of the park.

Mark Timm
1591 Morse Lane Sw
Albany, Oregon 97321

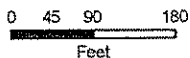


LOCATION MAP



The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field-verify the

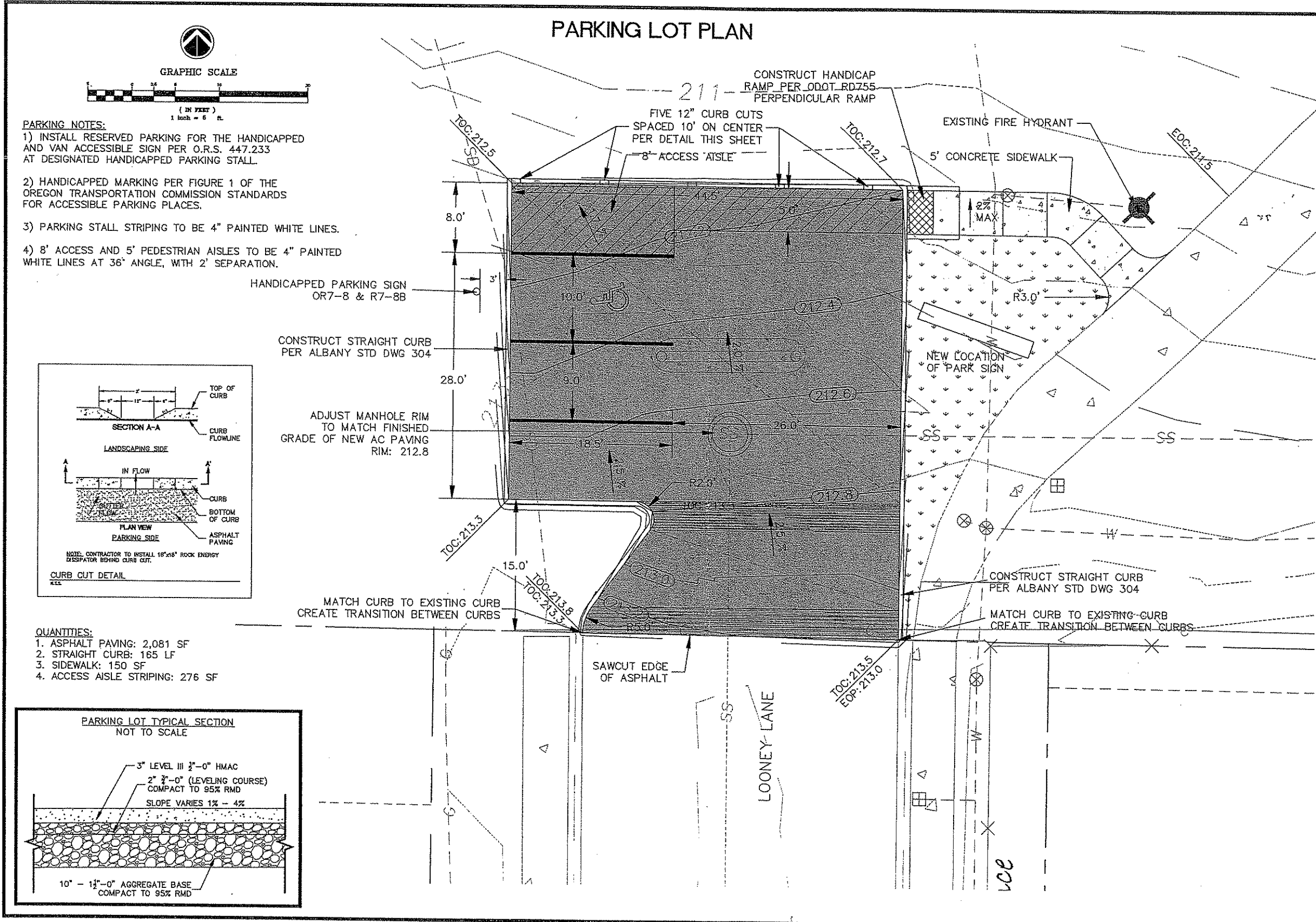
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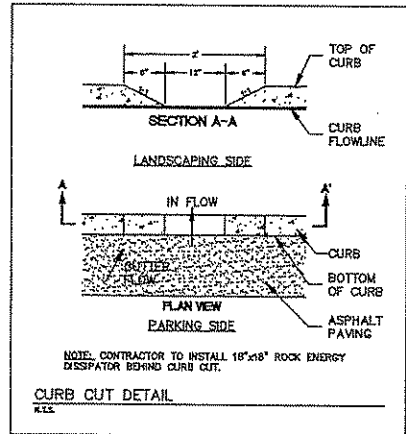
September 1, 2010

Planning Division

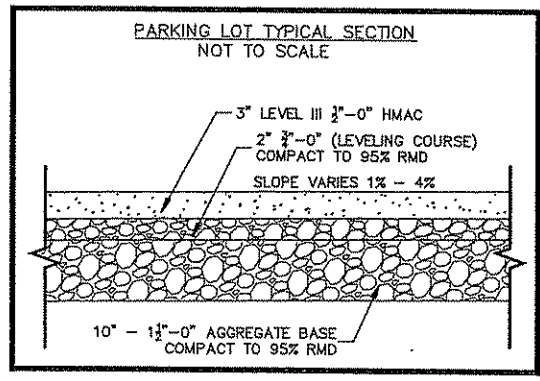
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7676



- PARKING NOTES:**
- 1) INSTALL RESERVED PARKING FOR THE HANDICAPPED AND VAN ACCESSIBLE SIGN PER O.R.S. 447.233 AT DESIGNATED HANDICAPPED PARKING STALL.
 - 2) HANDICAPPED MARKING PER FIGURE 1 OF THE OREGON TRANSPORTATION COMMISSION STANDARDS FOR ACCESSIBLE PARKING PLACES.
 - 3) PARKING STALL STRIPING TO BE 4" PAINTED WHITE LINES.
 - 4) 8' ACCESS AND 5' PEDESTRIAN AISLES TO BE 4" PAINTED WHITE LINES AT 36° ANGLE, WITH 2' SEPARATION.



- QUANTITIES:**
1. ASPHALT PAVING: 2,081 SF
 2. STRAIGHT CURB: 165 LF
 3. SIDEWALK: 150 SF
 4. ACCESS AISLE STRIPING: 276 SF



Reece & Associates, Inc.
321 First Avenue West, Suite 86
Albany, Oregon 97321
Phone: 541-928-2428
Fax: 541-928-2498

**Teloh Calapooia Park Improvements
Parking Lot Plan**

City of Albany
Albany, Oregon

| REV. | DATE | BY |
|------|---------|----|
| 1 | 7/29/10 | JW |

PROJECT NO. ALB1001
DATE 6/07/10
DESIGNED: JW
ENGINEER: D. REECE
CHECKED:
SCALE: HORZ. 1"=5'
SHEET NUMBER: C.4

FINAL CONSTRUCTION DRAWING SUBMITTAL JUNE 7, 2010

*Revised
7/29/2010*

