

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
July 17, 2008

SUBJECT: 10-lot subdivision at 23150 Bland Circle.

ATTENDEES: Applicants: Thomas R. Rasch, Diane Downs, Pat Sisul; Staff: Tom Soppe (Planning Department); Khoi Le (Engineering Division); Neighborhood: David Rittenhouse (Tanner Basin/Savannah Oak NA)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The approximately 123,000 square foot parcel is located along the north side of Bland Circle, immediately east of where it intersects with Tannler Drive, which heads south. The site sits among already developed areas to the northwest, east, and south. Larger parcels that have yet to develop to their full potential lie to the west and north. The parcel was recently annexed as R-7. Parcels bordering the property to the north and to the southwest have yet to be annexed. Most of the annexed areas nearby consist of fellow R-7 properties, with many R-10 areas relatively nearby to the south and southwest. Crestview Drive stubs to the property on both the east and west, and Sunbreak Lane stubs to the property from the east. Bland Circle is a collector street, and Sunbreak and Crestview are local streets. Naturally the applicant's conceptual plan calls for Crestview Drive to be continued east-west through the site, and for Sunbreak Circle to be extended west through the site, stubbing again at the west end of the site against the unannexed property to the west.

There is no connection or stub at this time from this part of the neighborhood towards Weatherhill Road. In order to fulfill the Transportation Planning Rule connectivity requirements, the applicant should ideally provide a street stub to the north from the new section of Crestview. This may result in losing either lot 1, 2, or 3 from the conceptual plan, but if configured right the applicant may still be able to have three lots north of Crestview Drive surrounding such a stub; any two of the three currently proposed lots would add up to more than 14,000 square feet after all. (Also, the block containing 4-7 could be reconfigured to contain one more lot to make up for the loss of 1, as the combined total of these lots is theoretically enough to create 5 lots total instead of the proposed 4.) If a street stub is not provided here, a pedestrian trail ROW should at least be provided; this should definitely not result in loss of lots from the conceptual plan. As

part of the application's plan set, the applicant should show how the Sunbreak Lane might be developed west of the site eventually (by other property owners) and where it might connect with other streets.

Crestview Drive, Sunbreak Lane, and the northern stub (if built) would have to be built to City local street standards with sidewalks and planter strips. Half-street improvements would be required along Bland Circle. The submitted conceptual plan shows the only lot that borders Bland Circle, Lot 10, as a flaglot with a stem connecting to Sunbreak Lane from which its driveway would access. This is therefore a through lot, and would not be allowed by 85.200(B)(5) as a through lot unless the applicant could make the case that it is necessary due to the topography or orientation issues of the site, which is unlikely. It appears it is feasible to access Lot 10 from Bland Circle and still achieve compliance with regulations on driveways being 35 feet or more from collector-collector intersections (i.e. Tannler and Bland), and 75 feet from another driveway on the same side of the street on a collector, but this may not sit well with the neighborhood as there are already awkward issues surrounding the Tannler/Bland intersection. Another possibility is for Lot 10 to access through an access easement across Lot 9 instead of a stem, which would allow it to avoid Bland Circle while keeping it from being a through lot. If access is taken from Suncrest, the flaglot aspect of the lot can be eliminated aesthetically if the house faces Bland Circle with a garage in back. Aesthetically this may be preferable to having a garage access from Bland Circle also.

The applicant will need to prepare a tree survey of the property, indicating location, size, and species of each tree on the site. Each tree needs to be tagged in the field with a number that corresponds to the tree inventory map. CDC Section 55.100(B)(2) requires that up to 20% of the relatively flatter non-type I and II lands can be set aside to protect the dripline plus 10 feet of significant trees. (B)(2) also requires that all trees on Type I and II lands be preserved. There are few trees on the property, meaning that any trees that are declared significant by the City Arborist will have to be preserved unless they are located where street pavement needs to be placed, in which case they can be mitigated for on an inch-per-inch basis.

The site slopes from north to south, and the storm drainage pond is planned along Bland Circle next to Lot 10, as this is the south end of the site. A pipe coming from Crestview Drive to the north would traverse lots 4, 6, and 8 in an easement. There is a large tree that the applicant prefers to not remove in the area where the stormwater facility is proposed. The applicant is interested in exploring whether he could do upgrades to facilities off site and have some of the site's water drain to there instead, which would reduce the stormwater facility on site and reduce impacts on the tree. Such off-site treatment facilities may include the facility that borders the south end of the site to the east, which was built for the Florendo's Hideaway subdivision. The sidewalk and planter strip may also be allowed to be modified from the regular configuration to avoid the tree.

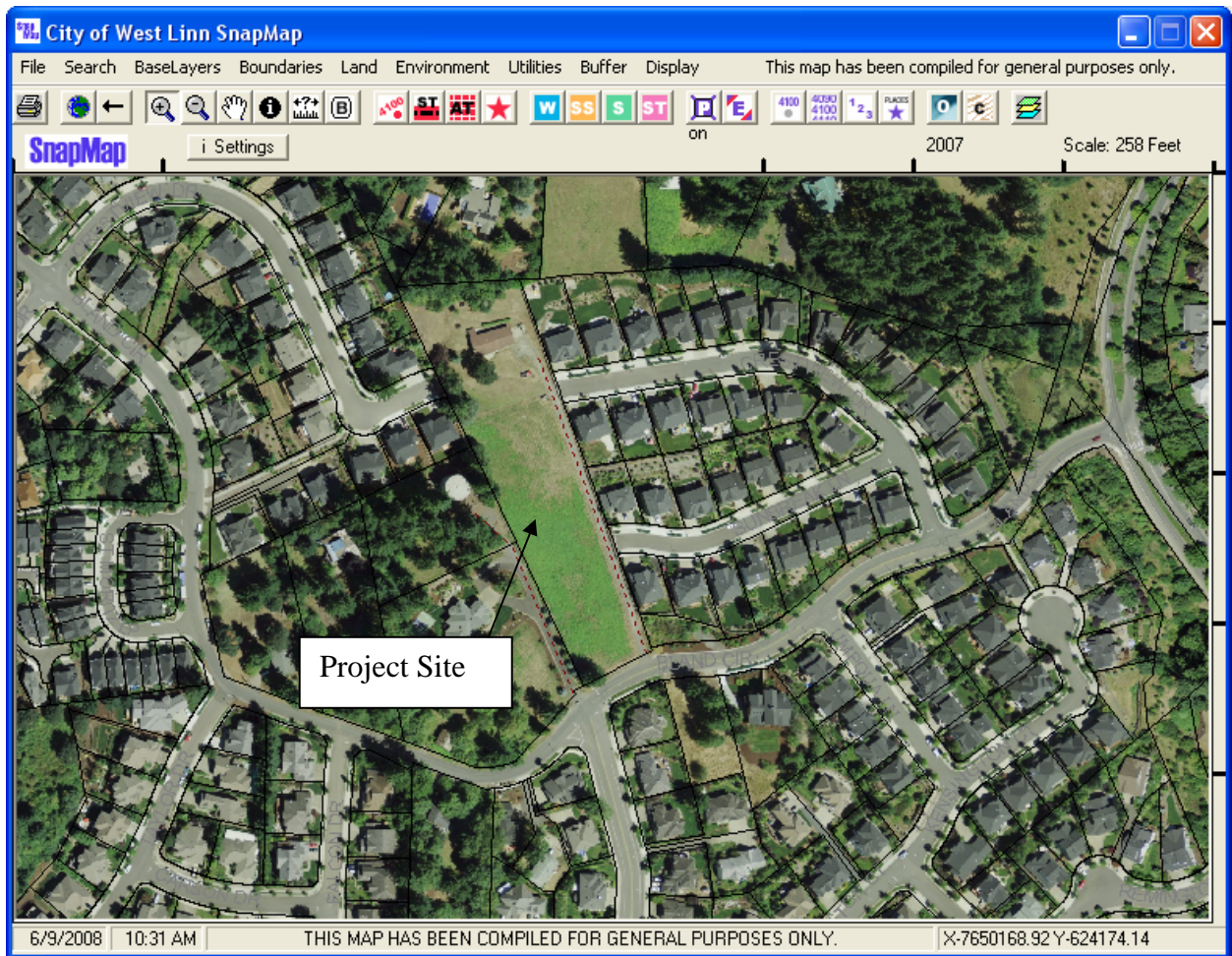
There are already water and sewer lines in existing sections of Crestview, Sunbreak, and Bland. Those in Crestview and Sunbreak can be extended along with the street. There is an existing house on the north end of the property that is planned for removal.

Sunbreak Lane is a dead end stub street that will be expanded to be a longer dead end. It is not considered a cul-de-sac as it will still be a stub street that can be expanded west to connect to other streets, so the CDC's regulations on cul-de-sac length and number of houses do not apply. TVFR will likely require a turnaround. The applicant is considering both a) an emergency-only connection to the City easement and driveway that runs between Bland Circle and the water tower just past the west side of the site and b) using driveways and the street itself as a hammerhead/"T" turnaround. Both of these appear to be feasible at this time. If the applicant also provided a trail between Crestview Drive and this water tower driveway easement, this would result in another needed trail connection. The applicant is welcome to consider this but it does not appear as necessary to the Transportation Planning Rule as having a connection to the north.

ENGINEERING REVIEW AND COMMENTS

For the 10 lot subdivision, followings are general comments on the requirements for street and utility improvements.

STREET



From the site plan submitted with the application, the developer proposed making connection for the existing Crestview Drive as well as extending Sunbreak Lane to provide access for the new homes.

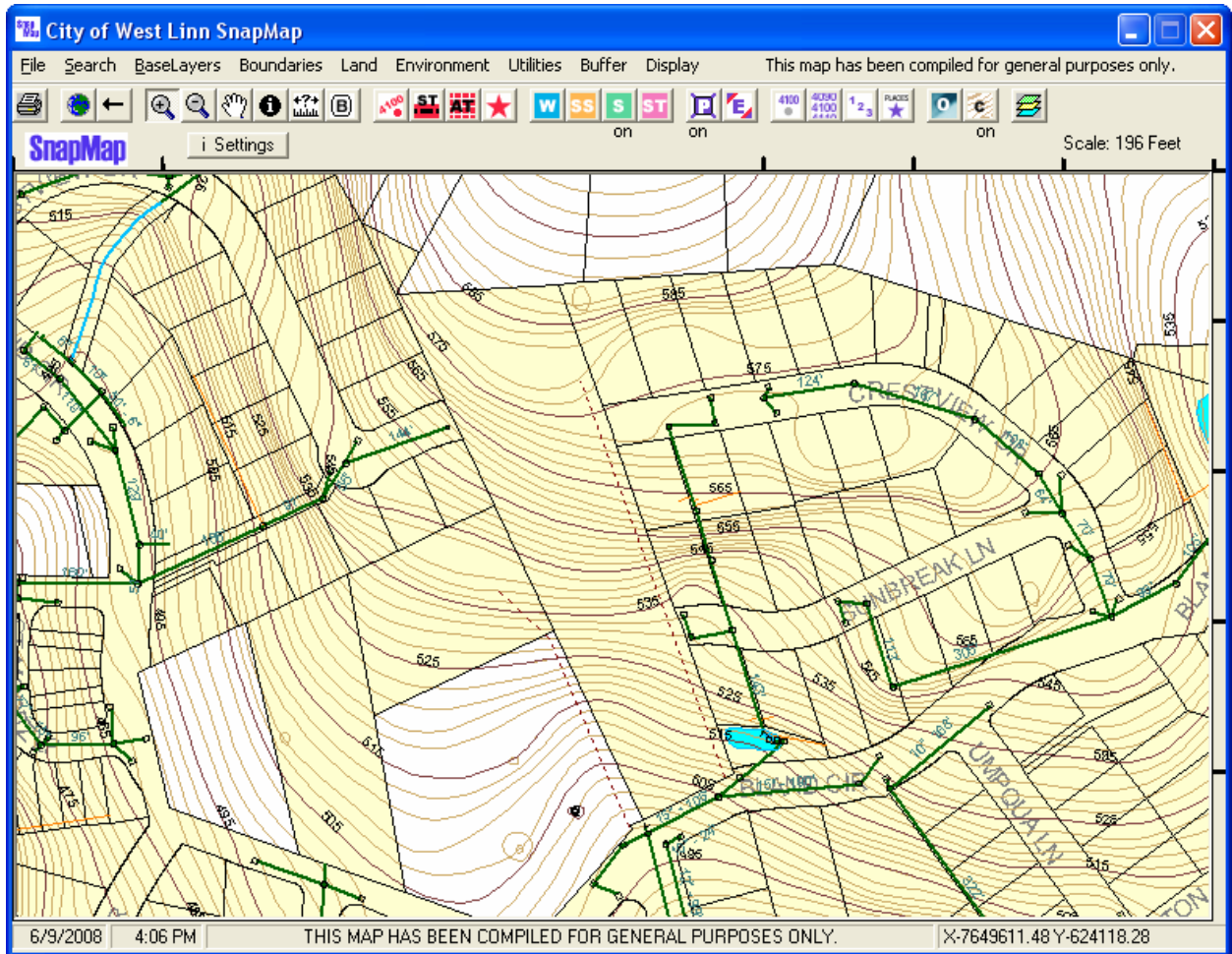
Both Crestview Drive and Sunbreak Lane are classified as local route in the City Transportation Master Plan. ***For local route, the maximum right-of-way is 56' wide. The applicant proposed site plan shows 56' right-of-way. This proposal for the street right of way is appropriate.***

Bland Circle on the other hand is classified as a Collector. From the City Assessor Map, the current right-of-way along the proposed project frontage is approximately 50' wide. For Collector without median, the recommended right-of-way is 58' wide. ***Therefore, applicant shall require dedicating 10' wide along the project frontage. The applicant shall demonstrate that the radius of proposed center line of the roadway along the project site shall be adequate for future roadway improvement west and east beyond the property line. Larger dedication shall be required if necessary.***

Crestview Drive and Sunbreak Lane shall be designed and constructed per the current City of West Linn Public Works Design and Construction Standards.

*Half street improvement shall be required along project frontage on Bland Circle.
Half street improvement shall include widening the road, rebuild the roadway
pavement to the existing center line of the travel lane as well as constructing curb and
gutter with planter strip and sidewalk.*

STORM DRAINAGE



The proposed stormwater conveyance system plus a designated area for water quality and detention on the submitted plan should work well.

The applicant shall address how run-off along Bland Circle in front of the development is captured, treated and detained before discharging into the existing public system.

The applicant shall address how roof run-off is captured and conveyed.

Conveying from catch basin to catch basin is not allowed.

The location of the detention pond may be in conflict with the location of a significant tree to be saved. The applicant shall check with the City Arborist to find out whether or not the existing tree is to be saved.

Storm drainage report shall be required for the reviewing of water quality treatment and detention as well as flow control calculations.

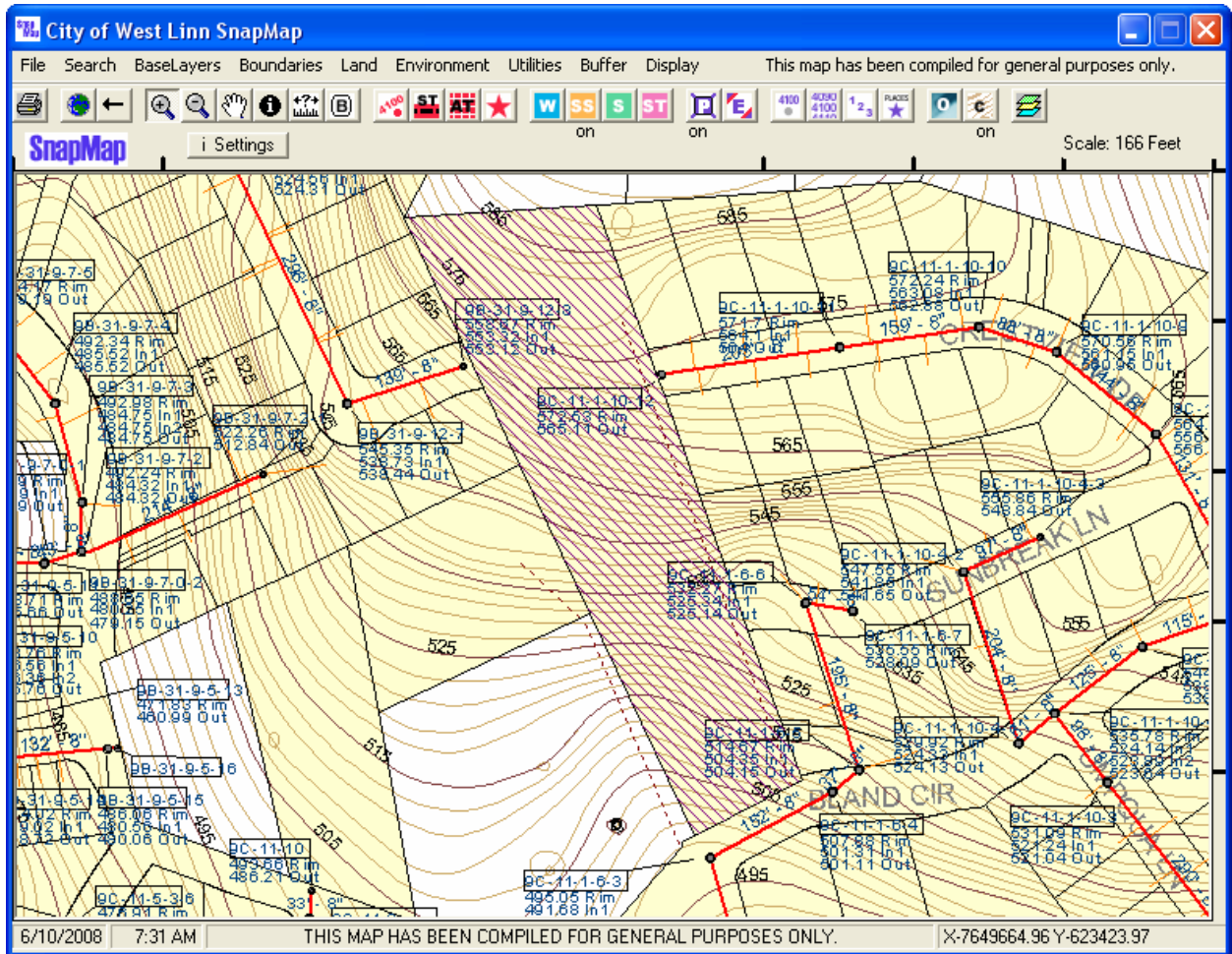
Onsite stormwater facility such as water quality/detention facility shall be located in designate area such as storm easement or tract to provide City employees access to the facility for annual inspection.

All private stormwater treatment facilities shall be subject to maintenance agreement with the City of West Linn.

Proposed stormwater system shall be designed and constructed per the current City of West Linn Design and Construction Standards.

Storm drainage service connection shall be subject to Storm SDC fee.

SANITARY SEWER



From the City record indicates that there is existing public sanitary sewer system available for connection along Suncrest Drive. The proposed sanitary sewer system on the submitted plan should work well.

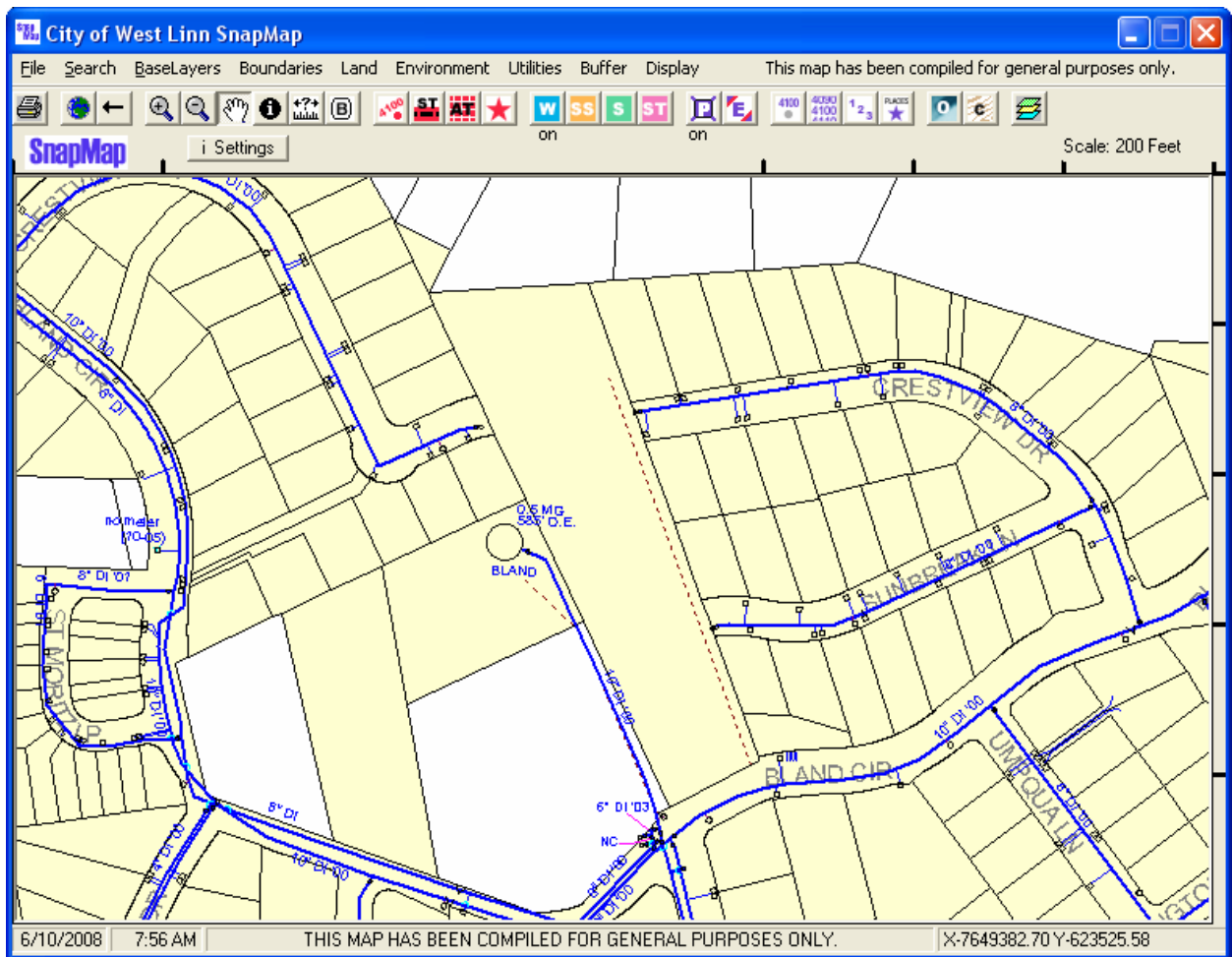
The existing clean out located at the end of Crestview Drive west of the proposed property shall be replaced with a manhole.

The City Sanitary Sewer Master plan indicates that existing sanitary system around the proposed development is adequate for additional connections.

Proposed sanitary sewer system shall be designed and constructed per the City of West Linn current Public Works Design and Construction Standards.

Sanitary sewer service connection shall be subject to Sanitary Sewer SDC fee.

WATER



This project site is located within the Horton pressure zone.

From the City GIS snap map, there are existing public water mains surrounding the proposed project site for possible connection. The proposed water system on the submitted plan should work well.

Proposed water system shall be designed and constructed per the City of West Linn current Public Works Design and Construction Standards.

Water service connections shall be subject to SDC fee.

FIRE

There are existing fire hydrants located around the proposed project site on Bland Circle, on Crestview Drive and on Sunbreak Lane. Thus, the proposed water system should work well.

In general, fire flow of 1,750 gpm or less the average spacing between fire hydrants shall be 500 feet.

The minimum required fire flow for one and two-family dwellings served by a municipal water supply shall be 1,500 gallon per minute. If structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B.

The minimum fire flow and flow duration for buildings others than one and two-family dwellings shall be determined according to OFC Appendix B. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

Within the boundaries of Lake Oswego Fire Department and TVF&R the maximum allowed fire flow is 3,000 gpm at 20 psi.

Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. Access roads that is measured greater than 150 feet shall provide a fire turnaround.

Fire apparatus access roadway grades shall not exceed 10 percent. Intersection and turnarounds shall be level (maximum 5 percent) with the exception of crowing for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed.

Fire comments above are general comments. All designs and constructions related to fire shall be reviewed and approved by TVF&R Fire Marshal.

FRANCHISED UTILITIES

Existing overhead power line along the project frontage shall be underground. All new power lines shall be underground.

Process

A neighborhood meeting is required for a subdivision application, and the applicant should schedule and conduct a neighborhood meeting pursuant to CDC Section 99.038. Follow the requirements exactly. The Tanner Basin/Savannah Oak Neighborhood Association meets on the first Wednesday of each month. (The association is in process of changing its name from Tanner Basin to Savannah Oak.) Contact the NA president, David Rittenhouse, at 503-635-0800 or daver@europa.com.

The next step is full and complete response to the submittal requirements and approval criteria of CDC Chapter 85 Land Division. N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. Prepare the application and submit to the Planning Department with deposit fees.

The deposit fee is \$4,200 + \$200/lot for a subdivision. Final subdivision plat deposit fees of \$1,520 plus city surveyor costs are also charged. Staff bills hours against the deposit fee and returns any surplus at the conclusion of the process, regardless of whether it is approved or denied.

The City has 30 days to determine if the application is complete or not. Most applications are incomplete, usually due to inadequate responses to approval criteria or lack of sufficient engineering information on the drawings. The applicant has 180 days to make it complete, although usually it is complete within three months of the original submittal. Once complete, the City has 120 days to exhaust all local review and appeals. Staff will schedule the Planning Commission hearing about 4-6 weeks after completeness determination. In the event of an appeal, the review body is the City Council. Subsequent appeals go to LUBA.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Also note that these notes have a limited “shelf life” in that changes to the CDC standards may require a different design or submittal.