



City of West Linn
PRE-APPLICATION CONFERENCE MEETING
November 6, 2008

SUBJECT: 10-lot subdivision at 22882 Weatherhill Road.

ATTENDEES: Applicants: Joe Monahan; Pat Sisul Staff: Peter Spir (Planning Department); Khoi Le (Engineering Division)

*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 two acre or 87,940 square foot parcel is located between Weatherhill Road and Fircrest Drive. There is full frontage on each of these roads. One single family home occupies the lower portion of the site which is a mix of grassed areas and clusters of mature trees. There is no determination to date as to whether some or any of the trees are significant. The site slopes downwards from Weatherhill Road to Fircrest Drive with the majority of the site in the 10-25 percent slope range with just a few pockets of slopes over 25 percent. Abutting properties along Weatherhill Road are developed at a low density. Abutting properties along Fircrest Drive are developed as part of Ridgeview Estates Subdivision on lots in the 7,000 to 13,000 square foot lot range. The zoning for the subject property is R-7 (7,000 square foot minimum lot size-single family residential).

The applicant is proposing all lots to be in excess of 7,000 square feet so that meets the minimum lot size. The applicant will be required to do a slope breakdown by square feet and percentage of site by slope. If more than 25% of the site has slopes over 25% then a PUD is required. But based on City Snap Map that does not appear to be the case. The applicant inquired about the benefits of a PUD. Staff explained that although it allows flexibility in lot sizes there is a requirement that common open space be provided. Plus there are additional application fees.

Streets

Street layout is the biggest concern. The applicant shows a street with hammerhead extending about 240 feet down from Weatherhill Road. Initially staff had expected to see a connection to Fircrest but all of that street section is in private hands abutting the subject property. Thus no connection is possible unless the property owner agrees which is highly unlikely. Still there is the the Transportation Planning Rule (TPR) requirement of the Community Development Code. The TPR requires that all development provide connections to reduce vehicle miles traveled, reduce fuel consumption, reduce exhaust emissions, and to facilitate multi-modal transportation such as by bike or on foot. What the city needs from the applicant is a number of revised layouts

that provide connections per TPR. There needs to be a demonstration that the requirements of connectivity have been fully explored. There are no pedestrian links provided. That should also be explored. Factoring into this connectivity is the tree inventory. If a cluster of significant trees exists where a street connection is proposed, it may be appropriate to select a different street alignment and thus save those trees. Preservation of trees may also dovetail with the provision of a pedestrian/bike path that could meander through the treed areas.

At minimum, there should be a pedestrian/bike connection from Weatherhill Road to one or both of the properties on either side. The ped/bike connection would be in a 20 foot wide corridor with an 8 foot wide path. The corridor should be dedicated but it can be conveyed by easement. A four foot high at minimum fence is required on both sides.

The city will also require that a development plan for abutting properties be provided to demonstrate that the street stubouts/connections allow for the reasonable subdivision and development of those abutting parcels.

Trees

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. As stated, there are a number of potentially significant trees on the site, meaning that a requirement to save a significant tree per code could result in loss of lots or at least the reconfiguration of lots. Trees are declared significant by the City Arborist.

Engineering Comments

STREET IMPROVEMENT

1. Existing Conditions:

- Weatherhill Street Classification: Local Street
- Current ROW Width: 30'
- Current Pavement Width: Varies between 12'-15'
- Sidewalk, curb & gutter: None
- Planter Strip: None

2. Required Improvements:

- Dedication: 13'
- Pavement Width: 16' or from center of the ROW to face of curb
- Sidewalk: 6'
- Planter strip: 6'

Half street improvement shall consist of providing 16' wide pavement & bringing current pavement section to current standard along the project frontage and providing curb & gutter, planter strip

and sidewalk. In no case shall the pavement width required be less than that necessary to provide two lanes of traffic to pass at a safe distance.

New street shall be designed and constructed per the existing City of West Linn Public Works Design and Construction Standards. New street shall also design to provide future connection to other streets or potential streets in the surrounding areas.

Street shall be aligned so as to intersect at the right angle (90 degree).

Curb radius of the new street shall be designed to provide full 25 foot radius on both sides.

Exam to see whether or not the new intersection will have adequate sight distance to provide safety conditions for drivers coming out of the subdivision. Provide recommendation whether or not existing center line radius along Weatherhill need to be modified to provide adequate sight distance.

New sidewalk and planter strip width and shape can be modified to save significant trees.

3. Street SDC:

- Street SDC shall be required. Street SDC is approximate \$4,897.49 per single family home. Street SDC is subjected to change.

The applicant asked if the street could be private. The disadvantage is that there would be no maintenance by the city (incl. snow removal), public access would still have to be provided for pedestrians/bikes, and utility services would have to have their boxes in the Weatherhill ROW. Staff recommends that it be public.

The ROW could be reduced by having the sidewalks and planter strips in easements on the abutting lots. On Weatherhill, the sidewalks could be reduced to four feet so as to meander around significant trees along that street.

STORM IMPROVEMENT

1. Existing Conditions:

- No existing public storm drainage system is available for connection along Weatherhill.
- Possible connection is on Fircrest Drive.

2. Required Improvements:

- Collect, treat and detain run-off along the project frontage on Weatherhill road.
- Collect, treat and detain run-off generated by the development.

Provide access for maintenance vehicles for water quality and detention facility. Water quality and detention facility tract is preferred to be dedicated to the City.

3. Storm SDC:

- Storm SDC shall be required. Storm SDC is approximate \$916.00 per single family home. Storm SDC is subjected to change.

SANITARY SEWER IMPROVEMENT

1. Existing Conditions:
 - No existing public sanitary sewer system is available for connection along Weatherhill.
 - Possible connection is on Fircrest Drive.
2. Required Improvements:
 - Provide public sanitary sewer system and services for the development.
3. Sanitary Sewer SDC:
 - Sanitary Sewer SDC shall be required. Sanitary Sewer SDC is approximate \$2,632.00 per single family home. Sanitary Sewer SDC is subjected to change.

WATER IMPROVEMENT

1. Existing Conditions:
 - 8" DI water main on Weatherhill located 250 feet from the project frontage is in the Rosemont pressure zone.
 - 8" DI water main on Fircrest Drive is in the Horton pressure zone.
 - The property is located in the Horton pressure zone.
2. Required Improvements:
 - Provide public water main and services for the development. Provide extension as it is required to.
 - Possible connection is from water main on Fircrest Drive.

For informational purpose, the pressure at the fire hydrant located in front of 2105 Fircrest is measured at 75 psi but not sure whether or not it was measured when the pump was running or was off.

3. Water SDC:
 - Water SDC shall be required. Water SDC is subjected to change.

Size of Meter	Total SDC
5/8"	\$4,628.00
3/4"	\$6,942.00
1"	\$11,570.00
1-1/2"	\$23,140.00

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FRANCHISE UTILITY, STREET TREE, AND STREET LIGHT

1. Existing Conditions:

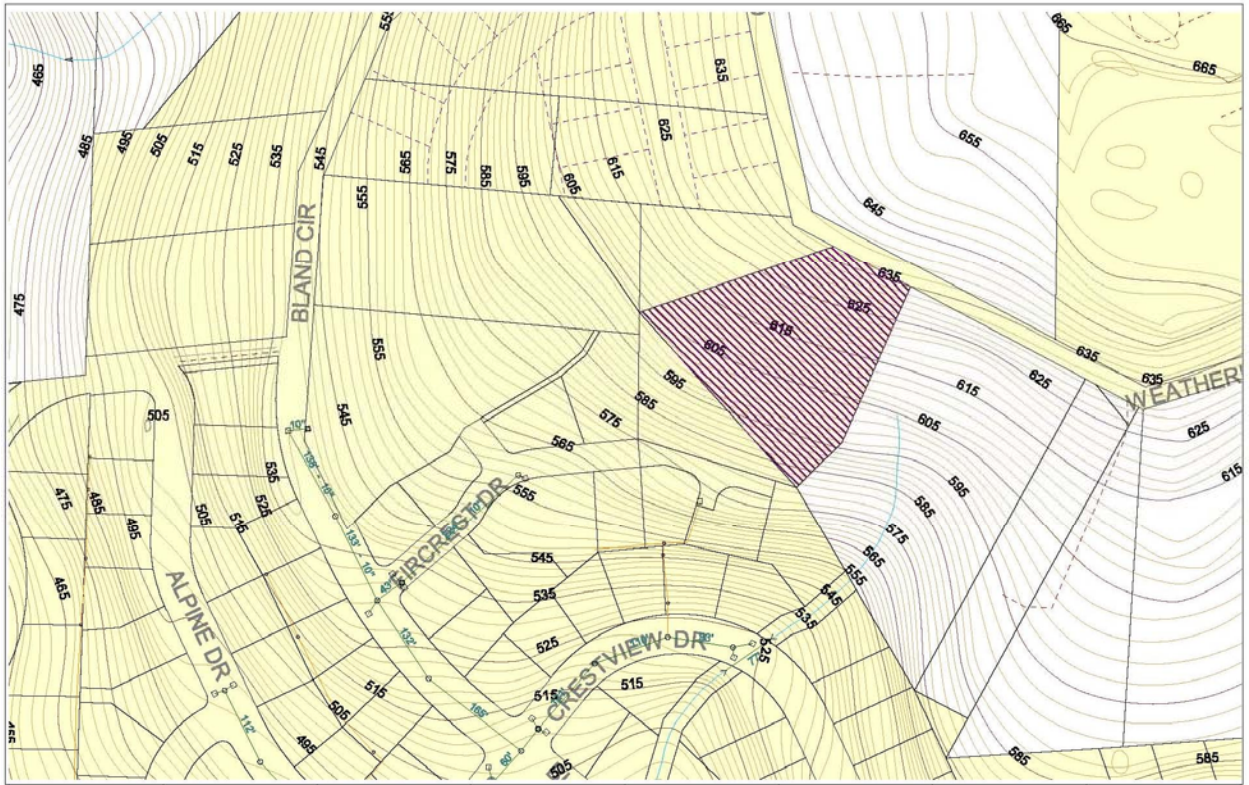
- Existing overhead utilities: Yes
- Existing Street light: None
- Existing Street Tree: None

2. Required Improvements:

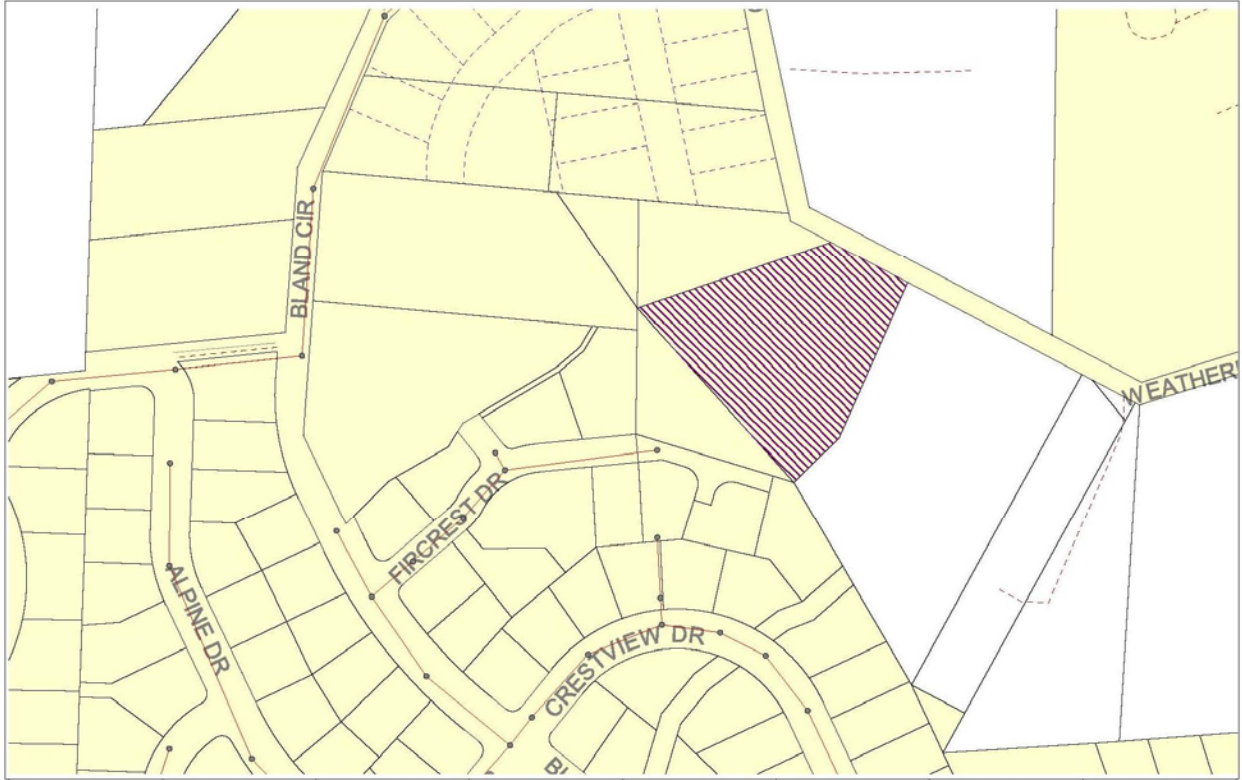
- All existing overhead utilities along the project frontage shall be placed underground.
- All new utilities shall be placed underground.
- Street tree shall be required.
- Street light shall be required.



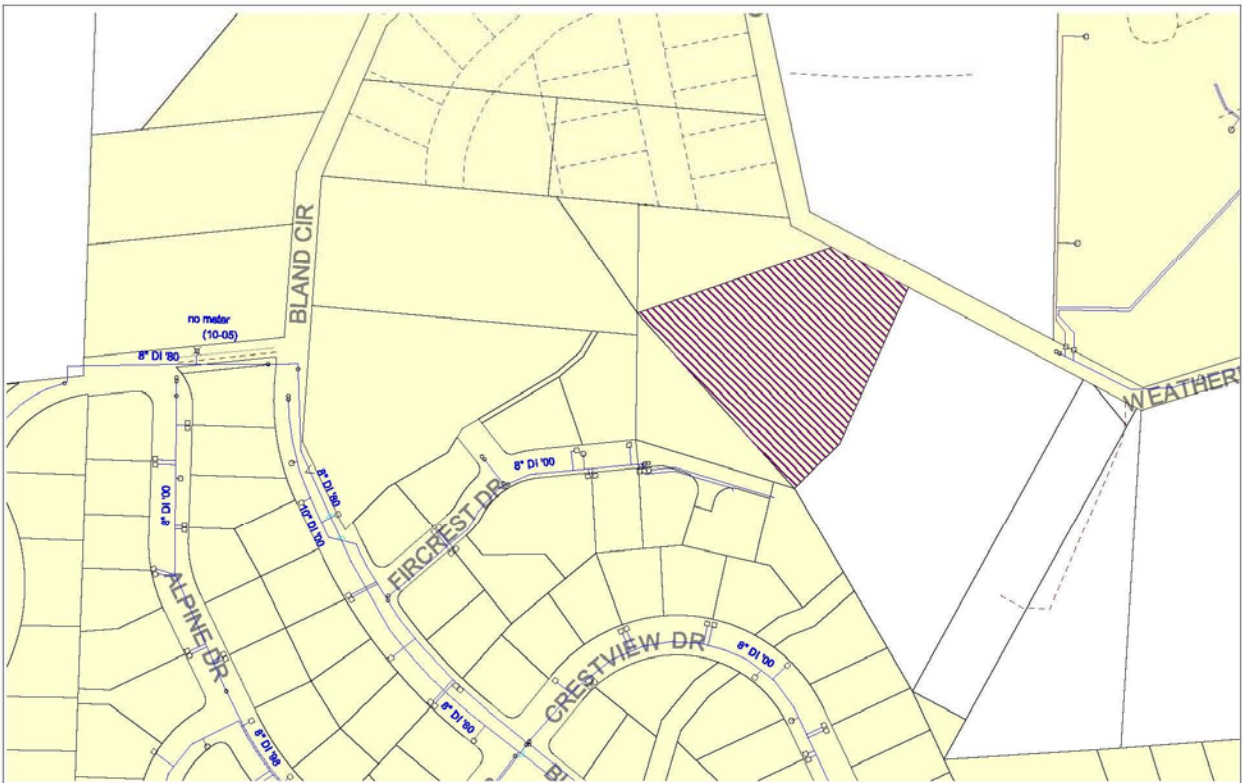
Aerial Photo of Project Site and the Surroundings



Project site and nearby Existing Storm Drainage System



Project Site and nearby Existing Sanitary Sewer System



Project Site and nearby Existing Water System

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 fees.

The fee is \$4,200 + \$200/lot for a subdivision. Final subdivision plat fees of \$1,500 plus city surveyor costs are also charged. There is no refund of the fee even if the application is 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.