



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 7, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

10:00 am Street vacation, setback variance and septic variance for new home construction.

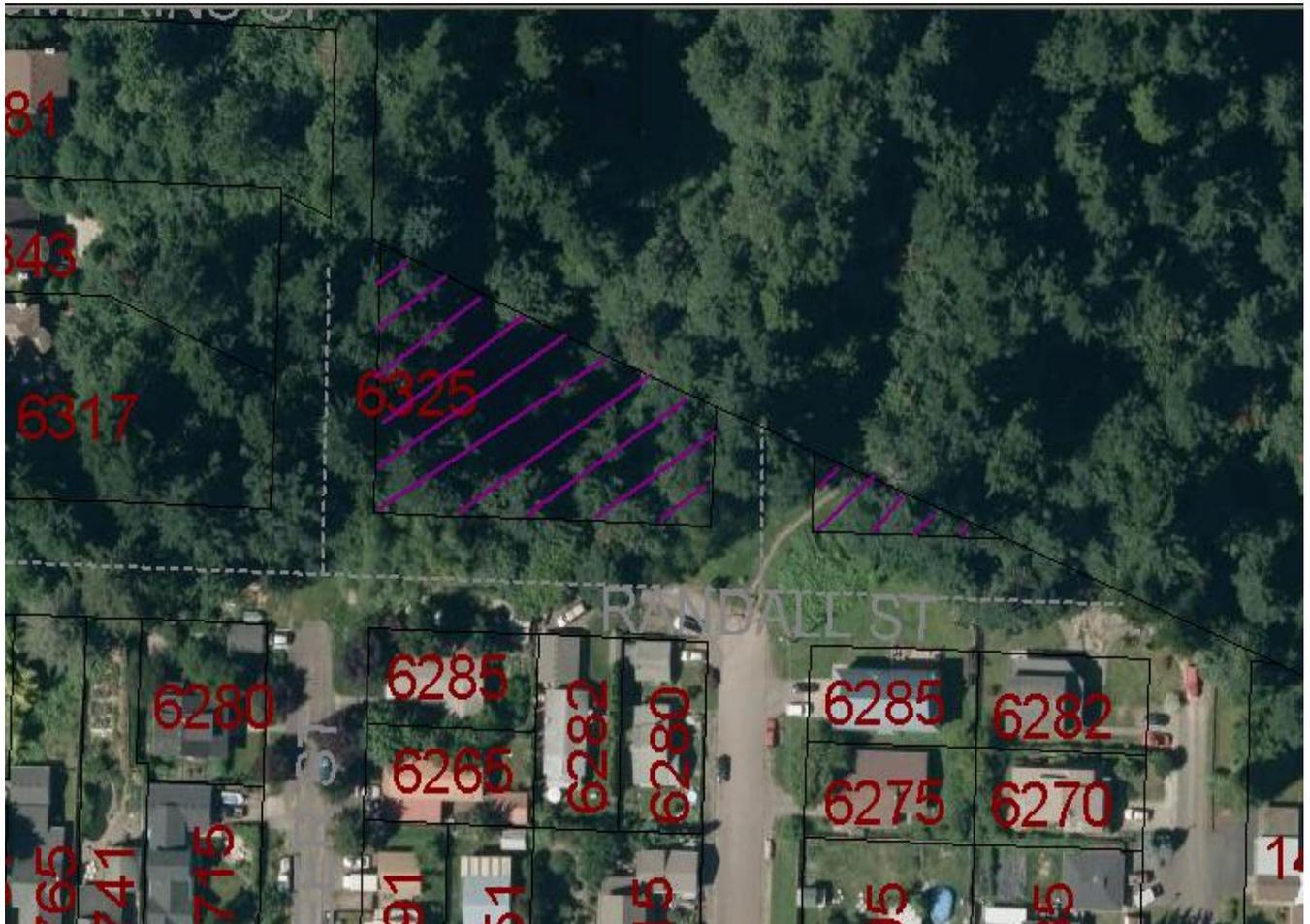
Applicant: Clay Poppert, Willamette Construction, Inc.

Subject Property Address: Next to 6325 Geer St.

Neighborhood Assn: Bolton

Planner: Peter Spir

Project #: PA-13-05





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 3/7/13	TIME: 10AM	PROJECT #: PA-13-05
STAFF CONTACT: PETER SPIR		FEE: 350

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): BOLTON PLAT BLOCK 4 LOTS 7-9
NEXT TO 6325 GEAR ST
Brief Description of Proposal: NSFR BOLTON BLOCK 4 lot 7 &
PARK DONATION

Applicant's Name: WILLAMETTE CONSTRUCTION, INC. CLB #152131
Mailing Address: 5980 BONITA ROAD LAKE OSWEGO OR 97035
Phone No: (503) 740-7143 Email Address: CLAYPOPPERT@FRONTIER.COM

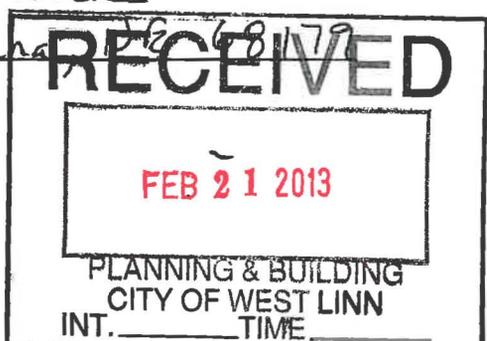
Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:
THE ARE A DOZEN ENCROUCHMENTS ON RANDALL ROW.
PLEASE SEE ATTACHED FOR QUESTIONS & POSSIBLE SOLUTIONS

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.
[Signature] Date 2-20-2013
Property owner's signature: RODNEY S. CARROLL, Director Real Estate

Property owner's mailing address (if different from above) 1400 Douglas St. STOP 1690, Omana, OR 97035



February 18, 2013

Anthony Woods
872 NE 73rd Ave.
Hillsboro, OR 97124
503-703-3800
awoods7@yahoo.com

Dear West Linn Planning and Development Department,

Please find enclosed the Pre-Application Form with required supplemental materials. We are hopeful and excited to be future residents of West Linn and have contracted Willamette Construction to build a single family residence on the requested lots.

We have selected West Linn for our future home because of its great public schools and beautiful natural areas. Our goal is to donate about half of the listed property so that we can contribute to the enlargement, beauty and enjoyment of the adjacent park.

My wife Larisa, my son Oliver and I would like to thank you for taking the time to review this proposal.

Sincerely, Anthony Woods





CITY OF WEST LINN PROJECT #

BOLTON PLAT BLOCK 4 LOTS 7-10 .5 Acres
WOODS RESIDENCE LOT 7 AT HOLMES STREET
R.O.W. & RANDALL R.O.W. 2/21/2013

LAND DONATION TO BURNSIDE PARK NOTES:

1. The United Pacific Rail Road property for sale includes two “orphaned” parcels that are intended to be donated by the applicant to the Park.
2. Block 3 lot 10 is too small for a NSFR but could be held as private property for the purpose of an outdoor living area with building structures. This could interrupt the current park entry and; after survey, may require extending the dirt path north to be off private property.
3. Block 4 lot 5 is very steep terrain and is not feasible to build on. It could, however, continue to be held as private property to increase the value of the property.
4. **The applicant intends to donate Block 3 Lots 9-10, and Block 4 Lot 5; for the benefit of the Park and local neighborhood.**
5. Part of Block 4 Lot 8 may be donated after a survey identifies its boundaries. A lot line adjustment could be used to facilitate the house placement and meet set back requirements on Lot 7 by adding 10’ - 20’ to the 50’ width of lot 7.
6. If, a NSFR building permit suitable to the applicant is approved on an enlarged Lot 7, the applicant would consider also donating Block 4 Lot 9 to the Park.
7. Block 4 Lot 10 is currently being evaluated for the feasibility of a NSFR, but may also be considered for donation.
8. **Potentially, more than half of the UP R.R. R.O.W. for sale could be donated to Burnside Park.**

PARK ENTERANCE NOTES:

1. There is an existing dirt path starting at Holmes and Randall street extending North into the Park. The path is located on the East side of the center line of the Holmes Street R.O.W. The path is used as an entry point for the local neighborhood and is unmarked at the trailhead. Please see the attached pictures showing the center line of Holmes Street and the intersection at Randall.
2. The NSFR will be located thirty feet West of the center line of Holmes Street (C.L. to P.L. = 30' + 0 side yard set back variance = 30').
3. **The current park entrance; with the applicant's donation, will be unaffected by the proposed NSFR on Block 4 Lot 7.**
4. To delineate private property from the Park, a 4' black cyclone fence will be installed along the East property line of Lot 7 ending at the new driveway on the South and at the toe of the slope on the North.
5. Any disturbance between the construction site and the park will be immediately restored to native habitat.

TREE PROTECTION PLAN NOTES:

1. The parcel abuts Burnside Park on the North side of the property. The area of disturbance will be limited to: Bolton Plat Block 4 Lot 7 and 10' to 20' of Lot 8; an area approximately 80' x 60'; 200 square feet less than the allowable 5,000 sq. ft. area of disturbance.
2. The trees on lots 7 & 8 are a mix of Maple, Oak and old growth Douglas fir.
3. The foundation currently under design will be 60' x 40'.
4. A specific tree protection plan shall be submitted to the City of West Linn after the property is surveyed and resource trees are located.
5. It is anticipated that 12 non-native trees Maple and Oak trees will need to be removed for the placement of the foundation. Every reasonable effort will be made to keep old growth Fir after location by a surveyor.
6. The City of West Linn will advise if fallen trees should be left for habitat enhancement or removed from the site.
7. A 4' orange barrier fence will be installed 10' beyond the proposed foundation an area approximately 80' x 60'. Trees within the barrier fence shall be separately fenced and protected.

8. The barrier fence and tree protection compliance to be inspected by the City of West Linn prior to any disturbance.

HOUSE DESIGN CONCEPT NOTES:

1. The proposed home will have a daylight basement with one floor above the ground and one floor below the ground. This design is typical for a downward sloping lot.
2. Mr. Spire suggested that if the house is moved toward Randall R.O.W. it may have less visual impact to the park boarder on the North.
3. If a zero lot line variance at Randall R.O.W. was granted, then the house would be two stories above ground.
4. The roof will be low pitched, no grater than a 6/12.
5. The architectural style is Modern Forest using natural colors to blend in with the park setting. The home is intended to be built to "green standards" with a low energy footprint.
6. The home is intended to be a three bedroom, three bath house between 2,500 and 3,000 square feet.

SITE DRAWING GENERAL NOTES:

1. Materials and workmanship shall conform to requirements by West Linn and Clean water services.
2. Approved plans and details shall be on site during construction.
3. All utilities to be verified on the ground 48 hours prior to construction.
4. Willamette Construction, Inc. (WCI) to obtain all necessary permits and inspections.
5. WCI to install and maintain all required erosion control measures.

GRADING NOTES:

1. Access with will be from Randall utilizing an existing paved drive located in the Randall R.O.W. A new permeable driveway shall extend from the pavement to the concrete parking slab outside the garage doors. WCI will excavate to hard dirt or minimum of 8" removing all organic materials.
2. Aggregate base rock shall be 4" of 1 ½" angular gravel and 4" of ¾- 0 crushed rock. Aggregate base is to be compacted in 6" lifts to 95% of maximum dry density.

3. Inspection of the installed drive will be done by proof rolling the drive with a fully loaded dump truck.
4. Obtain Access Permit and inspections if required.
5. The local fire jurisdiction will inspect and approve the driveway design if required.
6. All dirt not used for back filling the foundation will be removed from the site.

STORM WATER NOTES:

1. The City of West Linn utility maps incorrectly show a drainage channel running East to West in the Randall R.O.W. This area is relatively flat so water could not flow as shown. This same map shows the water channel flows downhill at Block 4 between lots 7 and 8. The actual area of erosion is located at Block 4 between lots 8 and 9. Please verify this is in fact riparian resource since water is not present and there are no riparian plants near the ditch.
2. The driveway and proposed house site will be located on a plateau above hills that are a 10% grade near the site and increasing to 20%+ on undisturbed parts of the parcel. Therefore, culverts or storm ditches along the drive should not be required.
3. Rain drains for the NSFR to be 3" ABS. Drainage area to be at or near test pit #2 and at the opposing rear corner of the foundation. Install an 8' x 4' riprap at out fall of pipe, or, alternatively install dry wells as sized by the Plans Examiner.

EROSION CONTROL NOTES:

1. WCI shall install and maintain erosion and sediment control measures in accordance with Clean Water Services R & O 04-9 Regulations.
2. A silt fence will be installed along down hill side of construction area. At no time shall sediment be allowed to accumulate more than 1/3 of barrier height. In addition continuous bio-filters will be staked behind the silt fence and at the sides of the construction site.
3. Summer weather erosion prevention measures shall be in effect and erosion control measures inspected prior to any disturbance of the soil.

SEWER NOTES:

1. The existing homes at Holmes and Randall use standard leech field septic systems.

2. The nearest sewer connection is at Buck and Holmes Streets and it is 5' deep. It is calculated that a new sewer connection would only be 1' deep at the proposed site if it were graded at the standard $\frac{1}{4}$ " per foot for 200'.

3. Since the closest connection is not feasible and the distance exceeds 200'; a hardship variance is requested for on site septic.

5. Please clarify if a leech field or sand filter septic system would be required.

WATER NOTES:

1. The 4" water line on Geer services 4 existing homes.

2. Connect to North end of the water line at Geer; this connection is past the pavement so all trenching would be done in dirt and Himalayan blackberries in the Randall R.O.W.

4. Extend a new water line located in the Southern part of the Randall R.O.W.

6. City of West Linn to advise if blackberries are a noxious weed or invasive species and should be removed.

7. Please provide an estimated cost for the water line.

POWER NOTES:

1. There are power poles at Block 21 lot 4 the NW corner, and Block 20 between Lots 2 & 3 on the North.

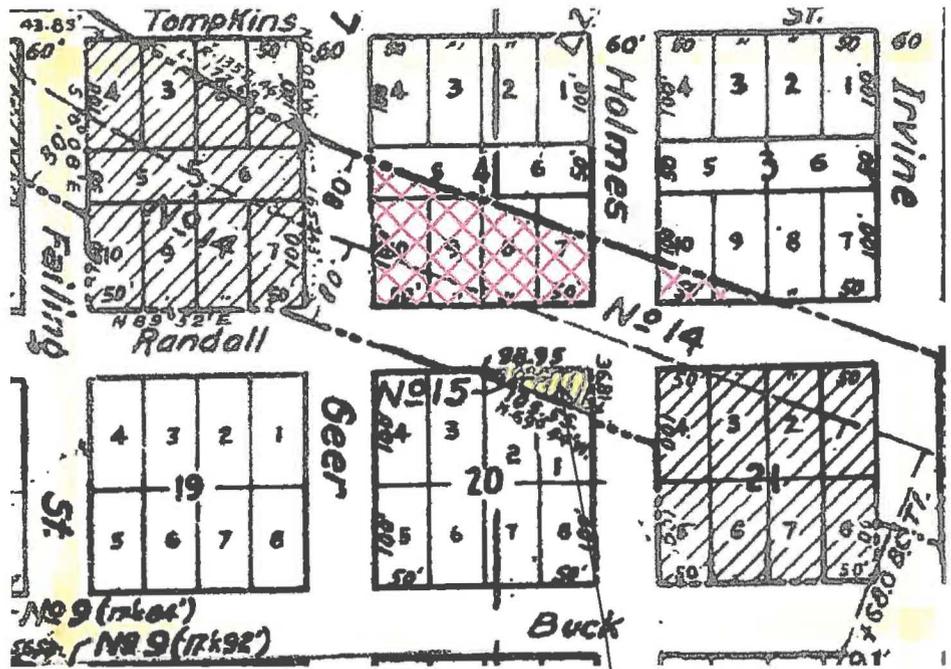
2. Starting from the pole located at Block 20 Lots 2/3 a new underground electrical service will installed to follow the new water service in the Randall R.O.W.

3. The applicant's preference is to install the house supply underground if the additional cost for underground service; as compared to overhead service, is less than \$3,000.

OTHER UTILITY NOTES:

Gas, phone and TV are readily available.

Exhibit A, UP Railroad (#2266-19)



Clarify Ownership

Bolton Plat, 1896

133

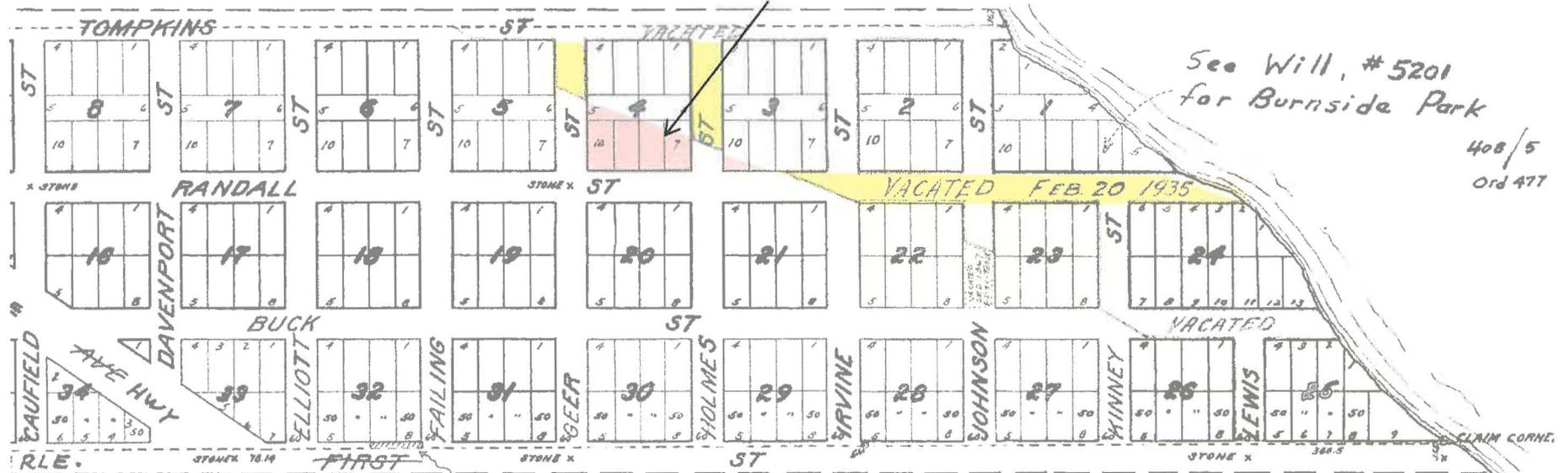
BOLTON

Bl. 5/21

1"=200'

SURVEYED BY SIDNEY SMYTH C.E.

Subject Property



See Will, # 5201
for Burnside Park

408/5
Ord 477

See Ordinance # 375 Recorded
in Vol 226 Page 324

COMPANY, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, DO HEREBY MAKE, ESTABLISH
LTON, DESCRIBED AS FOLLOWS, TO WIT--
AND CLAIM OF D. D. TOMPKINS IN TOWNSHIP 2 SOUTH OF RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE ON BOUNDARY LINE OF
THENCE EAST TO THE WILLAMETTE RIVER, THENCE SOUTH EASTERLY ALONG THE WILLAMETTE RIVER TO THE SOUTH EAST CORNER OF THE SAID TOMPKINS
PLACE OF BEGINNING.
STREETS AND AVENUES AS SHOWN AND INDICATED ON THE ABOVE MAP, WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DEDICATION, RESERVING
INS, THE EXCLUSIVE RIGHT TO LAY WATER AND GAS PIPES, ALSO TO BUILD STREET, CABLE, STEAM, MOTOR, ELECTRIC, OR OTHER RAILWAY LINES, ALSO
TING, THROUGH ALL OF SAID STREETS, AND TO OPERATE THE SAME. ALL DISTANCES ARE INDICATED ON THIS MAP BY FIGURES REPRESENTING FEET OR
ARE CUT STONE MONUMENTS AT THE INTERSECTION OF FIRST ST. AND PORTLAND AVENUE; AT THE INTERSECTION OF FIRST AND GEER STREETS, AT THE
E RANDALL AND CAUFIELD STREETS, AND AT THE INTERSECTION OF RANDALL AND GEER STREETS.
ANDS AND SEALS THIS 8TH DAY OF AUGUST, 1896.

Seal THE BOLTON LAND COMPANY BY (S) TOM P. RANDALL, VICE PRESIDENT
THE BOLTON LAND COMPANY BY (S) E. G. CAUFIELD, SECRETARY

Record of Survey Burnside Park (PS-16388)

RECORD OF SURVEY
FOR
THE CITY OF WEST LINN
OF
"BURNSIDE PARK"

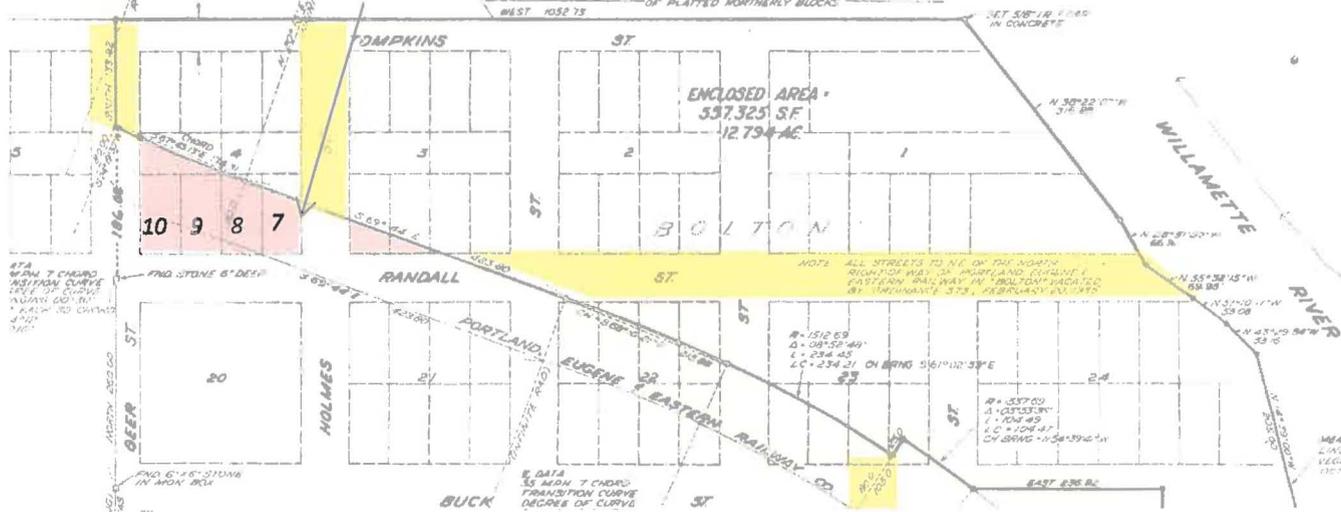
IN PART OF D.D. TOMPKINS D.L.C. NO. 61 AND NO. 65 IN "BOLTON" SUBDIVISION
IN THE NW, SW, AND SE 1/4'S OF THE NW 1/4 OF SECTION 30, T.8S., R.2E.,
W.M. AND THE NE 1/4 OF THE NE 1/4 OF SECTION 25, T.8S., R.1E., W.M.,
CLACKAMAS COUNTY, CITY OF WEST LINN, STATE OF OREGON
SCALE: 1" = 100' SEPTEMBER 1977

Robert E. Meyer Consultants
Engineers • Planners • Surveyors

4420 SW Allen Ave.
Beaverton, Oregon 97005
(503) 644-1541

1015 SW Highway 101
Beaverton, Oregon 97005
(503) 644-5036

Subject Property



- NOTES
- (1) BASIS OF BEARING CENTERLINE OF BEER ST
 - (2) 0 FOUND MONUMENT AS NOTED
 - (3) SET 5/8" x 30" IRON ROD 1 PLS 1001 PLASTIC YELLOW CAP
 - (4) REFERENCE SURVEYS: COUNTY SURVEY NO. 3, 18587 1/4, 18613 1/4, 18618 1/4, 18619 1/4, 18620 1/4, 18621 1/4, 18622 1/4, 18623 1/4, 18624 1/4, 18625 1/4, 18626 1/4, 18627 1/4, 18628 1/4, 18629 1/4, 18630 1/4, 18631 1/4, 18632 1/4, 18633 1/4, 18634 1/4, 18635 1/4, 18636 1/4, 18637 1/4, 18638 1/4, 18639 1/4, 18640 1/4, 18641 1/4, 18642 1/4, 18643 1/4, 18644 1/4, 18645 1/4, 18646 1/4, 18647 1/4, 18648 1/4, 18649 1/4, 18650 1/4, 18651 1/4, 18652 1/4, 18653 1/4, 18654 1/4, 18655 1/4, 18656 1/4, 18657 1/4, 18658 1/4, 18659 1/4, 18660 1/4, 18661 1/4, 18662 1/4, 18663 1/4, 18664 1/4, 18665 1/4, 18666 1/4, 18667 1/4, 18668 1/4, 18669 1/4, 18670 1/4, 18671 1/4, 18672 1/4, 18673 1/4, 18674 1/4, 18675 1/4, 18676 1/4, 18677 1/4, 18678 1/4, 18679 1/4, 18680 1/4, 18681 1/4, 18682 1/4, 18683 1/4, 18684 1/4, 18685 1/4, 18686 1/4, 18687 1/4, 18688 1/4, 18689 1/4, 18690 1/4, 18691 1/4, 18692 1/4, 18693 1/4, 18694 1/4, 18695 1/4, 18696 1/4, 18697 1/4, 18698 1/4, 18699 1/4, 18700 1/4, 18701 1/4, 18702 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Block 4, Lots 7-10

RECORD OF SURVEY

LOT 1, BLOCK 20, "BOLTON" SUBDIVISION LOCATED IN THE NORTHEAST QUARTER, SECTION 25, D.D. THOMPINS D.L.C. 65, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SURVEYED FOR:
JAMES HAUSOTTER

SURVEYED BY:
BURTON ENGINEERING & SURVEYING
11945 S.W. PACIFIC HIGHWAY #302
TIGARD, OREGON 97223
(503) 639-6116

CLACKAMAS COUNTY
RECEIVED

JUL 26 1991

Thomas A. Wilson, County Surveyor
Daniel T. Burton, Deputy

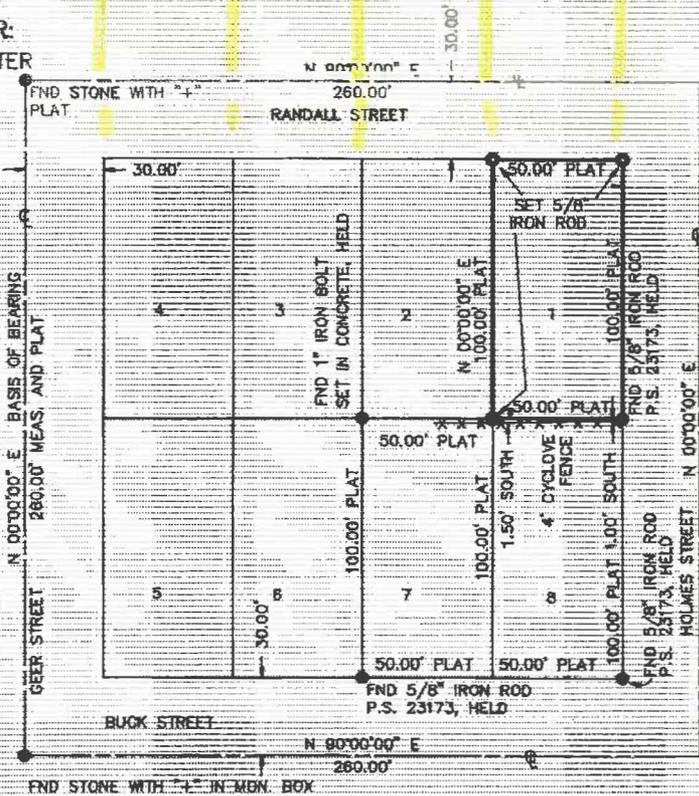
LEGEND

- SET 5/8" X 30" IRON ROD WITH PLASTIC YELLOW CAP INSCRIBED "BURTON ENGINEERING"
- FOUND MONUMENT AS SHOWN
- ⊕ CENTERLINE OF STREET

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF LOT 1 BLOCK 20, BOLTON, IN THE D.D. THOMPINS D.L.C., LOCATED IN THE N.E. 1/4, SECTION 25, T. 2 S., R. 1. E., W.M., CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

THE BASIS OF BEARING FOR THIS SURVEY IS A LINE BETWEEN A STONE WITH A "+" FOUND AT THE CLCL INTERSECTION OF RANDALL STREET AND GEER STREET AND A STONE WITH A "+" FOUND IN A MONUMENT BOX AT THE CLCL INTERSECTION OF BUCK STREET AND GEER STREET. THE BEARING FOR THAT LINE WAS TAKEN FROM P.S. 23173 AND THE PLAT OF BOLTON SUBDIVISION.

FROM SAID BASIS OF BEARING AND USING PLAT DATA THE POSITION OF MONUMENTS FOUND AND THEIR REALATIONSHIP TO MONUMENTS TO BE SET WAS ESTABLISHED.



SCALE 1"=40'
JULY 22, 1991
JOB NO. 91-271
DRAWN BY JWS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

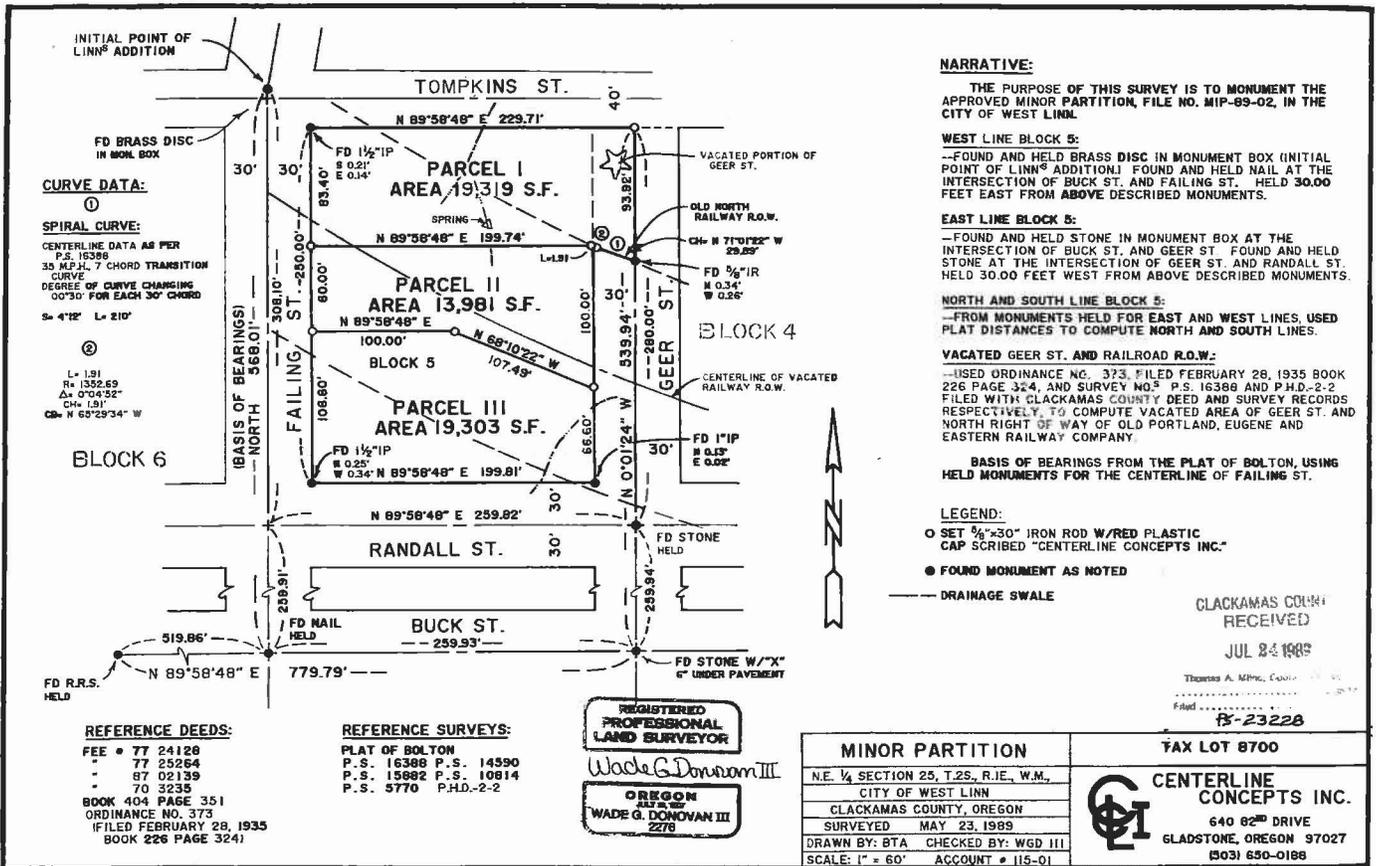
Daniel T. Burton

OREGON
JANUARY 14, 1987
DANIEL T. BURTON
0240

PS-24409 (B)

(B) PS-24409

Bolton Block 5, Lots 1-10 Minor Partition



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE APPROVED MINOR PARTITION, FILE NO. MIP-89-02, IN THE CITY OF WEST LINN.

WEST LINE BLOCK 5:

--FOUND AND HELD BRASS DISC IN MONUMENT BOX (INITIAL POINT OF LINN⁶ ADDITION) FOUND AND HELD NAIL AT THE INTERSECTION OF BUCK ST. AND FAILING ST. HELD 30.00 FEET EAST FROM ABOVE DESCRIBED MONUMENTS.

EAST LINE BLOCK 5:

--FOUND AND HELD STONE IN MONUMENT BOX AT THE INTERSECTION OF BUCK ST. AND GEER ST. FOUND AND HELD STONE AT THE INTERSECTION OF GEER ST. AND RANDALL ST. HELD 30.00 FEET WEST FROM ABOVE DESCRIBED MONUMENTS.

NORTH AND SOUTH LINE BLOCK 5:

--FROM MONUMENTS HELD FOR EAST AND WEST LINES, USED PLAT DISTANCES TO COMPUTE NORTH AND SOUTH LINES.

VACATED GEER ST. AND RAILROAD R.O.W.:

--USED ORDINANCE NO. 373, FILED FEBRUARY 28, 1935 BOOK 226 PAGE 324, AND SURVEY NO. 5 P.S. 16388 AND P.H.D.-2-2 FILED WITH CLACKAMAS COUNTY DEED AND SURVEY RECORDS RESPECTIVELY, TO COMPUTE VACATED AREA OF GEER ST. AND NORTH RIGHT OF WAY OF OLD PORTLAND, EUGENE AND EASTERN RAILWAY COMPANY.

BASIS OF BEARINGS FROM THE PLAT OF BOLTON, USING HELD MONUMENTS FOR THE CENTERLINE OF FAILING ST.

LEGEND:

- SET 3/8" x 30" IRON ROD W/ RED PLASTIC CAP SCRIBED "CENTERLINE CONCEPTS INC."
- FOUND MONUMENT AS NOTED
- DRAINAGE SWALE

CLACKAMAS COUNTY
RECEIVED
JUL 24 1989

Thomas A. Mihal, County Clerk
Filed 13-23228

CURVE DATA:

①

SPIRAL CURVE:

CENTERLINE DATA AS PER P.S. 15296
39 M.P.L., 7 CHORD TRANSITION CURVE
DEGREE OF CURVE CHANGING 00°30' FOR EACH 30' CHORD
S= 4'12" L= 210'

②

L= 131'
R= 1352.69'
Δ= 0°04'52"
Ch= 131'
Cb= N 69°29'34" W

BLOCK 6

REFERENCE DEEDS:

FEE • 77 24128
" 77 25264
" 87 02139
" 70 3235
BOOK 404 PAGE 351
ORDINANCE NO. 373
(FILED FEBRUARY 28, 1935
BOOK 226 PAGE 324)

REFERENCE SURVEYS:

PLAT OF BOLTON
P.S. 16388 P.S. 14590
P.S. 15882 P.S. 10814
P.S. 5770 P.H.D.-2-2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Wade G. Donovan III

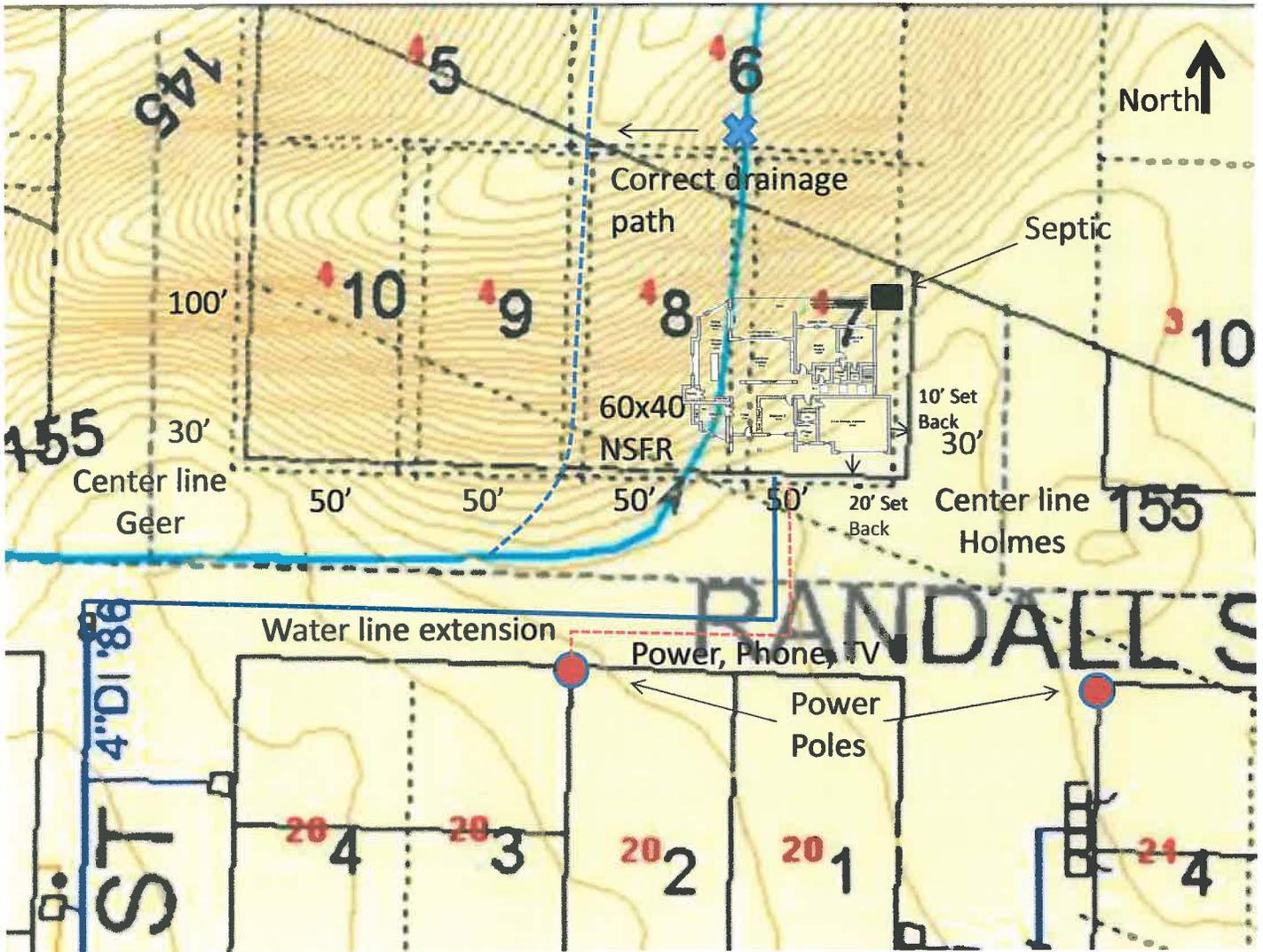
OREGON
Wade G. Donovan III
2278

MINOR PARTITION	
N.E. 1/4 SECTION 25, T.2S., R.1E., W.M.,	
CITY OF WEST LINN	
CLACKAMAS COUNTY, OREGON	
SURVEYED MAY 23, 1989	
DRAWN BY: BTA CHECKED BY: WGD III	
SCALE: 1" = 60' ACCOUNT # 115-01	

FAX LOT 8700
CENTERLINE CONCEPTS INC.
640 82 ND DRIVE
GLADSTONE, OREGON 97027
(503) 650-0188

(B) FS-23228

Proposed Single Family Residence, Bolton Block 4, Lots 7 & 8 (Front Garage v.1)





Home Plan Concept – Forest Modern





Holmes Looking North at 100'



Holmes Looking North at 50'



Holmes Looking North at Randall



Holmes and Randall Looking East



**Tele Pole to P.L. Block 20 Lot 1
Northeast Corner**



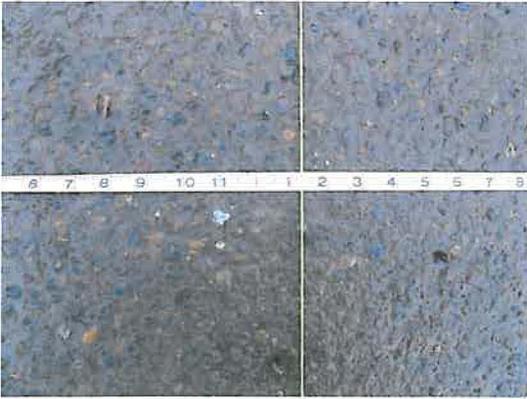
Holmes and Randall Looking West



**East and West Tele Poles Block 20
Lo1 1 Northeast Corner**



Holmes C.L. East Edge of Pavement



Holmes C.L. West Edge of Sidewalk

Proposed Single Family Residence, Bolton Block 4, Lots 7 & 8 (Front Garage v.1)

