

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Notes
March 21, 2013

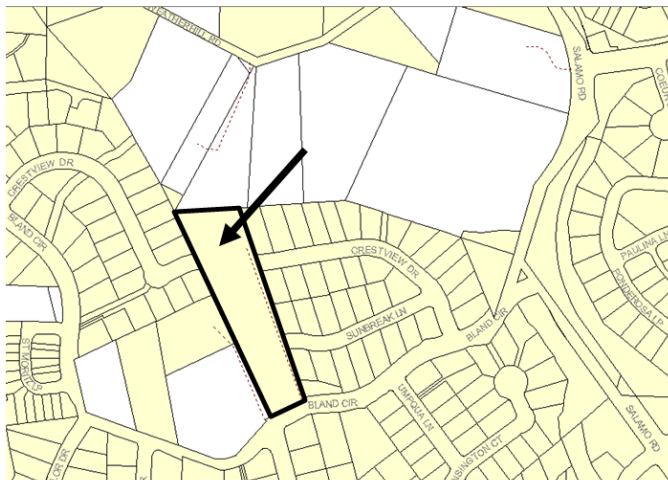
SUBJECT: Eleven lot “Sunbreak” subdivision at 23150 Bland Circle with possible Class II Variances for lots that do not meet the dimensional standards of the R-7 zone (the “two and a half times rule”) and blocks in excess of 800 feet.

ATTENDEES: Applicants: Jeff Smith, John Wyland, Heather Austin, Andrew Tull
Staff: Peter Spir (Planning Department), Khoi Le (Engineering Division)
Neighborhood representative: Ed Schwarz, Savanna Oaks N.A.

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.

General Overview

The site address is 23150 Bland Circle in the Savanna Oaks neighborhood. It comprises 2.8-acres and is zoned R-7 (single family residential/ 7,000 square foot minimum lot size). The applicant is proposing 11 lots ranging from 7,010 to 10,190 square feet. The general form of the parcel is rectangular with a lot depth of over 787 feet and a width of 133 feet fronting Bland Circle. The notable physical characteristics of the site include a near constant uphill slope from Bland Circle and, with few exceptions, a lack of trees. Street stubouts from subdivisions to the east and northwest will facilitate and dictate *most* of the street alignments within this site. There is a house at the top of the property with a large parking pad.





SUNBREAK SUBDIVISION

A JT Smith Development



Specific Proposal

Eleven lots are proposed for Sunbreak subdivision. The lots are arranged on either side of Crestview Drive and Sunbreak Lane. These streets extend from, and will connect with, adjacent subdivisions however the west end of Sunbreak Drive will require some realignment to facilitate reasonable development on tax lot 500 and to connect with Bland Circle at Tanner Drive. Per the R-7 zoning, all lots are over 7,000 square feet in size. The proposed lot sizes range from 7,010 square feet up to 10,654 square feet. To accommodate a storm water treatment and detention pond, tract A is established at the low point adjacent to Bland Circle.

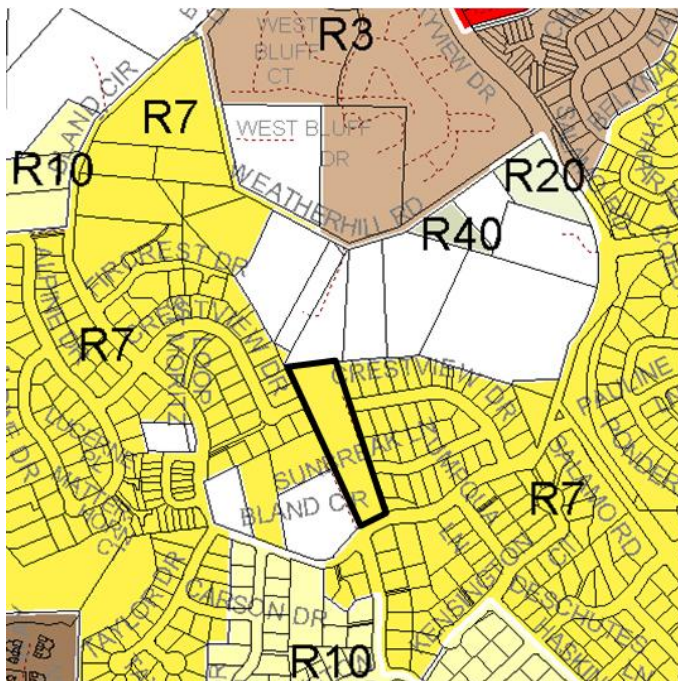
Surrounding Land Uses and Zoning

Along the east edge of the property is Florendo's Hideaway subdivision while Ridge View Estates Phase II subdivision occupies the land to the northwest of the property. Both subdivisions are occupied by single family homes consistent with the R-7 zoning. To the west is a City owned water reservoir and pump station while further down and also to

the west is a single family home on a large parcel that is unincorporated. To the south of the property are Bland Circle and the R-7 zoned Renaissance Heights II subdivision. To the north is an unincorporated property occupied by a single family home.

Table 1: Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Single family residential	Unincorporated
East	Single family residential (Fernando's Hideaway Subdiv.)	R-7
South	Bland Circle with Single family residential further south	R-7
West (Three lots north to south)	Single family residential (Ridge View Estates Phase II) Bland Circle Pump Station and Reservoir Single family residential (Tax lot 500)	R-7 R-7 Unincorporated



Site Analysis

Slopes

The land rises 82 feet from Bland Circle's elevation of 505 feet to the north end of the property where the elevation is 587 feet. The slope of the hillside is fairly constant averaging 14 percent although the northernmost 150 feet, where the house and parking

are located, has a more modest slope of 0-5 percent. There are some small isolated slopes over 25 percent; most notably along the existing gravel driveway. However, these 25 percent sloped areas are not extensive enough to trigger a PUD. (It would require over 25 percent of the site to be sloped over 25 percent before a PUD is required.)

For most of the property there is a 10-12 foot drop in elevation from east to west yielding an average six percent cross slope.

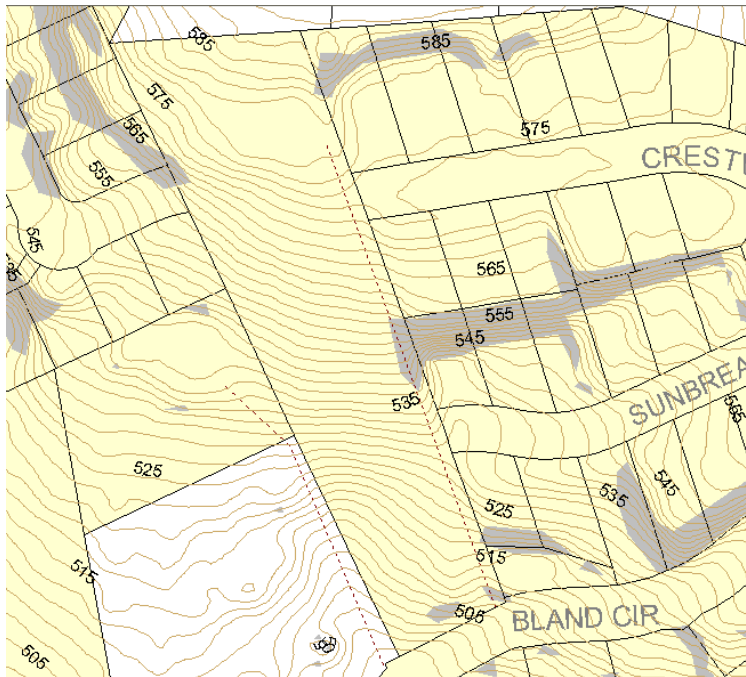


Figure 3: 25% slope indicated by grey areas above

Trees and Vegetation

The property is dominated by a large grass pasture. There is a large conifer at the southwest corner and a collection of various mature trees along the northwest edge of the site including at least two oaks trees which are located in the alignment of any connection to Crestview Drive. The backdrop to the property is a row of mature conifers behind the house. These trees are actually on the property to the north and are not part of this application.

Section 55.100(B)(2) provides for significant tree preservation and can require that up to 20 percent of the site be set aside for their protection. The code makes accommodation for the removal of trees in anticipated street alignments such as Crestview Drive (see 55.100(B)(2) exemptions) but the applicant should anticipate being required to mitigate for their loss on an inch by inch basis exclusive of normal street tree requirements. The mitigation can be on or off-site, or can be satisfied by a fee-in-lieu payment, if the Parks Department agrees to this.

The applicant's arborist should contact City Arborist Mike Perkins (503-723-2554 or mperkins@westlinnoregon.gov) once the preliminary tree inventory is complete to verify which trees are significant.



Figure 4: Oak trees near northwest corner of the property in line with the Crestview Drive stub out



Figure 5: Trees near the top of the property



Figure 6: Looking downhill on property towards Bland Circle

Streams

There are no streams, wetlands or other Goal 5 protected resources on the property.

Expected Development Pattern/Street Connectivity

"Florendo's Hideaway" subdivision stubs Crestview Drive and Sunbreak Lane into the subject property. The expectation is that these streets will extend across this property and connect with the properties to the west. The connection of Crestview Drive is fairly obvious since that street's namesake is already built and stubbed out in Ridge View Estates Phase II to the west. Unfortunately, it is unlikely that two oak trees in the Crestview Drive alignment can be "designed around" since the grades in that area will need to be dropped significantly to connect with Ridge View Estates II.

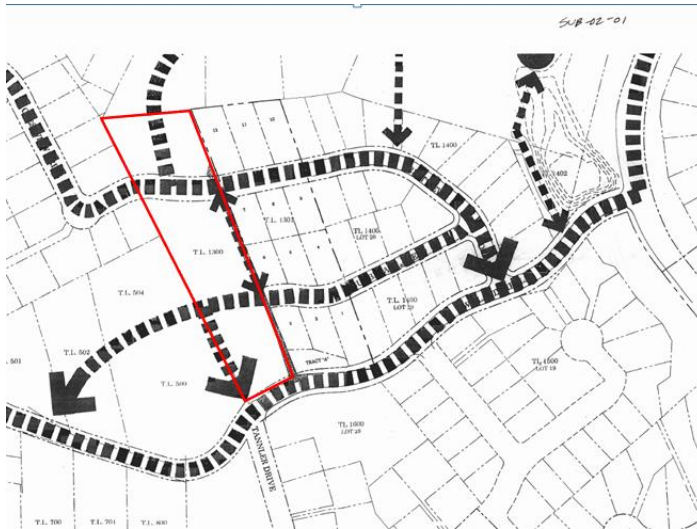
For Sunbreak Lane, the connection is challenging since the portion of the property that it would connect with (tax lot 500) is occupied by a large, attractive contemporary house. The applicant's initial proposed alignment would go right into that house. A more appropriate road alignment (and one that the applicant subsequently agreed to in principle) would angle southwards along the common lot line to connect Sunbreak Lane with Bland Circle at the Tannler Drive intersection. This alignment (See illustration of

street below) is consistent with the plan submitted when Florendo's Hideaway was applied for in 2002.



The applicant agreed to the concept of a shared street improvement to include ROW dedication, six foot wide sidewalk, six foot wide planter curb/gutter and 20 feet of street width with the expectation that the owner of tax lot 500 will complete the remaining street section when that property is developed. The use of a sidewalk easement on lot 2 would be supported by staff so as to minimize the impact on lot size. A hammerhead feature was also proposed to facilitate turn movements and provide access to lot 3.

The applicant also agreed to provide a curb, planter and sidewalk along Bland Circle frontage.



Proposed alignment submitted as part of Fernando's Hideaway 2002 application

Connecting Sunbreak Lane to Bland Circle also positively responds to the approval criteria of 85.200(A) (1):

"...Streets should provide for the continuation, or the appropriate projection, of existing principal streets in surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.

To accomplish this, the emphasis should be upon a connected continuous pattern of local, collector, and arterial streets rather than discontinuous curvilinear streets and cul-de-sacs."

Sunbreak Lane, as originally proposed, would have violated 85.200(A) (11):

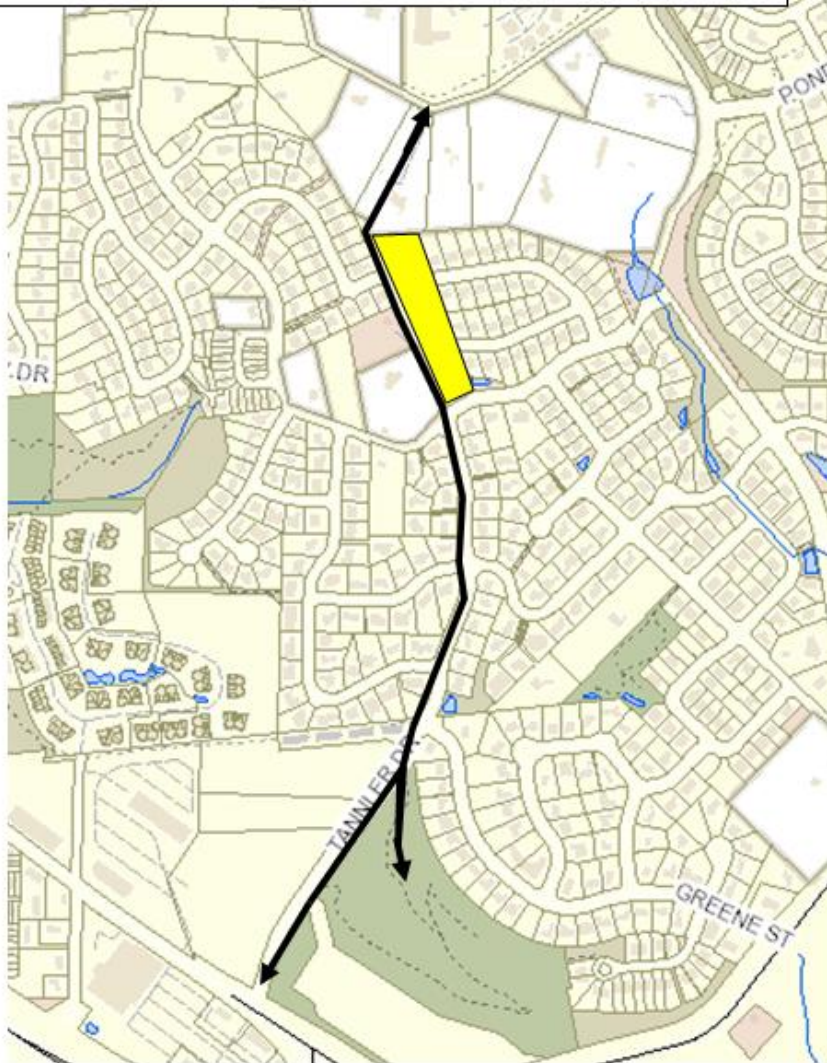
"11. Cul-de-sacs. Cul-de-sacs are not allowed except as required by topography, slope, site limitations, and lot shapes. Cul-de-sacs shall have maximum lengths of 400 feet and serve no more than 12 dwelling units, unless by variance per Chapter [75](#) CDC."

Staff discussed extending a multi-use path from the vicinity of lot 3 northwards through the City's reservoir/pump station property and along the west edge of lot 8 to Crestview Drive to facilitate pedestrian and bicycle to and from Tannler Drive and Savanna Oaks Park. Without that connection, the long east –west oriented blocks require a lengthy detour and discourage multi-modal use. The path would also provide a relatively safe

alternative to using Bland Circle which has many unimproved sections which lack sidewalks.

Extending that trail to the north property line via the west edge of lot 9 was not discussed, but such an alignment would provide for the long term connection with Weatherhill Road. The alternative to the trail would be the extension of the street from Crestview Drive northwards towards Weatherhill Road.

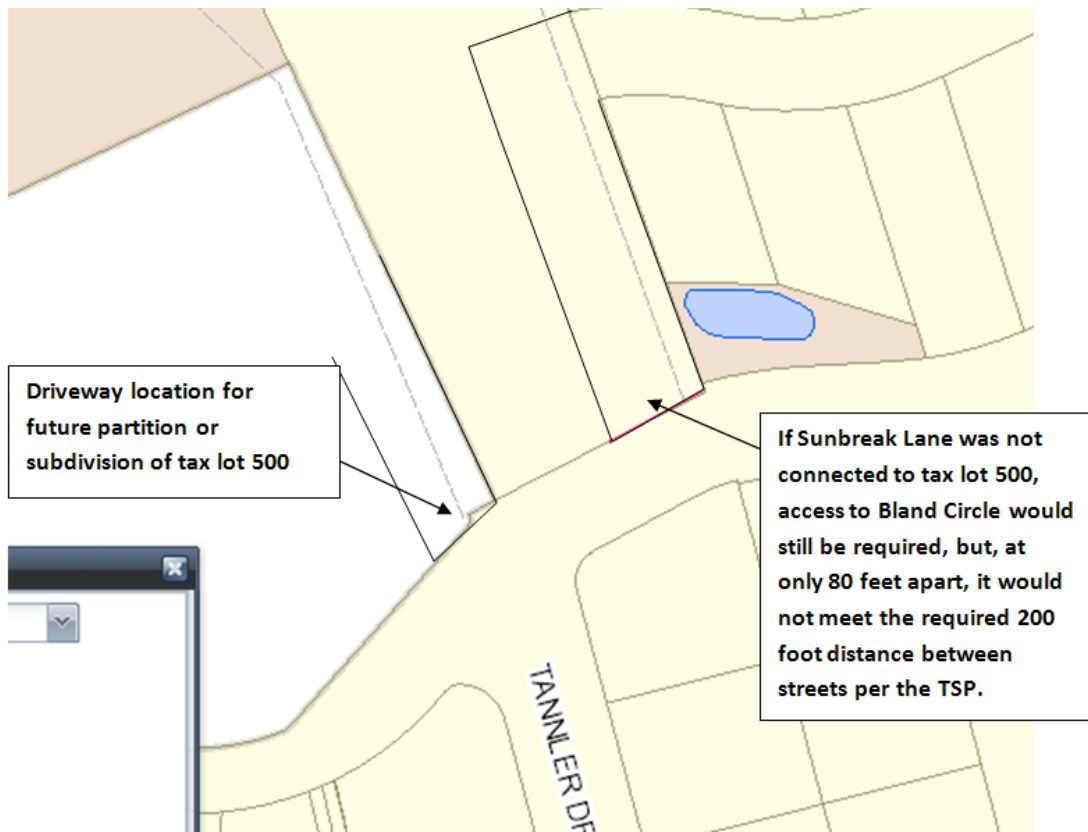
A multi-use path would provide residents of this subdivision and the neighborhood with a direct connection between the Savanna Oak Park/Blankenship area with Bland Circle and, ultimately, Weatherhill Road.



Regarding block length, staff notes that there is a maximum length of blocks of 800 feet in 85.200(B). Crestview Drive will be 1,849 feet in length. Sunbreak Lane will be 861 feet long. The applicant should be able to respond to the following code language:

85.200 (B) (2.)Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justifies a variation. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. Block sizes and proposed accesses must be consistent with the adopted TSP.

It can be shown that Crestview Drive “justifies a variation” from 85.200(B) (2) given the layout of adjacent streets and the TSP separation requirements illustrated below.





View from the end of Sunbreak Lane in Fernando's Hideaway subdivision looking across applicant's property to the house on tax lot 500



Subsection 85.170(B) (2) (c) (1) lists the circumstances that require a traffic impact analysis (TIA).

- c. When required. A Traffic Impact Analysis may be required to be submitted to the City with a land use application, when the following conditions apply:

1) The development application involves one or more of the following actions:

- (A) A change in zoning or a plan amendment designation; or
- (B) Any proposed development or land use action that ODOT states may have operational or safety concerns along a State highway; and
- (C) The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation manual; and information and studies provided by the local reviewing jurisdiction and/or ODOT:
 - (1) An increase in site traffic volume generation by 250 average daily trips (ADT) or more (or as required by the City Engineer); or
 - (2) An increase in use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day; or
 - (3) The location of the access driveway does not meet minimum intersection sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State highway, creating a safety hazard; or
 - (4) The location of the access driveway does not meet the access spacing standard of the roadway on which the driveway is located; or
 - (5) A change in internal traffic patterns that may cause safety problems, such as backup onto the highway or traffic crashes in the approach area.

The proposal does not meet any of the criteria that trigger a TIA. (There will be no new or additional points of Bland Circle right of way. Sunbreak Lane will connect with Bland Circle using an existing driveway alignment and the existing gravel driveway to the applicant's property will be eliminated. No additional driveways are being created.) The applicant will be required to provide a study by a traffic engineer that addresses, at minimum, trip generation, a discussion of the Bland Circle and Tannler intersection including safety. (The specific study requirements will be determined by the City Engineer.)

Subsection 48.025(B) (6) requires access driveways to meet the standards in Chapter 8 of the Transportation System Plan (TSP). Specifically, it states, “The access spacing standards found in Chapter 8 of the adopted Transportation System Plan (TSP) shall be applicable to all *newly established* public street intersections, private drives, and non-traversable medians.” (staff’s emphasis) If a public street is proposed using the existing alignment of the driveway accessing tax lot 500 and the pump station (lining up with the Bland Circle and Tannler Drive intersection) it would not be a newly established private drive, and therefore the TSP Chapter 8 standards would not be applicable. From that intersection to the nearest access driveway (Falcon Place) on the north side of Bland Circle is 440 feet so the access separation standards of 150 feet for driveways are met. The nearest public intersection is 1200 feet away so the access separation and 200 feet for public intersections is also met.

If the applicant connected Sunbreak Lane to Bland Circle using the existing gravel driveway alignment on the east side of the property it would violate the 200 foot intersection spacing requirements of the TSP with only 80 feet to the Tannler intersection. (See illustration on page 11.)

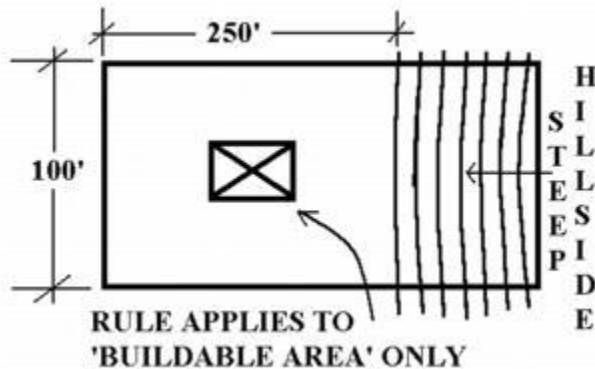


Tannler Drive and Bland Circle intersection

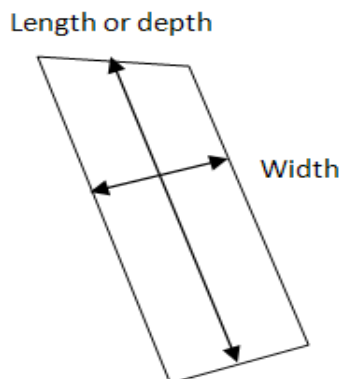
Subdivision of Property and Lot Layout

Predictably, the lots are shown on both sides of the two streets. Because this is a long and narrow property the lots reflect that to the extent that some violate the “two and a half times” rule. This rule is explained in CDC 12.070(D):

“D. The lot depth comprising non-Type I and II lands shall be less than two and one-half times the width and more than an average depth of 90 feet. (See diagram below.)”

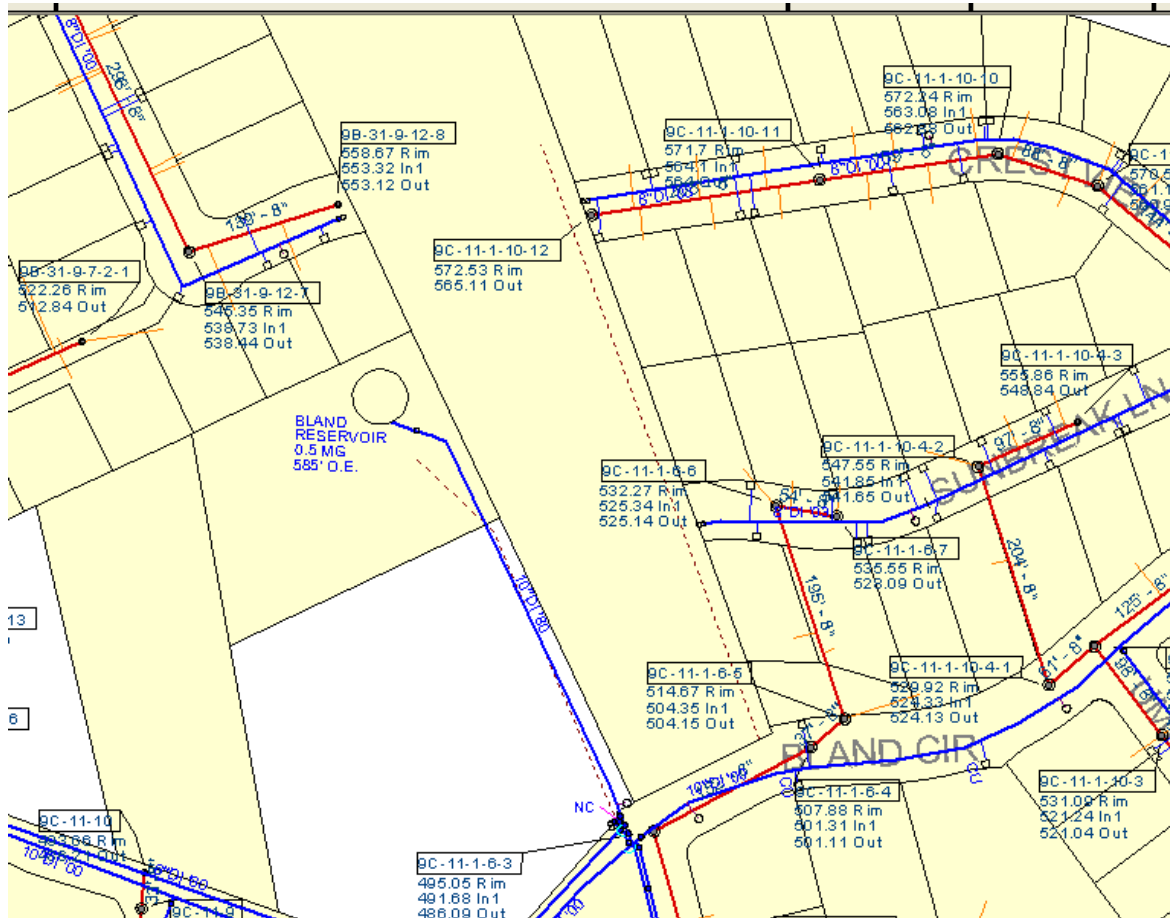


Lots 3, 7, 8 and 11 are too long (staff measured the width at right angles to the side lot lines and lot depth at the midpoint (see diagram below)). These lots need to be re-designed per code or Class II variances need to be requested. Staff can support the variances given the location of the streets and the shape of the property.



The applicant shall also provide the necessary calculations to demonstrate that the development is attaining at least 70 percent of the maximum allowable density of the R-7 zone.





For stormwater treatment, there was discussion of designing a shared storm water facility with the existing stormwater facility at the southwest corner of Fernando's Hideaway.

Engineering Notes

I. TRANSPORTATION BLAND CIRCLE

	EXISTING CONDITIONS	POTENTIAL POST DEVELOPMENT CONDITIONS
Classification	Collector	Collector
Zone	R-7	R-7
Right of Way Width	51'	58'
Full Pavement Width	28'	36'
Curb and Gutter	On the opposite side	Curb and Gutter
Planter Strip	On the opposite side	5.5' Planter

Sidewalk	On the opposite side	6' Sidewalk
Street Light	None in front – Shoe Box Style	Yes
Street Tree	On the opposite side	Yes
ADA Ramps	At the intersection of Bland Cir. and Tannler Dr.	
Post Speed	25 MPH	25 MPH
Stripe	Yellow Line and Stop Bar	Provide appropriate striping after street improvement.

A. MINIMUM REQUIRED IMPROVEMENTS

1. Provide at least 20' of dedication for a complete full build out right of way width of 60'.
2. Provide a minimum 17' pavement improvement with the following sections:
 - 12" of 1-1/2"-0 Crush Rock
 - 2" of ¾" -0 Leveling Course
 - 5" of AC Pavement consisting of 2" Class "C" over 3" Class "B"
 - See Public Works Standards Section 5.0030 Pavement Design for design requirements.
3. Provide curb and gutter. See WL-501 Detail for technical and construction specifications. See Public Works Standards Section 5.0040 Concrete Curb for design requirements.
4. Provide 6' wide concrete sidewalk with sidewalk ramp at each end to allow access for disability. See WL-508 for sidewalk technical and construction specifications. See WL-507A and WL-507B for ADA technical and construction specifications. See Public Works Standards Section 5.0050 Sidewalks and Section 5.0051 Sidewalk Ramps for design requirements.
5. Provide illumination analysis of the existing conditions. Install street lights as recommended in accordance to the followings:
 - Average Maintained Illumination: 0.6 foot-candles (Residential)
 - Uniformity Average to Minimum: 4 to 1
 - Street Light should match with existing surrounding lights – Shoe Box on Bronze Pole.
 - Bulb: Flat lens 100 watts maximum
6. Provide Street Tree. Coordinate with Parks Department for requirements.
7. Provide necessary striping.
8. All new and existing overhead utilities along the development must be placed underground.

CRESTVIEW DRIVE

	EXISTING CONDITIONS	POTENTIAL POST DEVELOPMENT CONDITIONS
Classification	Local	Local
Zone	R-7	R-7
Right of Way Width	56'	56'
Full Pavement Width	32' with parking	32' with parking
Curb and Gutter	None	Yes
Planter Strip	None	5.5' Planter
Sidewalk	None	6' Sidewalk
Street Light	None	Yes – Shoe Box Style
Street Tree	None	Yes
ADA Ramps	None	None
Post Speed	25 MPH	25 MPH
Stripe	None	None

B. MINIMUM REQUIRED IMPROVEMENTS

9. Provide at least 56' of dedication for a complete new street connection.
10. Provide a minimum 32' pavement improvement with the following sections:
 - 10" of 1-1/2"-0 Crush Rock
 - 2" of 3/4" -0 Leveling Course
 - 4" of AC Pavement consisting of 2" Class "C" over 2" Class "B"
 - See Public Works Standards Section 5.0030 Pavement Design for design requirements.
11. Provide curb and gutter. See WL-501 Detail for technical and construction specifications. See Public Works Standards Section 5.0040 Concrete Curb for design requirements.
12. Provide 6' wide concrete sidewalk with sidewalk ramp at each end to allow access for disability. See WL-508 for sidewalk technical and construction specifications. See WL-507A and WL-507B for ADA technical and construction specifications. See Public Works Standards Section 5.0050 Sidewalks and Section 5.0051 Sidewalk Ramps for design requirements.
13. Provide illumination analysis of the existing conditions. Install street lights as recommended in accordance to the followings:
 - Average Maintained Illumination: 0.6 foot-candles (Residential)
 - Uniformity Average to Minimum: 4 to 1
 - Street Light should match with existing surrounding lights – Shoe Box on Bronze Pole.
 - Bulb: Flat lens 100 watts maximum

14. Provide Street Tree. Coordinate with Parks Department for requirements.

15. All new and existing overhead utilities along the development must be placed underground.

SUNBREAK LANE

	EXISTING CONDITIONS	POTENTIAL POST DEVELOPMENT CONDITIONS
Classification	Local	Local
Zone	R-7	R-7
Right of Way Width	52'	52'
Full Pavement Width	26' with parking on one side	26'
Curb and Gutter	None	Yes
Planter Strip	None	5.5' Planter
Sidewalk	None	6' Sidewalk
Street Light	None	Yes – Shoe Box Style
Street Tree	None	Yes
ADA Ramps	None	None
Post Speed	25 MPH	25 MPH
Stripe	None	None

C. MINIMUM REQUIRED IMPROVEMENTS

16. Provide at least 52' of dedication for a complete new street.

17. Provide a minimum 32' pavement improvement with the following sections:

- 10" of 1-1/2"-0 Crush Rock
- 2" of 3/4" -0 Leveling Course
- 4" of AC Pavement consisting of 2" Class "C" over 2" Class "B"
- See Public Works Standards Section 5.0030 Pavement Design for design requirements.

18. Provide curb and gutter. See WL-501 Detail for technical and construction specifications. See Public Works Standards Section 5.0040 Concrete Curb for design requirements.

19. Provide 6' wide concrete sidewalk with sidewalk ramp at each end to allow access for disability. See WL-508 for sidewalk technical and construction specifications. See WL-507A and WL-507B for ADA technical and construction specifications. See Public Works Standards Section 5.0050 Sidewalks and Section 5.0051 Sidewalk Ramps for design requirements.

20. Provide illumination analysis of the existing conditions. Install street lights as recommended in accordance to the followings:

- Average Maintained Illumination: 0.6 foot-candles (Residential)
- Uniformity Average to Minimum: 4 to 1
- Street Light should match with existing surrounding lights – Shoe Box on Bronze Pole.
- Bulb: Flat lens 100 watts maximum

21. Provide Street Tree. Coordinate with Parks Department for requirements.
22. All new and existing overhead utilities along the development must be placed underground.
23. Construct Sunbreak Lane connecting with Tannler Drive per design shown on page 8.

D. CITY TRANSPORTATION MASTER PLAN

PEDESTRIAN MASTER PLAN

Bland Circle is indicated in the City Pedestrian Master Plan as one of the roadways with sidewalk deficient. Sidewalk project along Bland Circle from the North Limit to Salamo Road is identified as project number 47 with medium level of priority on Pedestrian Master Plan Project list (See TSP page 5-7). This will conclude that sidewalk improvement shall be a “must” on any development along Bland Circle especially from the North Limit to Salamo Road.

BICYCLE MASTER PLAN

Bland Circle is not indicated in the City Bicycle Master Plan as one of the roadways with bicycle deficient. No bicycle lane improvement was listed on Bicycle Master Plan.

However being classified as a Collector, Bland Circle cross section must include 6’ wide bicycle lane for any development along Bland Circle.

MOTOR VEHICLE MASTER PLAN

Existing Operations Conditions

Salamo Road and Bland Circle intersection was analyzed in TSP Existing Operation Conditions Section. The intersection has a LOS A/B. No collision occurs at this intersection. Truck Freight section indicated there were 24 trucks drove by this intersection when data was collected.

Future Operations Conditions

Salamo Road and Bland Circle intersect will have LOS A/D in 2030. This intersection will be operated at adequate level up to 2030. No further analysis was done beyond 2030.

E. STREET SDC AND BIKE/PEDESTRIAN EFFECTIVE JULY 1ST 2012

Type of Use	Trip per Use	Factor	Reimbursement	Improvement	Administrative	Total
Per Factor of 1		1.00	\$2,146	\$4,597	\$175	\$6,918
Single Family	Per House	1.01	\$2,115	\$4,643	\$177	\$6,987

Type of Use	Trip per Use	Factor	Reimbursement	Improvement	Administrative	Total
Per Factor of 1		1.00	\$0	\$1,503	\$39	\$1,542
Single Family	Per House	1.00	\$0	\$1,503	\$39	\$1,542

I. STORM DRAINAGE**A. MINIMUM REQUIRED IMPROVEMENTS**

1. Provide treatment for new impervious of 500 square feet or more.
2. Provide detention for new impervious of 5000 square feet or more.
3. Storm Drainage Analysis Report is required.
4. Existing public storm drainage system is available on Tannler Drive for connection. If a storm-water facility constructed, the City prefer it to be shallow without fence.
5. As-Built: Florendo's Hideaway and City GIS available per request.

B. SURFACE WATER SDC EFFECTIVE JULY 1ST 2012

Unit	Factor	Reimbursement	Improvement	Administrative	Total
Per Factor of 1	1.00	\$773	\$232	\$51	\$1,056
Single Family	Per House	1.00	\$773	\$51	\$1,056

II. SANITARY SEWER**A. MINIMUM REQUIRED IMPROVEMENTS**

1. New sanitary sewer system installing to serve the development must be 8" main.
2. Existing public sanitary sewer system is available on Crestview Drive and Sunbreak Lane for connection.
3. As-Built: Florendo's Hideaway and City GIS available per request.

B. SANITARY SEWER SDC EFFECTIVE JULY 1ST 2012

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
Per Factor of 1		1.00	\$597	\$2,325	\$108	\$3,030

Single Family	Per House	1.00	\$597	\$2,325	\$108	\$3,030
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Tri-City Service District Sewer SDC 1 EDU = \$2,020

III. WATER

A. PRESSURE ZONE

1. Zone: Horton
2. Overflow Elevation: 730 Upper Elevation: 620 Lower Elevation: 475
3. Sub pressure zone serves customer at ground elevation as low as 340.

B. RESERVOIR AND PUMP STATION

1. Reservoir: Horton is located at the intersection of Horton Rd and Santa Anita Dr. The reservoir usable capacity is approximate 1.5 million gallon. The reservoir is filled by Bolton Pump Station. Horton Reservoir also supplies water to Rosemont Reservoir through Horton Pump Station.
2. Pump Station: Horton Pump Station consists of 4 pumps. Two can pump 900 gpm and two can pump 1,300 gpm with total capacity of 4,400 gpm and a nominal capacity of 3,100 gpm. There is an emergency standby diesel generator onsite in case power failure.

C. EXISTING POPULATION AND PROJECTED POPULATION AT SATURATION

1. Existing Population: 6,192
2. Projected Population at Saturation: 7,843

D. WATER DEMAND AT SATURATION

Average Day Demand (mgd)	Maximum Day Demand (mgd)	Peak Hour Demand (mgd)
1.1	2.3	12.6

E. RESERVOIR AND PUMP STATION CURRENT OPERATING CONDITIONS

1. In accordance with Water System Plan, both the reservoir and pump station are listed in good conditions.

F. HORTON PRESSURE ZONE PERFORMANCE

Year	MDD (mg)	Fire Flow (mg)	Total Supply Need (mg)	Normal Supply Capacity (mg)	Emergency Supply Capacity (mg)	Normal Supply Deficit (mg)	Emergency Supply Deficit (mg)
Current	3.1	0.5	3.6	4.3	1.3	(0.7)	1.3
2015	3.2	0.5	3.7	4.3	1.3	(0.6)	1.4
2030	3.6	0.5	4.1	4.3	1.3	(0.2)	1.7
Saturation	3.8	0.5	4.3	4.3	1.3	0	1.8

1. The table above indicates that there is a surplus in supply capacity during a normal condition.

G. HORTON PRESSURE ZONE SUPPLY AND STORAGE DEFICIT

Year	Normal Conditions			Emergency Conditions		
	Supply Deficit (mgd)	Storage Volume (mg)	Overall Deficit (mgd)	Supply Deficit (mgd)	Storage Deficit (mgd)	Overall Deficit (mgd)
Current	0	1.1	0	1.3	1.1	0.2
2015	0	1.1	0	1.4	1.1	0.3
2030	0	1.1	0	1.7	1.1	0.6
Saturation	0	1.1	0	1.8	1.1	0.7

1. The table above indicates that there is no storage volume deficit during a normal condition.

H. HORTON PRESSURE ZONE MASTER PROJECT LIST

Number	Location	Ex. Diameter (inches)	Proposed Diameter (inches)	Priority	Length (ft)	SDC Allocation	Unit Cost (\$/lf)	Estimated Project Cost (\$)
29	Weatherhill Rd. from Salamo Rd to S Bland Cir. and then South		8	4	2,312	100%	125	\$289,000
31	Sussex St. south of Sunset Ave.	4	8	5	248	0%	125	\$31,000
32	From River View Ave. to Falls View Dr.	4	8	5	213	0%	125	\$26,625
39	Clark St. south of Skyline	6	8	5	425	0%	125	\$53,125
42	North of Linn Ln.	6	8	5	369	0%	125	\$46,125
43	Parkview Ter. And Rosepark Dr.	6	8	5	765	0%	125	\$95,625
47	Apollo Rd. west of Athena Rd.	6	8	5	385	0%	125	\$48,125

48	Palomino Wy. from Saddle Ct. to Palomino Cir.	6	8	4	246	100%	125	\$30,750
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1. The table above indicates that there is no improvement required along the proposed project frontage.

I. MINIMUM REQUIRED IMPROVEMENTS

1. New water system installing to serve the development must be 8" main
2. Provide loop system on Crestview Drive.
3. Extend existing 8" DI on Sunbreak Lane is a possibility.
4. As-Built: Florendo's Hideaway and City GIS available per request.

J. WATER SDC EFFECTIVE JULY 1ST 2012

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
Per Factor of 1		1.00	\$571	\$6,793	\$191	\$7,555
5/8" Meter		1	\$571	\$6,793	\$191	\$7,555

Process

A subdivision approval is required. The applicant might also be required to pursue Class II Variances for lots that do not meet the "two and a half times" rule and blocks over 800 feet long. Subdivisions and Class II Variances are both Planning Commission decisions.

Follow 85.150-170 (and 75.050 if there is a variance) strictly and completely regarding submittal requirements (including plans, maps, etc.). Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in writing, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director. Waivers may also be subsequently overruled by the decision making body.

The approval criteria of 85.200 shall be responded to in a narrative. If the applicant applies for a Class II variance(s), the approval criteria of 75.060 must be responded to as well.

Submit the application to the Planning Department with a signed application form. The deposit for a Subdivision application is \$4,200, plus \$200 per lot, for a total initial

deposit of \$6,400 in this case. The final plat fee is \$2,000. There is also a \$500 fee for final site inspection. The deposit for Class II Variance is \$2,900. (Any additional Class II Variance beyond the first one has a deposit of \$1,450.) **PLEASE NOTE** that the deposits are initial deposits, and staff time is charged against the deposit account. It is common for there to be more staff time spent on development applications than deposits cover, and therefore additional billing may be likely to occur.

Once the submittal is deemed complete, the staff will schedule a hearing with the Planning Commission. Staff will send out public notice of the Planning Commission hearing at least 20 days before it occurs. The Planning Commission's decision may be appealed to City Council by the applicant or anyone with standing.

The CDC is online at <http://westlinnoregon.gov/planning/community-development-code-cdc>.

The applicant inquired in their submittal about whether an expedited land division application could be processed concurrently with a variance or variances. Section 99.060(E) provides for expedited land division applications. Per 99.060(E) (1), these can be processed concurrently with certain other applications, but a variance is not one of them. If the applicant applies for any variances, expedited land division is not an option.

A neighborhood meeting is required for a subdivision approval per 99.038. Follow the requirements of that code section explicitly. The site is within the Savanna Oaks neighborhood but is also within 500 feet of the Willamette neighborhood. Contact Ed Schwarz, President of the Savanna Oaks Neighborhood Association, at savannaosaksNA@westlinnoregon.gov and Beth Smolens, President of the Willamette Neighborhood Association at willametteNA@westlinnoregon.gov. The applicant is required to provide the neighborhood associations with conceptual plans and other material at least 10 days prior to the meeting. **Because of the time and scheduling requirements of 99.038, the applicant should address this requirement as soon as possible.**

Pre-application notes are void after 18 months and a new pre-application conference is required.

For annexation questions please contact City of West Linn Economic Development Coordinator Chris Kerr at 723-2538

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. Thus, there is no "shelf life" for pre-apps.

Pre-app2011/Pre-app 2012.08.02/Pre-app notes SUNBREAK subdivision