



Memorandum

Date: June 17, 2009

To: West Linn Planning Commission

From: Tom Soppe, Associate Planner

Subject: PUD-09-01/SUB-09-01/WAP-09-02 staff answers for Commissioner Horsey's questions

Attached are several pieces of correspondence between staff and Commissioner Horsey from the past several days regarding this application; staff wanted to make the answers provided to Commissioner Horsey's questions available to all commissioners for tonight's hearing.

P:/generalp/memos08-09/PC Memo PUD-09-01 Horsey correspondence

Distributed 6/17/09 PC meeting

Soppe, Tom

From: Soppe, Tom
Sent: Tuesday, June 16, 2009 3:22 PM
To: Horsey, Laura
Subject: RE: Suncrest Finding 43 & COA 11

Laura,

As will be explained in the memo packet tomorrow, COA 11 is being modified from the current state to say, "Prior to recording of the subdivision plat, the applicant shall remove all Himalayan Blackberry, Garlic Mustard and English Ivy on the ground within proposed Tract B." This is a compromise with the applicant, and still removes all of the most important invasive plants. I think it's phrasing, taking care of all of Tract B, makes your question below moot.

A minimal city street would be 36 feet of ROW and 24 feet of street. This is two 12-foot lanes, and a 6 foot planter strip and 6 foot sidewalk on one side only since it is such a short dead end street.

There will be no stormwater facility noise as it is all downhill, no pumping. Karen from TVFR is going to get back to me about the 25 vs. 28 foot turning radius.

Staff doesn't see a condition regarding building setbacks from the driveway on 4 and 5 as necessary, in part because 48.030(B)(4) already requires driveways to be 20 feet in length between the garage and the accessway or ROW. If the commission does find it necessary to have such a condition, it would likely merely need to say that lot 4 and 5 house front setback shall be x feet from the access easement.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068

From: Laura Horsey [mailto:laura@westlinn.gov]
Sent: Monday, June 15, 2009 10:19 PM
To: Soppe, Tom
Subject: Suncrest Finding 43 & COA 11

Hello Tom:

Thanks for answering my questions today. I neglected to bring up that COA 11 references non-native plants in the "drainageway" while Finding 43 seems to address the same issue but with clearer (potentially broader) language: "the large water resource area and transition area on site." Since you may be raising wording changes to with Chris (with regard to setbacks on lots 4 &5) I wanted to suggest that COA 11 may be edited to include the language of Finding 43 to be more specific/complete. Please let me know what you think.

Additionally, I look forward to following up on "specs" for a minimal city street in lieu of the shared drive/private lane. As this would have an impact on lot sizes, set backs and a stub out configuration I wonder if/how it might be proposed as a COA. Thanks again.

6/16/2009

Soppe, Tom

From: Soppe, Tom
Sent: Tuesday, June 16, 2009 3:47 PM
To: Horsey, Laura
Subject: RE: Suncrest Finding 43 & COA 11

Laura,

I forgot earlier to answer regarding how a COA would be worded for a new street. I think the short answer for now is that this would require them to go back and redo the site plan as a whole, rather than just making this change through a COA and passing it. This change would affect lot sizes, setbacks, lighting, storm drainage facility size, and perhaps other issues enough that it would require a whole different modified site plan to be approved.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068

From: Laura Horsey [mailto:k[REDACTED]]
Sent: Monday, June 15, 2009 10:19 PM
To: Soppe, Tom
Subject: Suncrest Finding 43 & COA 11

Hello Tom:

Thanks for answering my questions today. I neglected to bring up that COA 11 references non-native plants in the "drainageway" while Finding 43 seems to address the same issue but with clearer (potentially broader) language: "the large water resource area and transition area on site." Since you may be raising wording changes to with Chris (with regard to setbacks on lots 4 &5) I wanted to suggest that COA 11 may be edited to include the language of Finding 43 to be more specific/complete. Please let me know what you think.

Additionally, I look forward to following up on "specs" for a minimal city street in lieu of the shared drive/private lane. As this would have an impact on lot sizes, set backs and a stub out configuration I wonder if/how it might be proposed as a COA. Thanks again.

Regards, Laura

Laura Horsey
[REDACTED]
503 722 9631

Regards, Laura

Laura Horsey
[REDACTED]@[REDACTED].net
503 722 9631

Soppe, Tom

From: Soppe, Tom
Sent: Friday, June 12, 2009 8:21 AM
To: Horsey, Laura
Subject: RE: Questions on Suncrest Proposal
Attachments: PUD LIST.xls

Laura,

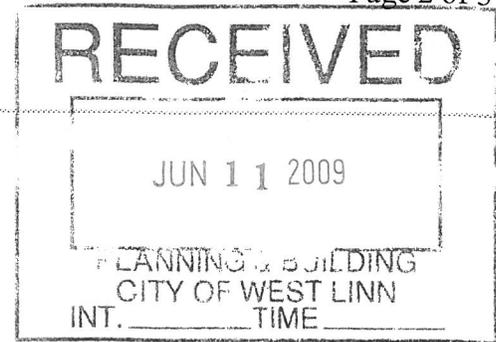
1. The PUD Chapter 24 doesn't require a specific layout that resembles traditional "clustering" as much as it requires a certain amount of open space and allows for density transfer. It does allow for density transfer out of unbuildable areas and areas that would be protected by water resource area setbacks anyway. They do get credit for the density transferred out of areas that they would have to protect per other chapters (i.e. 32) anyway, but the amount that can be transferred is reduced as explained in 24.130. Quite a bit of the site, a majority, does have to be protected. They do proposed lots of less than 10,000 square feet, but they could have proposed more lots in to the west end of the site at a greater density considering that the site as a whole would allow 16 lots total under R-10.
2. It was specified to be R-10 when annexed. No site plan is required for annexations, and there wasn't a master plan for its circulation/access.
3. It was annexed as R-7 in 2000. The annexation file doesn't seem to discuss why that zone was chosen, although it looks like there were other parcels on the west side of Suncrest that were still unannexed at that time. So the R-7 zoning didn't "stick out" here as much as it does now, as now all those parcels are annexed and there is that "solid wall" of R-10 zoning on most of Suncrest. The three parcels to the south (moving east to west) could have 3 lots, 2 lots, and 6 lots under the R-10 zone, however it appears the middle one isn't really dividable due to the drainageway setback, and it might be hard to divide the eastern one into a full 6 for the same reason. The lot to the northeast) is already city-owned, preserved open space, and won't be divided. Only 4 lots can take access from a private street/shared driveway; so no more could take access from this driveway after this subdivision is built. I don't think another shared driveway could connect vehicularly to this one because I think the way the code looks at it this would all be considered one shared driveway, and it would therefore have too many lots accessing from it even if it had a second entrance. But the code doesn't outline this specifically. It is not anticipated that this will ever connect to another driveway at this point at least.
4. The PUD chapter allows for subdivisions approved as PUD to vary from the standard zoning district, as outlined in 24.280(D). The applicant is taking advantage of these as listed in this section. 24.280(D)(6) says an applicant can propose alternative setbacks that the commission can consider; this applicant does not propose anything alternative to what is already listed in the rest of 24.280(D). There isn't really an actual variance application ever needed ever for setbacks in a PUD, as an applicant can instead request to vary the setback requirements via 24.280(D)(6) rather than having to apply under Chapter 75 Variance.
5. The private lane does not propose to have sidewalks and street trees as these are only required for actual streets. There are many subdivisions and partitions in town that have shared driveways like this one that don't have sidewalks, and are shared by pedestrians and cars to access the actual street. As for ones where multiple houses are on an alley-like drive, with their fronts across the backs of other houses, it appears that Parkview Court off of Ridgebrook Drive just north of the site is that way. Also, it appears the Mountain View Court subdivision off of Skye Parkway is this way. That was approved about 3 years ago. Chaparral Loop off of Chelan Drive near city hall is that way; all of those units are behind just one big house on the public street. Jay Court and Evah Lane, in the Tualatin River Bluff area west of the Willamette historic district, are two instances that are the same setup, except that the dead end street behind the first row of houses is a public street instead of private.
6. PUD list attached.

Tom Soppe
 Associate Planner
 City of West Linn
 22500 Salamo Road

6/12/2009

West Linn, OR 97068

From: Laura Horsey [REDACTED]
Sent: Thursday, June 11, 2009 2:14 PM
To: Soppe, Tom
Cc: Kerr, Chris
Subject: Questions on Suncrest Proposal



Hello Tom:

I have a few questions about the Suncrest proposal that the PC will hear on Wednesday. I will raise them generally in this email and am happy to discuss them with you when convenient.

1. I have trouble understanding the proposal as a PUD in the sense that it does not match the "classic" PUD model of clustering homes more densely in order to reserve land to develop communal park areas. My questions revolve around whether there can be a density transfer of Type I and Type II land (in Tract B) given that it may be deemed unbuildable (or buildable at lower densities) anyway. Related to that are the protections from Chapter 32 that if applied might also limit development in Tract B. Taken together, is there actually much density "credit" (so to speak) to transfer that would justify the higher density than base R10 base code?

2. When the property in question was annexed to the city was it specified to be R10? Was there any applicable "master plan" for circulation/access?

3. Concerning the properties around the proposed Suncrest subdivision.

Re the Gallery Way subdivision across the street: Was this previously R10? If so, how did it become R7?

Re the undeveloped lot to the south: Assuming the existing R10 zone how many houses would fit on each of these lots? Where would they take access? Do you anticipate a connection to the private lane within the proposed Suncrest development? The lot to the NE appears to be possibly undevelopable (without hardship) due to the WRA; is that your understanding?

4. Does the PUD itself allow for a request to reduce setbacks from the base zone standard? When would a set back variance need to be requested? (Though the base zone is R10 the PUD proposal is more like R7; but I noticed in any case that the set backs for R7 and R10 are the same.)

5. If I understand the plan, the homes in lots 4, 5, and 6 will face westward pointing to the rear of the homes in lots 1, 2, and 3 and across a lane smaller than a city street and with a requested reduced rear set-back. I envision this arrangement to create something like an alley. Are you aware of other developments arranged in this way (back to front) and with similar scales? Does the private lane propose to have sidewalks and street trees?

6. Last Wednesday we briefly touched on my question of what other PUDs had been done in West Linn in recent years. You mentioned that the staff keeps a reference list and that I could have a copy. I would like to follow up to receive a copy -- which I can pick up unless emailing it is easy.

Thank you in advance for your help in clarifying, and for your thorough staff report.
 Best regards, Laura

Laura Horsey

[REDACTED]
 503 722 9631

6/12/2009