

June 12, 2009

River Falls Design Review

Map # 21E-35CB; Tax Lot 2900

City of West Linn, Oregon

AGENT:

SR Design LLC

Contact: Steve Roper

8196 SW Hall Blvd., Suite 232

Beaverton, OR 97008

Office (503) 619-4321

Fax (503) 469-8553

APPLICANT:

Sericko Resources LLC

Contact: Joe Mitchoff

PO Box 82697

Portland, OR 97282



DEVELOPMENT REVIEW APPLICATION

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension * |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Pre-Application Meeting * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Historic District Review | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT _____

* No CD required / ** Only one copy needed

Sericko Resources LLC	PO Box 82697	Portland, OR	97282	503-238-1999
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OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Sericko Resources LLC	PO Box 82697	Portland, OR	97282	503-238-1999

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
SR Design LLC - Steve Roper, PE	8196 SW Hall Blvd. Ste 232	Beaverton, OR	97008	503-619-4321

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 2170 & 2150 13th Street

Assessor's Map No.: 21E-35CB / 21E-35CC Tax Lot(s): 2900 / 100 Total Land Area: 35,161 sf

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

X [Signature]
SIGNATURE OF APPLICANT(S)

Date 5/14/09

X _____ Date _____

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106

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GENERAL INFORMATION

Agent: SR Design LLC
Attn: Steve Roper
8196 SW Hall Blvd., Suite 232
Beaverton, OR 97008

Applicant/Property Owner: Sericko Resources LLC
Attn: Joe Mitchoff
PO Box 82697
Portland, OR. 97282

Tax Lot Information: Tax Lot 2900 on Clackamas County
Tax Map 21E-35CB

Physical address: 2170 13th Street
West Linn, OR 97068

Location: The parcel is located on the west
side of 13th Street north of the
terminus of the street

Current Zoning: R-2.1

Project Area(s): ± 0.81 acres (35,161 sq ft)

Neighborhood Meeting: Willamette Neighborhood Assoc
November 12, 2208, 7:00 PM
Pacific West Bank
2040 8th Avenue,
West Linn, OR 97068

Application Project Summary

REQUEST:

The Applicant requests preliminary approval for a Design Review project. The scope of the development will consist of two town home buildings, each having four (4) units. The existing duplex building will remain on site. The town homes will be served by a circular private driveway which will enter the site on the northern boundary and exit on the southern boundary via an access easement. The existing house on lot 100 will remain. No other work, other than the construction of the private drive via the access easement is being proposed at this time on lot 100; therefore, lot 2900 will be the focus of this application.

The application is requesting two variances to the development application. The first is to the standard set forth in Chapter 85.200.A.11 which states a cul-de-sac can serve no more than 12 dwelling units (*units*). The application is also requesting a variance to the on-site parking requirement Chapter 55.100.B.7.b which states that multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project (*parking*).

SITE DESCRIPTION:

The subject site is located within the R-2 zoning designation. The subject site is approximately \pm 35,161 square feet and slopes generally to the south west. The site is located near the terminus of 13th Street which ends in a cul-de-sac. I-205 prevents this street from continuing to the south in the future. It can be considered the last developable site on 13th Street, north of I-205. The west side (rear) of Albertson's faces this side. The east side of 13th Street is improved with a full half street with a planter strip and sidewalk. This project's is unimproved to City standards.

Development Code Standards

16.000 SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL, R-2.1

16.010 PURPOSE

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and public facilities and public transportation, and to the surrounding development pattern. This zone is intended to carry out the intent of the Comprehensive Plan which is to provide for a choice in housing types and is intended to implement the policies and locational criteria in the Comprehensive Plan for high density residential housing.

16.020 PROCEDURES AND APPROVAL PROCESS

B. A use permitted under prescribed conditions, Section 16.030, is a use for which approval will be granted provided all conditions are satisfied; and,

1. The Planning Director shall make the decision in the manner provided by Section 99.060(A)(2), Administrative Procedures, except that no notice shall be required; and,
2. The decision may be appealed by the applicant to the Planning Commission as provided by Section 99.240(A).

C. The approval of a conditional use (Section 16.060) is discretionary with the Planning Commission. The approval process and criteria for approval are set forth in Chapter 60, Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 80.

Comment: The project proposed is for a multi-family development. The project will consist of two (2) four-plex units behind the existing du-plex unit on Parcel 1. This is a permitted use under the R-2.1 zoning designation, however since the development will require a design review and variances, the Planning Commission will review the application for approval.

16.030 PERMITTED USES

The following are uses permitted outright in this zone:

5. Multiple-family residential unit.

Comment: The project will consist of two (2) four-plex units which are classified as multiple-family. This is a permitted use in the R-2.1 zoning district.

16.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this Code, the following are requirements for uses within this zone:

1. The minimum lot size shall be:
 - e. For each multiple-family dwelling unit, 2,100 square feet. A multiple-family dwelling unit is limited to three and one-half stories in height.

2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet.
4. The minimum average lot depth shall be 90 feet.
5. The minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For a front yard, 20 feet; except for steeply sloped lots where the provisions of Section 41.010 shall apply.
 - b. For an interior side yard, 5 feet.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet, except that in the case of an apartment structure in this district, an additional yard area may be required between the structure in this district and any adjacent low density residential uses.
6. The maximum building height shall be:
 - a. 35 feet for a garden apartment - low rise unit, single-family unit, attached single-family unit, duplex unit or boarding house, except for steeply sloped lots when the provisions of Chapter 41.000 shall apply.
 - b. Three and one-half stories or 45 feet for a garden apartment - medium rise unit.
7. The maximum lot coverage shall be 50 percent.
8. The floor area ratio for single-family homes shall be .45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of .30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a "non-conforming structures" permit under CDC Chapter 66.

Comment: The parcel has 35,161 square feet in the R-2.1 zoning district. With a total of 10 units, there will be approximately 3,516 square feet per unit. This is acceptable as each duplex unit requires at least 3,500 square feet of parcel land and each multi-family unit requires at least 2,100 square feet. The proposed project also complies with the required 20-foot rear yard setback for the new units. All other overall perimeter dimensional standards have been met.

16.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

- A. The following standards apply to all development including permitted uses:
1. Chapter 34, Accessory Structures.
 2. Chapter 36, Temporary Uses.

3. Chapter 38, Additional Yard Area Required, Exceptions to Yard Requirements, Storage in Yards and Projections into Yards.
4. Chapter 40, Building Height Limitations and Exceptions.
5. Chapter 41, Structures on Steep Lots, Exception.
6. Chapter 42, Clear Vision Areas.
7. Chapter 44, Fences and Screening of Storage Area.
8. Chapter 46, Off-street Parking and Loading.
9. Chapter 48, Access.
10. Chapter 52, Signs.
11. Chapter 54, Installation and Maintenance of Landscaping.

B. The provisions of Chapter 55, Design Review, apply to all uses except detached single-family dwellings.

Comment: The applicable Design Review standards in Chapter 55 have been addressed below. Therefore, this criterion has been met.

33.000 STORM WATER QUALITY AND DETENTION

33.010 PURPOSE

The purpose of CDC Chapter 33 is to implement the Comprehensive Plan; meet the objectives of the "Clean Water Act" of the federal government by restoring and maintaining the chemical, physical, and biological integrity of waterbodies and waterways; provide water purification, flood control and streambank stability; provide aesthetic value; and provide for stormwater management to reduce the impacts of stormwater runoff (water quantity) and pollution (water quality) resulting from development. As development results in the replacement of large areas of existing pervious surface cover such as meadows or wooded areas with impervious material such as roads, parking lots, and roofs, stormwater detention is necessary to ensure that post-development stormwater runoff volumes do not exceed pre-development runoff volumes. Stormwater treatment is necessary in order to reduce sediment, nutrient, and pollutant loading into waterbodies and waterways.

33.020 APPLICABILITY

CDC Chapter 33 applies to all new development and redevelopment sites, as required by the City's Public Works Design Standards, except one- and two family dwellings that do not involve a land division.

33.030 THE APPLICATION

In conjunction with a Design Review or Land Division application, the following materials shall be submitted:

- A. An application submittal shall include the completed application form and three copies of responses to the approval criteria, except for any plans which shall include three copies at the original scale and three copies reduced to a paper size not greater than 11 x 17 inches.
- B. A site plan and topographic map consistent with CDC Section 33.070 shall be submitted with the application.
- C. The design details of the stormwater detention and treatment facilities shall be submitted per the standards set forth in the Public Works Design Standards. The application submittal shall include an operation and maintenance plan per the standards set forth in the Public Works Design Standards.
- D. The application submittal shall include a planting plan consistent with CDC Section 33.070.

Comment: The required material has been submitted to staff for their review. It is understood that if there is missing information or if staff have questions and needs additional information that the applicant will provide the information. All site plans have been prepared to meet both Development Code and Engineering Guideline standards.

33.040 APPROVAL CRITERIA

The Planning Director and City Engineer shall make written findings with respect to the following criteria when approving, approving with conditions, or denying applications for stormwater detention permits and stormwater quality permits.

- A. Stormwater quality facilities shall meet non-point source pollution control standards required by the Public Works Design Standards.
- B. Design of stormwater detention and pollution reduction facilities and related detention and water quality calculations shall meet Public Works Design Standards and shall be prepared by a professional engineer licensed to practice in the state of Oregon.
- C. Soil stabilization techniques, erosion control, and adequate improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse unless no feasible alternatives exist. Interbasin transfers of storm drainage will not be permitted.
- D. Stormwater detention and treatment facilities shall encroach no further than 25 feet into the outside boundary of a water quality resource area. The area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property.
- E. Stormwater detention and treatment facilities shall be vegetated with plants from the Metro's native plant list as described in Section 33.070.
- F. Projects must either stockpile existing topsoil for re-use on the site or import topsoil, rather than amend subsoils. Soil amendments are allowed only where the applicant can demonstrate they are the only practical alternative for enabling the soil to support healthy plantings, promoting better stormwater treatment, or improving soil infiltration capacity (where appropriate).
- G. Interim erosion control measures, such as mulching, shall be placed immediately upon completion of grading of the facilities.

Comment: A Professional Engineer has designed the stormwater detention and treatment facility. The plans that are submitted are still classified as "preliminary" and may need additional engineering modifications. However, staff should be able to review the site plans and make positive findings for approval based on the above approval criteria.

33.050 SITE PLAN

- A. All site plans and maps shall include the name, address, and telephone number of the applicant, the scale of the plan, a north arrow, and a vicinity map.
- B. The applicant shall submit a site plan drawn to a 1"=10' or other approved scale, which contains the following information:
 - 1. Existing and proposed contour lines at the following minimum intervals:
 - a. Two-foot intervals for slopes from 0-25 percent; and,
 - b. Five-foot intervals for slopes in excess of 25 percent.

2. Location of proposed stormwater facilities including cross sections;
3. Location of all existing natural features including, but not limited to, delineation of water quality resource areas.
4. Location of all trees measured at six-inch diameter at breast height or greater and a description of existing vegetation species. Where only a portion of a water quality resource area is to be disturbed by a stormwater facility, the tree inventory need only apply to the impacted area. The remaining treed area shall be depicted by outlining the canopy cover.
5. Location, width, and material of access road to facilities for maintenance purposes according to Public Works Design Standards.

Comment: The required information has been submitted as part of the site plan application. It is understood that if there is missing information or if staff have questions and needs additional information that the applicant will provide the information.

33.060 MAINTENANCE AND ACCESS REQUIREMENTS

Maintenance and access requirements shall meet Public Works Design Standards.

Comment: The maintenance and access requirements have been designed to meet Public Works Design Standards. If the standards are not met, then Staff can request additional information or condition the project as part of the approval process.

33.070 PLANT MATERIAL FOR WATER QUALITY FACILITIES

Metro's native plant list is incorporated by reference as a part of this chapter. The applicant shall submit a detailed planting plan using species from Metro's native plant list. The intent of this plan is to establish native vegetation to protect against sterosion and sediment infiltration. A mix of low maintenance trees, shrubs, and groundcover is preferred with an even distribution.

A. The planting plan shall be prepared by a professional landscape architect if the development site contains more than 5,000 square feet of impervious area. The planting plan shall include a table listing the scientific names, size, and quantity of plants.

B. The plan shall include plant location, species, size, and quantity for stormwater detention and treatment facilities. Evergreen trees shall have a minimum height of four feet and deciduous trees shall be at least one-inch caliper in size at the time of planting. Shrubs shall be a minimum of one gallon in size at the time of planting. Spaces shall be filled at mature growth but not so that over planting occurs and overcrowding results. Temporary irrigation systems or other means of ensuring establishment of the plantings must be specified.

C. Plantings shall be designed to minimize or eliminate the need for herbicides, fertilizers, pesticides, or soil amendments at any time before, during, or after construction, or on a long-term basis. Plantings shall be designed to minimize or eliminate the need for frequent mowing and irrigation.

D. The applicant is responsible for implementing the planting plan during the next fall or spring planting season following permit approval. Prior to planting, noxious vegetation shall be removed. All soil areas must be covered with specified plants and mulch to prevent erosion.

E. Plantings shall be incorporated into a Public Improvement Guarantee agreement, which includes a maintenance bond as required by CDC Section 91.010(C). The maintenance bond is required for any project involving stormwater quality and detention facilities.

Comment: A landscape plan as been submitted as part of this Design Review application. Please refer to the landscape plan for the required submittal requirements and plant material information.

46.000 OFF-STREET PARKING, LOADING AND RESERVOIR AREAS

46.010 PURPOSE

The purpose of this chapter is to provide standards for the number and arrangement of off-street parking, loading, and reservoir areas. Most of these provisions relate to commercial, office, and industrial uses. Parking lot design has often been criticized for creating large expanses of paved areas, separating the business from the public street. That arrangement makes it less attractive for pedestrians to access these buildings. The challenge is balancing the business community's desire for ample visible parking to attract prospective customers with the community interest of encouraging safe, non-vehicular access, minimizing the visual impact of parking, and creating a more attractive streetscape and urban environment.

Most parking facilities in non-residential developments contain spaces which are infrequently used, available for the few days a year when parking is at a premium. For these spaces, permeable parking surfaces provide a suitable parking surface which can reduce surface runoff and increase water quality, as well as improve the aesthetic appearance of the parking lot. West Linn encourages the use of permeable parking surfaces in appropriate situations.

46.020 APPLICABILITY AND GENERAL PROVISIONS

A. At the time a structure is erected or enlarged, or the use of a structure or parcel of land is changed within any zone, off-street parking spaces, loading areas and reservoir areas shall be provided in accordance with the requirements of this chapter unless other requirements are otherwise established as a part of the development approval process.

B. The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.

C. No building or other permit shall be issued until plans are approved that show the property that is and will remain available for exclusive use as off-street parking and loading space as required by this chapter. The use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this chapter.

D. Required parking spaces and loading areas shall be improved to the standards contained in this chapter and shall be available for use at the time of the final building inspection except as provided in Section 46.150.

Comment: The submitted site plans show the required off-street parking requirement. Each new dwelling unit is proposed to have two parking spaces, one in the garage and the other in the driveway. The garage is approximately 20-feet deep and the driveway is 18.5-feet. The application has requested an Exception to the driveway length specified in Chapter 46.150.A.8 which requires a 20-foot driveway. This is addressed below.

46.030 SUBMITTAL REQUIREMENTS

For any application requiring design review approval, which includes parking areas, the applicant shall submit, within the design review package, a plan drawn to scale showing all the elements necessary to indicate that the requirements of Chapter 55 are met and it shall include but not be limited to:

1. The delineation of individual parking and loading spaces and their dimensions;
2. The identification of compact parking spaces;
3. The location of the circulation area necessary to serve spaces;
4. The access point(s) to streets, alleys, and properties to be served;
5. The location of curb cuts;
6. The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;
7. The proposed grading and drainage plans and the slope (percentage) of parking lot;
8. Specifications as to signs and bumper guards;
9. Identification of disabled parking spaces;
10. Location of pedestrian walkways and crossings; and,
11. Location of bicycle racks.

Comment: The required site plan information has been submitted as part of the application material. Staff will have an opportunity to review the site plans. It is understood that if there is missing information or if staff have questions and needs additional information that the applicant will provide the information.

46.040 APPROVAL STANDARDS

Approval shall be based on the standards set forth in this chapter and Chapters 48, Access and Circulation; 52, Signs; and 54, Landscaping.

Comment: It is understood that the application shall be based on the standards set forth in the above listed chapter. Those chapter and their applicable criteria have been addressed below. Therefore, this criterion has been met.

46.060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED

Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and the required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one ton) delivery trucks or cars.

Comment: The project has been designed with two parking spaces for each new dwelling unit. Each unit will be able to use the garage and the driveway as their own designated parking space. The application understands that the required parking spaces shall not be

used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one ton) delivery trucks or cars.

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

A. Off-street parking spaces for single- and two-family dwellings shall be located on the same lot with the dwelling.

Comment: This is a multi-family development therefore, this criterion is not applicable.

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

A. Residential Parking Space Requirements:

3. Multi-family residences:

(e) Visitor parking for multi- 1 off-street space for every 3 family residences apartment units evenly distributed throughout the complex. These spaces shall be clearly identified and signed as visitor spaces only. This number may be reduced by 1 space for every 18 feet of project abutting public street frontage where on-street parking is allowed.

Comment: The required off-street parking requirement for this development is 3 spaces. The three spaces will be positioned along the public right-of-way on the west side of 13th Street. The entire site frontage is approximately 160 linear feet which should accommodate three (3) parking spaces and in the existing driveways. The private driveways were not taken into account for this measurement. This off-street parking will take into account the eight new and two existing units that are under review with this application. Therefore, this criterion has been met.

46.150 DESIGN AND STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design Standards:

1. "One standard parking space" means a minimum for a parking stall of 8 feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of 9 feet in width and 18 feet in length (9 x 18). When multi-family parking stalls back onto a main driveway, the stalls shall be 9 x 20.

8. Off-street parking spaces for single and two-family residences shall be improved with an asphalt or concrete surface, or a permeable parking surface designed to reduce surface runoff, to specifications as approved by the Building Official. Other parking facilities for two and single-family homes that are to accommodate additional vehicles, boats, recreational vehicles, and trailers, etc. need not be paved. All parking for multi-family residential development shall be paved with concrete or asphalt. Driveways shall measure at least 20 feet from the back of sidewalk to garage or the end of the parking pad to accommodate cars and sport utility vehicles without the vehicles blocking the public sidewalk.

Comment: The application is requesting an exception to the design requirement of a 20-foot driveway for the garage to the back of sidewalk. The exception is addressed in Chapter 55.170.A & B (below). The application finds that the reduction to an 18.5-foot driveway will still maintain the integrity of the driveway by allowing vehicles to park safely and allow pedestrians to walk through the development unobstructed.

15. The maximum driveway grade for single-family housing shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75. Regardless, the last 18.5 feet in front of the garage must maintain a maximum grade of 12 percent as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.

Comment: The grades for the private driveway to serve the units will meet all code requirements. This will include the Community Development Code, Engineering and Fire Department design manuals. The application is not requesting a Type I or Type II Variance with this application.

C. Landscaping in Parking Areas: Reference Chapter 54, "Landscaping."

Comment: The landscaping in the parking area is addressed in Chapter 54, see below.

D. Bicycle Facilities and Parking:

1. Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.
2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks which accommodate bicyclist's locks securing the frame and both wheels. The bicycle parking shall be no more than 50 feet from the entrance to the building, well lit, observable, and properly signed.
3. Bicycle parking must be provided in the following amounts:

LAND USE CATEGORY	MINIMUM REQUIRED BICYCLE PARKING SPACES	MINIMUM COVERED AMOUNT
Residential		
Multi-family Residential - General	1 space per unit	50%

Comment: Bicycling parking will be provided in each of the new dwelling units. This parking will most likely be provided in one of three places: the garage, back porch or inside the dwelling unit. It is not anticipated that a common bicycle area will be provided. Therefore, this criterion has been met.

48.000 ACCESS, EGRESS AND CIRCULATION

48.010 PURPOSE

The purpose of this chapter is to ensure that efficient, safe, and well directed vehicular, bicycle, and pedestrian access, circulation, and egress is design into development proposals.

48.020 APPLICABILITY AND GENERAL PROVISIONS

A. The provisions of this chapter do not apply where the provisions of the Land Division chapter are applicable and set forth differing standards.

B. All lots shall have access from a public street or from a platted private street approved under the Land Division chapter.

C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to state or county roads may require review, approval, and permits from the appropriate authority.

D. Should the owner or occupant of a lot or building enlarge or change the use to which the lot or building is put, resulting in increasing any of the requirements of this chapter, it shall be unlawful and a violation of this Code to begin or maintain such altered use until the provisions of this chapter have been met, and, if required, until the appropriate approval authority under Chapter 99 has approved the change.

E. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this Code provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.

F. Property owners shall not be compelled to access their homes via platted stems of flag lots if other driveways and easements are available and approved by the City Engineer.

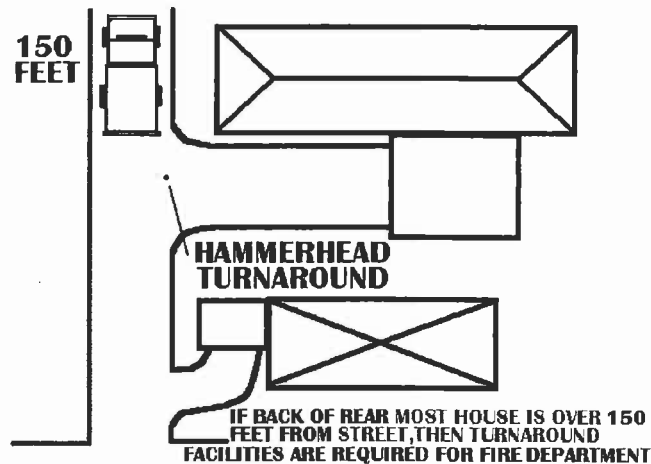
Comment: The proposed Design Review application has designed a private drive which will allow all the new dwelling units to take direct access. This private drive will have direct access to 13th Street (a public road). All the general provisions that normally apply for this type of development will be followed, as required by the development code. Therefore, this criterion has been met.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the Transportation element of the Comprehensive Plan, is prohibited for lots created after the effective date of this Code where an alternate access is either available or is expected to be available by imminent development application. Evidence of alternate or future access may include temporary cul-de-sacs, dedications or stubouts on adjacent parcels, or tentative street layout plans submitted at one time by

adjacent property owner/developer or by the owner/developer, or previous owner/developer, of the property in question. In the event that alternate access is not available as determined by the Planning Director and City Engineer, access may be permitted after review of the following criteria:

1. Topography.
2. Traffic volume to be generated by development (i.e., trips per day).
3. Traffic volume presently carried by the street to be accessed.
4. Projected traffic volumes.
5. Safety considerations such as line of sight, number of accidents at that location, emergency vehicle access, ability of vehicles to exit the site without backing into traffic.
6. The ability to consolidate access through the use of a joint driveway.
7. Additional review and access permits may be required by state or county agencies.



C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection "B" above, shall apply in addition to the following provisions.

1. A turnaround may be required as prescribed by the Fire Chief.
2. Minimum vertical clearance for the driveway shall be 13 feet, 6 inches.
3. A minimum centerline turning radius of 45 feet is required unless waived by the Fire Chief.
4. There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.

Comment: The proposed private drive has been design to meet both the Engineering and Fire Departments standards. The site has been designed to have a one-way driveway with the ingress on the northern portion of the property and the egress on the southern portion of the property. This will minimize conflicts of vehicular movements going into or out of the site. The ingress and egress portions of the driveway show 15-feet of pave surface with

an additional 5-feet of clearance on both sides. The turning radius of the street has been prescribed by the Fire Marshall. The turning radius for the site has been designed to meet the 28 feet inside and 48 feet outside, as measured from the same center point requirement. Therefore, this criterion has been met.

D. Access to five or more single-family homes shall be by a street built to full construction code standards. All streets shall be public. This full street provision may only be waived by variance.

Comment: The application under review is for a design review and not a single-family subdivision. Therefore, this criterion does not apply.

E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:

1. With a minimum of 24 feet width when accommodating two-way traffic, or,
2. With a minimum of 15 feet width when accommodating one-way traffic. Horizontal clearance shall be 2-1/2 feet wide on either side of the driveway.
3. Minimum vertical clearance of 13 feet, 6 inches.
4. Appropriate turnaround facilities per Fire Chief's standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed seven percent grade unless waived by the Fire Chief.
5. The grade shall not exceed 10 percent on average, with a maximum of 15 percent.
6. A minimum centerline turning radius of 45 feet for the curve.

Comment: The ingress and egress portions of the driveway show 15-feet of pave surface with an additional 5-feet of clearance on both sides. The turning radius of the street has been prescribed by the Fire Marshall. The turning radius for the site has been designed to meet the 28 feet inside and 48 feet outside, as measured from the same center point requirement. Therefore, this criterion has been met

F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapter 46 and 48 of this Code.

G. The number of driveways or curb cuts shall be minimized on arterials or collectors. Consolidation or joint use of existing driveways shall be required when feasible.

H. In order to facilitate through traffic and improve neighborhood connections, it may be necessary to construct a public street through a multi-family site.

I. Gated accessways to residential development other than a single-family home is prohibited.

Comment: The design of the private street minimizes curb cuts to just two; one for the ingress and the other for the egress. The existing dwelling units will maintain their existing curb cuts at their current location. This will minimize the number of access points

on to the existing cul-de-sac. In addition, by having two access points, one for the ingress and the other for the egress, traffic conflicts may be minimized.

48.050 ONE WAY VEHICULAR ACCESS POINTS

Where a proposed parking facility plan indicates only one-way traffic flow on the site, it shall be accommodated by a specific driveway serving the facility, and the entrance drive shall be situated closest to oncoming traffic, and the exit drive shall be situated farthest from oncoming traffic.

Comment: The proposed private drive has been design to meet both the Engineering and Fire Departments standards. The site has been designed to have a one-way driveway with the ingress on the northern portion of the property and the egress on the southern portion of the property. This will minimize conflicts of vehicular movements going into or out of the site. The ingress and egress portions of the driveway show 15-feet of pave surface with an additional 5-feet of clearance on both sides. This design meets the above code criterion for approval.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

A. Minimum curb cut width shall be 16 feet.

B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet.

Comment: The two proposed curb cuts will meet the design code. Since the ingress and egress driveways are only 15-feet wide, the curb cuts will be kept at a minimum. The final design of the curb cuts have not been determined at of the submittal date.

C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:

1. On an arterial when intersected by another arterial, 150 feet.
2. On an arterial when intersected by a collector, 100 feet.
3. On an arterial when intersected by a local street, 100 feet.
4. On a collector when intersecting an arterial street, 100 feet.
5. On a collector when intersected by another collector or local street, 35 feet.
6. On a local street when intersecting any other street, 35 feet.

Comment: The proposed curb cuts are not within 35 feet of an intersection. Therefore, this criterion does not apply.

D. There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street except for one-way entrance and exits, as follows:

1. On an arterial street, 150 feet.
2. On a collector street, 75 feet.
3. Between any two curb cuts on the same lot on a local street, 30 feet.

Comment: The proposed new curb cuts for this project are on opposite sides of the parcels, approximately 175-feet apart, centerline to centerline. The existing curb cuts for the existing homes will remain in their current location.

E. A rolled curb may be installed in lieu of curb cuts and access separation requirements.

Comment: If needed, this roll curb option may be used in there is an issue with curb cut spacing. If it is determined at a later date that curb cuts will not work, the engineer will design the site with rolled curbs where needed during the construction phase of the project, after preliminary approval.

F. Curb cuts shall be kept to the minimum, particularly Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.

G. Adequate line of sight pursuant to engineering standards should be afforded at each driveway or accessway.

Comment: The curb cuts that are proposed will meet the City Vision Clearance Triangle requirements. The main area that will need to meet this requirement will be the southern egress point. It should be noted that this egress point will be the last point where vehicles will enter the public cul-de-sac. No other development will be able to take place. Therefore, this criterion has been met.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

A. Within all multi-family developments (except two-family/duplex dwellings), each residential dwelling shall be connected to vehicular parking stalls, common open space, and recreation facilities by a pedestrian pathway system having a minimum width of six feet and constructed of an all weather material. The pathway material shall be of a different color or composition from the driveway. (Bicycle routes adjacent to the travel lanes do not have to be of different color or composition.)

B. Bicycle and pedestrian ways within a subdivision shall be constructed according to the provisions in Section 85.200(A)(3)(e) of this Code.

Comment: The project proposes to have a four foot walkway internal to the site. This walkway will connect each of the new dwelling units to the surrounding circulation system. A four foot sidewalk is also proposed along 13th Street. Both the internal pedestrian walkway and public sidewalk will need to have approval from the City Engineering Department. Therefore, this application formally requests a four-foot pedestrian pathway internal to the site as shown on the site plans.

52.000 SIGNS

52.010 PURPOSE

The purpose of this chapter is to maintain or improve the aesthetic quality of the City's residential and business environment; to prevent the proliferation of signs and sign clutter; to minimize adverse visual safety factors to travelers on public roadways and private areas open to public vehicular travel; to provide for safe construction, location, erection and maintenance of signs; and to improve the effectiveness of signs in identifying and advertising businesses, all by classifying and regulating signs.

Comment: No signs are proposed at this time.

54.000 LANDSCAPING

54.010 PURPOSE

The purpose of this section is to provide for the design, selection, installation, and maintenance of landscaping. The landscaping is intended to provide an attractive natural balance to built areas, to reduce runoff, to provide shade, to screen or buffer uses, and to frame or compliment views. The chapter also encourages the selection of plant materials that will provide long term growth, a balance of year round coverage and greenery, and a variety of species for a more healthy disease resistant plant inventory.

54.020 APPROVAL CRITERIA

A. Every development proposal requires inventorying existing site conditions which include trees and landscaping. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three 2-inch caliper street trees, they provide immediate micro-climate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.

B. To encourage tree preservation, the parking requirement may be reduced by one space for every significant tree that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking. The City Parks supervisor or arborist shall determine the significance of the tree and/or landscaping to determine eligibility for these reductions.

C. Developers must also comply with the Municipal Code chapter on tree protection.

D. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal.

Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of Heritage trees is found in the Municipal Code.

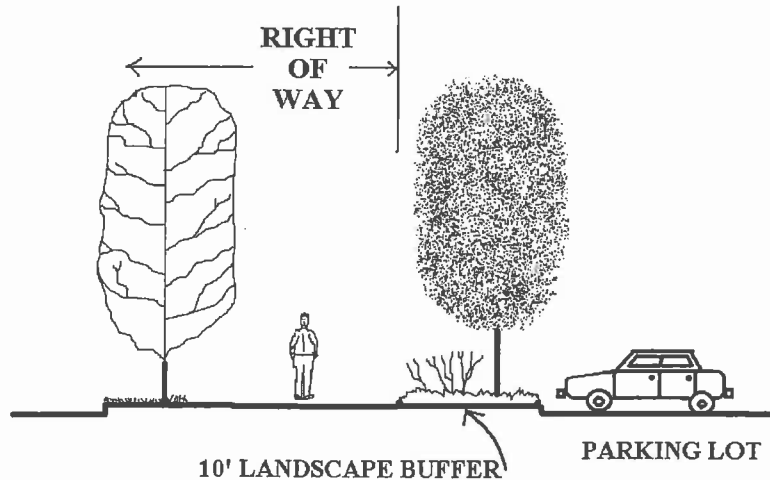
Comment: There are no Heritage trees located on this subject site. In addition, there are no trees that are to be preserved on site. The majority of the vegetation on site consists of a hedge that creates a vegetative obstruction between the duplex and the single-family dwelling unit. New landscaping is being proposed, as shown on the submitted landscape plan.

E. Landscaping - by type, location and amount.

1. Residential uses (non-single family). A minimum of 25 percent of the gross area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under Section 55.100. Parking lot landscaping may be counted in the percentage.

Comment: The site has proposed two areas for open space that will be landscaped. In areas that are consisted open space there will be landscaping which will be consistent with the provisions of this code. Please refer to the landscaping plan for a graphical detail of the location and type of landscaping that is proposed on the project site.

3. All uses (residential uses [non-single family] and non-residential uses):
 - a. The landscaping shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. [...] Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees.
 - b. The landscaped areas shall not have a width of less than five feet.
 - c. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long term maintenance of the proposed plant species.
 - d. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area, or driveway is contiguous to an adjoining parcel, there shall be an intervening five-foot wide landscape strip. The landscaped area shall contain:



- 1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart on the average;
 - 2) Shrubs, not to reach a height greater than three feet six inches, spaced no more than five feet apart on the average; or,
 - 3) Vegetative ground cover such as grass, wild flowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.
- g. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
- h. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation.
- j. Crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).
- k. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.
- l. For commercial, office, multi-family, and other sites, the developer shall select trees that possess the following characteristics:
- 1) Provide generous "spreading" canopy for shade.
 - 2) Roots do not break up adjacent paving.
 - 3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
 - 4) No sticky leaves or sap dripping trees (no honey dew excretion).
 - 5) No seed pods or fruit bearing trees (flowering trees are acceptable).

- 6) Disease resistant.
- 7) Compatible to planter size.
- 8) Drought tolerant unless irrigation is provided.
- 9) Attractive foliage or form all seasons.

m. Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).

Comment: A landscaping plan has been prepared and submitted with this application. The planting material as well as the type of trees to be used will meet the Development Code requirements. Staff will have an opportunity to review the landscape plan to ensure compliance with provisions of this Development Code criterion.

F. Landscaping (trees) in new subdivision.

1. Street trees shall be planted by the City within the planting strips (minimum six-foot width) of any new subdivision in conformity with the Street Tree Plan for the area, and in accordance with the planting specifications of the Parks and Recreation Department. All trees shall be planted during the first planting season after occupancy. In selecting types of trees, the City Arborist may determine the appropriateness of the trees to local conditions and whether that tree has been over planted, and whether alternate species should be selected. Also see Section 54.040(C)(12).
2. The cost of street trees shall be paid by the developer of the subdivision.
3. The fee per street tree, as established by the City, shall be based upon the following:
 - a. The cost of the tree;
 - b. Labor and equipment for original placement;
 - c. Regular maintenance necessary for tree establishment during the initial two-year period following the City schedule of maintenance; and,
 - d. A two-year replacement warrantee based on the City's established failure rate.

Comment: The application proposed to place the required street trees behind the curb tight sidewalk along 13th Street. It is understood that there is a fee payable to the City to plant and maintain the trees in accordance with provisions of this section of the Development Code.

54.030 PLANTING STRIPS FOR MODIFIED AND NEW STREETS

All proposed changes in width in a public street right-of-way, or any proposed street improvement shall, where feasible, include allowances for planting strips. Plans and specifications for planting such areas shall be integrated into the general plan of street improvements. This ordinance requires any multi-family, commercial, or public facility which causes change in public right-of-way or street improvement to comply with the street tree planting plan and standards.

Comment: The application is proposing to place street trees behind the four (4) foot curb tight sidewalk, as shown on the submitted site plans. Due to the location of the existing dwelling units, slope of the parcels, and considering that this is the last developable parcel at the end of the cul-de-sac, it would be reasonable to design the project with a four (4) foot curb tight sidewalk with the required street trees planted behind the sidewalk. This is a request that will be decided by the City's Engineering Department, therefore, the application would like to make a formal request for this design modification.

54.040 INSTALLATION

- A. All landscaping shall be installed according to accepted planting procedures.
- B. The soil and plant materials shall be of good quality.
- C. Landscaping shall be installed in accordance with the provisions of this code.
- D. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the City such as the posting of a bond.

Comment: All the required landscaping will be planted in accordance with acceptable planting practices as well as the provision of the development code. Once the project starts the landscaping of the site, the City may require a site inspection to ensure compliance with this provision of the Code.

54.050 PROTECTION OF STREET TREES

Street trees may not be topped or trimmed unless approval is granted by the Parks Supervisor or, in emergency cases, when a tree imminently threatens power lines.

Comment: The project will not maintain any of the trees on the site.

54.060 MAINTENANCE

- A. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris.
- B. All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:
 - 1. It will not interfere with the maintenance or repair of any public utility;
 - 2. It will not restrict pedestrian or vehicular access; and,
 - 3. It will not constitute a traffic hazard because of reduced visibility.

Comment: The final determination of the landscaping maintenance requirement has yet to be determined. However, it is understood it is the ultimate responsibility of the property owner to maintain all landscaped areas on the site in keeping with the provisions of this development code.

54.070 SPECIFICATION SUMMARY

Area/Location	Landscaping Req'd.
1. Between parking lot and R-O-W.	10 ft.
2. Between parking lot and other lot.	5 ft.
4. Percentage of residential/multi-family site to be landscaped.	25%

Comment: The landscaping requirements, as listed above will be met as demonstrated on the submitted landscape plan.

55.000 DESIGN REVIEW

55.010 PURPOSE AND INTENT - GENERAL

The purpose of the design review provisions is to establish a process and standards for the review of development proposals in order to conserve and enhance the appearance of the City and to promote functional, safe, and innovative site development. Attention will be paid to the proposal's scale, layout and design, its compatibility with the surrounding natural environment, and the character of the surrounding neighborhood or area. The intent is to ensure that there is general compatibility between adjoining uses, that private and common outdoor space is provided, that vehicular access and circulation is safe, and that areas of public use are made aesthetically attractive and safe. Also of concern are the needs of persons with disabilities.

Multi-family, industrial, commercial, office, and public projects will comply with the Transportation Planning Rule (TPR). The TPR is a state requirement that jurisdictions must reduce reliance on the automobile by, in part, encouraging other modes of transportation such as transit, bicycles, and foot traffic, or through building orientation or location.

55.020 APPLICABILITY

This chapter provides two levels of design review: Class I and Class II. Class I design review applies to land uses and activities that require only a minimal amount of review. Class II design review is reserved for land use and activities that require comprehensive review.

Comment: This application will require a Class II Design Review. The Design Review will be reviewed by Staff for compliance with a decision being rendered by the Planning Commission.

55.100 APPROVAL STANDARDS - CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application.

A. The provisions of the following chapters shall be met:

1. Chapter 33, Storm Water Quality and Detention.
2. Chapter 34, Accessory Structures.
3. Chapter 38, Additional Yard Area Required.
4. Chapter 40, Building Height Limitations and Exceptions.
5. Chapter 42, Clear Vision Areas.
6. Chapter 44, Fences & Screening Outdoor Storage.
7. Chapter 46, Off-Street Parking and Loading.
8. Chapter 48, Access.
9. Chapter 52, Signs.
10. Chapter 54, Landscaping.

Comment: The applicable chapters, as listed above, have been addressed throughout this narrative. Therefore, this criterion has been met. The application recognizes that if additional information is required by Staff, then the application will provide the requested material.

B. Relationship to the natural and physical environment

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.

Comment: The site does not contain any heritage trees. The site does not contain any trees that are of value. The site will remove the majority of the trees in order to construct the two four-plex units. There will be landscaping trees planted on site to make up any loss of vegetation. Please refer to the submitted landscaping plan for a graphical representation of the proposed landscaping.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

Comment: The site will have to be graded out in order to construct the required improvements and the buildings. The natural drainage of the site will be maintained to the greatest degree possible. It should be noted that the site abuts both ODOT ROW and City owned property. There are no other developments possible south of this site, which is the direction this site slopes. All drainage will be conveyed to a storm drainage facility and carried off in a manner that is consistent with the City's Engineering Design Manual. Therefore, this criterion has been met.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

Comment: The subject site is not located in a hazardous area as identified on the Comprehensive Plan Background Report's Hazard Map. Therefore, this criterion does not apply.

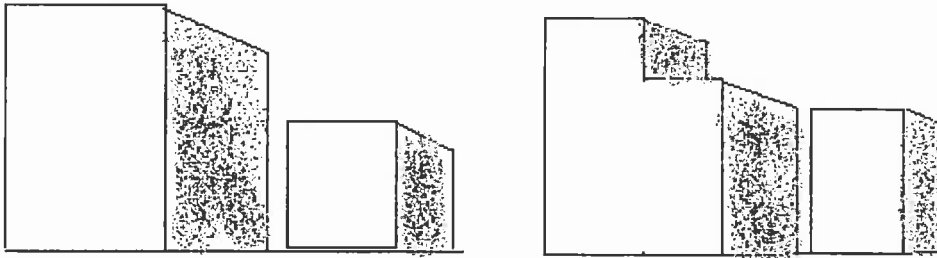
5. There shall be adequate distance between on site buildings and on site and off site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Comment: The project has been design to meet all perimeter setback requirements. An exception has been required in order to reduce the rear setback for the existing dwelling on Parcel 2. This reduction is to construct the private drive. The proposed dwelling units will be over 50-feet away. Therefore, all adequate light and air circulation and for fire protection for this site will be met.

6. Architecture.

a. The predominant architecture of West Linn identified in the West Linn vision process was contemporary vernacular residential designs emphasizing natural materials: wood with brick and stone detail. Colors are subdued earth tones: greys, brown, off-whites, slate, and greens. Pitched roofs with overhanging eaves, decks, and details like generous multi-light windows with oversized trim are common. Also in evidence are the 1890s Queen Anne style homes of the Willamette neighborhood. Neo-traditional homes of the newer subdivisions feature large front porches with detailed porch supports, dormers, bracketed overhanging eaves, and rear parking for cars. Many of these design elements have already been incorporated in commercial and office architecture.

Comment: The application has submitted architectural drawings and a materials board showing both the type of material as well as the colors. The proposed buildings do have upper floor decks and a cantilevered second story that help deemphasize the front garage. Please refer to the submitted architectural drawings as the materials/color board for further design details.



*mass/bulk overwhelms mass/bulk effectively
smaller building transitions*

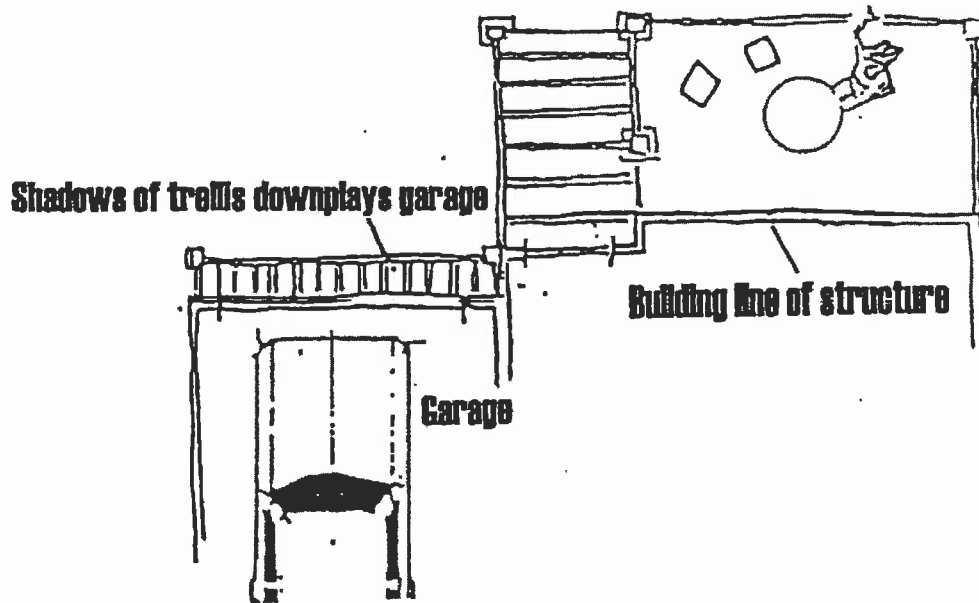
b. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing, materials and colors of surrounding buildings in the proposed structure.

Comment: The proposed design review will be compatible with the surrounding site in both scale and features. The property to the north is an existing apartment complex while the sites to the west are single-family homes. This development will not overwhelm the surrounding land uses due to the location and setback requirements. Therefore, this criterion has been met.

7. Transportation Planning Rule (TPR) compliance. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:

b. Multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project. For any garage which is located

behind the building line of the structure, but still facing the front of the structure, architectural features such as patios, patio walls, trellis, porch roofs, overhangs, pergolas, etc. shall be used to downplay the visual impact of the garage, and to emphasize the rest of the house and front entry.

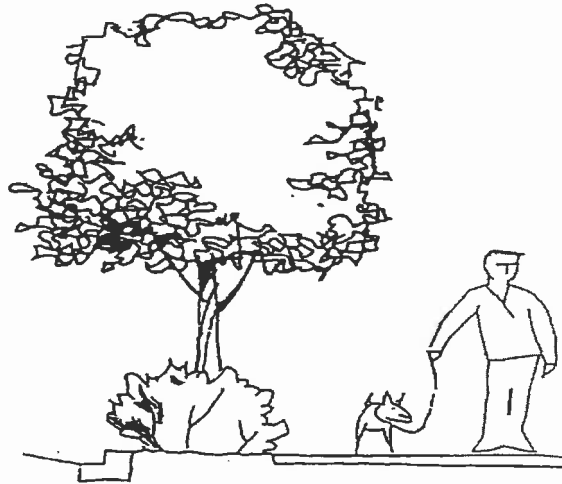


The parking may be positioned inside small courtyard areas around which the units are built. These courtyard spaces encourage socialization, defensible space, and can provide a central location for landscaping, particularly trees, which can provide an effective canopy and softening effect on the courtyard in only a few years. Vehicular access and driveways through these courtyard areas is permitted.

Comment: The development has requested a variance to the requirement to place the garages in the rear of the project. Due to the location of the project and size of the site, it would not be possible to have the private drive go behind the buildings. Please refer to the Variance below for a more detailed discussion.

c. Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public right-of-ways (a, b, c, above) may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.

Comment: The development has been designed to incorporate a four (4) foot sidewalk. This sidewalk is an internal sidewalk that will allow for pedestrians to maneuver from the buildings to the public right-of-way in a safe and direct manner. A modification is being requested to construct a 4-foot sidewalk internal to the site rather than the standard 6-foot sidewalk. Therefore this criterion has been met for approval.



Landscaping

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.

Comment: The development has been designed to incorporate a four (4) foot sidewalk. This sidewalk is an internal sidewalk that will allow for pedestrians to maneuver from the buildings to the public right-of-way in a safe and direct manner. A modification is being requested to construct a 4-foot sidewalk internal to the site rather than the standard 6-foot sidewalk. Therefore this criterion has been met for approval.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.
- b. The size of the buffer required to achieve the purpose in terms of width and height.
- c. The direction(s) from which buffering is needed.
- d. The required density of the buffering.
- e. Whether the viewer is stationary or mobile.

D. Privacy and noise.

1. Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view by adjoining units.

2. Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the design standards of Table 1 below.

3. Structures or on site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in Section 55.100(C) where applicable. Businesses or activities that can reasonably be expected to generate noise shall undertake and submit appropriate noise studies and mitigate as necessary. (See Sections 55.110(B)(11) and 55.120(M).)

To protect the health, safety, and welfare of the citizens of West Linn, the following design standards are established in Tables 1 and 2. In the case of land uses that are expected to be close to adopted noise standards, follow-up studies in the first year of operation may be required by a conditional of approval or required by the Planning Director as appropriate in order to monitor compliance.

Comment: This proposed project is for residential dwelling units. The surrounding sites are also built with residential dwelling. Therefore, this development and the surrounding land uses are compatible since they are zoned for residential uses. Privacy fences as well as vegetative screening will be used to allow for individual residential privacy.

E. **Private outdoor area.** This section only applies to multi-family projects.

1. In addition to the requirements of residential living, unit shall have an outdoor private area (patio, terrace, porch) of not less than 48 square feet in area;
2. The outdoor space shall be oriented towards the sun where possible; and,
3. The area shall be screened or designed to provide privacy for the users of the space.
4. Where balconies are added to units, the balconies shall not be less than 48 square feet, if they are intended to be counted as private outdoor areas.

Comment: Each dwelling unit has been designed with individual outdoor private open spaces. The spaces are located in the rear of each unit facing west. Privacy fences or vegetative screening will be used to allow for privacy.

F. **Shared outdoor recreation areas.** This section only applies to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 square feet. In those cases, shared outdoor recreation areas are calculated on the duplexes or single-family attached dwellings only. It also applies to qualifying PUDs under the provisions of Section 24.170.

1. In addition to the requirements of subsection E, usable outdoor recreation space shall be provided in residential developments for the shared or common use of all the residents in the following amounts:
 - a. Studio up to and including two-bedroom units: 200 square feet per unit.
 - b. Three or more bedroom units: 300 square feet per unit.

Comment: All units are including the existing duplex have two bedrooms. Therefore a minimum of 2,000 square feet of common open space will be needed.

2. The required recreation space may be provided as follows:

- a. It may be all outdoor space; or,
- b. It may be part outdoor space and part indoor space; for example, an outdoor tennis court and indoor recreation room; and,
- c. Where some or all of the required recreation area is indoor, such as an indoor recreation room, then these indoor areas must be readily accessible to all residents of the development subject to clearly posted restrictions as to hours of operation and such regulations necessary for the safety of minors.
- d. In considering the requirements of subsection F, the emphasis shall be on *usable* recreation space. No single area of outdoor recreational space shall encompass an area of less than 250 square feet. All common outdoor recreational space shall be clearly delineated and readily identifiable as such. Small, marginal, and incidental parcels of land are not usable recreation spaces. The location of outdoor recreation space should be integral to the overall design concept of the site and be free of hazards or constraints that would interfere with active recreation.

Comment: The required shared open space will be accomplished via an open common area. A minimum of 2,000 square feet will be required for the entire project. There are two open space areas incorporated into this development. One area will be located on the southwestern corner of the property the other located in the central portion of the development. Both areas individually are over the 2,000 square foot minimum requirement. Therefore, this criterion has been met.

3. The shared space shall be readily observable to facilitate crime prevention and safety.

Comment: The open space area will be landscaped in a fashion to allow for residents to easily observe any activity on the area. Also, both open spaces have direct line of sight of individual dwelling units. This will allow residents to look out their front or back windows to observe any suspicious activities, thus discourage any illegal activity in the open space area.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

1. A deck, patio, fence, low wall, hedge, or draping vine;
2. A trellis or arbor;
3. A change in level;
4. A change in the texture of the path material;

5. Sign; or,

6. Landscaping.

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

Comment: The site has submitted a landscape plan to help define the common open spaces versus private spaces. No gates have been used to help accomplish this goal. Please refer to the landscape plan for a graphical representation of the proposed plan to identify the common public open spaces.

I. Public facilities.

An application may only be approved only if adequate public facilities will be available to provide service to the property prior to occupancy.

1. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to City's Improvement Standards and Specifications. The City Engineer shall determine the appropriate level of street and traffic control improvements to be required, including any off-site street and traffic control improvements based upon the transportation analysis submitted. The City Engineer's determination of developer obligation, the extent of road improvement and City's share, if any, of improvements and the timing of improvements shall be made based upon the City's systems development charge ordinance and capital improvement program, and the rough proportionality between the impact of the development and the street improvements.

In determining the appropriate sizing of the street in commercial, office, multi-family, and public settings, the street should be the minimum necessary to accommodate anticipated traffic load and needs and should provide substantial accommodations for pedestrians and bicyclists. Road and driveway alignment should consider and mitigate impacts on adjacent properties and in neighborhoods in terms of increased traffic loads, noise, vibrations, and glare.

The realignment or redesign of roads shall consider how the proposal meets accepted engineering standards, enhances public safety, and favorably relates to adjacent lands and land uses. Consideration should also be given to selecting an alignment or design that minimizes or avoids hazard areas and loss of significant natural features (drainageways, wetlands, heavily forested areas, etc.) unless site mitigation can clearly produce a superior landscape in terms of shape, grades, reforestation, and is fully consistent with applicable code restrictions regarding resource areas.

Streets shall be installed per Chapter 85 standards. City Engineer has the authority to require that street widths match adjacent street widths. Sidewalks shall be installed per Section 85.200(A)(3)(e) for commercial and office projects, and Sections 85.200(A)(16) and 92.010(H) for residential projects, and applicable provisions of Chapter 55, Design Review.

Based upon the City Manager or Manager's designee determination, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 55.125 that are required to mitigate impacts from the proposed development. Proportionate share of the costs shall be determined by the City Manager or Manager's designee who shall assume that the proposed development provides improvements in rough proportion to identified impacts of the development.

Comment: The project site is located at the terminus of 13th Street. This street ends in a cul-de-sac and does not have any other development potential. 13th Street already has a 50-foot ROW which meets current local street standards. The application requests a four (4) foot sidewalk with street trees to be planted behind the sidewalk along 13th Street. A professional engineer has designed the public street improvements to meet current Engineering Design standards. Staff will have an opportunity to review the proposed street improvements to ensure that the project will comply with all applicable Planning and Engineering standards.

2. Drainage. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine off site impacts from a 25-year storm. The City Engineer shall adjust storm drainage facilities for applications which contain permeable parking surfaces based upon a quantitative analysis of the increased water retention and water quality characteristics of the permeable parking surface.

Catch basins shall be installed and connected to pipelines leading to storm sewers or drainage ways.

All plans will then be reviewed by the City Engineer.

Comment: A registered civil engineer has prepared the site plans for review. During the design process the issue of site drainage was addressed by identifying the location and pipe sizing needed to remove the potential impacts from increased intensity of runoff off. This plan has been designed based on the 25-year storm event.

3. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to City Engineer's satisfaction, the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

4. Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.

Comment: A registered civil engineer has prepared the utility plans to identify the water and sanitary needs of the project. The City Engineer will review the site plans to ensure

compliance with the City Engineering Design Manual and to ensure the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic and industrial fire flows. The plans have also been designed to ensure sufficient on-site capacity to serve the proposed development.

5. Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.

Comment: Each unit will have their own individual solid waste and recycling containers. These will be stored in each unit. It is anticipated that the garbage service will drive on the private drive to collect refuse and recycling material in front of each unit. There will not be a common area for individuals to deposit their waste materials.

L. Signs.

1. Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.

2. The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.

3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.

4. The signs shall not obscure vehicle driver's sight distance.

5. Signs indicating future use shall be installed on land dedicated for public facilities (e.g. parks, water reservoir, fire halls, etc.).

6. Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.

Comment: There are no signs proposed with this development at this time. If signs are proposed at a later date all applicable sign criterion will be met. Therefore, this criterion is not applicable for approval.

M. Utilities.

The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of sub-section 5.484(C) of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

Comment: All the utility companies will be involved once the construction of the project takes place. All utilities will be placed underground unless the City Engineer or a utility company required the utility to be above ground.

O. Refuse and Recycling Standards

1. All commercial, industrial and multifamily developments over five units requiring Class II Design Review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.
2. Compactors, containers, and drop boxes shall be located on a level Portland Cement concrete pad, a minimum of four (4) inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.

Comment: Each unit will have their own individual solid waste and recycling containers. These will be stored in each unit. It is anticipated that the garbage service will drive on the private drive to collect refuse and recycling material in front of each unit. There will not be a common area for individuals to deposit their waste materials.

3. Recycling and solid waste service areas:
 - a. Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.
 - b. The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.
 - c. Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.
 - d. The location of the recycling area and method of storage shall be approved by the local fire marshal.
 - e. Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.
 - f. Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.
 - g. Recyclable material service areas shall be maintained in a clean and safe condition.

Comment: Each unit will have their own individual solid waste and recycling containers. These will be stored in each unit. It is anticipated that the garbage service will drive on the private drive to collect refuse and recycling material in front of each unit. There will not be a common area for individuals to deposit their waste materials.

5. Screening and Buffering

- a. Enclosures shall include a curbed landscape area at least three (3) feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.
- b. Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.
- c. All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.

Comment: Each unit will have their own individual solid waste and recycling containers. These will be stored in each unit. It is anticipated that the garbage service will drive on the private drive to collect refuse and recycling material in front of each unit. There will not be a common area for individuals to deposit their waste materials.

6. Litter receptacles.

- a. Location. Litter receptacles may not encroach upon the minimum required walkway widths.
- b. Litter receptacles may not be located within public right-of-ways except as permitted through an agreement with the City in a manner acceptable to the City Attorney or his/her designee.
- c. Number. The number and location of proposed litter receptacles shall be based on the type and size of the proposed uses. However, at a minimum, for non-residential uses, at least one (1) external litter receptacle shall be provided for every 25 parking spaces for first 100 spaces, plus one (1) receptacle for every additional 100 spaces.

Comment: Each unit will have their own individual solid waste and recycling containers. These will be stored in each unit. It is anticipated that the garbage service will drive on the private drive to collect refuse and recycling material in front of each unit. There will not be a common area for individuals to deposit their waste materials.

55.110 THE SITE ANALYSIS

The site analysis shall include:

- A. A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian and bike ways, transit stops and utility access.
- B. A site analysis on a drawing at a suitable scale (in order of preference 1" = 10' to 1" = 30') which shows:
 1. The parcel boundaries, dimensions, and gross area.
 2. Contour lines at the following minimum intervals:

3. A slope analysis which identifies portions of the site according to the slope ranges as follows:
4. The location and width of adjoining streets.
5. The drainage patterns and drainage courses on the site and on adjacent lands.
6. Potential natural hazard areas including:
7. Resource areas including:
8. The site features including:
9. Potential historic landmarks and registered archaeological sites.
10. The location of trees having a six-inch caliper at five feet and where the site is heavily wooded, an aerial photograph at the same scale as the site analysis may be submitted and only those trees that will be affected by the proposed development need be sited accurately; (e.g., construction activity within the dripline of the trees). All significant trees and tree clusters identified by the City Arborist using the criteria of CDC Section 55.100(B)(2) and all heritage trees, shall be delineated. Trees on non-Type I and II land shall have their "dripline plus 10 feet" protected area calculated per CDC Section 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area.
12. Identification information including the name and address of the owner, developer, and project designer and a lineal scale and north arrow.
13. Identify Type I and II lands in map form. Provide a table which identifies square footage of Type I and II lands also as percentage of total site square footage.

Comment: The site plans submitted with this application meet all the above requirements, per the criterion in this code section. Therefore, this criterion has been met.

55.120 THE SITE PLAN

The site plan shall be at the same scale as the site analysis (Section 55.110) and shall show:

- A. The applicant's entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development.
- B. Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot lines, section lines, corners, and monuments.
- C. The location of at least one temporary benchmark and contours as provided by Section 55.110(B)(3).
- D. Streams and stream corridors.
- E. Identification information, including the name and address of the owner, developer, and project designer and a lineal scale and north arrow.
- F. The location, dimensions, and names of all:

1. Existing and platted streets and other public ways and easements on adjacent property and on the site;
2. Proposed streets or other public ways, easements, on the site.

G. The location, dimensions and setback distances of all:

1. Existing structures, improvements, and utility facilities on adjoining properties;
2. Existing structures, improvements, and utility facilities to remain on the site;
3. Proposed structures, improvements, and utility facilities on the site.

H. The location and dimensions of:

1. The entrances and exits to the site;
2. The parking and circulation areas;
3. Loading and service areas for waste disposal, loading, and delivery;
4. Pedestrian and bicycle circulation areas;
5. On-site outdoor recreation spaces and common areas;
6. All utilities; and,
7. Sign locations.

I. The location of areas to be landscaped.

J. The location and type of outdoor light with specific consideration given to crime prevention. A light coverage plan shall be provided.

K. The orientation of structures showing the location of windows and doors.

L. The location of mail boxes.

M. Submit an engineering noise control plan by a licensed acoustical engineer to satisfy appropriate noise standards, identified in CDC Section 55.100(D)(3), in cases where proposed land use can reasonably be expected to generate noise (e.g., automotive related uses) or, in cases where it is required by the provisions of the West Linn Community Development Code.

Comment: The site plans submitted with this application meet all the above requirements, per the criterion in this code section. Therefore, this criterion has been met.

55.125 TRANSPORTATION ANALYSIS

If the City Engineer determines that the proposed development may have off-site traffic impacts, the City shall commission a traffic analysis, paid for by the applicant, regarding off-site traffic impacts of the proposed development. The report shall also specify what specific street or traffic improvements would be necessary to mitigate off-site traffic impacts. In all cases in which a traffic analysis has been commissioned the application will not be deemed complete until the final traffic analysis report has been submitted as a part of the application.

Comment: The application has submitted a letter from a traffic engineer regarding the potential impacts of this development. To summarize, the proposed residential project is not anticipated to have a significant affect on the operational roadways in the intersections of the project site. The letter also states that no operational mitigations are recommended.

55.130 GRADING PLAN

The grading and drainage plan shall be at the same scale as the site analysis (Section 55.110) and shall include the following:

A. The location and extent to which grading will take place indicating general contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.

B. Plans and statements to demonstrate the ability of the project to meet Appendix 33 requirements of the Uniform Building Code.

C. A registered civil engineer shall prepare a plan and statement that shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 10-year storm.

D. Storm detention and treatment plans may be required.

E. Identification, information, including the name and address of the owner, developer, project designer, and the project engineer.

Comment: The site plans submitted with this application meet all the above requirements, per the criterion in this code section. Therefore, this criterion has been met.

55.140 ARCHITECTURAL DRAWINGS

This section does not apply to single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

Architectural drawings shall be submitted showing:

A. Building elevations and sections tied to curb elevation;

B. Building materials: color and type;

C. The name of the architect or designer.

Comment: The application is for a Design Review of two (2) four-plex units. Architectural plans have been submitted for Staff to review and for the Planning Commission to issue a decision.

55.150 THE LANDSCAPE PLAN

This section does not apply to detached single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

A. The landscape plan shall be prepared and shall show the following:

1. Preliminary underground irrigation system.
2. The location and height of fences and other buffering of screening materials.
3. The location of terraces, decks, patios, shelters, and play areas.
4. The location, size, and species of the existing and proposed plant materials.
5. Building and pavement outlines.

B. The landscape plan shall be accompanied by:

1. The erosion controls that will be used, if necessary.
2. Planting schedule.
3. Supplemental information as required by the Planning Director or City Arborist.

Comment: The site plans submitted with this application meet all the above requirements, per the criterion in this code section. Therefore, this criterion has been met.

55.170 EXCEPTIONS TO UNDERLYING ZONE, YARD, PARKING, SIGN PROVISIONS, AND LANDSCAPING PROVISIONS

B. The Planning Director may grant an exception to the off-street parking dimensional and minimum number of space requirements in the applicable zone so long as the following criteria is met:

1. The minor exception is not greater than 10 percent of the required parking;
2. The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, a nursing home) and which has a low demand for off-street parking; or,
3. There is an opportunity for sharing parking and there is written evidence that the property owners are willing to enter into a legal agreement; or,
4. Public transportation is available to the site reducing the standards and will not adversely affect adjoining uses, and there is a community interest in the preservation of particular natural feature(s) of the site which make it in the public interest to grant an exception to parking standards.

Comment: The application has requested a minor exception of less than 10% for a reduced driveway. The Development Code states that driveways must be 20-feet in length, as measured from the front of the garage to the back of sidewalk. Due to site limitations and in keeping with the perimeter setbacks the application would need to reduce the driveway length by 1.5 feet. The application finds that this reduction in length is the minimum necessary to achieve the goal of having parking in front of the units.

55.180 MAINTENANCE

All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

Comment: The application understands that the ultimate responsibility of the landscaping maintenance will rest with the property owner. Therefore the property owner will maintain the site in accordance with City standards.

55.190 SHARED OPEN SPACE

Where the open space is designated on the plan as common open space, the following shall apply:

A. The open space area shall be shown on the final plan and recorded with the Planning Director.

B. The open space shall be conveyed in accordance with one of the following methods:

1. By dedication to the City as publicly owned and maintained as open space. Open space proposed for dedication to the City must be acceptable to it with regard to the size, shape, location, improvement, and budgetary and maintenance limitations.

2. By leasing or conveying title (including beneficial ownership) to a corporation, home association, or other legal entity with the City retaining the development rights to the property. The terms of such lease or other instrument of conveyance must include provisions suitable to the City Attorney for guaranteeing the following:

- a. The continued use of such land for intended purposes.
- b. Continuity of property maintenance.
- c. When appropriate, the availability of funds required for such maintenance.
- d. Adequate insurance protection.
- e. Recovery for loss sustained by casualty and condemnation, or otherwise.

3. By any method that achieves the objectives set forth in (2) above.

Comment: The site plans show the location and areas involved for the common open space. This common open space will not be dedicated to the City for citizen use. The open space will be for the private use of the people living in the development. The application understands that an agreement may need to be written and reviewed by the City Attorney to ensure continued use and maintenance.

LAND DIVISION

85.000 GENERAL PROVISIONS

Comment: Per Chapter 55.100.(I)(1) "Streets shall be installed per Chapter 85 standards. City Engineer has the authority to require that street widths match adjacent street widths. Sidewalks shall be installed per Section 85.200(A)(3)(e) for commercial and office projects, and Sections 85.200(A)(16)". Therefore, specific code criteria have been addressed in order to meet this code provision.

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, find that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped parcels, to topographical conditions, to public convenience and safety, to accommodate various types of transportation (automobile, bus, pedestrian, bicycle), and to the proposed use of land to be served by the streets.

Comment: The existing street system is already in place. The project may improve the west side of 13th Street in meet Engineering Design standards. No new street will be developed with this development.

2. Right-of-way and Roadway Widths. In order to accommodate larger tree lined boulevards and sidewalks, particularly in residential areas, the standard right-of-way widths for the different street classifications shall be within the range listed below. But, instead of filling in the right-of-way with pavement, they shall accommodate the amenities (e.g., boulevards, street trees, sidewalks). The exact width of the right-of-way shall be determined by the City Engineer or the approval authority. The following ranges will apply:

<u>Street Classification</u>	<u>Right-of-Way</u>
Cul-de-sac	40-60
Radii of cul-de-sac	48-52

Comment: The width for the existing cul-de-sac is 50-feet. This is consistent with City standards, as listed above. Therefore, this criterion has been met.

3. Street Widths. Street widths shall depend upon which classification of street is proposed. Streets fall into three main classes: arterial, collector, and local streets.

c. Local street.

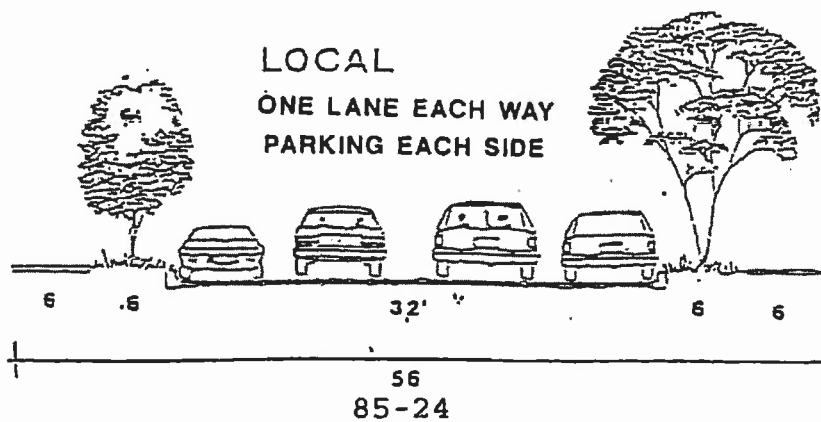
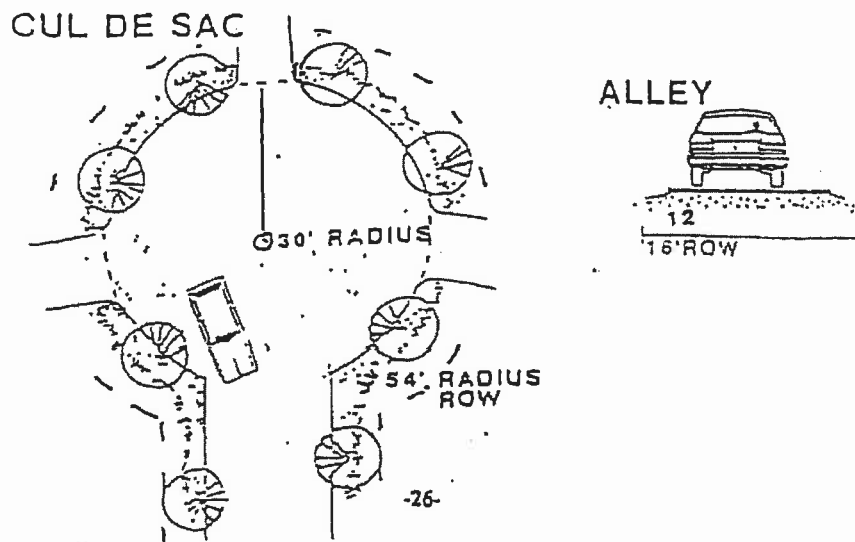
Even further down the hierarchy of streets, cul-de-sacs emphasize slow speed, low volume traffic access to housing. However, longer cul-de-sacs should be wider to accommodate more traffic and emergency vehicles. (While a short cul-de-sac may not compromise the ability of emergency personnel to get to the emergency by foot if the cul-de-sac is blocked, longer cul-de-sacs make it impractical to haul the equipment to the emergency.)

e. The following table identifies appropriate street width (curb to curb) in feet for various roadway types and street classifications. Two widths are identified-- minimum and desirable. The desirable width shall be required unless the applicant or his engineer can demonstrate that site conditions, topography, or site design require the reduced minimum width.

Comment: No additional right-of-way or improvement to the existing cul-de-sac is being proposed. The Fire Department has indicated that the proposed private drive will be used as the fire truck turn around.

ROADWAY/RIGHT-OF-WAY (e.g., 32/56) WIDTH STANDARDS BY CLASSIFICATION OF STREET

OPTION	ROADWAY ITEM	ARTERIAL	COLLECTOR	LOCAL
B	Cul-de-sac radius	n/a	n/a	45/57



4. The decision-making body shall consider the City Engineer's recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria:

5. Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria:

a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.

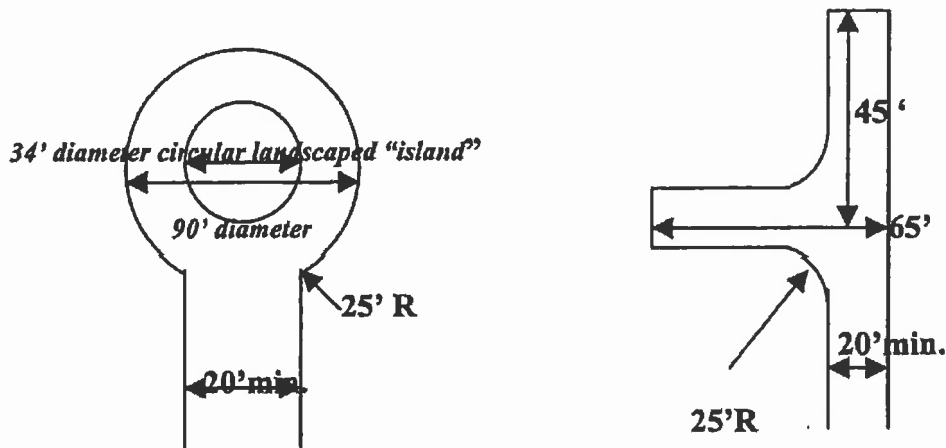
6. Reserve Strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City.

7. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof.

10. Additional Right-of-Way for Existing Streets. Wherever existing street right-of-ways adjacent to or within a tract are of inadequate widths based upon the standards of this chapter, additional right-of-way shall be provided at the time of subdivision or partition.

Comment: As stated above, the application is not proposing to dedicate or improve the cul-de-sac below the egress of the private street. In a letter from the Fire Department (included), the private drive will be used as the fire truck turn around. In addition, the bulb of the cul-de-sac is located south of the project site's property line. Since there will be other further development south of this site, the proposed project will not cause an impact and thus no further exaction should be taken place. Improvements will be made along 13th Street along the site frontage, just not south of the sites frontage.

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 CDC Chapter 75. All cul-de-sacs shall terminate with a turnaround built to one of the following specifications (measurements are for the traveled way and do not include planter strips or sidewalks).



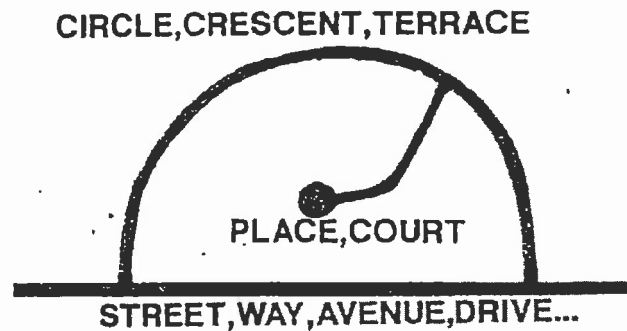
Cul-de-Sac Turnaround

Hammer Head Turnaround

Comment: The application has requested a variance to allow for more than 12 units on a cul-de-sac. The variance requirement has been addressed below. The application is not requesting a variance for the cul-de-sac being over 400 feet in length. Since this is a pre-existing condition the City has already decided that a variance should be allowed to construct the cul-de-sac. Therefore, the only variance will be for adding additional units to the cul-de-sac making the total over twelve (12) units.

12. Street Names. No street names shall be used which will duplicate or be confused with the names of existing streets within the City. Street names that involve difficult or unusual spellings are discouraged. Street names shall be subject to the approval of the Planning Commission or Planning Director, as applicable. Continuations of existing streets shall have the name of the existing street. Streets, drives, avenues, ways,

boulevards, lanes, shall describe through streets. Place and court shall describe cul-de-sacs. Crescent, terrace, and circle shall describe loop or arcing roads.



Comment: The private drive may be named later if required by the City. If the City does not require the private drive to be named, then the addressed will be based off of 13th Avenue.

13. Grades and Curves. Grades shall not exceed 8 percent on major or secondary arterials, 10 percent on collector streets, or 15 percent on any other street unless by variance.

Comment: The cul-de-sac is already developed. The cul-de-sac will not be extended further which will not required any changes in grades or curves. Therefore, this criterion does not apply.

16. Sidewalks. Sidewalks shall be installed per Section 92.010(H), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per Section 85.200(A)(3)(e). See also Section 85.200(C). Sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., 4 feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations.

Comment: The application has requested an adjustment from the Engineering Department to reduce the sidewalks to 4 feet in width, as shown on the site plans. Due to the grade of the site and the fact that no development will take place south of the site the number of pedestrians that would use the sidewalk would be minimal. This request will be reviewed by the City Engineer.

17. Planter Strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least 6 feet wide to accommodate a fully matured tree without the boughs interfering with pedestrians on the sidewalk or vehicles along the curbline. Planter strip width may be reduced or eliminated, with City Engineer approval, when it cannot be corrected by site plan, to the minimum amount necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or in response to right-of-way limitations.

Comment: The application has requested that the planter strip be placed behind the proposed four (4) foot sidewalk. As stated above, the sidewalk will be minimally used due to the two existing dwelling units that front 13th Street. By having the planer strip behind the sidewalk the residents may feel a better sense of ownership and thus maintain the trees to a mature size. As with the 4-foot sidewalk request, the City Engineer will review this request.

18. Streets and roads shall be dedicated without any reservations or restrictions.

Comment: The current residential street already has a 50-foot of ROW dedication. No additional ROW is proposed to be given to additional improvements. The current ROW already meets current City standards.

22. Based upon the determination of the City Manager or the Manager's designee, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 85.170.B.2 that are required to mitigate impacts from the proposed subdivision. Proportionate share of the costs shall be determined by the City Manager or Manager's designee who shall assume that the proposed subdivision provides improvements in rough proportion identified impacts of the subdivision.

Comment: The application has proposed off site improvements along the frontage of the site. A letter from a traffic engineer has stated that the number of vehicle trips that may be generated once the project is fully complete will have a minimal impact of the surrounding area and that no off-site improvements should be required.

E. Lot Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

Comment: A registered engineer has designed the site plan which includes a grading plan. If approved, the grading plan will be refined, per City requirements, to meet the standards of this Development Code.

F. Water

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.
2. Adequate location and sizing of the water lines.
3. Adequate looping system of water lines to enhance water quality.
4. For all non single-family developments, there shall be a demonstration of adequate fire flow to serve the site.
5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of on-site and off-site improvements and that such water service has sufficient volume and pressure to serve the proposed development's domestic, commercial, industrial, and fire flows.

Comment: A registered engineer has designed the water system for the proposed project. All water lines, both public and private, will be sized accordingly. The City Engineer and Building Official will have an opportunity to review the water plans to ensure compliance with this development code section.

G. Sewer

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan (July 1989). Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is gravity efficient. The sewer system must be in the correct basin and should allow for full gravity service.
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.
6. The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that are unavoidable, disturbance shall be mitigated pursuant to Chapter 30, Wetland, and Chapter 32, Natural Drainageway, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.
7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.
8. The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.
9. A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity is available to the City to serve the proposed development.

Comment: A registered engineer has designed the sanitary sewer system for the proposed project. All sanitary sewer lines, both public and private, will be sized accordingly. The City Engineer and Building Official will have an opportunity to review the utility plans to ensure compliance with this development code section.

H. Storm

1. A storm water quality and detention plan shall be submitted which complies with the submittal criteria and approval standards contained within CDC Chapter 33. It shall include profiles of proposed drainageways with reference to the adopted Storm Drainage Master Plan.
2. Storm treatment and detention facilities shall be sized to accommodate a 25-year storm incident. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse off-site impacts from increased intensity of runoff downstream or constriction causing ponding upstream. The plan and statement shall identify all on- or off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 25-year storm.
3. Plans shall demonstrate how storm drainage will be collected from all impervious surfaces including roof drains. Storm drainage connections shall be provided to each dwelling unit/lot. The location, size, and type of material selected for the system shall correlate with the 25-year storm incident.
4. Treatment of storm runoff shall meet Municipal Code standards.

Comment: A registered engineer has designed the storm sewer system for the proposed project. All storm sewer lines, both public and private, will be sized accordingly. The City Engineer and Building Official will have an opportunity to review the utility plans to ensure compliance with this development code section.

I. Utility Easements. All subdivisions and partitions shall establish, at minimum, five-foot utility easements on front and rear lot lines. Easements may be wider and side yard easements established, as determined by the City Engineer to accommodate the particular service. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision.

Comment: Once the utility plans have been fully reviewed and approved by the City and constructed on site easements will be created, where necessary, to allow for the maintenance of the utility lines. Since the majority of the utilities are classified as private, City staff will need to guild the application as to where the easements will need to be placed.

J. Supplemental Provisions

3. Street Trees. Street trees are required as identified in the appropriate section of the Municipal Code and Chapter 54 of this Code.
4. Lighting. To reduce ambient light and glare, high or low pressure sodium light bulbs shall be required for all subdivision street or alley lights. The light shall be shielded so that the light is directed downwards rather than omni-directional.
5. Dedications and Exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly

proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development.

6. Underground Utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or "overhead" shall be buried underground in the case of new development. The exception would be in those cases where the area is substantially built out and adjacent properties have above ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.

7. Density Requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC Section 02.000. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

Comment: This application has proposed street trees behind the 4-foot public sidewalk. The application is not proposing any additional street lighting along the public right of way. All dedications along 13th Street have been made to the City. The 50-foot ROW should be adequate for the existing cul-de-sac. All utilities will be placed underground, except if the City or the utility company requires it to be placed above ground. The site's density requirements have been met. The project proposed to have a total of 10 units on site, the R2.1 zoning requirement states that each unit must be at least 2,100 square feet per multi-family unit and each duplex requires at least 7,000 square feet. The site is approximately 35,161 square feet minimum 7,000 square feet for the duplex; thus leaving the site approximately 28,161 square feet. The site does contain Type I & II lands on the southern portion. The project engineer calculated that the area contained in Type I & II land is approximately 1,334 square feet. This amount can be subtracted from the density calculation. Thus bring the net area down to 26,827 square feet. Dividing this number by the minimum square footage for multi-family (2,100 square feet) the maximum number of units can be 12 units. Seventy percent (70%) of the maximum density is 8.4 or 8 units minimum.

92.010 PUBLIC IMPROVEMENTS FOR ALL DEVELOPMENT

The following improvements shall be installed at the expense of the developer and meet all City Codes and standards:

A. Streets within subdivisions. All streets within a subdivision including alleys shall be graded for the full right-of-way width and improved to the City's permanent improvement standards and specifications which include sidewalks and bicycle lanes, unless the decision-making authority makes the following findings:

Comment: The public improvements along 13th Street will be designed and constructed to public standards. However, the application has required a four-foot curb tight sidewalk with street trees behind the walk way along the frontage.

B. Extension of streets to subdivisions. The extension of subdivision streets to the intercepting paving line of existing streets with which subdivision streets intersect shall be graded for the full right-of-way width and improved to a minimum street structural section and width of 24 feet.

Comment: There are no street extensions proposed with this development. There is a one-way private street that will lead into the site from the north and egress on the southern boundary.

C. Local and minor collector streets within the right-of-ways abutting a subdivision shall be graded for the full right-of-way width and approved to the City's permanent improvement standards and specifications. The City Engineer shall review the need for street improvements and shall specify whether full street or partial street improvements shall be required. The City Engineer shall also specify the extent of storm drainage improvements required. The City Engineer shall be guided by the purpose of the City's systems development charge program in determining the extent of improvements which are the responsibility of the subdivider.

Comment: The frontage street 13th Street is classified as a local street. The project does propose to improve 13th Street to City standards, as requested by the City Engineer.

D. Monuments. Upon completion of the first pavement lift of all street improvements, monuments shall be installed and/or re-established at every street intersection and all points of curvature and points of tangency of street centerlines with an iron survey control rod. Elevation benchmarks shall be established at each street intersection monument with a cap (in a monument box) with elevations to U.S. Geological Survey datum that exceeds a distance of 800 feet from an existing benchmark.

Comment: The project does not propose to establish a monument since an intersection is not being created.

E. Surface drainage and storm sewer system. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off-site of a 100-year storm, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts commensurate to the particular land use application. Mitigation measures shall

maintain pre-existing levels and meet build out volumes, and meet Planning and Engineering requirements.

Comment: All the site plans have been prepared by a registered civil engineer. The plans show that the management of storm water on the site will not cause an inverse impact on the surrounding property owners. It should also be noted that the site slopes to the south towards ODOT ROW and a parcel of property owned by the City of West Linn. No other development will take place "downhill" from this proposed project.

F. Sanitary sewers. Sanitary sewers shall be installed to City standards to serve the subdivision and to connect the subdivision to existing mains.

Comment: As stated above, a registered civil engineer has designed the sanitary sewer plans for the project. All pipes and connections will be reviewed by the City to ensure compliance with engineering standards.

G. Water system. Water lines with valves and fire hydrants providing service to each building site in the subdivision and connecting the subdivision to City mains shall be installed. Prior to starting building construction, the design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system. Hydrant spacing to be based on accessible area served according to City Engineer's recommendations and City standards.

Comment: The water system has been designed by a registered engineer. Both the public and private pipe size has been designed to meet City and Fire Department standards. The City and the Fire Department will review the site plans for compliance with their respected design code and standards.

H. Sidewalks.

1. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, or special site conditions, the Planning Commission may approve a subdivision without sidewalks if alternate pedestrian routes are available. In the case of the double frontage lots, provision of sidewalks along the frontage not used for access shall be the responsibility of the developer. Providing front and side yard sidewalks shall be the responsibility of the land owner at the time a request for a building permit is received. Additionally, deed restrictions and CC&Rs shall reflect that sidewalks are to be installed prior to occupancy and it is the responsibility of the lot or homeowner to provide the sidewalk, except as required above for double frontage lots.

2. On local streets serving only single-family dwellings, sidewalks may be constructed during home construction, but a letter of credit shall be required from the developer to ensure construction of all missing sidewalk segments within four years of final plat approval pursuant to Section 91.010(A)(2).

3. The sidewalks shall measure at least six feet in width and be separated from the curb by a six-foot minimum width planter strip. Reductions in widths to preserve trees

or other topographic features, inadequate right-of-way, or constraints, may be permitted if approved by the City Engineer in consultation with the Planning Director.

4. Sidewalks should be buffered from the roadway on high volume arterials or collectors by landscape strip or berm three and one-half foot minimum width.

5. The City Engineer may allow the installation of sidewalks on one side of any street only if the City Engineer finds that the presence of any of the factors listed below justifies such waiver:

Comment: The application has requested that the sidewalks along the frontage (13th Street) be curb tight and four (4) feet wide. This request will need to be reviewed by the City's Engineer. The application finds that due to the minimal number of dwelling units that have direct access to the sidewalk a four foot wide sidewalk would be acceptable. The only traffic along the southern portion of 13th Street would be from the proposed development. The landscape strip would be on the west side of the sidewalk rather than between the sidewalk and the street. This may create a better sense of ownership of the trees and therefore the residents would take better care of the street tree.

M. Street lights. Street lights shall be installed and shall be served from an underground source of supply. The street lighting shall meet IES lighting standards. The street lights shall be the shoe-box style light (flat lens) with a 30-foot bronze pole in residential (non-intersection) areas. The street light shall be the cobra head style (drop lens) with an approximate 50-foot (sized for intersection width) bronze pole. The developer shall submit to the City Engineer for approval of any alternate residential, commercial, and industrial lighting, and alternate lighting fixture design. The developer and/or homeowners' association is required to pay for all expenses related to street light energy and maintenance costs until annexed into the City.

Comment: No additional street lights are proposed with this project along 13th Street. Two light poles already exist on the east side of the street. This should be adequate to light up 13th Street in a safe manner for pedestrians.

N. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground.

Comment: All utility lines will be placed underground, with the exception of utilities that the City or the utility company requests to be installed above ground.

O. Curb cuts and driveways. Curb cuts and driveway installations are not required of the subdivider at the time of street construction, but, if installed, shall be according to City standards. Proper curb cuts and hard-surfaced driveways shall be required at the time buildings are constructed.

Comment: The curb cuts will be installed during time of street construction along 13th Street. There are two existing units that will remain. The single family house and the

duplex will each receive their own curb cuts. The two other curb cuts for the private street will be installed during prior to final occupancy of the dwelling units.

P. Street trees. Street trees shall be provided by the City Parks and Recreation Department in accordance with standards as adopted by the City in the Municipal Code. The fee charged the subdivider for providing and maintaining these trees shall be set by resolution of the City Council.

Comment: The applicant understands that street trees will need to be planted along the frontage of 13th Street. These trees have been proposed to be placed behind the curb tight four foot sidewalk. It is understood that the City will plant the trees and maintain them for a specified timeline.

Q. Joint mailbox facilities shall be provided in all residential subdivisions, with each joint mailbox serving at least two, but no more than eight, dwelling units. Joint mailbox structures shall be placed in the street right-of-way adjacent to roadway curbs. Proposed locations of joint mailboxes shall be designated on a copy of the tentative plan of the subdivision, and shall be approved as part of the tentative plan approval. In addition, sketch plans for the joint mailbox structures to be used shall be submitted and approved by the City Engineer prior to final plat approval.

Comment: A joint mail box will be installed prior final occupancy of the units. Coordination between the Postal Service, City and the project will need to take place to make the final determination as to the location of the mailboxes.

92.030 IMPROVEMENT PROCEDURES

In addition to other requirements, improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this title and permanent improvement standards and specifications adopted by the City and shall be installed in accordance with the following procedure:

A. Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. To the extent necessary for evaluation of the proposal, the improvement plans may be required before approval of the tentative plan of a subdivision or partition. Plans shall be prepared in accordance with the requirements of the City.

B. Improvement work shall not be commenced until the City has been notified in advance, and if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

C. Improvements shall be constructed under the Engineer. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

D. All underground utilities, sanitary sewers, and storm drains installed in streets by the subdivider or by any utility company shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall

be placed to a length obviating the necessity for disturbing the street improvements when service connections are made.

E. A digital and mylar map showing all public improvements as built shall be filed with the City Engineer upon completion of the improvements.

Comment: The application, if approved, will follow the improvement procedures as specified above for the development of the project.

75.000 VARIANCE

75.010 PURPOSE

The purpose of this chapter is to provide standards for the granting of variances from the applicable zoning requirements of this Code where it can be shown that, owing to exceptional and extraordinary circumstances related to a specific piece of property, the literal interpretation of the provisions of applicable zone would create a burden upon a property owner with no corresponding public benefit, except that no use variance shall be granted.

Comment: The application is requesting two variances to the development application. The first is to the standard set forth in Chapter 85.200.A.11 which states a cul-de-sac can serve no more than 12 dwelling units (*units*). The application is also requesting a variance to the on-site parking requirement Chapter 55.100.B.7.b which states that multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project (*parking*).

75.020 CLASSIFICATION OF VARIANCES

B. A Class II variance will involve a significant change from the zoning requirements and may create adverse impacts on adjacent property or occupants, and includes the following variances:

1. A variance which allows a structure to encroach into a required setback area as follows:
 - a. Front yard setback by more than two feet.
 - b. Side yard setback by more than two feet.
 - c. Rear yard setback by more than five feet.
2. Variances to the minimum lot dimensional requirements as follows:
 - a. Lot width by more than five feet.
 - b. Lot frontage by more than five feet.
 - c. Lot depth by more than ten feet.
 - d. Lot area by more than five percent of minimum required area.
3. A variance to any of the other zoning provisions including, but not limited to, the lot coverage and building height.

Comment: The proposed variances to be reviewed and approved involve the number of units allowed on a cul-de-sac. Chapter 85.200.A.11 allows no more than 12 units on a cul-de-sac. In addition to the number of units, the application also seeks a variance to the requirement of having parking behind buildings for multi-family developments, as indicated in Chapter 55.100.B.7.b. The application has also requested exceptions that are

addressed in other parts of this narrative. The approval criteria have been addressed below.

75.030 ADMINISTRATION AND APPROVAL PROCESS

B. Class II variances shall be decided by the Planning Commission in the manner set forth in Section 99.060(B). A petition for review by the Council may be filed as provided by Section 99.240(B).

Comment: It is understood that this application will be reviewed by the Planning Commission for approval. The Planning Commission will review and decide on the Design Review, exceptions and variance requests.

75.040 TIME LIMIT ON A VARIANCE

Approval of a variance shall be void after three years unless substantial construction pursuant thereto has taken place.

Comment: The application understands that there is a time limit on the variance request. If construction has not commenced by the end of three years, an extension may be request, if allowed by the Development Code.

75.050 THE APPLICATION

A. A variance request shall be initiated by the property owner or the owner's authorized agent.

Comment: The property owner has requested the two variances for this application due to site constraints and existing conditions. In order for this property to develop, variances will be required.

B. A prerequisite to the filing of an application is a pre-application conference at which time the Planning Director shall explain the requirements and provide the appropriate form(s).

Comment: A pre-application conference was held at the City on or around October 2, 2008. A copy of the pre-application notes has been included in this application.

C. An application for a variance shall include the completed application form and:

1. A narrative which addresses the approval criteria set forth in Section 75.060, and which sustains the applicant's burden of proof.
2. A site plan as provided by Section 75.070.

One original application form must be submitted. Three copies at the original scale and three copies reduced to 11 X 17 inches or smaller of all drawings and plans must be submitted. Three copies of all other items must be submitted. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.

Comment: The variances are part of a larger application package. An application form, site plans as well as the variance criterion have been included in this application. Staff will

have an opportunity to review the application for completeness and request any additional information in order to fully review the application.

D. The applicant shall pay the requisite fee.

Comment: All permits fees have been paid when the application was submitted to the City for completeness review.

75.060 THE APPROVAL CRITERIA

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria is not met.

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

Comment (units): The site location already fronts an existing cul-de-sac. The cul-de-sac is approximately 450 feet in length with 7 units currently taking access. This site and the property to the south have 3 existing units which access 13th Street. The proposed project will add another 8 units to the existing cul-de-sac. Since the property is allowed to develop public street access is required. The only access to the City transportation system is 13th Street, an existing condition over which the applicant has no control. Therefore, the application finds that this criterion has been met for approval.

Comment (parking): The site contains a single family dwelling as well as a duplex already constructed fronting 13th Street. The remaining property is behind the dwelling units. Due to the narrow shape of the remaining lot it would be not be possible to design the site to meet all other design standards including private streets, turning radius, private / public open space requirements and building setbacks. The buildings have been designed to minimize the visual impact of the garage by cantilevering the upper portion of the buildings over the garage. Therefore, the application finds that this criterion has been met for approval.

2. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

Comment (units): The project site has the ability to develop additional dwelling units, as allowed by the underlying zone. If this variance was not approved, then the site would not be able to develop at its highest and best use, thus not being given the same right as other property owners with the same zoning district. Therefore, the application finds that this criterion has been met for approval.

Comment (parking): The intent of putting parking behind the buildings is a great concept however, would not be possible to development the site using the current development standards. In order to develop the site variances must be approved, including having

parking in front of the buildings. As stated above, the buildings have been designed to minimize the visual impact of the garage by cantilevering the upper portion of the buildings over the garage. Therefore, the application finds that this criterion has been met for approval.

3. The authorization of the variance will not be materially detrimental to the purposes and standards of this Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

Comment (*units*): The approval of this variance would not be detrimental to purposes and standards of this Code. The addition of additional units and its associated traffic impact would not create a situation where the goals and policies of the West Linn Comprehensive Plan would be in question. The application has submitted a letter from a traffic engineer to determine the potential impact of the project. In addition, the Fire Marshal has indicated that the project would act as a turn around for the fire trucks since the bulb of the cul-de-sac is not currently up to Fire Department standards. Therefore, the application finds that this criterion has been met for approval.

Comment (*parking*): By having parking in front of the buildings the goals and policies of the West Linn Comprehensive Plan would not be materially detrimental. The parking would be behind the existing single-family dwelling unit and the duplex unit. The vehicles would not create a large visual impact to the surrounding properties. In fact by having the cars parked in front of the garages, a pseudo court yard is created. Therefore, the application finds that this criterion has been met for approval.

4. The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.

Comment (*units*): The addition of the 8 units is the minimum allowed to alleviate the exceptional and extraordinary circumstance. As the density calculations show, the site is towards the minimum density required by the City. The site could propose additional units and still be within development code standards. However, the project designed the site with the minimum units allowed by Code. Therefore, the application finds that this criterion has been met for approval.

Comment (*parking*): The design of the front loaded garages is the minimum variance required to allow for the site to develop. The design has compensated the garage location by cantilevering the upper portion of the buildings over the garage. Therefore, the application finds that this criterion has been met for approval.

5. The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.

Comment (*units*): The site is not under any violation of the Development Code, nor would the variance subject the site to a violation of the Development Code. Therefore, the application finds that this criterion has been met for approval.

Comment (parking): The site is not under any violation of the Development Code, nor would the variance subject the site to a violation of the Development Code. Therefore, the application finds that this criterion has been met for approval.

6. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

Comment (units): The proposed project does not impose any physical limitation on the surrounding properties. The property to the north is already developed with dwelling units. The triangular piece of property to the south is owned by the City of West Linn and most likely will not be developed in the future. Therefore, the application finds that this criterion has been met for approval.

Comment (parking): The proposed project does not impose any physical limitation on the surrounding properties. The property to the north is already developed with dwelling units. The triangular piece of property to the south is owned by the City of West Linn and most likely will not be developed in the future. Therefore, the application finds that this criterion has been met for approval.

75.070 SITE PLANS AND MAP

A. All plot plans and maps shall include the name, address, and telephone number of the applicant; the scale; north arrow; and a vicinity map.

B. The applicant shall submit a plot plan drawn to an appropriate scale (in order of preference; 1" = 10' to 1" = 30') which shows the following:

1. The subdivision name, block, and lot number or the section, township, range, and tax lot number.

Comment: The submitted site plans have been designed to meet these standards.

2. In the case of a request for a variance to a lot dimensional or building setback requirement:

- a. The lot configuration and dimensions, and the location of all existing structures on the lot; the setback distances and the location of all structures on abutting lots, and the setback distances; and,
- b. The proposed variances.

Comment: A variance to the lot dimension standards has not been submitted.

3. In the case of a request for a variance to the building height provisions:

- a. An elevation drawing of the structure and the proposed variances; and,
- b. A drawing(s) to scale showing the impact on adjoining properties; for example, will the height variance, if granted, block a viewpoint from an adjoining property of a significant land feature?

Comment: A variance to the building height is requested. However, since this is a design review application, building elevations have been submitted for review.

APPENDIX / EXHIBITS

- Preliminary Title Report
- Recorded Lot Line Adjustment
- Neighborhood Review Meeting
 - Letter / Notice
 - Mailing Labels
 - Affidavit of Mailing / Posting
 - Handouts
 - Revised Letter
 - Revised Mailing Labels
 - Revised affidavit of Mailing
- Pre-Application Information
- Fire District – TVF&R
- Trip Generation & Sight Distance Letter
- Materials Board
 - Building Colors
 - Color Pallet
 - Building Photos w/ proposed colors

Clackamas (OR)

OWNERSHIP INFORMATION

Reference Parcel : 21E35CB02900
Parcel Number : 00408062 TRSQ : 02S -01E -35 -SW -NW
Owner : Sericko Resources LLC
CoOwner :
Site Address : 2170 13th St West Linn 97068
Mail Address : PO Box 82697 Portland Or 97282
Telephone Owner: Telephone Tenant :

SALES AND LOAN INFORMATION

Transferred : 07/28/2005 Loan Amount : \$433,554
Document # : 005-070671 Lender : Silver Falls Bk
Sale Price : \$340,150 Loan Type : Construction
Deed Type : Warranty Interest Rate : Fixed
% Owned : 100 Vesting Type: Corporation

ASSESSMENT AND TAX INFORMATION

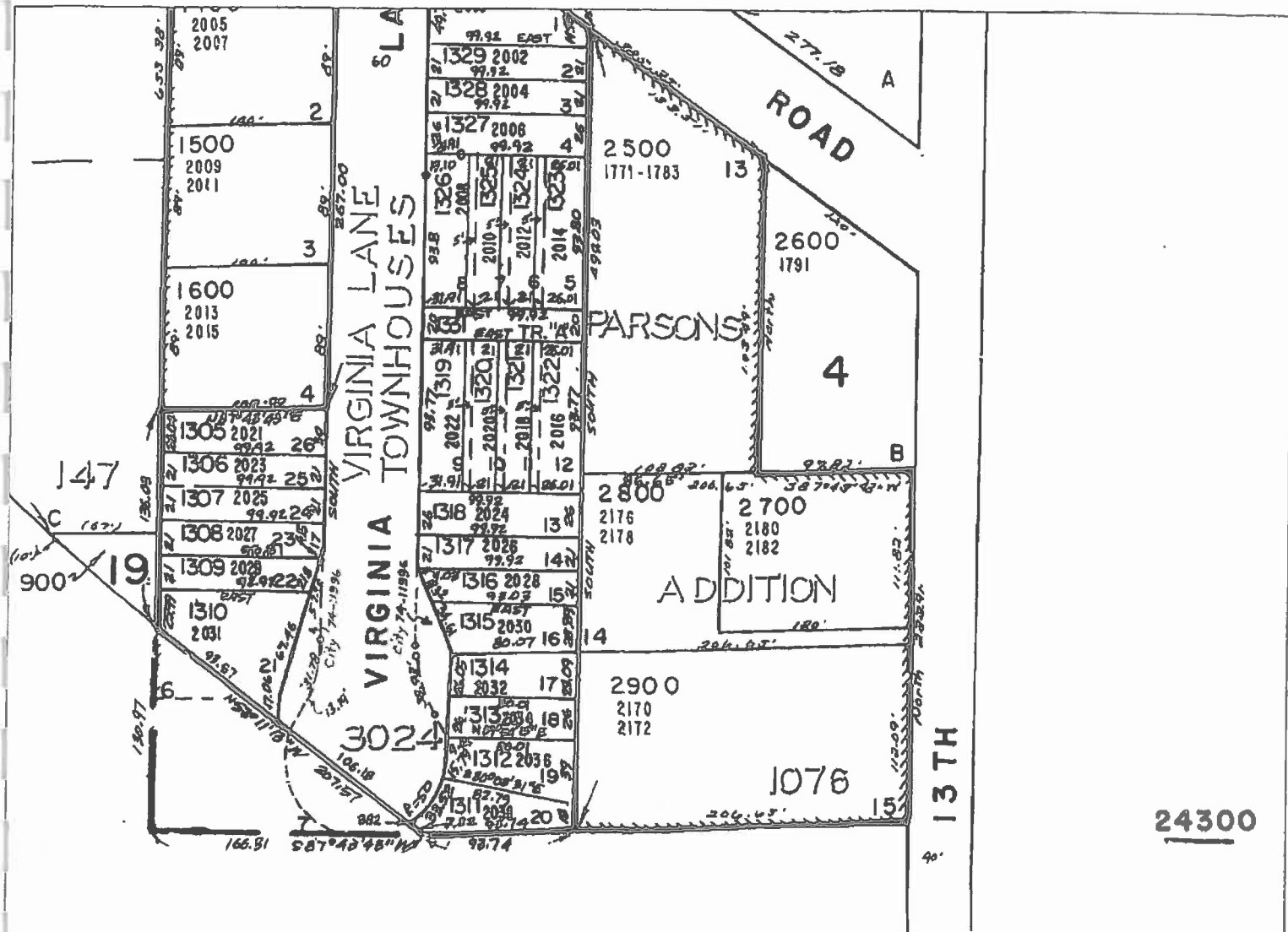
Mkt Land : \$174,817 Exempt Amount : Measure 50
Mkt Structure : \$131,260 Exempt Type : Assd Total:\$161,804
Other : School District : 003
Mkt Total : \$306,077 Levy Code : 003002
% Improved : 43 08-09 Taxes : \$2,892.62

PROPERTY DESCRIPTION

Map Grid : 716 G1 Class Code :
Census : Tract: 207.00 Block: 2
NbrhdCd : MillRate : 17.8773
Sub/Plat : Parsons Add
Land Use : 101 Res,Residential Land,Improved
Legal : 1076 PARSONS ADD LT 15
:
:
Zoning :

PROPERTY CHARACTERISTICS

Bedrooms : 4 Lot Acres : Year Built : 1964
Bathrooms : 2.00 Lot SqFt : EffYearBlt :
Heat Method : BsmFin SF : Floor Cover : Carpet
Pool : BsmUnfinSF : Foundation : Concrete
Appliances : BsmLowSF : Roof Shape :
Dishwasher : Bldg SqFt : 3,672 Roof Matl : Composition
Hood Fan : 1stFlrSqFt : 1,836 InteriorMat : Drywall
Deck : UpperFISF : Paving Matl :
Garage Type : Porch SqFt : Const Type :
Garage SF : Attic SqFt : Ext Finish :
Deck SqFt :



24300

35 CC

WEST LINN
2 IE 35CB
BOOK 14

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Everest Heights Corp.

Grantee: Sericko Resources, LLC

Until a change is requested, all tax statements shall be sent to the following address:

Sericko Resources, LLC
P.O. Box 82697
Portland, OR 97282

After Recording return to:

Sericko Resources, LLC
P.O. Box 82697
Portland, OR 97282

Escrow No. 846522 DIA
Title No. 845522

Clackamas County Official Records
Sherry Hall, County Clerk

2005-070671



\$26.00

00882451200600706710010015

07/28/2005 10:46:22 AM

D-D Cnt=1 Str=10 KANNA
\$5.00 \$11.00 \$10.00

RECORDED BY
TICOR TITLE INSURANCE

C 845522

EVEREST HEIGHTS CORP., AN OREGON CORPORATION, Grantor, conveys and warrants to SERICKO RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

Lot 15, PARSONS ADDITION, in the City of West Linn, County of Clackamas, State of Oregon.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY. 2005/2006 taxes a lien due but not yet payable.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830.

The true consideration for this conveyance is \$340,150.00. (Here comply with the requirements of ORS 93.030) which is paid by an accomodator pursuant to an IRC "1031" tax deferred exchange.

Dated this 27 day of July, 2005.

Everest Heights Corp.

David M. Austin, Vice-President

State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 27 day of July, 2005 by:

Everest Heights Corp.

Notary Public
My Commission Expires: _____



Clackamas (OR)

OWNERSHIP INFORMATION

Reference Parcel : 21E35CC00100
Parcel Number : 00408071 TRSQ : 02S -01E -35 -SW -SW
Owner : Sericko Resources LLC
CoOwner :
Site Address : 2150 13th St West Linn 97068
Mail Address : PO Box 82697 Portland Or 97282
Telephone Owner: Telephone Tenant :

SALES AND LOAN INFORMATION

Transferred : 07/28/2005 Loan Amount :
Document # : 005-070670 Lender :
Sale Price : \$245,850 Loan Type :
Deed Type : Warranty Interest Rate :
% Owned : 100 Vesting Type: Corporation

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$192,163 Exempt Amount : Measure 50
Mkt Structure : \$158,310 Exempt Type : Assd Total:\$175,021
Other : School District : 003
Mkt Total : \$350,473 Levy Code : 003002
% Improved : 45 08-09 Taxes : \$3,128.90

PROPERTY DESCRIPTION

Map Grid : 716 G1 Class Code :
Census : Tract: 207.00 Block: 2
NbrhdCd : MillRate : 17.8773
Sub/Plat : Willamette Plat
Land Use : 101 Res,Residential Land,Improved
Legal : 147 WILLAMETTE TRACTS PT LTS A&B
: BLK 18
:
Zoning :

PROPERTY CHARACTERISTICS

Bedrooms : 3 Lot Acres : Year Built : 1964
Bathrooms : 2.00 Lot SqFt : EffYearBlt :
Heat Method : BsmFin SF : Floor Cover : Carpet
Pool : BsmUnfinSF : Foundation : Concrete
Appliances : BsmLowSF : Roof Shape :
Dishwasher : Bldg SqFt : 1,890 Roof Matl : Composition
Hood Fan : 1stFlrSqFt : 1,890 InteriorMat : Drywall
Deck : UpperFlSF : Paving Matl :
Garage Type : Porch SqFt : Const Type :
Garage SF : Attic SqFt : Ext Finish :
Deck SqFt :

This map was prepared for assessment purposes only.

S.W.1/4 S.W.1/4 SEC. 35 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

MARSHALL
JOSEPH A.

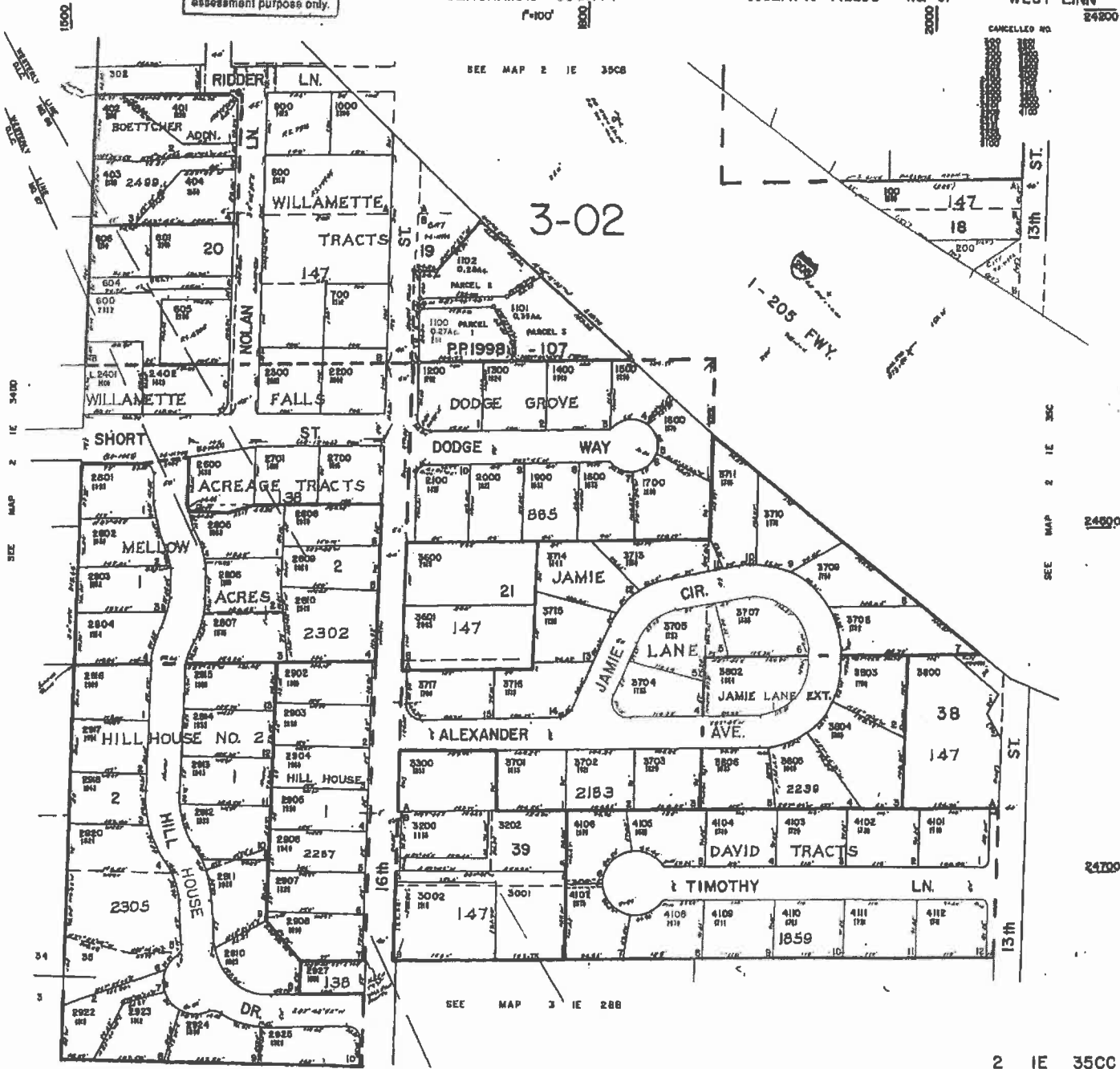
D.L.G.
PERRIN
FIELDS
NO. 66
NO. 67

2 IE 35CC
WEST LINN
24800

3-02

SEE MAP 2 IE 35C8

CANCELLED NO.



SEE MAP 2 IE 3410

24800

SEE MAP 2 IE 35C

24700

SEE MAP 3 IE 288

2 IE 35CC
WEST LINN.
BOOK 14

D.L.C.
MARSHALL PERRIN
JOSEPH A. FIELDS

NO. 66
NO. 67

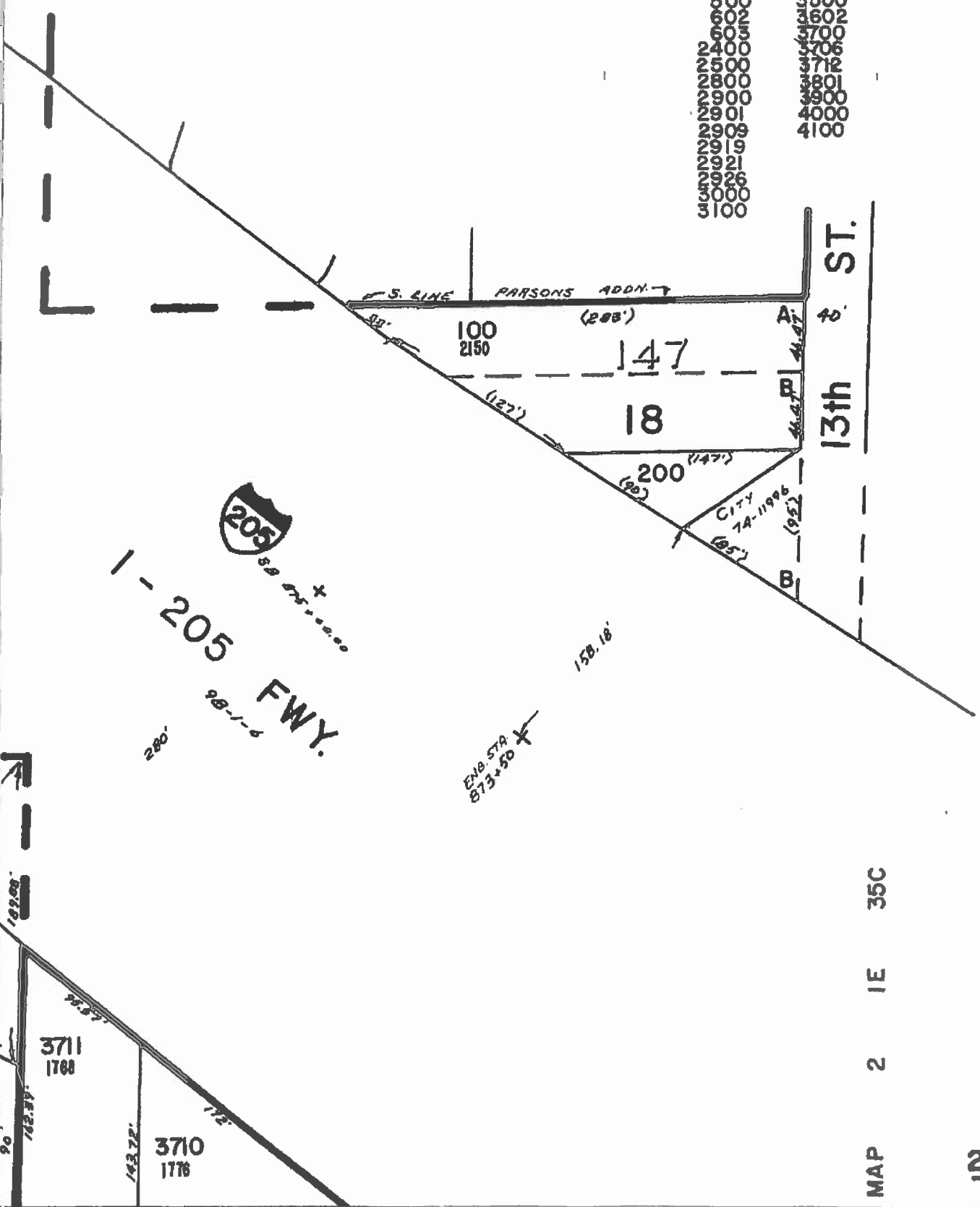
2 IE 35CC
WEST LINN

24200

2000

CANCELLED NO.

300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1500
1600
1700
1800
1900
2000
2100
2200
2300
2400
2500
2600
2700
2800
2900
3000
3100



MAP 2 IE 35C

24500

105

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Roberta T. Vignery-Seward

Grantee: Sericko Resources, LLC

Until a change is requested, all tax statements shall be sent to the following address:

Sericko Resources, LLC
P.O. Box 82697
Portland, OR 97282

After Recording return to:

Sericko Resources, LLC
P.O. Box 82697
Portland, OR 97282

Escrow No. 845527 DIA
Title No. 845527

Clackamas County Official Records
Sherry Hall, County Clerk

2005-070670



\$26.00

00662450200600706700010018

07/28/2005 10:46:22 AM

D-D Cnt=1 Stn=10 KANNA
\$8.00 \$11.00 \$10.00

RECORDED BY
TICOR TITLE INSURANCE COMPANY

C 845527

ROBERTA T. VIGNERY-SEWARD and SHELLEY M. VIGNERY, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP, Grantor, conveys and warrants to SERICKO RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

The South 46.67 feet of Tract A, Block 18 AND the North 46.67 feet of Tract B, Block 18, WILLAMETTE TRACTS, lying Northeasterly of the Northeasterly boundary of the East Portland Freeway (I-205), in the City of West Linn, County of Clackamas, State of Oregon.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY. 2005/2006 taxes a lien due but not yet payable.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830.

The true consideration for this conveyance is \$245,850.00. (Here comply with the requirements of ORS 93.030), which is paid by an accommodator pursuant to an IRC "1031" tax deferred exchange.

Dated this 27 day of July, 2005.

Roberta T. Vignery-Seward
Roberta T. Vignery-Seward

Shelley M. Vignery
Shelley M. Vignery

State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 27 day of July, 2005 by:

Roberta T. Vignery-Seward and Shelley M. Vignery

[Signature]

Notary Public

My Commission Expires: _____



Clackamas County Official Records
Sherry Hall, County Clerk

2008-057212



\$71.00

01239732200600572120020020

08/14/2008 02:13:52 PM

PD-PAR Cnt=1 Stn=4 KANNA
\$45.00 \$16.00 \$10.00

PARTITION PLAT

OWNER: Sericko Resources LLC

CONSENT: N/A

DATE: AUGUST 14, 2008

PARTITION NUMBER: 2008-086

SURVEYOR'S CERTIFICATE:

I, RICHARD E. LATHROP, HEREBY CERTIFY I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE LAND BEING DESCRIBED AS FOLLOWS:

A REPLAT OF LOT 15, PARSONS ADDITION AND THAT PORTION OF THE SOUTH 46.67' OF TRACT A, AND THAT PORTION OF THE NORTH 46.67' OF TRACT B, BLOCK 18, WILLAMETTE TRACTS LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY (I-205), SITUATED IN THE SW 1/4 SECTION 35, T.2S., R.1E., W.M., CITY OF WEST LINN COUNTY OF CLACKAMAS, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP LABELED "LATHROP LS 2671" AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 46.67' OF TRACT B, BLOCK 18, WILLAMETTE TRACTS AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY, SAID INITIAL POINT BEARS S53°11'45"E A DISTANCE OF 7.98 FEET, AND S53°11'45"E A DISTANCE OF 14.94 FEET, AND S59°18'48"E A DISTANCE OF 154.19 FEET FROM THE FOUND 5/8" IRON ROD AT THE MOST SOUTHERLY WEST CORNER OF LOT 20, VIRGINIA LANE TOWNHOMES; THENCE N87°42'50"E ALONG THE SOUTH LINE OF THE NORTH 46.67' OF TRACT B, A DISTANCE OF 155.06 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP, LABELED "LATHROP LS 2671" ON THE WEST RIGHT OF WAY LINE OF 13TH ST; THENCE N0°00'00"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 205.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S87°45'08"W ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 206.19 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S0°00'00"W ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 112.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 (BEING THE SOUTHEAST CORNER OF LOT 20, VIRGINIA LANE TOWNHOMES); THENCE S87°42'50"W ALONG THE SOUTH LINE OF SAID LOT 20 A DISTANCE OF 93.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY, THENCE S53°11'45"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 14.94 FEET TO A FOUND 5/8" IRON ROD; THENCE S59°18'48"E A DISTANCE OF 154.19 FEET TO THE INITIAL POINT. CONTAINING 44440 SQUARE FEET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Lathrop

OREGON
JULY 19, 1994
RICHARD E. LATHROP
2671

EXPIRES: 12/31/08

I HEREBY CERTIFY, THIS IS A
TRUE AND EXACT COPY OF
THE ORIGINAL PARTITION PLAT.

PARTITION PLAT NO. 2008-086

A REPLAT OF LOT 15, PARSONS ADDITION (PLAT NO. 1076), AND PORTIONS OF TRACT A, AND TRACT B, BLOCK 18, WILLAMETTE TRACTS (PLAT NO. 147) SITUATED IN THE SW 1/4 SECTION 35, T.2S., R.1E., W.M., CITY WEST LINN COUNTY OF CLACKAMAS, STATE OF OREGON, JULY 15, 2008

NARRATIVE AND NOTES:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED AS LOT 15, PARSONS ADDITION AND THAT PORTION OF THE SOUTH 48.67 FEET OF TRACT A, AND THAT PORTION OF THE NORTH 48.67' OF TRACT B, BLOCK 18, WILLAMETTE TRACTS LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY (I-500), SITUATED IN THE SW 1/4 SECTION 35, T.2S., R.1E., W.M., CITY OF WEST LINN COUNTY OF CLACKAMAS, STATE OF OREGON.

THE CENTERLINE OF 13TH ST. WAS DEFINED BY HOLDING THE "RE-ESTABLISHED DEPENDENT" IRON ROD BY A MONUMENT CASE AT THE INTERSECTION OF THE CENTERLINE OF BLANKENSHIP ROAD AND THE 3/4" IRON PIPE IN A MONUMENT CASE AT THE INTERSECTION WITH THE CENTERLINE OF 8TH AVE. AS ESTABLISHED PER (1) BEING BEST EVIDENCE OF PLAT DEDICATION PER (17). THE WEST RIGHT OF WAY LINE WAS DEFINED BY HOLDING A LINE PARALLEL AND PLAT RIGHT OF WAY WIDTH FROM THE CENTERLINE OF 13TH ST. AS SHOWN.

THE WEST LINE OF SAID LOT 15 WAS DEFINED BY HOLDING A LINE PARALLEL WITH THE CENTERLINE OF 13TH ST. FROM THE 5/8" IRON ROD NEAR THE SOUTHWEST CORNER THEREOF. THE NORTHEAST CORNER OF LOT 5 PER (10) HELD ALSO. BEST EVIDENCE OF LOT 16.

THE SOUTH LINE OF SAID LOT 15 AND LOT 20 PER (18) (BEING THE NORTH LINE OF THE CALLED SOUTH 48.67' OF SAID TRACT A) WAS DEFINED BY HOLDING THE 3/8" IRON ROD NEAR THE SOUTHEAST CORNER THEREOF AND THE 5/8" IRON ROD AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY AND THE SOUTH LINE OF SAID LOT 20.

THE NORTH LINE OF LOT 14, PARSONS ADDITION WAS ACCEPTED AS ESTABLISHED PER (6) AND (7) AND WAS DEFINED BY HOLDING FOR LINE THE 3/8" IRON RODS NEAR THE NORTH CORNERS THEREOF AS SHOWN.

THE NORTHEAST CORNER OF SAID LOT 15 WAS DEFINED BY PROPORTIONING BETWEEN THE MEASURED AND PLAT DISTANCES BETWEEN THE NORTH-EAST CORNER OF SAID LOT 14 AND THE SOUTHEAST CORNER OF SAID LOT 15.

THE NORTH LINE OF SAID LOT 15 WAS DEFINED BY HOLDING THE NORTHEAST CORNER OF SAID LOT 15 AND THE 5/8" IRON ROD NEAR THE COMMON CORNER TO LOTS 8, 9, 14, AND 16 PARSONS ADDITION AS RE-ESTABLISHED AND REFERENCED PER (16).

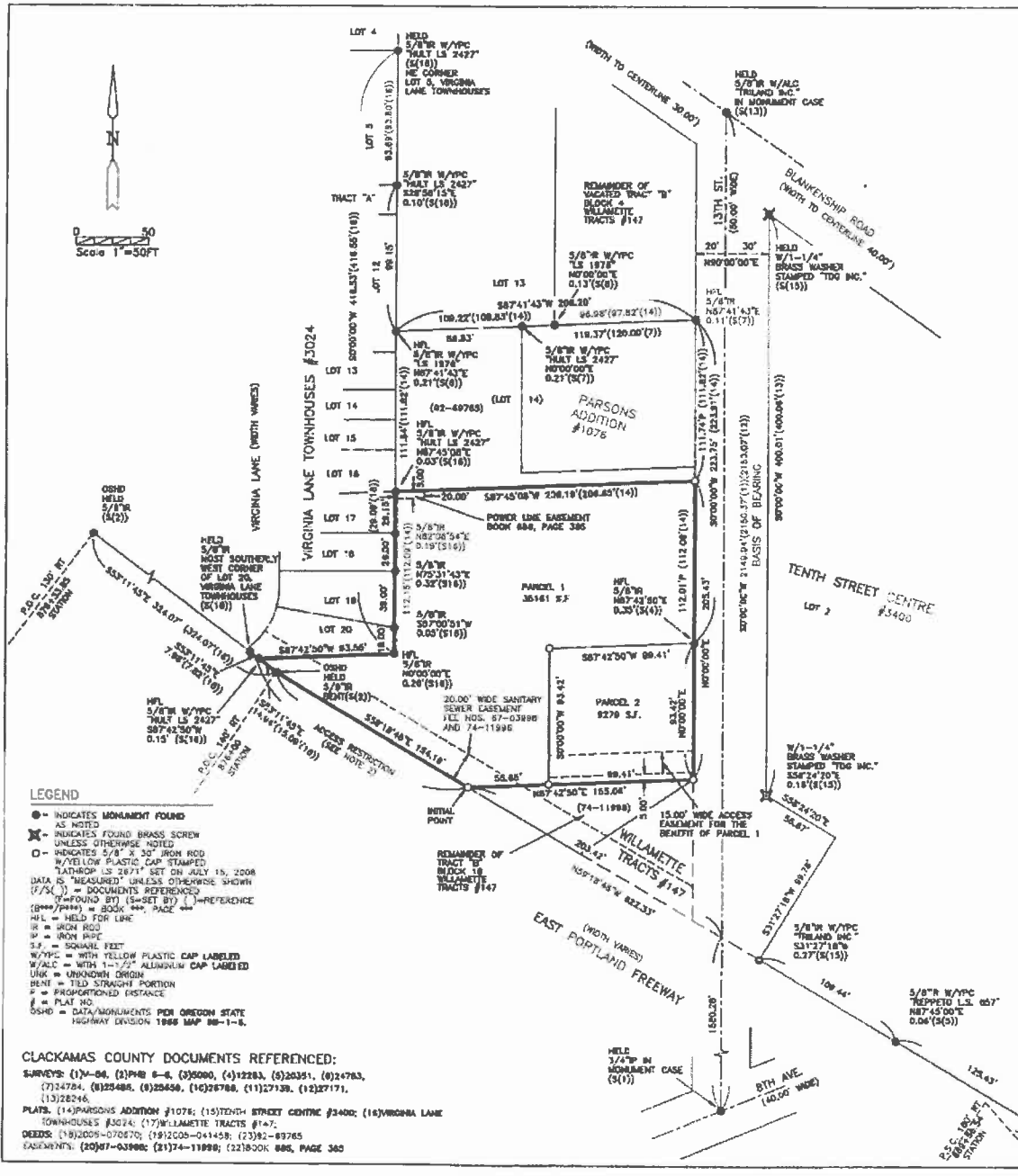
THE CALLED SOUTH LINES OF THE SOUTH 48.67' OF TRACT A, AND THE NORTH 48.67' OF TRACT B, BLOCK 18, WILLAMETTE TRACTS WERE DEFINED BY HOLDING LINES PARALLEL AND OFFSET SUBJECT DEED DISTANT FROM THE SOUTH LINE OF SAID LOT 15.

THE RIGHT OF WAY OF THE EAST PORTLAND FREEWAY WAS ESTABLISHED PER (6)-(20088) AND (2). THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY WAS DEFINED BY HOLDING THE 3/8" IRON ROD AT P.C.C. STATION 87+33.85, THE 5/8" IRON ROD AT P.C.C. STATION 87+80.00, AND THE 5/8" IRON ROD AT P.C.C. STATION 88+58.54.

THE BASIS OF BEARING IS THE CENTERLINE OF 13TH ST. AS DEFINED BY HOLDING THE MONUMENTS AS DESCRIBED ABOVE AND AS SHOWN ON SURVEY V-96 CLACKAMAS COUNTY SURVEY RECORDS. LINES WITHOUT MEASURED BEARINGS AND DISTANCES ARE SHOWN FOR VISUAL ORIENTATION ONLY.

NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF CITY OF WEST LINN PLANNING DEPARTMENT CASE FILE NO. 11A-08-03.
2. THIS PLAT IS SUBJECT TO TERMS AND PROVISIONS OF AN ACCESS RESTRICTION AS DESCRIBED IN DEED DOCUMENT PER DEED NO. 87-03088. ALL EXISTING EASEMENTS OR POTENTIAL COMMON LAW OR STATUTORY ABUTTER'S EASEMENTS OF ACCESS TO AND FROM THE ADJOINING EAST PORTLAND FREEWAY PROPERTY HAVE BEEN BARGAINED, SOLD, CONVEYED, AND RELINQUISHED TO THE STATE OF OREGON.



LEGEND

- - INDICATES MONUMENT FOUND AS NOTED
- ⊗ - INDICATES FOUND BRASS SCREW UNLESS OTHERWISE NOTED
- - INDICATES 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "LATHROP LS 2671" SET ON JULY 15, 2008 DATA IS "MEASURED" UNLESS OTHERWISE SHOWN (F/S,) = DOCUMENTS REFERENCED (F-FOUND BY) (S-SET BY) () - REFERENCE (8888/7444) = BOOK 888, PAGE 744 HLD = HELD FOR LINE IR = IRON ROD IP = IRON PIPE S.F. = SQUARE FEET W/YPC = WITH YELLOW PLASTIC CAP LABELED W/ALC = WITH 1-1/2" ALUMINUM CAP LABELED UNK = UNKNOWN ORIGIN BENT = TIED STRAIGHT PORTION P = PROPORTIONED DISTANCE # = PLAT NO. OSND = DATA/MONUMENTS PER OREGON STATE HIGHWAY DIVISION 1988 MAP 98-1-2.

CLACKAMAS COUNTY DOCUMENTS REFERENCED:

SURVEYS: (1) V-06, (2) PHD 8-4, (3) 5000, (4) 12283, (5) 20351, (6) 24763, (7) 24724, (8) 25485, (9) 26450, (10) 26788, (11) 27130, (12) 27171, (13) 28246.

PLATS: (14) PARSONS ADDITION #1076; (15) TENTH STREET CENTRE #3400; (16) VIRGINIA LANE TOWNHOUSES #3024; (17) WILLAMETTE TRACTS #147.

DEEDS: (18) 8205-02870; (19) 8205-04145; (23) 82-83765

EASEMENTS: (20) 87-03088; (21) 74-11898; (22) 8200K 886, PAGE 360

REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD E. LATHROP
 OREGON
 JULY 19, 1994
 RICHARD E. LATHROP
 2671

EXPIRES: 12/31/08

PAGE 1 OF 2

Boundary Locaters Inc.
 8124 S.E. TAYLOR CT.
 PORTLAND, OR 97215
 (503) 261-0272
 JOB NO. 08-038
 DRAFTED 7/10/08

PARTITION PLAT NO. 2008-086

A REPLAT OF LOT 15, PARSONS ADDITION (PLAT NO. 1076),
AND PORTIONS OF TRACT A, AND TRACT B, BLOCK 18,
WILLAMETTE TRACTS (PLAT NO. 147)
SITUATED IN THE SW 1/4 SECTION 35,
T.2S., R.1E., W.M., CITY WEST LINN
COUNTY OF CLACKAMAS, STATE OF OREGON.

JULY 15, 2008

SURVEYOR'S CERTIFICATE:

I, RICHARD E. LATHROP, HEREBY CERTIFY I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER INSTRUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE LAND BEING DESCRIBED AS FOLLOWS:

A REPLAT OF LOT 15, PARSONS ADDITION AND THAT PORTION OF THE SOUTH 46.67' OF TRACT A, AND THAT PORTION OF THE NORTH 46.67' OF TRACT B, BLOCK 18, WILLAMETTE TRACTS LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY (S-205), SITUATED IN THE SW 1/4 SECTION 35, T.2S., R.1E., W.M., CITY OF WEST LINN COUNTY OF CLACKAMAS, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP LABELED "LATHROP LS 2671" AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 46.67' OF TRACT B, BLOCK 18, WILLAMETTE TRACTS AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY, SAID INITIAL POINT BEARS S53°11'45"E A DISTANCE OF 73.86 FEET, AND S53°11'45"E A DISTANCE OF 14.84 FEET, AND S53°11'45"E A DISTANCE OF 156.19 FEET FROM THE FOUND 5/8" IRON ROD AT THE MOST SOUTHERLY WEST CORNER OF LOT 20, VIRGINIA LAKE TOWNHOMES; THENCE N87°42'50"E ALONG THE SOUTH LINE OF THE NORTH 46.67' OF TRACT B A DISTANCE OF 155.06 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP LABELED "LATHROP LS 2671" ON THE WEST RIGHT OF WAY LINE OF 137M ST; THENCE N00°00'00"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 209.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S87°43'08"W ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 308.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE S00°00'00"W ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 112.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 (BEING THE SOUTHWEST CORNER OF LOT 20, VIRGINIA LAKE TOWNHOMES); THENCE S87°42'50"W ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 85.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EAST PORTLAND FREEWAY, THENCE S53°11'45"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 14.84 FEET TO A FOUND 5/8" IRON ROD; THENCE S53°11'45"E A DISTANCE OF 156.19 FEET TO THE INITIAL POINT, CONTAINING 44446 SQUARE FEET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Lathrop
OREGON
JULY 19, 1994
RICHARD E. LATHROP
2671

EXPIRES: 12/31/08

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.

DECLARATION:

I, KNOW ALL PEOPLE BY THESE PRESENTS THAT SERGIO RESOURCES, L.L.C. AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THIS MAP OF THIS PARTITION PLAT TO BE CORRECT, AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVENUE STATUTES, AND DOES HEREBY GRANT THE EASEMENT AS SHOWN, FOR THE PURPOSES AS SHOWN OR NOTED. THIS PLAT IS SUBJECT TO RESTRICTIONS SHOWN.

Joseph F. Mitchoff
JOSEPH F. MITCHOFF, MANAGER OF SERGIO RESOURCES, L.L.C.
ON BEHALF OF SERGIO RESOURCES, L.L.C.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 28, 2008 2008 BY JOSEPH F. MITCHOFF, MANAGER OF SERGIO RESOURCES, L.L.C. ON BEHALF OF SERGIO RESOURCES, L.L.C.

Nancy C. Silver
NOTARY SIGNATURE
Nancy C. Silver
NOTARY PUBLIC - OREGON

COMMISSION NO. 429 802

MY COMMISSION EXPIRES: July 11, 2012

APPROVALS:

APPROVED THIS 31st DAY OF July, 2008.

BY: *Robert S. Brown*
CITY OF WEST LINN PLANNING DEPARTMENT

APPROVED THIS 31st DAY OF July, 2008.

BY: *Debbie B. Hill*
CITY OF WEST LINN ENGINEERING DEPARTMENT

APPROVED THIS 1st DAY OF August, 2008.

BY: *[Signature]*
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY

O.R.S. 82.095 HAVE BEEN PAID THROUGH JUNE 30, 2008.

APPROVED THIS 19th DAY OF AUGUST, 2008.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: *[Signature]*
DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION WAS RECEIVED FOR

RECORD ON THE 14 DAY OF AUGUST, 2008, AT 2:13 O'CLOCK P.M.

AS PARTITION PLAT NO. 2008-086

DOCUMENT NO. 2008-057212

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: *[Signature]*
DEPUTY

PAGE 2 OF 2

Boundary
Locaters Inc.
8124 S.E. TAYLOR CT.
PORTLAND, OR 97215
(503) 261-0272
JOB NO. 08-039
DRAFTED 7/10/08

October 10, 2008

Dear West Linn Neighbor,

I am writing to you regarding the property I own at 2150-70-72 13th Street in West Linn, directly behind Albertsons off of Blankenship. We have previously written to you to inform you of our intention to develop this property to build townhomes on the vacant land while retaining the existing homes that front 13th Street.

At this time we are in the process of submitting a Design Review land use application. This application will keep the existing home and duplex facing 13th Street and develop 2 fourplexes on the vacant land behind the existing structures. The fourplexes will be townhome style, and units will be staggered and use different materials to add visual interest. As part of the development, we will also add sidewalks, curbs and landscaping on 13th Street.

We have a vested interest in creating a project that is highly marketable and in keeping in the spirit of the neighborhood, so your comments are most welcome. You are invited to attend the regularly scheduled Willamette Neighborhood meeting to discuss the proposal in more detail. The next meeting will be held Wednesday, November 12th, 2008 at 7:00 PM at Pacific West Bank. Thank you for your time in this matter.

Sincerely,

Joe Mitchoff
Owner

503-238-1999
joe@mitchoff.com

NOTICE OF PROPOSED LAND USE DEVELOPMENT ON THIS SITE

ADDRESS: 2150-2172 13th Street, West Linn, OR 97068

TYPE OF ACTION: Design Review

PROPOSAL: Keep existing buildings; build 2 fourplex townhome-style buildings behind existing duplex.

CONTACT: Sericko Resources LLC, Owner, 503-238-1999

(Actual signage 11x17)

21E35C 00801
BLACKHAWK NEVADA LLC
2020 8TH AVE STE C
WEST LINN, OR 97068

21E35C 00802
NEW ALBERTSONS INC
PO BOX 20
BOISE, ID 83726

21E35C 00806
WEST LINN ASSOCIATES LLC
2625 NORTHRUP WAY
BELLEVUE, WA 98004

21E35CB00900
STATE OF OREGON
TRANSPORTATION BLDG
SALEM, OR 97310

21E35CB01000
WILLAMETTE TERRACE-76 LLC
2 CENTERPOINTE DR STE 210
LAKE OSWEGO, OR 97035

21E35CB01200
BLACKHAWK LLC
2020 SW 8TH AVE
WEST LINN, OR 97068

21E35CB01302
CHAPMAN KEVIN G
1999 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01303
CHAPMAN KEVIN G
1999 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01304
RUSHFORTH LESSLI
2003 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01305
LELAND EMILEE K
2021 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01306
HAGEMENAS KATHLEEN F
2023 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01307
ARONE DANIEL & JESSICA
2025 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01308
OH CHUN K & HANLEE K
2027 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01309
DWYER KERRY L
2029 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01310
MUNOZ DAVID
2031 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01311
HART KEVIN R & KATHRYN A
2038 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01312
ERVIN JEFF A
2036 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01313
BARNICK CANDICE D
2034 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01314
STAMPS SHANNON D
2032 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01315
GRUBBE CORA JANE
1405 N MERIDIAN
NEWBERG, OR 97132

21E35CB01316
RIGGEN JOHN Q
2028 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01317
CHS INVESTMENTS COMPANY
2020 8TH AVE #C
WEST LINN, OR 97068

21E35CB01318
HAGEMENAS FAY C
2024 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01319
STENBERG CORNELIA A M & ERIK G
2022 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01320
SPARWASSER SHANNON R
2020 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01321
BEISHLIN REX A JR
2018 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01322
SAWYER WILLIAM D
2016 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01323
HENRIOT PHILIPPE
1826 BARNES CIR
WEST LINN, OR 97068

21E35CB01324
TRASK HARRY L TRUSTEE
2643 SW LURADEL LN
PORTLAND, OR 97219

21E35CB01325
BORDEN DAVID P
2010 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01326
LIEBOWITZ HEIDI
2008 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01327
KHEMCHAN ARNOLD
2006 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01328
COOMBES VICTOR E
2075 SW 1ST AVE STE 2N
PORTLAND, OR 97201

21E35CB01329
BENGTSON JEFFREY R & HOLLY
2002 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01330
ROBY JEANNE
2000 VIRGINIA LN
WEST LINN, OR 97068

21E35CB01331
VIRGINIA LANE HOMEOWNERS LTS
NO MAILING ADDRESS
AVAILABLE, 0

21E35CB01400
CHS INVESTMENT CO
2020 8TH AVE #C
WEST LINN, OR 97068

21E35CB01500
CHS INVESTMENT CO
2020 8TH AVE #C
WEST LINN, OR 97068

21E35CB01600
CHS INVESTMENT CO
2020 8TH AVE #C
WEST LINN, OR 97068

21E35CB02500
DOCEKAL & MOYER LLC
9317 NW KAISER RD
PORTLAND, OR 97231

21E35CB02600
STODDART ROBERT G TRUSTEE
1904 HALL ST
WEST LINN, OR 97068

21E35CB02700
WILBERSCHIED JACK R
PO BOX 1524
HOOD RIVER, OR 97031

21E35CB02800
MURRAY JOHNNIE M TRUSTEE
3651 SW 63RD ST
REDMOND, OR 97756

21E35CC01101
MCGRADY MARSHALL W & JILL S
2121 16TH ST
WEST LINN, OR 97068

21E35CC01102
DAVIS JEFF G & MARA
2131 16TH ST
WEST LINN, OR 97068

21E35CC01400
KRUGGEL LAWRENCE A
1640 DODGE WAY
WEST LINN, OR 97068

21E35CC01500
LUNDH HENRIK A III
1690 DODGE WAY
WEST LINN, OR 97068

21E35CC01600
LEYBA JOAQUIN
1698 DODGE WAY
WEST LINN, OR 97068

21E35CC01700
JOHNSON KEVIN D & SHANNON M
1689 DODGE WAY
WEST LINN, OR 97068

21E35CC03709
HOOVER ROBERT & MICHELLE
1788 JAMIE CIR
WEST LINN, OR 97068

21E35CC03710
MEAFOOU FINAU & FAAKI
1776 JAMIE CIR
WEST LINN, OR 97068

21E35CC03711
ESPINOSA CECILIA A
1768 JAMIE CIR
WEST LINN, OR 97068

RADIUS SEARCH - 500 FEET
 21E35CB 02900, 21E25CC 00100, and 00200

REFERENCE PARCEL NUMBER	OWNER NAME	MAILING ADDRESS	MAIL CITY	MAIL STATE	MAIL ZIP	SITE ADDRESS	CITY	ZIP
21E35C 00801	BLACKHAWK NEVADA LLC	2020 8TH AVE STE C	WEST LINN	OR	97068	1800 BLANKENSHIP RD	WEST LINN	97068
21E35C 00802	NEW ALBERTSONS INC	PO BOX 20	BOISE	ID	83726	1855 BLANKENSHIP RD	WEST LINN	97068
21E35C 00806	WEST LINN ASSOCIATES LLC	2625 NORTHROP WAY	BELLEVEUE	WA	98004	NO SITUS	ADDRESS	0
21E35CB00900	STATE OF OREGON	TRANSPORTATION BLDG	SALEM	OR	97310	NO SITUS	ADDRESS	0
21E35CB01000	WILLAMETTE TERRACE-76 LLC	2 CENTERPOINTE DR STE 210	LAKE OSWEGO	OR	97035	1709 BLANKENSHIP RD	WEST LINN	97068
21E35CB01200	BLACKHAWK LLC	2020 SW 8TH AVE	WEST LINN	OR	97068	1730 BLANKENSHIP RD	WEST LINN	97068
21E35CB01302	CHAPMAN KEVIN G	1999 VIRGINIA LN	WEST LINN	OR	97068	1999 VIRGINIA LN	WEST LINN	97068
21E35CB01303	CHAPMAN KEVIN G	1999 VIRGINIA LN	WEST LINN	OR	97068	2001 VIRGINIA LN	WEST LINN	97068
21E35CB01304	RUSHFORTH LESSLI	2003 VIRGINIA LN	WEST LINN	OR	97068	2003 VIRGINIA LN	WEST LINN	97068
21E35CB01305	LELAND EMILEE K	2021 VIRGINIA LN	WEST LINN	OR	97068	2021 VIRGINIA LN	WEST LINN	97068
21E35CB01306	HAGEMENAS KATHLEEN F	2023 VIRGINIA LN	WEST LINN	OR	97068	2023 VIRGINIA LN	WEST LINN	97068
21E35CB01307	ARONE DANIEL & JESSICA	2025 VIRGINIA LN	WEST LINN	OR	97068	2025 VIRGINIA LN	WEST LINN	97068
21E35CB01308	OH CHUN K & HANLEE K	2027 VIRGINIA LN	WEST LINN	OR	97068	2027 VIRGINIA LN	WEST LINN	97068
21E35CB01309	DWYER KERRY L	2029 VIRGINIA LN	WEST LINN	OR	97068	2029 VIRGINIA LN	WEST LINN	97068
21E35CB01310	MUNOZ DAVID	2031 VIRGINIA LN	WEST LINN	OR	97068	2031 VIRGINIA LN	WEST LINN	97068
21E35CB01311	HART KEVIN R & KATHRYN A	2038 VIRGINIA LN	WEST LINN	OR	97068	2038 VIRGINIA LN	WEST LINN	97068
21E35CB01312	ERVIN JEFF A	2036 VIRGINIA LN	WEST LINN	OR	97068	2036 VIRGINIA LN	WEST LINN	97068
21E35CB01313	BARNICK CANDICE D	2034 VIRGINIA LN	WEST LINN	OR	97068	2034 VIRGINIA LN	WEST LINN	97068
21E35CB01314	STAMPS SHANNON D	2032 VIRGINIA LN	WEST LINN	OR	97068	2032 VIRGINIA LN	WEST LINN	97068
21E35CB01315	GRUBBE CORA JANE	1405 N MERIDIAN	NEWBERG	OR	97132	2030 VIRGINIA LN	WEST LINN	97068
21E35CB01316	RIGGEN JOHN Q	2028 VIRGINIA LN	WEST LINN	OR	97068	2028 VIRGINIA LN	WEST LINN	97068
21E35CB01317	CHS INVESTMENTS COMPANY	2020 8TH AVE #C	WEST LINN	OR	97068	2026 VIRGINIA LN	WEST LINN	97068
21E35CB01318	HAGEMENAS FAY C	2024 VIRGINIA LN	WEST LINN	OR	97068	2024 VIRGINIA LN	WEST LINN	97068
21E35CB01319	STENBERG CORNELIA A M & ERIK G	2022 VIRGINIA LN	WEST LINN	OR	97068	2022 VIRGINIA LN	WEST LINN	97068
21E35CB01320	SPARWASSER SHANNON R	2020 VIRGINIA LN	WEST LINN	OR	97068	2020 VIRGINIA LN	WEST LINN	97068
21E35CB01321	BEISHLINE REX A JR	2018 VIRGINIA LN	WEST LINN	OR	97068	2018 VIRGINIA LN	WEST LINN	97068
21E35CB01322	SAWYER WILLIAM D	2016 VIRGINIA LN	WEST LINN	OR	97068	2016 VIRGINIA LN	WEST LINN	97068
21E35CB01323	HENRIOT PHILIPPE	1826 BARNES CIR	WEST LINN	OR	97068	2014 VIRGINIA LN	WEST LINN	97068
21E35CB01324	TRASK HARRY L TRUSTEE	2643 SW LURADEL LN	PORTLAND	OR	97219	2012 VIRGINIA LN	WEST LINN	97068
21E35CB01325	BORDEN DAVID P	2010 VIRGINIA LN	WEST LINN	OR	97068	2010 VIRGINIA LN	WEST LINN	97068
21E35CB01326	LIEBOWITZ HEIDI	2008 VIRGINIA LN	WEST LINN	OR	97068	2008 VIRGINIA LN	WEST LINN	97068
21E35CB01327	KHEMCHAN ARNOLD	2006 VIRGINIA LN	WEST LINN	OR	97068	2006 VIRGINIA LN	WEST LINN	97068
21E35CB01328	COOMBES VICTOR E	2075 SW 1ST AVE STE 2N	PORTLAND	OR	97201	2004 VIRGINIA LN	WEST LINN	97068
21E35CB01329	BENGTSON JEFFREY R & HOLLY	2002 VIRGINIA LN	WEST LINN	OR	97068	2002 VIRGINIA LN	WEST LINN	97068
21E35CB01330	ROBY JEANNE	2000 VIRGINIA LN	WEST LINN	OR	97068	2000 VIRGINIA LN	WEST LINN	97068
21E35CB01331	VIRGINIA LANE HOMEOWNERS LTS	NO MAILING ADDRESS	AVAILABLE		0	NO SITUS	ADDRESS	0
21E35CB01400	CHS INVESTMENT CO	2020 8TH AVE #C	WEST LINN	OR	97068	2005 VIRGINIA LN	WEST LINN	97068
21E35CB01500	CHS INVESTMENT CO	2020 8TH AVE #C	WEST LINN	OR	97068	2009 VIRGINIA LN	WEST LINN	97068
21E35CB01600	CHS INVESTMENT CO	2020 8TH AVE #C	WEST LINN	OR	97068	2013 VIRGINIA LN	WEST LINN	97068
21E35CB02500	DOCEKAL & MOYER LLC	9317 NW KAISER RD	PORTLAND	OR	97231	1771 BLANKENSHIP RD	WEST LINN	97068
21E35CB02600	STODDART ROBERT G TRUSTEE	1904 HALL ST	WEST LINN	OR	97068	1791 BLANKENSHIP RD	WEST LINN	97068
21E35CB02700	WILBERSCHIED JACK R	PO BOX 1524	HOOD RIVER	OR	97031	2180 13TH ST	WEST LINN	97068
21E35CB02800	MURRAY JOHNNIE M TRUSTEE	3651 SW 63RD ST	REDMOND	OR	97756	2176 13TH ST	WEST LINN	97068

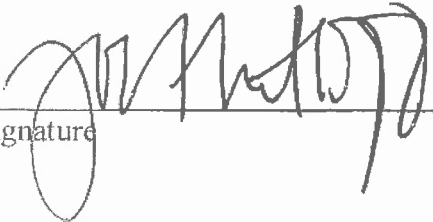
RADIUS SEARCH - 500 FEET
 21E35CB 02900, 21E25CC 00100, and 00200

REFERENCE PARCEL NUMBER	OWNER NAME	MAILING ADDRESS	MAIL CITY	MAIL STATE	MAIL ZIP	SITE ADDRESS	CITY	ZIP
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21E35CC01102	DAVIS JEFF G & MARA	2131 16TH ST	WEST LINN	OR	97068	2131 16TH ST	WEST LINN	97068
21E35CC01400	KRUGGEL LAWRENCE A	1640 DODGE WAY	WEST LINN	OR	97068	1640 DODGE WAY	WEST LINN	97068
21E35CC01500	LUNDH HENRIK A III	1690 DODGE WAY	WEST LINN	OR	97068	1690 DODGE WAY	WEST LINN	97068
21E35CC01600	LEYBA JOAQUIN	1698 DODGE WAY	WEST LINN	OR	97068	1698 DODGE WAY	WEST LINN	97068
21E35CC01700	JOHNSON KEVIN D & SHANNON M	1689 DODGE WAY	WEST LINN	OR	97068	1689 DODGE WAY	WEST LINN	97068
21E35CC03709	HOOVER ROBERT & MICHELLE	1788 JAMIE CIR	WEST LINN	OR	97068	1788 JAMIE CIR	WEST LINN	97068
21E35CC03710	MEAFOOU FINAU & FAAKI	1776 JAMIE CIR	WEST LINN	OR	97068	1776 JAMIE CIR	WEST LINN	97068
21E35CC03711	ESPINOSA CECILIA A	1768 JAMIE CIR	WEST LINN	OR	97068	1768 JAMIE CIR	WEST LINN	97068

Affidavit of Mailing


Site Address: 2150-2172 13th Street, West Linn, Oregon 97068
Name of Applicant: Joseph F. Mitchoff

I, Joseph F. Mitchoff, applicant for land use application on the above referenced property, being duly sworn on oath, deposes and says that on the 10th day of October 2008 I mailed letters to the Willamette Neighborhood Association and neighbors of the above referenced property in accordance with West Linn Community Development Code.

Signature 

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS.

Subscribed and sworn to before me this 10 day of October, 2008.

Sarah Taylor


Notary Public in and for the State of Oregon

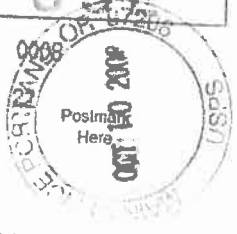


7008 1140 0000 3365 2692

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

WEST LINN DR 97068	
Postage	\$ 0.59
Certified Fee	\$ 2.70
Return Receipt Fee (Endorsement Required)	\$ 2.20
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.49
10/10/2008	



Sent To Beth Kieres, WNA President
Street, Apt. No., or PO Box No 1852 Fourth Ave
City, State, ZIP+4 West Linn, OR 97068

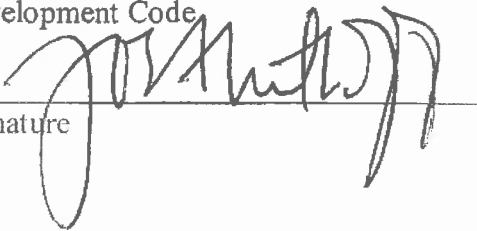
Affidavit of Posting

Site Address: 2150-2172 13th Street, West Linn, Oregon 97068

Name of Applicant: Joseph F. Mitchoff

I, Joseph F. Mitchoff, applicant for land use application on the above referenced property, being duly sworn on oath, deposes and says that on the 10 day of October 2008 I posted "Notice of Proposed Land Use Development on this Site" signs on 13th Street in West Linn. The signs were prominently displayed and met the requirements outlined in the West Linn Community Development Code

Signature



STATE OF OREGON

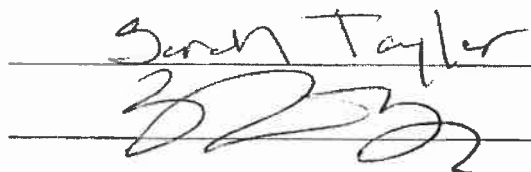
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ss.

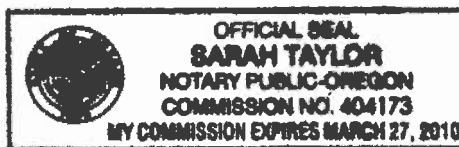
COUNTY OF MULTNOMAH

}

Subscribed and sworn to before me this 10 day of October, 2008.

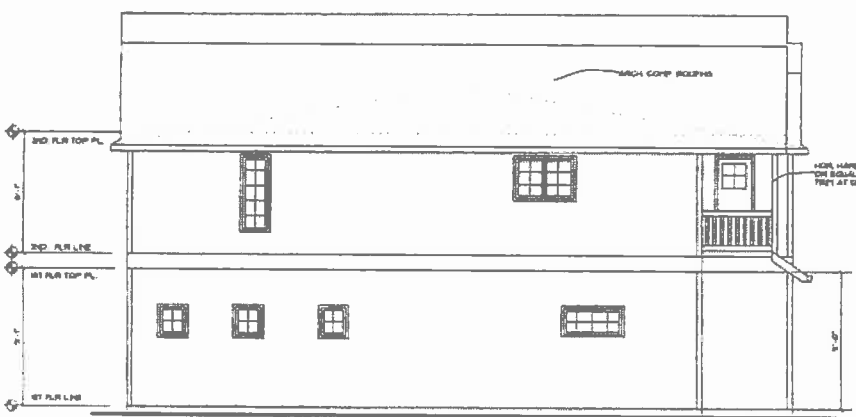


Notary Public in and for the State of Oregon





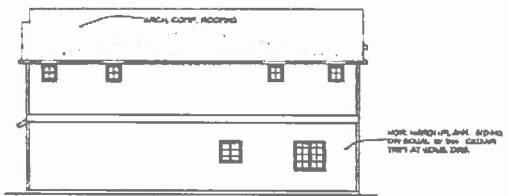
FRONT ELEVATION
14' x 1'-0"



LEFT ELEVATION
14' x 1'-0"



REAR ELEVATION
14' x 1'-0"



RIGHT ELEVATION
14' x 1'-0"

STUDY SET
NOT FOR CONSTRUCTION

© THESE PLANS ARE INTENDED FOR CONSTRUCTION ONLY BY THE ORIGINAL PURCHASER. THE REUSE OR REPRODUCTION, IN ANY FORM, OF THESE PLANS, IDEAS, DESIGN, OR DRAWING, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM BUILDING DESIGNS BY STOCKTON, IS STRICTLY PROHIBITED BY LAW UNDER THE FEDERAL COPYRIGHT ACT TITLE 17 USC. ANY OTHER PERSONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONSTRUCTION SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE HONORED BY ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BUILDING 'A'
Web Site- <http://www.stocktondesign.com>
E-Mail- stockton@usa-net.com

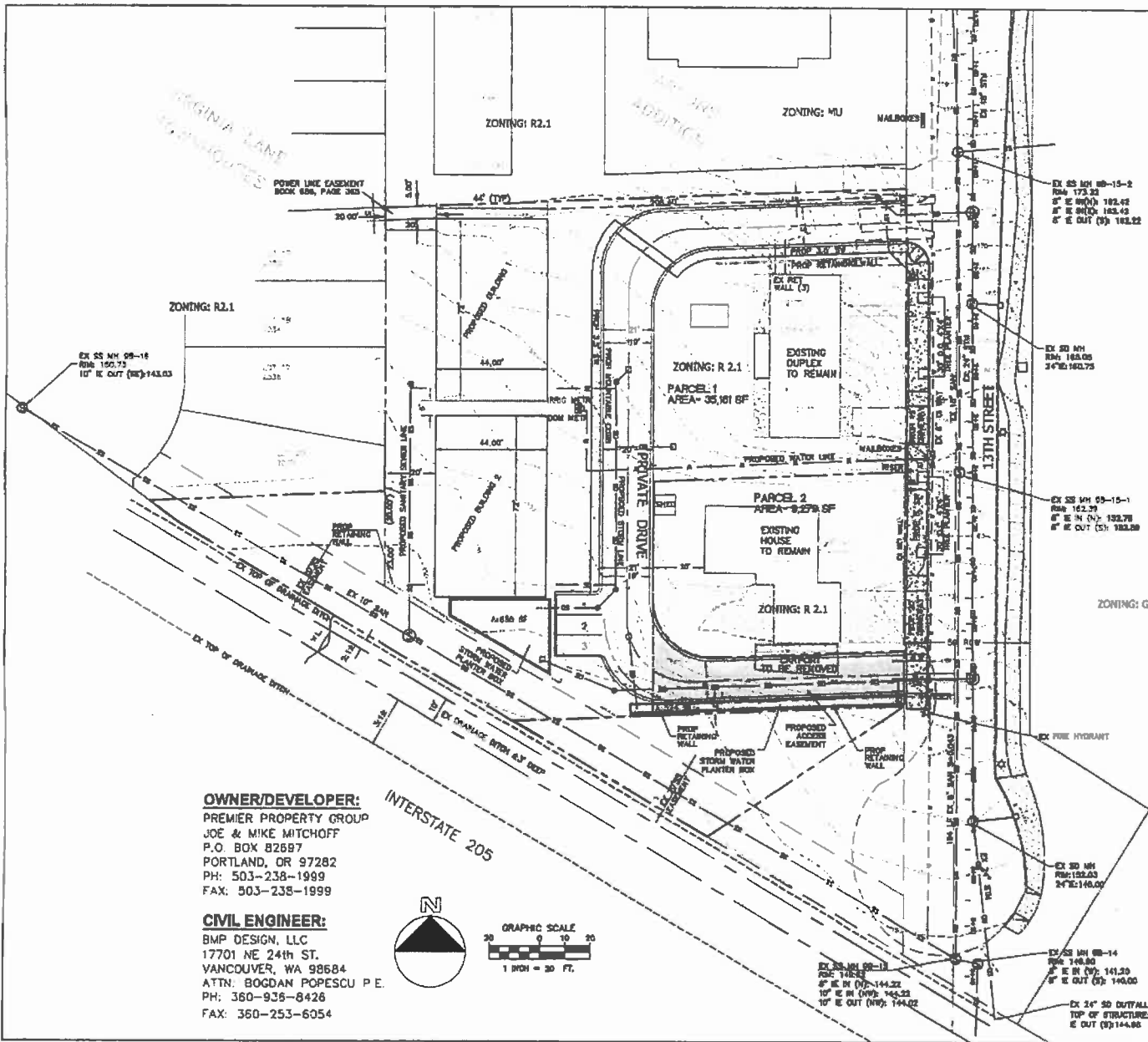
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY OTHER BUILDING WITHOUT THE EXPRESS WRITTEN PERMISSION FROM BUILDING DESIGNS BY STOCKTON, A.L.B.D. ANY REUSE OR REPRODUCTION OF THESE PLANS, IDEAS, DESIGN, OR DRAWING, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM BUILDING DESIGNS BY STOCKTON, IS STRICTLY PROHIBITED BY LAW UNDER THE FEDERAL COPYRIGHT ACT TITLE 17 USC. ANY OTHER PERSONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONSTRUCTION SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE HONORED BY ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Building Designs
By
Stockton LLC, A.L.B.D.
OFFICE# 1-800-368-0821

A	I
B	D

Plan#
4-2801
4-UNIT RES.
NO. 2801
800-368-0821
©-04 File

A1



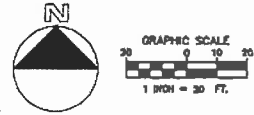
A REPEAT OF LET 1A, PARSONS ADDITION SITUATED IN THE SW 1/4 OF SECTION 35, T.2S, R.1E., W.1 CITY OF WEST LINN, COUNTY OF CLATSOP, STATE OF OREGON

LEGEND	
EXTD. CURB LINE	—
EXTD. CONTOUR LINE (1 FT INTERVAL)	~
EXTD. EDGE OF PAVEMENT	—
EXTD. TREE	—
EXTD. LOT LINE	—
EXTD. FENCE LINE	—
EXTD. WATER METER	—
EXTD. FIRE HYDRANT	—
EXTD. TURN LINE	—
EXTD. SANITARY LINE	—
EXTD. SANITARY MANHOLE	—
EXTD. STORM DRAIN MANHOLE	—
EXTD. STORM INLET	—
EXTD. LIGHT POLE	—
TREE LINE	—
FOUND 5/8" IRON ROD	—
EXTD. AC SURFACE	—
EXISTING CONC. SURFACE	—

ABBREVIATIONS			
ROW	RIGHT-OF-WAY	PROP.	PROPOSED
EX	EXISTING	DI	DUCTILE IRON
DWT	DRIVEWAY	SD	STORM DRAIN
PL	PROPERTY LINE	SO	SUTTER
CL	CENTER LINE	AC	ASPHALT CONCRETE
CONC	CONCRETE	CTRL	CONTROL
SS	SANITARY SOWER	EP	EDGE OF PAVEMENT
CO	CLEAN OUT	WM	WATER METER
WV	WATER VALVE	MH	MANHOLE
IC	INVERT ELEVATION	SW	SIDEWALK

OWNER/DEVELOPER:
 PREMIER PROPERTY GROUP
 JOE & MIKE MITCHOFF
 P.O. BOX 82697
 PORTLAND, OR 97282
 PH: 503-238-1999
 FAX: 503-238-1999

CIVIL ENGINEER:
 BMP DESIGN, LLC
 17701 NE 24th ST.
 VANCOUVER, WA 98684
 ATTN: BOGDAN POPESCU P.E.
 PH: 360-938-8428
 FAX: 360-253-6054



PRELIMINARY, SUBJECT TO REVIEW AND REVISIONS, NOT FOR CONSTRUCTION

PROJECT NAME: WEST LINN - RIVER FALLS PLACE
 SITE PLAN
 2170 13TH ST. WEST LINN, OREGON 97068

DATE: 11/20/20
 11/25/20
 12/15/20
 01/15/21

SHEET 2 OF 4
 PROJ # 05113
 0913-0452.DWG

DATE: 11/20/20
 11/25/20
 12/15/20
 01/15/21

EXPIRATION DATE: 12/31/2020

June 10, 2009

Dear West Linn Neighbor,

I am writing to you regarding the property I own at 2150-70-72 13th Street in West Linn, directly behind Albertsons off of Blankenship. We have previously contacted neighbors to inform them of our intention to develop this property to build townhomes on the vacant land while retaining the existing homes that front 13th Street. Records indicate your property has transferred title since the initial contact, so we are writing you to update you on our intentions.

At this time we are in the process of submitting a Design Review land use application. This application will keep the existing home and duplex facing 13th Street and develop 2 fourplexes on the vacant land behind the existing structures. The fourplexes will be townhome style, and units will be staggered and use different materials to add visual interest. As part of the development, we will also add sidewalks, curbs and landscaping on 13th Street.

We have a vested interest in creating a project that is highly marketable and in keeping in the spirit of the neighborhood. Your questions or comments are most welcome; please feel free to contact me at the number or email below. Thank you for your time in this matter.

Sincerely,



Joe Mitchoff
Owner

503-238-1999
joe@mitchoff.com

21E35C 01500
Laurie Huskey
30950 SW River Lane Rd
West Linn, OR OR 97068

21E35CC03800
Laurie Huskey
30950 SW River Lane Rd
West Linn, OR OR 97068

21E35BD01200
Paul Glaunert
2384 Taylor Dr
West Linn, OR OR 97068

21E35BC80005
Mhk LLC
9220 SW Barbur Blvd #119-34
Portland, OR OR 97219

21E35BC60051
Alireza Haddadi
3670 Summerlinn Dr #51
West Linn, OR OR 97068

21E35CC02905
Thompson Legacy
3929 SE 191st Ave
Vancouver, WA WA 98683

21E35CC04105
Dave Gackle
20701 S Monpano Overlook Dr
Oregon City, OR OR 97045

21E35CB01327
Michelle Jordan
22340 S Salamo Rd
West Linn, OR OR 97068

21E35BC70025
Timothy & Lynda Catlin
3385 Summerlinn Dr
West Linn, OR OR 97068

21E35BC60070
Federal National Mortgage Assn
13455 Noel Rd
Dallas, TX TX 75240

21E35CC02920
Tomas Pudil
1928 Hillhouse Dr
West Linn, OR OR 97068

21E35DB02000
Edwin F Kolitz Jr.
2103 Greene St
West Linn, OR OR 97068

21E35BC94195
Patricia J Percin
4195 Summerlinn Dr
West Linn, OR OR 97068

21E35BC70036
Garfield & Charlotte Morse
Po Box 816
Lake Oswego, OR OR 97034

21E34DD02404
Sean Keys
17933 NW Evergreen Pkwy #300
Beaverton, OR OR 97006

- # 1** -----: **Ticor Title / Clackamas** -----
- Owner : **Huskey Laurie** RefPar : **21E35C 01500**
 CoOwn : Phone : Total Av : **\$287,215**
 Site : **2011 13th St West Linn 97068** Structure : **\$72,180**
 Mail : **30950 SW River Lane Rd West Linn Or 97068** Land : **\$215,035**
 Legal : **147 WILLAMETTE TRACTS PT LT A BLK** Acres : **.86** 08-09 Tx : **\$2,453.18**
 Use : **101 Res,Residential Land,Improved** Xfered : **02/25/2009**
 Census : Tract: **207.00** Block: **2** MapGr : **716 G2** Price :
 Bedrm : **3** Bth: **1.50** YearBlt: **1949** LtSqFt : **37,525** BldgSF : **1,168**
- # 2** -----: **Ticor Title / Clackamas** -----
- Owner : **Legacy Thompson Trust** RefPar : **21E35CC02905**
 CoOwn : Phone : Total Av : **\$260,669**
 Site : **1950 16th St West Linn 97068** Structure : **\$131,270**
 Mail : **3929 SE 191st Ave Vancouver Wa 98683** Land : **\$129,399**
 Legal : **2267 HILL-HOUSE LT 4 BLK 1** Acres : **.23** 08-09 Tx : **\$2,367.81**
 Use : **101 Res,Residential Land,Improved** Xfered : **05/20/2009**
 Census : Tract: **207.00** Block: **2** MapGr : **716 G2** Price :
 Bedrm : **3** Bth: **2.00** YearBlt: **1980** LtSqFt : **10,010** BldgSF : **1,437**
- # 3** -----: **Ticor Title / Clackamas** -----
- Owner : **Pudil Tomas** RefPar : **21E35CC02920**
 CoOwn : **Pudilova Alena** Phone : Total Av : **\$350,841**
 Site : **1928 Hillhouse Dr West Linn 97068** Structure : **\$86,340**
 Mail : **1928 Hillhouse Dr West Linn Or 97068** Land : **\$264,501**
 Legal : **2305 HILL HOUSE #2 LTS 4-6 BLK 2** Acres : **.93** 08-09 Tx : **\$3,004.87**
 Use : **101 Res,Residential Land,Improved** Xfered : **03/16/2009**
 Census : Tract: **207.00** Block: **2** MapGr : **716 G2** Price :
 Bedrm : **2** Bth: **1.00** YearBlt: **1925** LtSqFt : **40,398** BldgSF : **740**
- # 4** -----: **Ticor Title / Clackamas** -----
- Owner : **Huskey Laurie** RefPar : **21E35CC03800**
 CoOwn : Phone : Total Av : **\$274,626**
 Site : **2008 13th St West Linn 97068** Structure : **\$64,910**
 Mail : **30950 SW River Lane Rd West Linn Or 97068** Land : **\$209,716**
 Legal : **147 WILLAMETTE TRACTS PT LT A BLK** Acres : **.73** 08-09 Tx : **\$2,351.96**
 Use : **101 Res,Residential Land,Improved** Xfered : **02/25/2009**
 Census : Tract: **207.00** Block: **2** MapGr : **716 G2** Price :
 Bedrm : **4** Bth: **1.00** YearBlt: **1925** LtSqFt : **31,792** BldgSF : **1,292**
- # 5** -----: **Ticor Title / Clackamas** -----
- Owner : **Gackle Dave** RefPar : **21E35CC04105**
 CoOwn : Phone : Total Av : **\$249,359**
 Site : **1680 Timothy Ln West Linn 97068** Structure : **\$119,960**
 Mail : **20701 S Monpano Overlook Dr Oregon City Or 97045** Land : **\$129,399**
 Legal : **1859 DAVID TRACTS LT 5** Acres : **.23** 08-09 Tx : **\$2,178.15**
 Use : **101 Res,Residential Land,Improved** Xfered : **04/09/2009**
 Census : Tract: **207.00** Block: **2** MapGr : **716 G2** Price : **\$140,000 Full**
 Bedrm : **3** Bth: **1.00** YearBlt: **1973** LtSqFt : **10,131** BldgSF : **1,008**
- # 6** -----: **Ticor Title / Clackamas** -----
- Owner : **Kolitz Edwin F Jr** RefPar : **21E35DB02000**
 CoOwn : Phone : Total Av : **\$508,883**
 Site : **2103 Greene St West Linn 97068** Structure : **\$340,140**
 Mail : **2103 Greene St West Linn Or 97068** Land : **\$168,743**
 Legal : **2545 WILLAMETTE VIEW EST LT 19 BLK** Acres : **.23** 08-09 Tx : **\$5,958.83**
 Use : **101 Res,Residential Land,Improved** Xfered : **04/02/2009**
 Census : Tract: **205.01** Block: **1** MapGr : **716 H1** Price : **\$376,000 Full**
 Bedrm : **3** Bth: **2.50** YearBlt: **1994** LtSqFt : **10,011** BldgSF : **3,897**

- # 7** -----: **Ticor Title / Clackamas** -----
- Owner : **Glaunert Paul** RefPar : **21E35BD01200**
 CoOwn: Phone : Total Av : **\$821,623**
 Site : **2350 Falcon Dr West Linn 97068** Structure : **\$646,300**
 Mail : **2384 Taylor Dr West Linn Or 97068** Land : **\$175,323**
 Legal : **2913 RIVERCREST HGTS LT 12 BLK 2** Acres : **.29** 08-09 Tx : **\$9,367.87**
 Use : **101 Res,Residential Land,Improved** Xfered : **04/06/2009**
 Census : Tract: **205.01** Block: **1** MapGr : **716 G1** Price : **\$541,550 Full**
 Bedrm : **5** Bth: **4.00** YearBl: **1991** LtSqFt : **12,511** BldgSF : **5,186**
- # 8** -----: **Ticor Title / Clackamas** -----
- Owner : **Jordan Michelle** RefPar : **21E35CB01327**
 CoOwn: Phone : Total Av : **\$249,658**
 Site : **2006 Virginia Ln West Linn 97068** Structure : **\$160,950**
 Mail : **22340 S Salamo Rd West Linn Or 97068** Land : **\$88,708**
 Legal : **3024 VIRGINIA LANE TWNHSE LT 4** Acres : **.06** 08-09 Tx : **\$2,330.46**
 Use : **101 Res,Residential Land,Improved** Xfered : **04/29/2009**
 Census : Tract: **207.00** Block: **2** MapGr : **716 G1** Price : **\$175,100 Full**
 Bedrm : **3** Bth: **2.50** YearBl: **1993** LtSqFt : **2,598** BldgSF : **1,338**
- # 9** -----: **Ticor Title / Clackamas** -----
- Owner : **Percin Patricia J Trust** RefPar : **21E35BC94195**
 CoOwn: Phone : Total Av : **\$236,240**
 Site : **4195 Summerlinn Dr West Linn 97068** Structure : **\$236,240**
 Mail : **4195 Summerlinn Dr West Linn Or 97068** Land :
 Legal : **CONDOMINIUM THE MANSIONS AT** Acres : **.02** 08-09 Tx : **\$2,987.60**
 Use : **102 Res,Condominium** Xfered : **03/09/2009**
 Census : Tract: **205.01** Block: **1** MapGr : **716 G1** Price :
 Bedrm : Bth: YearBl: **1999** LtSqFt : **754** BldgSF : **1,342**
- # 10** -----: **Ticor Title / Clackamas** -----
- Owner : **Mhk LLC** RefPar : **21E35BC80005**
 CoOwn: Phone : Total Av : **\$261,630**
 Site : **4860 Summerlinn Way West Linn 97068** Structure : **\$261,630**
 Mail : **9220 SW Barbur Blvd #119-34 Portland Or 97219** Land :
 Legal : **CONDOMINIUM MADISON HEIGHTS** Acres : **.04** 08-09 Tx : **\$2,931.35**
 Use : **102 Res,Condominium** Xfered : **04/27/2009**
 Census : Tract: **205.01** Block: **1** MapGr : **716 G1** Price :
 Bedrm : **2** Bth: **2.00** YearBl: **2002** LtSqFt : **1,643** BldgSF : **1,290**
- # 11** -----: **Ticor Title / Clackamas** -----
- Owner : **Catlin Timothy/Lynda** RefPar : **21E35BC70025**
 CoOwn: Phone : Total Av : **\$324,530**
 Site : **3385 Summerlinn Dr West Linn 97068** Structure : **\$324,530**
 Mail : **3385 Summerlinn Dr West Linn Or 97068** Land :
 Legal : **CONDOMINIUM SUMMERLINN ESTATES** Acres : **.02** 08-09 Tx : **\$3,798.80**
 Use : **102 Res,Condominium** Xfered : **02/02/2009**
 Census : Tract: **205.01** Block: **1** MapGr : **716 G1** Price :
 Bedrm : **2** Bth: **2.00** YearBl: **2004** LtSqFt : **698** BldgSF : **1,573**
- # 12** -----: **Ticor Title / Clackamas** -----
- Owner : **Morse Garfield/Charlotte** RefPar : **21E35BC70036**
 CoOwn: Phone : Total Av : **\$257,950**
 Site : **3185 Summerlinn Dr West Linn 97068** Structure : **\$257,950**
 Mail : **PO Box 816 Lake Oswego Or 97034** Land :
 Legal : **CONDOMINIUM SUMMERLINN ESTATES** Acres : **.02** 08-09 Tx : **\$3,025.27**
 Use : **102 Res,Condominium** Xfered : **04/29/2009**
 Census : Tract: **205.01** Block: **1** MapGr : **716 G1** Price : **\$224,900 Full**
 Bedrm : **2** Bth: **2.00** YearBl: **2004** LtSqFt : **665** BldgSF : **1,274**

13 -----: **Ticor Title / Clackamas** -----

Owner : Haddadi Alireza	RefPar : 21E35BC60051
CoOwn : Phone :	Total Av : \$252,480
Site : 3670 Summerlinn Dr #51 West Linn 97068	Structure : \$252,480
Mail : 3670 Summerlinn Dr #51 West Linn Or 97068	Land :
Legal : CONDOMINIUM SUMMERLINN ESTATES	Acres : .01
Use : 102 Res,Condominium	08-09 Tx : \$2,716.65
Census : Tract: 205.01 Block: 1	MapGr : 716 G1
Bedrm : 3 Bth: 2.50 YearBl: 2005	Xfered : 04/23/2009
	Price : \$126,400 Full
	LtSqFt : 412
	BldgSF : 1,356

14 -----: **Ticor Title / Clackamas** -----

Owner : Federal National Mortgage Assn	RefPar : 21E35BC60070
CoOwn : Phone :	Total Av : \$296,060
Site : 3501 Summerlinn Dr #B-1 West Linn 97068	Structure : \$296,060
Mail : 13455 Noel Rd Dallas Tx 75240	Land :
Legal : CONDOMINIUM SUMMERLINN ESTATES	Acres : .03
Use : 102 Res,Condominium	08-09 Tx : \$3,152.88
Census : Tract: 205.01 Block: 1	MapGr : 716 G1
Bedrm : 2 Bth: 2.00 YearBl: 2005	Xfered : 02/11/2009
	Price :
	LtSqFt : 1,454
	BldgSF : 1,477

15 -----: **Ticor Title / Clackamas** -----

Owner : Keys Sean T	RefPar : 21E34DD02404
CoOwn : Phone :	Total Av : \$414,149
Site : 1122 Short St West Linn 97068	Structure : \$220,390
Mail : 17933 NW Evergreen Pkwy #300 Beaverton Or 97006	Land : \$193,759
Legal : SUBDIVISION FIELDS PARK #2 4145 LT	Acres :
Use : 101 Res,Residential Land,Improved	08-09 Tx : \$4,109.15
Census : Tract: 207.00 Block: 2	MapGr : 716 F1
Bedrm : 4 Bth: 2.50 YearBl: 2007	Xfered : 03/10/2009
	Price :
	LtSqFt :
	BldgSF : 3,432

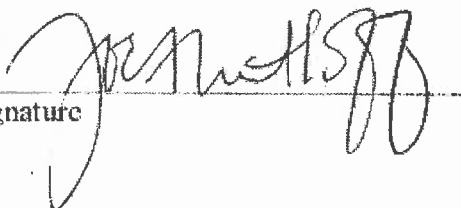
Affidavit of Mailing

Site Address: 2150-2172 13th Street, West Linn, Oregon 97068

Name of Applicant: Joseph F. Mitchoff

I, Joseph F. Mitchoff, applicant for land use application on the above referenced property, being duly sworn on oath, deposes and says that on the 10th day of June 2009 I mailed letters to the Willamette Neighborhood Association and neighbors of the above referenced property in accordance with West Linn Community Development Code.

Signature

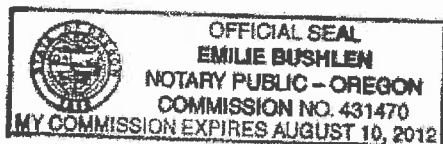


STATE OF OREGON

COUNTY OF MULTNOMAH

} ss.

Subscribed and sworn to before me this 10th day of June, 2009.



EMILIE BUSHLEN

Notary Public in and for the State of Oregon

Meeting Type: Design Review 2-4plexes, 8 New Units on existing lot

Time: 10:00a.m.

October 2, 2008

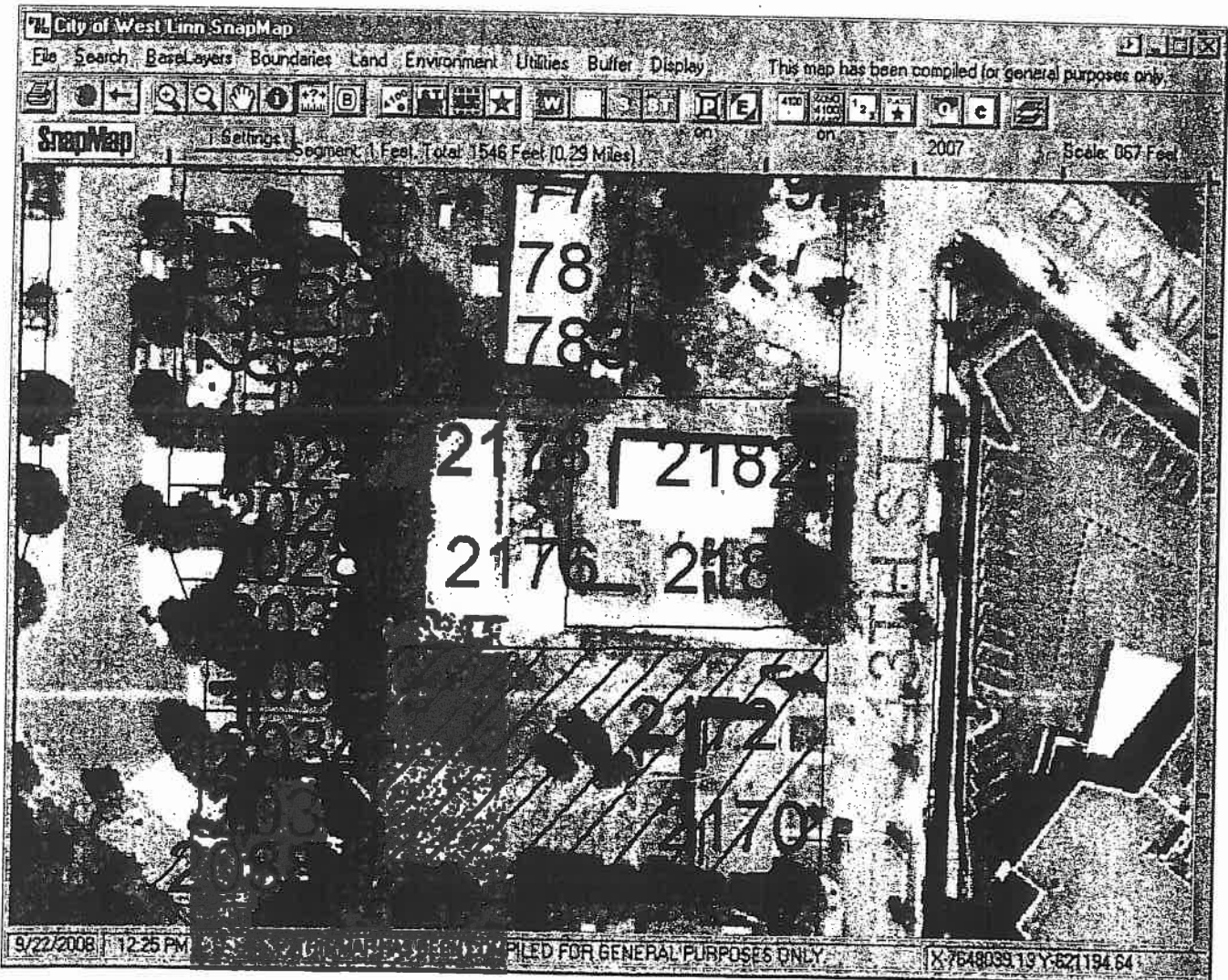
Address: 2170 13th Street

Applicant Name(s): Joe Mitchoff

Neighborhood Association: Willamette

Case Number: PA-08-29

Planner: Tom Soppe



City of West Linn
PRE-APPLICATION CONFERENCE MEETING
October 2, 2008

SUBJECT: Two 4-unit apartment buildings at 2170 13th Street

ATTENDEES: Applicants: Joe Mitchoff Staff: Tom Soppe (Planning Department); Khoi Le (Engineering Division); Neighborhood: ????? (Willamette 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 applicant proposes two four-unit townhouse-style multi-family buildings on a parcel that already includes a duplex, which will remain. The parcel has 35,161 square feet and is in the R-2.1 zoning district. With 10 units total, there will be approximately 3,516 square feet per unit. This is acceptable as each duplex unit requires at least 3,500 square feet of parcel land and each multi-family unit requires at least 2,100. The proposal complies with the appropriate setback requirements of 16.070. There is no FAR limit in this zone for multi-family projects, and lot coverage appears to be under 50% in terms of the footprints of the new buildings and the existing building, so 16.070 appears to be satisfied overall. Chapter 43 only applies to duplexes and single-family structures, so the side wall requirements of this chapter do not apply to the new buildings proposed.

The applicant owns this parcel and the adjacent parcel at 2150 13th Street. 2170 wraps around 2150 on the north and west. The existing duplex is at the front of 2170, along 13th Street in the parcel's northeast section. The two new buildings are proposed along the west flank of the parcel. Access would be from a circular driveway that connects with 13th Street on this parcel (north of the existing duplex) and on 2150, south of the existing house on 2150. An access easement will be placed across 2150 to allow placement of the driveway on this parcel. The land slopes to the southwest, and a storm water planter box is proposed for storm water treatment south of the proposed buildings.

13th Street dead ends at I-205 just south of the site. The site connects to the street system via the intersection of 13th with Blankenship Road, approximately 1 block north. Other R-2.1 zoned properties lie to the west and northwest. Those along Virginia Lane consist of townhouse single family units, while those along 13th Street and Blankenship Road contain other single-family detached and duplex units. There are two lots bordering 13th just to the north that are zoned Mixed Use (MU). I-205 lies to the south, and a very small

city-owned property also zoned R-2.1 lies between 2150 and I-205. Across 13th Street is the rear of the River Falls Shopping Center, which is zoned General Commercial (GC).

The proposal appears compliant with 46.050. Parking areas should be less than 5% grade. Accessible parking is met since there is no specific visitor/public parking, only unit parking. No visitor spaces are needed as there will be 10 units total, which would require 3 spaces, but there is over 54 feet of frontage on a street where parking is allowed (46.090[3][e]). This confirms the applicant's question about whether the "accessible" parking is there as "unit" parking for any disabled resident or visitor to a unit. Also confirmed is the applicant's assertion about bicycle parking. The proposal appears to be compliant with 48.030. There will have to be 45 degree turning radii on the curves. Staff agrees that because there are 8 new units with 2 existing, this is a project of 8 units and the shared outdoor recreation section of Chapter 55 does not apply.

The storm water treatment facility design, if sized properly, shall be able to meet Chapter 33 criteria. To the north, there has been a longstanding problem of properties on 13th and/or Blankenship draining to properties on Virginia Lane. Because of this, the City may propose, at the City's expense, that the sanitary sewer easement proposed by the applicant along the west end of the site also be used for a new storm drain line, taking these properties' drainage to the ditch along I-205. The solid waste provision proposed by the applicant in the applicant's questions appears to be compliant with code. Half street improvements are mandatory.

Because the proposal adds 8 new dwelling units to a cul-de-sac that already has 7 dwelling units (8 if you count the driveway to Blankenship Road), a Class II Variance is needed. Per CDC 85.200(A)(11), cul-de-sacs shall "serve no more than 12 dwelling units, unless by variance per CDC Chapter 75." CDC 55.100(I)(1) states, "Streets shall be installed per Chapter 85 standards", so this provision of Chapter 85 does apply.

ENGINEERING REVIEW AND COMMENTS

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

STREET IMPROVEMENT

1. Existing Conditions:

- 13th Street Classification: Local Street
- Current ROW Width: 50'
- Current Pavement Width: Varies between 26'-28'
- Sidewalk, curb & gutter: On opposite side

2. Required Improvements:

- Dedication: 6'
- Pavement Width: 16' wide from Center of the ROW to face of curb

- Planter Strip: 6' from face of curb to front of sidewalk
- Sidewalk: 6'
- Two curb cuts on the same lot shall be 30' away from one another.

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.

STORM IMPROVEMENT

1. Existing Conditions:
 - 18" public storm system is available along 13th Street for connections.
2. Required Improvements:
 - Collect and treat street and sidewalk run-off along your project frontage.
 - Provide treatment for the onsite development.
 - Provide detention if the development creates more 5,000 square feet of new impervious area.
 - Pollution control manhole shall be installed to collect sediments from street run-off before discharging into the water quality/detention pond.
 - Provide storm drainage report.

SANITARY SEWER IMPROVEMENT

1. Existing Conditions:
 - 8" public sanitary sewer system is available along 13th Street for connections.
2. Required Improvements: None

WATER IMPROVEMENT

1. Existing Conditions:
 - 6" CI public water system is available along 13th Street for connections.
2. Required Improvements:
 - Water meters shall be located along 13th Street.

FRANCHISE UTILITY, STREET TREE, AND STREET LIGHT

1. Existing Conditions:
 - Street lights are in placed on the opposite side of the street. No overhead utilities along the project frontage.
2. Required Improvements:

- All new utilities shall be underground.

Process

A neighborhood meeting is required for any multi-family application per 99.038 (despite language in 55.070 saying it is only required for multi-family projects of more than 10 units), and the applicant should schedule and conduct a neighborhood meeting pursuant to CDC Section 99.038. Follow the requirements exactly. The Willamette Neighborhood Association meets on the second Wednesday of each month. Contact the NA president, Beth Kieres, at 503-722-1531 or kieres@comcast.net.

The next step is full and complete response to the submittal requirements and approval criteria of CDC Chapter 55 Design Review and Chapter 75 Variance. 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 for Class II Design Review varies based on the scope of the project. For projects with a construction value of less than \$500,000, the deposit is 4% of the construction value (with a minimum of \$1000, and a maximum of \$8000). For projects with a construction value above \$500,000, the deposit is \$4000 plus 4% of the construction value (\$20,000 maximum deposit). The deposit fee for Class II Variance is \$1,800. 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.

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE

DATE OF CONFERENCE 10/2/08 TIME OF CONFERENCE 10:00am
FEE \$1000.00 PROJECT # PA-08-29 STAFF CONTACT T Soppe
(This section to be filled in by staff)

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.

APPLICANT'S NAME Joe Mitchoff PHONE NO. 503-348-8828

ADDRESS (or map/tax lot) OF SUBJECT PROPERTY 2170 13th Street

APPLICANT'S MAILING ADDRESS PO Box 82697, Portland 97282

APPLICANT'S E-MAIL ADDRESS joe@mitchoff.com

BRIEF DESCRIPTION OF PROPOSAL: 2- 4plexes, 8 new units total on existing lot.

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:
Please see attached.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Joe Mitchoff
Property owner's signature

09/15/08
Date

Property owner's mailing address (if different from above)

Applicant: Joe Mitchoff
Address: 2170 13th Street
Proposal: 8 new multi-family units (2 – 4plexes on lot with existing duplex)

Questions for / input requested from City staff:

Please verify dimensional requirements of 16.070 are met given the proposed footprints, including sidewall provisions of 43,040 (or exemption B since less than 22 feet high).

Please review and explain 46.090, Parking Requirements. As we understand it each unit will have one garage and one off street parking space dedicated meeting general provisions. 1 visitor space for every 3 new apartment units is required, 3 spaces total; however, the number may be reduced by 1 for every 18 feet of project abutting public street frontage where on street parking is allowed. Since there is greater than 72 feet of street frontage directly abutting the site (with an direct connection to interior) this requirement is met.

Proposed driveway and parking is same grade and basic dimensions as a prior land use case SUB 06-07 (only difference was meeting public street standards as opposed to a driveway in this case). Please review 46.150 to ensure compliance. Additionally:

1. Accessible parking is met since visitor parking is either on street or dedicated to a unit, so that visitor or residents with special needs have the opportunity to park directly in front of a unit.
2. Bicycle parking will be in unit since all residents and their visitors will have access to individual, covered and secure garages.

Regarding 48.030 the prior land use SUB 06-07 met TVFR requirements as well as all City of West Linn requirements. This plan is extremely similar but please let us know if there are any concerns with regards to access, egress and circulation. Due to site restrictions and low use we will request a reduction in walkway width as we did (and was supported by West Linn) in the prior land use case.

Storm water is significantly different than prior case, since in the prior case it would become a public facility but in this case it will be privately owned and maintained. With a proper O&M plan this gives us more design flexibility but we want to ensure we are handling water quality correctly per Chapter 33.

Regarding Design Review, Shared outdoor recreation areas: the section applies to “multi-family projects with 10 or more duplexes or single family attached dwellings on lots under 4,000 feet.” This development proposes 8 new units subject to Design Review and an existing duplex, all on a lot over 4,000 feet, therefore the requirement should be met. Please ensure this is being applied correctly. Regardless, adequate open space is centrally located in the development but we want to have flexibility should we need this area to meet other development criteria.

Regarding Design Review, Neighborhood Contact: 55.070 states that development proposals that include greater than 10 multi-family units requires neighborhood contact. This development proposes 8 new units subject to Design Review and in any case not greater than 10 multi-family

units therefore the criteria is met (the neighbors have seen our proposal multiple times and are aware we are happy to discuss it with them).

Regarding Design Review section 55.090 I, Public Facilities, this project proposes fewer units than any prior submittal. Other than required sidewalk and curb improvements abutting the project are there any additional traffic control improvements we should be aware of?

Solid waste shall be individual, housed in the garage to meet standards.



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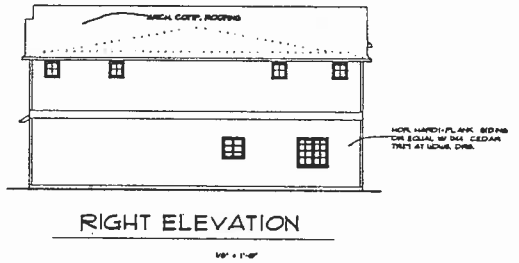
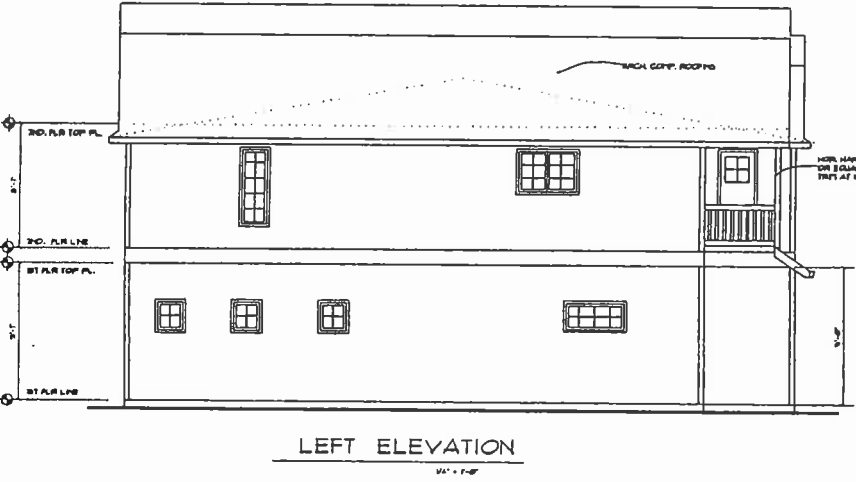
Building Designs
 By
 Stockton LLC, A.I.B.D.
 OFFICE# 1-800-968-0821

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Plan#
4-2061
4-UNIT RES.

NO. 3000
800-968-0821
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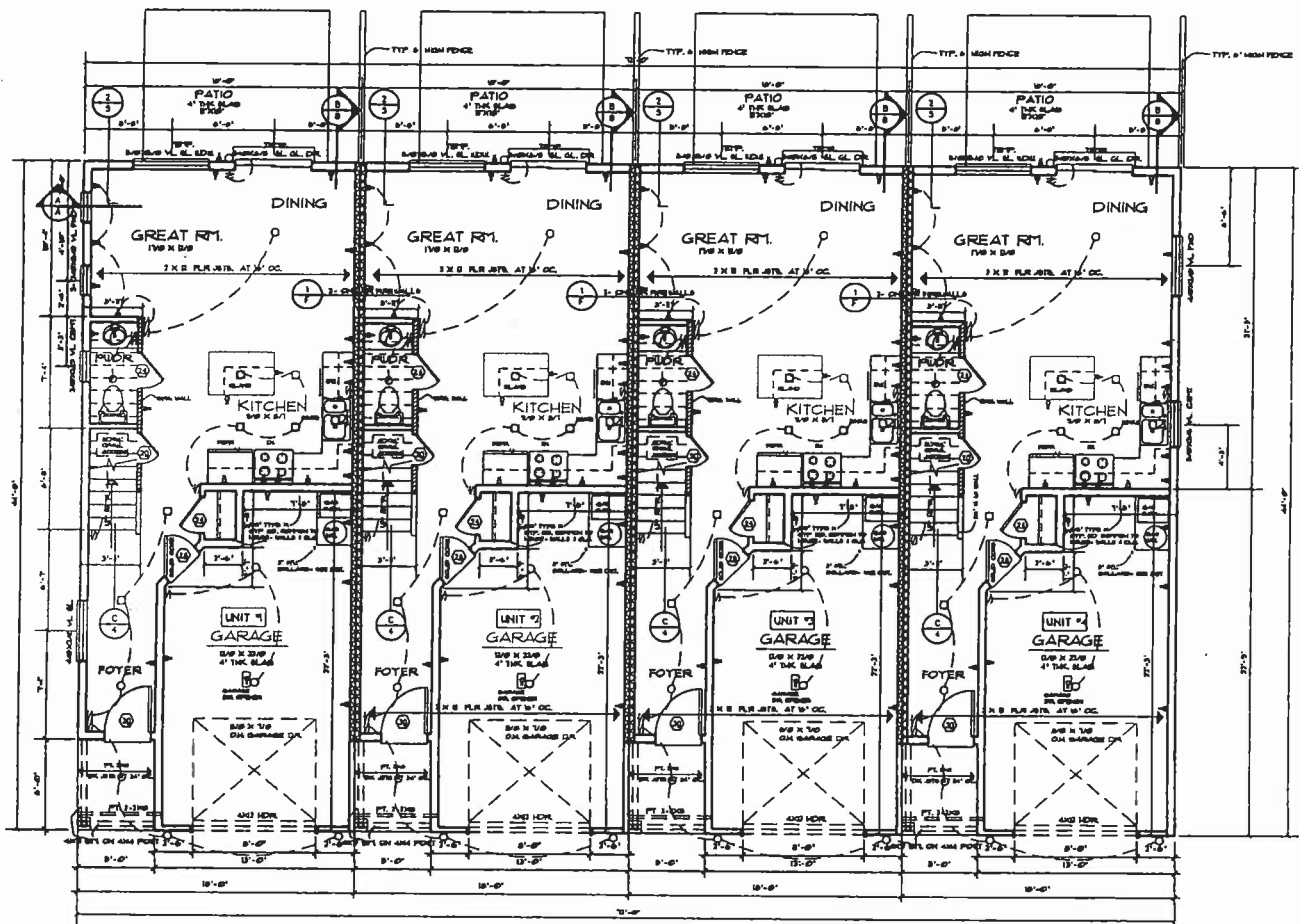
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STUDY SET
NOT FOR CONSTRUCTION

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BUILDING 'A'
 Web Site- <http://www.stocktondesign.com>
 E-Mail- stockton@us-net.com



MAIN FLOOR PLAN

NOTE:
UNIT 1 TO BACK
ONE AND LOCAL
ELECTRICAL

NOTE:
UNIT 1 TO BACK
ONE AND LOCAL
ELECTRICAL, STRUCTURAL

50' FT. LEGEND:
 50' FT. PER UNIT
 LOWER FLOOR: 288 SQ. FT.
 UPPER FLOOR: 291 SQ. FT.
 TOTAL: 579 SQ. FT.
 GARAGE: 288 SQ. FT.
 50' FT. PER UNIT

NOTE:
THIS BUILDING IS TO HAVE A
SPRINKLER SYSTEM
THIS PLAN IS TO COMPLY WITH
MPCA AND SPRINKLER SYSTEM REQUIREMENTS
FOR BOSTON 808-02C WITH A LOCAL
FIRE DEPARTMENT
HOURS TO FINAL EXIST DRAWINGS
FOR FIRE SPRINKLER LAYOUT.

NOTE:
EXTERIOR WALLS TO BE 3' 0" x 8" STUDS AT 16" OC W/ 4" x 8" CORE FILL @ 12" SPACING
INTERIOR WALLS TO BE 2' 0" x 4" STUDS AT 16" OC W/ 2" x 4" CORE FILL @ 12" SPACING
AND 4" x 8" BRD JOIST
(VALUES NOTED OTHERWISE)
ALL WINDOWS TO BE VERTICAL AND 4" OR GREATER (VERIFY)

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Building Designs
 By
Stockton LLC, A.I.B.D.
 OFFICE# 1-800-368-0821

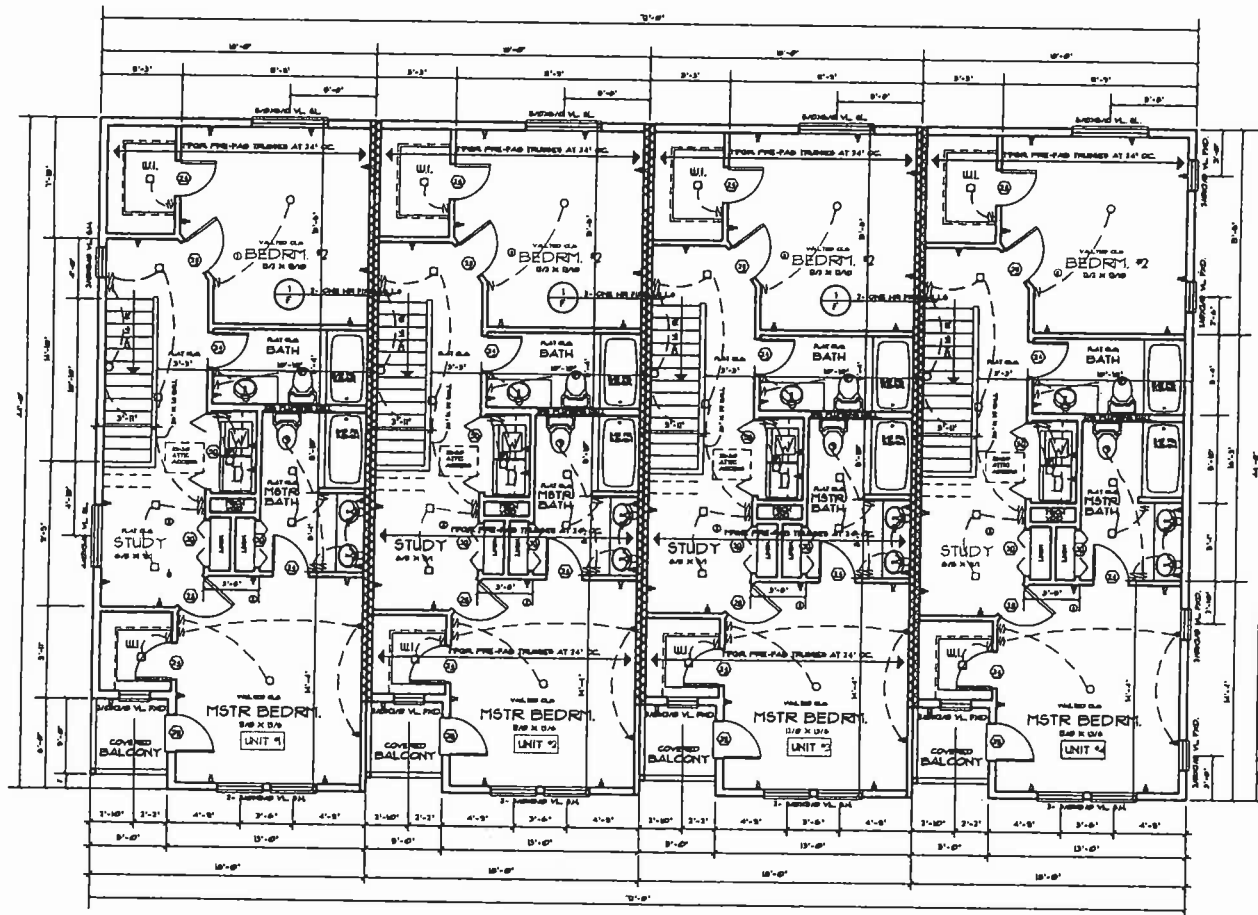
A I
B D

Plan#
4-2851
4-UNIT RES.

10' 0" x 10' 0"
10' 0" x 10' 0"
10' 0" x 10' 0"

A3

BUILDING 'A'
 Web Site- <http://www.stocktondesign.com>
 E-Mail- stockton@wa-net.com



UPPER FLOOR PLAN

SQ. FT. LEGEND:

SQ. FT. PER UNIT
LOWER PLAN: 864 SQ. FT.
UPPER PLAN: 871 SQ. FT.
TOTAL: 1735 SQ. FT.
PER UNIT: 434 SQ. FT.
SQ. FT. PER UNIT

NOTE:
 EXTERIOR WALLS TO BE 1" X 8" BRICK AT 16" OC W/ 4" X 8" BOND CORNER TO CORNER STUDS
 INTERIOR WALLS TO BE 3" X 8" BRICK AT 16" OC W/ 2" X 4" NON-BOND CORNER CORNER TO CORNER STUDS
 AND 4" X 8" BRICK SCHEMATIC
 (ALL DIMENSIONS NOTED OTHERWISE)
 ALL WINDOWS TO BE VINYL OR U VALUE OR BETTER (EVEN IF)

NOTE:
 THIS BUILDING IS TO HAVE A SPINNAKER SYSTEM.
 THIS PLAN IS TO CONFORM WITH THE CITY OF SPRINGFIELD STATUTE REQUIREMENTS FOR SECTION 801-1-100, WITH A LOCAL FIRE DEPARTMENTAL REQUIREMENT FOR FIRE ALARMS.
 REFER TO THESE SCOPED DRAWINGS FOR FURTHER INFORMATION.

STUDY SET
 NOT FOR CONSTRUCTION

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Building Designs
 By
 Stockton LLC, A.L.P.D.
 OFFICE # 1-800-366-0621

A	I
B	D

Plan #
 4-2891
 4-UNIT RES.

NO. 2408
 08/15/2011
 CDR. TSS

A4

BUILDING 'A'
 Web Site- <http://www.stocktondesign.com>
 E-Mail- stockton@us-net.com



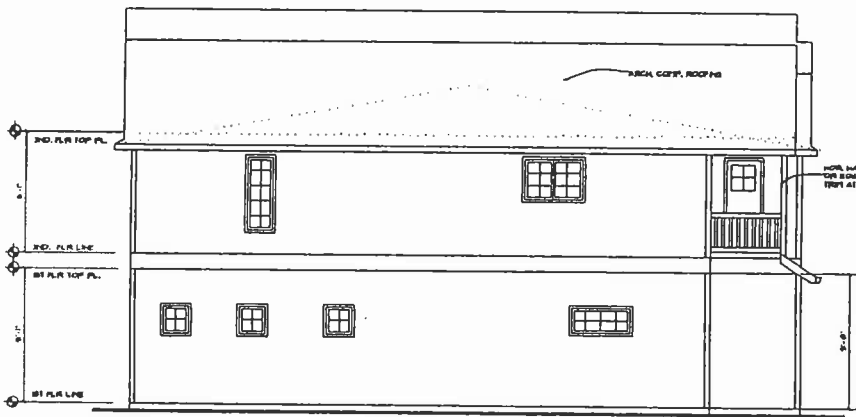
TYPICAL EXTERIOR MATERIALS

CEGAR SHINGLE SIDING AS SHOWN AT FRONT GABLE ENDS

ARCH. COPP. ROOFING

HOR. HATCH-PLANK SIDING OR EQUAL W/ 2" X 4" CEDAR TRIM AT MOUL. DNS.

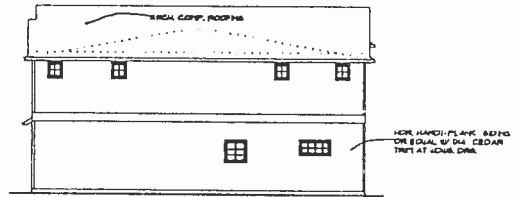
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

**STUDY SET
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BUILDING 'B'
Web Site- <http://www.stocktondesign.com>
E-Mail- stockton@us-net.com

THE OWNER SHALL AND CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

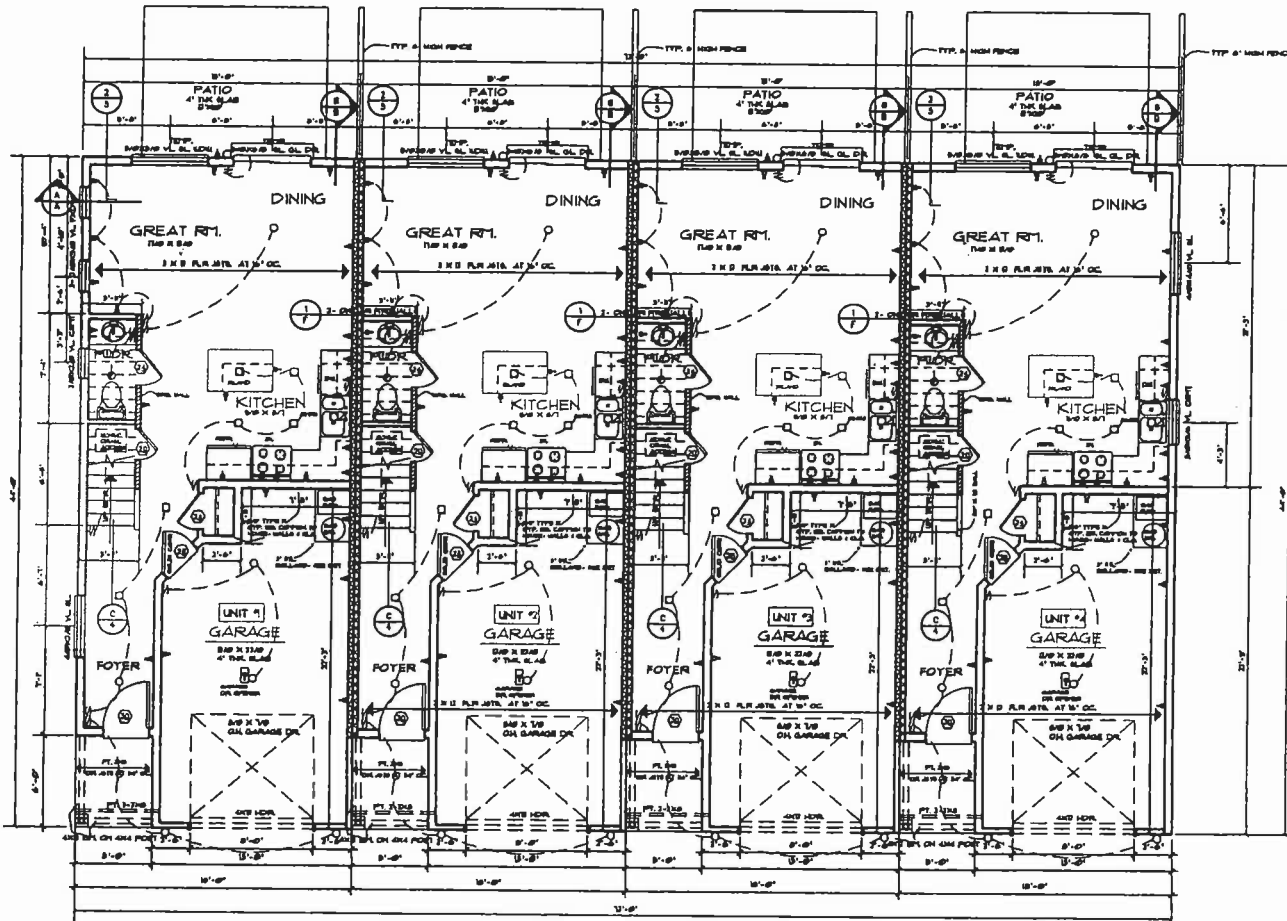
Building Designs
By
Stockton LLC, A.L.B.D.
OFFICE# 1-800-368-0821

A	I
B	D

Plan#
4-2851
4-UNIT RES.

US: TSS
ISS: 200-0821
COP: TSS

A1



NOTE:
UNIT 1 TO SHOW
DIMS AND LAYOUT
ELECTRICAL.

NOTE:
UNIT 3 TO SHOW
DIMS AND LAYOUT
DIMENSIONAL STRUCTURAL.

SQ. FT. LEGEND

LOADS PLR	104 SQ. FT.
UPPER PLR	497 SQ. FT.
TOTAL	601 SQ. FT.
GARAGE	200 SQ. FT.
SQ. FT. PER UNIT	

NOTE:
THIS BUILDING IS TO HAVE A
SPRINKLER SYSTEM.
THIS PLAN IS TO COMPLY WITH
MPCA DR. SPRINKLER SYSTEM REQUIREMENTS
PER SECTION 907-10C, WITH A LOCAL
FIRE DEPARTMENT
REFER TO FLOOR SLAB DRAWINGS
FOR FIRE SPRINKLER LAYOUT.

MAIN FLOOR PLAN

NOTE:
EXTERIOR WALLS TO BE 2 X 8 STUDS AT 16" OC BY 4 X 8 HDRS @ 8'-0" STDS/
EXTERIOR WALLS TO BE 2 X 4 STUDS AT 16" OC BY 2 X 4 HDRS @ 8'-0" STDS/
AND 4 X 12 HDRS @ 8'-0" STDS (CALLERS NOTED ON APPROX.)
ALL WINDOWS TO BE VENT. AS U VALUE OR BETTER (VERIFY)

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STUDY SET
NOT FOR CONSTRUCTION

1

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Building Designs
By
Stockton LLC, A.I.B.D.
OFFICE# 1-800-368-0821

A	I
B	D

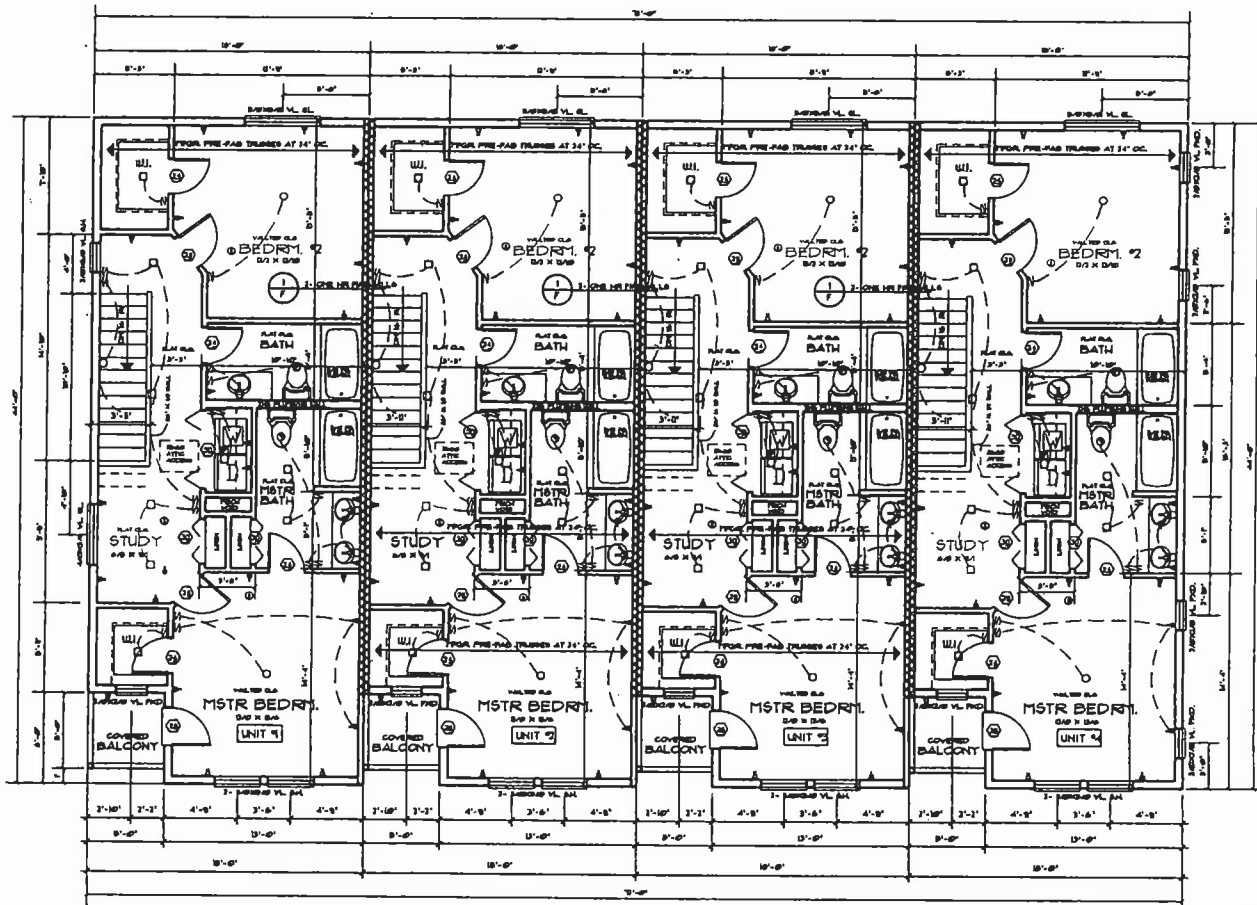
Plan#
4-2851-1
4-UNIT RES.

NO. 1189
ISSUE-2013-0821
DATE: 1/13

BUILDING 'B'

Web Site- <http://www.stocktondesign.com>
E-Mail- stockton@wa-net.com

A3



UPPER FLOOR PLAN

1/4" = 1'-0"

NOTE:
 EXTERIOR WALLS TO BE 2' X 4' STUDS AT 16" OC W/ 4" INS RIGID FOAM INS @ 1/2" STUCCO
 INTERIOR WALLS TO BE 2' X 4' STUDS AT 16" OC W/ 1/2" INS RIGID FOAM INS @ 1/2" STUCCO
 AND 1/2" GYPSUM BOARD
 (PLEASE NOTIFY OTHERWISE)
 ALL WINDOWS TO BE VENT. AS A VALUE OR BETTER (CHECK!)

SQ. FT. PER UNIT	
50 FT. PER UNIT	
LOWER FLOOR: 500 SQ. FT.	
UPPER FLOOR: 497 SQ. FT.	
TOTAL: 997 SQ. FT.	
GAUGE: 7/8" SQ. FT.	
SQ. FT. PER UNIT	

NOTE:
 THIS BUILDING IS TO HAVE A
 SPRINKLER SYSTEM.
 THIS PLAN IS TO CONFORM WITH
 IBC'S AND SPECIAL BY STATE REQUIREMENTS
 WITH SECTION 503.5.10. WITH A LOCAL
 FIRE DEPARTMENT.
 REFER TO FLOOR SHOP DRAWINGS
 FOR FIRE SPRINKLER LAYOUT.

STUDY SET
 NOT FOR CONSTRUCTION

©

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BUILDING 'B'

Web Site- <http://www.stocktondesign.com>
 E-Mail- stockton@ws-net.com



THIS DRAWING, SHALL AND CONTRACT, NOT BE USED IN ANY OTHER PROJECT, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE JOB, AND THIS OFFICE THAT BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Building Designs
 By
 Stockton LLC, A.L.P.
 OFFICE# 1-800-360-0821

A	I
B	D

Plan#
 4-2891-1
 4-UNIT RES.

Scale	1/4" = 1'-0"
Date	10/10/2011
Drawn	TJD

A4



TUALATIN VALLEY FIRE & RESCUE - SOUTH DIVISION
COMMUNITY SERVICES • OPERATIONS • FIRE PREVENTION

October 7, 2008

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

Re: PA 08-29 13th St Multi Family (2 four plexes) - River Falls Place

Dear Mr. Soppe;

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** 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. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (IFC 503.1.1)
- 2) **DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (IFC 503.2.5)

The Private Drive will be utilized as the fire apparatus Turnaround since the cul-de-sac at the end of 14th does not meet Fire District specifications.

- 3) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (IFC 503.1.1)

Four plexes will be provided with approved NFPA 13R fire sprinkler protection.

- 4) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (IFC D103.6)

Provide "No Parking" signs as necessary to prevent any on street parking on Private Drive serving Four Plexes: at minimum, place signs at entry point to Private Drive and in front of four plexes.

- 5) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (IFC D102.1)

- 6) **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (IFC 503.2.4 & D103.3)
- 7) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (IFC 503.3)
- 8) **GRADE:** Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5). (IFC 503.2.7 & D103.2)
- 9) **COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW:** The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (IFC B105.2)

Please provide a current fire flow test of the nearest fire hydrant demonstrating available fire flow at 20 psi residual pressure, as well as fire flow calculation worksheets. Fire Flow calculation worksheets and instructions are available on our website: www.tvfr.com.

- 10) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (IFC C102.1)
- 11) **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (IFC 508.5.4)
- 12) **FIRE HYDRANT/FIRE DEPARTMENT CONNECTION:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway. FDCs shall normally be remote except when approved by the fire code official. (IFC 912.2)

Provide location of FDCs for approval; provide signage to indicate the separate addresses served by each FDC.

- 13) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (IFC 1410.1 & 1412.1)
- 14) **KNOX BOX:** A Knox Box for building access (fire sprinkler rooms) is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (IFC 506)
- 15) Resubmit plans for final approval.

If you have questions or need clarification, please call me at (503) 612-7012.

Sincerely,

Karen Mohling

Karen Mohling
Deputy Fire Marshal



November 15, 2006

Joe Mitchoff
Premier Property Group
PO Box 82697
Portland, OR 97282



RE: River Falls Place Subdivision – Trip Generation and Sight Distance Letter

Dear Joe:

This letter is written to provide a trip generation and distribution estimate for the proposed River Falls Place Subdivision on 13th Street in West Linn. The proposed development plan calls for an 11-lot subdivision with an existing home and an existing duplex remaining in place, allowing for construction of nine new townhouse units. This letter will report the net increase in site trips associated with the proposed development as well as the number of anticipated site trips that will pass through several nearby intersections that are proposed for signalization. In addition, this letter will provide information regarding sight distance at the proposed site access locations.

To estimate the number of trips that will be generated by the proposed subdivision, trip rates from the manual *TRIP GENERATION*, Seventh Edition, published by the Institute of Transportation Engineers (ITE), were used. The trip rates used for the development are from land-use code 230, *Residential Condominium/Townhouse*. The trip generation rates are based on the number of additional dwelling units proposed for the site.

It is estimated that a total of 4 trips will be generated during the morning peak hour, with 1 entering and 3 exiting the site. During the evening peak hour, it is expected that 5 trips will be generated, with 3 entering and 2 exiting the site. The expected daily traffic volume is 52 trips, with half entering and half exiting. A summary of the trip generation calculations is shown in the table on the following page. The trip generation calculations are attached to this letter.



Joe Mitchoff
November 15, 2006
Page 2 of 3

TRIP GENERATION SUMMARY

	Additional Entering <u>Trips</u>	Additional Exiting <u>Trips</u>	Additional Total <u>Trips</u>
<i>9 Townhouse units</i>			
AM Peak Hour	1	3	4
PM Peak Hour	3	2	5
Weekday	26	26	52

Using the trip generation figures and the existing turning movement patterns in the vicinity of the project site, future site traffic volumes were estimated for the evening peak hour at three area intersections. The intersection of Tannler Drive at Blankenship Road is projected to have 5 additional site trips entering during the evening peak hour. The intersection of 10th Street at 8th Avenue is projected to have 2 additional site trips entering during the evening peak hour. The intersection of Salamo Road at Rosemont Road is projected to have no additional site trips during the evening peak hour.

Sight Distance

Required intersection sight distance was calculated from the equations given in *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2004 by the American Association of State Highway and Transportation Officials (AASHTO). The measurements are based on a driver's eye height of 3.5 feet and an object height of 3.5 feet above the road, with the driver's eye 15 feet behind the edge of the near side travel lane.

The proposed site accesses on 13th Street intersect within a statutory speed zone of 25 mph, requiring at least 280 feet of intersection sight distance in each direction for optimal operation. Sight distance was measured at the proposed northern access to be 128 feet to the north and 280 feet to the south from the proposed site access. Sight distance is limited by existing bushes on the property north of the driveway as well as an existing mailbox structure located adjacent to the driveway.

Significant vegetation currently blocks sight distance at the proposed southern access, although this vegetation will be cleared upon construction of the proposed site access. With adequate clearing of the vegetation, sight distance is projected to be approximately 480 feet to



Joe Mitchoff
November 15, 2006
Page 3 of 3

the north and continuous to the end of the roadway to the south. Sight distance will be adequate at this driveway location.

Since sight distance is inadequate at the northern site access, it is recommended either that the existing bushes and mailboxes obstructing the sight line from this driveway be removed, or that the northern site access be limited to entering traffic only. All site traffic would thus exit from the southern site access where adequate sight distance is available.

Summary

Development of the proposed residential subdivision is not anticipated to have a significant affect on the operation of roadways and intersections in the vicinity of the project site, since trip generation is very low for this proposed development. No operational mitigations are recommended.

Sight distance is adequate for the proposed southern site access location; however some clearing of bushes and relocation of the existing mail boxes will be required in order to provide adequate sight distance at the proposed northern site access. Alternatively, if the obstructions at the northern driveway cannot be cleared, it is recommended that the northern access be limited to entering traffic only.

If you have any questions regarding this information, please don't hesitate to call.

Yours truly,

Michael Ard, PE
Transportation Engineer



TRIP GENERATION CALCULATIONS

Land Use: Residential Condominium/Townhouse
Land Use Code: 230
Variable: Dwelling Units
Variable Value: 9

AM PEAK HOUR

Trip Rate: 0.44

	Enter	Exit	Total
Directional Distribution	17%	83%	
Trip Ends	1	3	4

PM PEAK HOUR

Trip Rate: 0.52

	Enter	Exit	Total
Directional Distribution	67%	33%	
Trip Ends	3	2	5

WEEKDAY

Trip Rate: 5.86

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	26	26	52

SATURDAY

Trip Rate: 5.67

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	26	26	52

River Falls Loop

Exterior Materials

The townhomes on River Falls Loop will use a variety of materials consisting primarily of lap siding, painted and stained cedar, cedar shingles and other wood accents. Building materials and architectural features will be used to distinguish different units yet provide a cohesive look to the overall development. Materials complimenting existing area homes were specifically chosen.

Exterior Colors

<u>Location</u>	<u>Brand</u>	<u>Color</u>	<u>Type</u>	<u>Sheen</u>
Body 1	Sherwin Williams Super Paint	SW6160 Best Bronze	Latex	Satin
Body 2	Sherwin Williams Super Paint	SW6124 Cardboard	Latex	Satin
Body 3	Sherwin Williams Super Paint	SW6158 Sawdust	Latex	Satin
Body 4	Sherwin Williams Super Paint	SW6122 Camelback	Latex	Satin
Trim	Sherwin Williams Super Paint	SW 6120 Believable Buff	Latex	Satin
Doors/Accents	Sherwin Williams Super Paint	SW6328 Fireweed	Latex	Gloss

SW 6322
Intimate White

SW 6323
Romance

SW 6324
Mellow Coral

SW 6325
Constant Coral

SW 6326
Henna Shade

SW 6327
Bold Brick

SW 6328

SW 6154
Nacre

SW 6155
Rice Grain

SW 6156
Ramie

SW 6157
Favorite Tan

SW 6158
Sawdust

SW 6159
High Tea

SW 6160

SW
Antique

SW
Believab

SW
Whole

SW
Cam

SW
Be

SW
Card

SW
Cork

TRIM

BODY #4

BODY #3

BODY #2

DRS / ACCENTS

BODY #1

River Falls Loop

Exterior Materials & Colors

The photos below show an infill project in the Rose City Park neighborhood of Portland completed by the developers using a similar color scheme for reference only. The developers worked with neighbors to select a scheme that fit into the existing neighborhood and they would be happy to do the same for neighbors of River Falls Loop. Refer to enclosed elevations for architectural renderings of the proposed development.



PROJECT NAME: WEST LINN - RIVER FALLS PLACE
 2170 134TH ST. WEST LINN, OREGON 97068

REVISION/DATE	DESCRIPTION
11/27/06	
02/15/07	
02/27/07	
06/07/09	

PROJ # 05113
 05113-BASE.DWG

DESIGN LOG

DATE: 06/15/09
 TIME: 10:00 AM
 PROJECT: 2170 134TH ST. WEST LINN, OREGON 97068

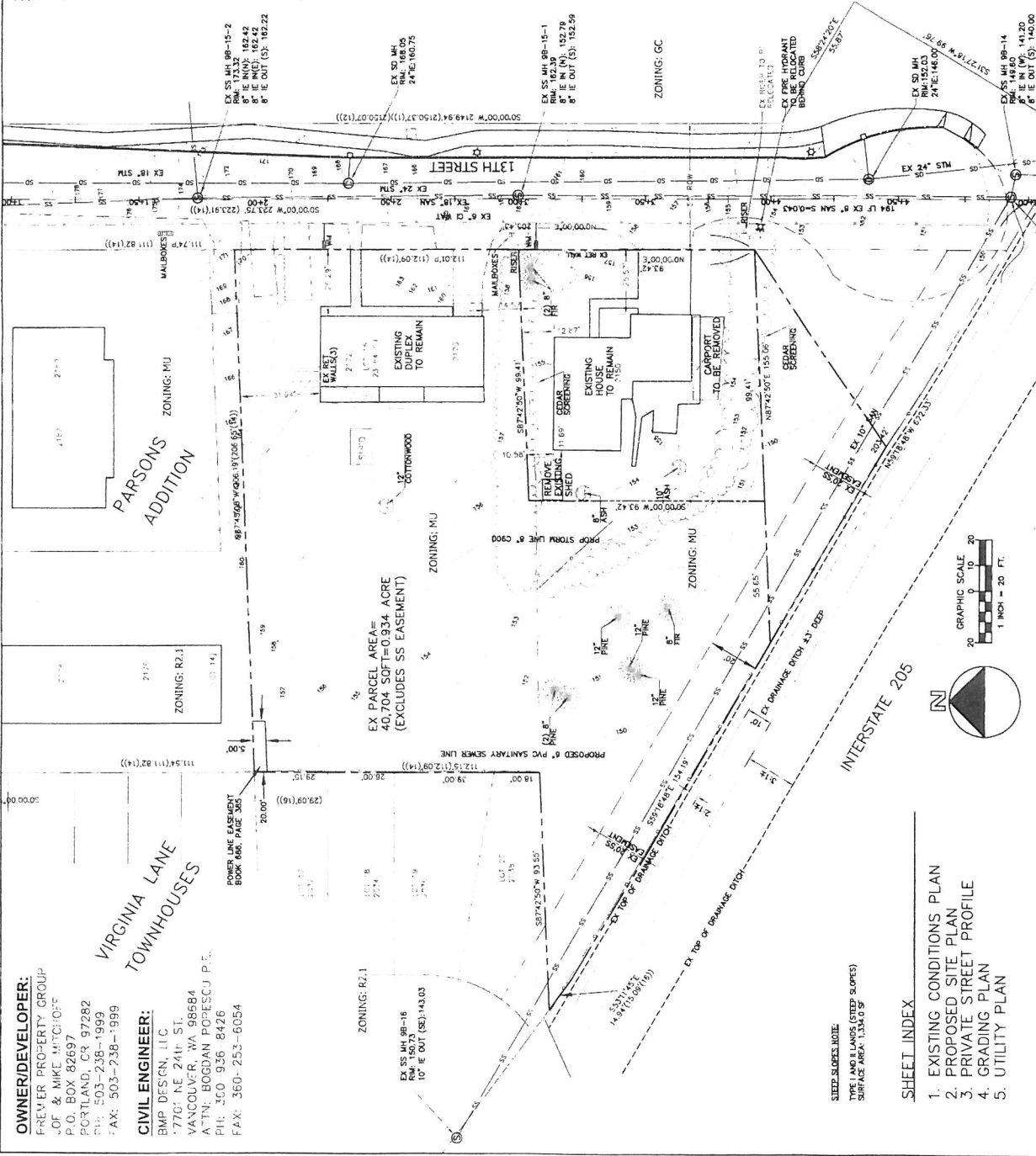
DESIGNER: J. BOGIAN
 CHECKER: M. BOGIAN
 APPROVED: M. BOGIAN



A REPEAT OF LOT 15, PARSONS ADDITION
 SITUATED IN THE CITY OF WEST LINN, COUNTY OF CLATSOP,
 STATE OF OREGON

ROW	RIGHT-OF-WAY	PROPOSED
EX	EXISTING	DUCTILE IRON
PL	PROPERTY LINE	PIPE
CL	CENTER LINE	GUTTER
SS	SANITARY SINKER	ASPHALT CONCRETE
CO	CLEAN OUT	EDGE OF PAVEMENT
TE	INVERT ELEVATION	WATER METER
SW	SIDEWALK	WATER METER
BW	TOP OF WALL ELEV.	SIDEWALK
		AT GROUND LEVEL

ROW	RIGHT-OF-WAY	PROPOSED
EX	EXISTING	DUCTILE IRON
PL	PROPERTY LINE	PIPE
CL	CENTER LINE	GUTTER
SS	SANITARY SINKER	ASPHALT CONCRETE
CO	CLEAN OUT	EDGE OF PAVEMENT
TE	INVERT ELEVATION	WATER METER
SW	SIDEWALK	WATER METER
BW	TOP OF WALL ELEV.	SIDEWALK
		AT GROUND LEVEL



PRELIMINARY. SUBJECT TO REVIEWS AND REVISIONS. NOT FOR CONSTRUCTION.

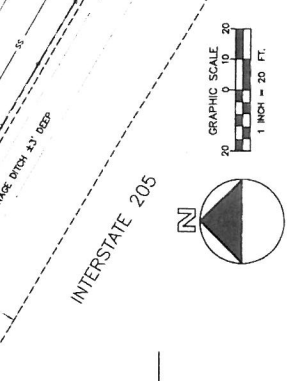
OWNER/DEVELOPER:
 PREVER PROPERTY GROUP
 JOE & MIKE MITCHELL
 P.O. BOX 82697
 PORTLAND, OR 97282
 PH: 503-238-1999
 FAX: 503-238-1999

CIVIL ENGINEER:
 BMP DESIGN, LLC
 7770 NE 241ST.
 VANCOUVER, WA 98684
 A/TN: BOGIAN POPESCU P.E.
 PH: 360 936 8426
 FAX: 360-253-6054

SEED SLOPES NOTE:
 TYPE AND SLOPES (STEEP SLOPES)
 SURFACE AREA: 1,334.0 SF

SHEET INDEX

- EXISTING CONDITIONS PLAN
- PROPOSED SITE PLAN
- PRIVATE STREET PROFILE
- GRADING PLAN
- UTILITY PLAN



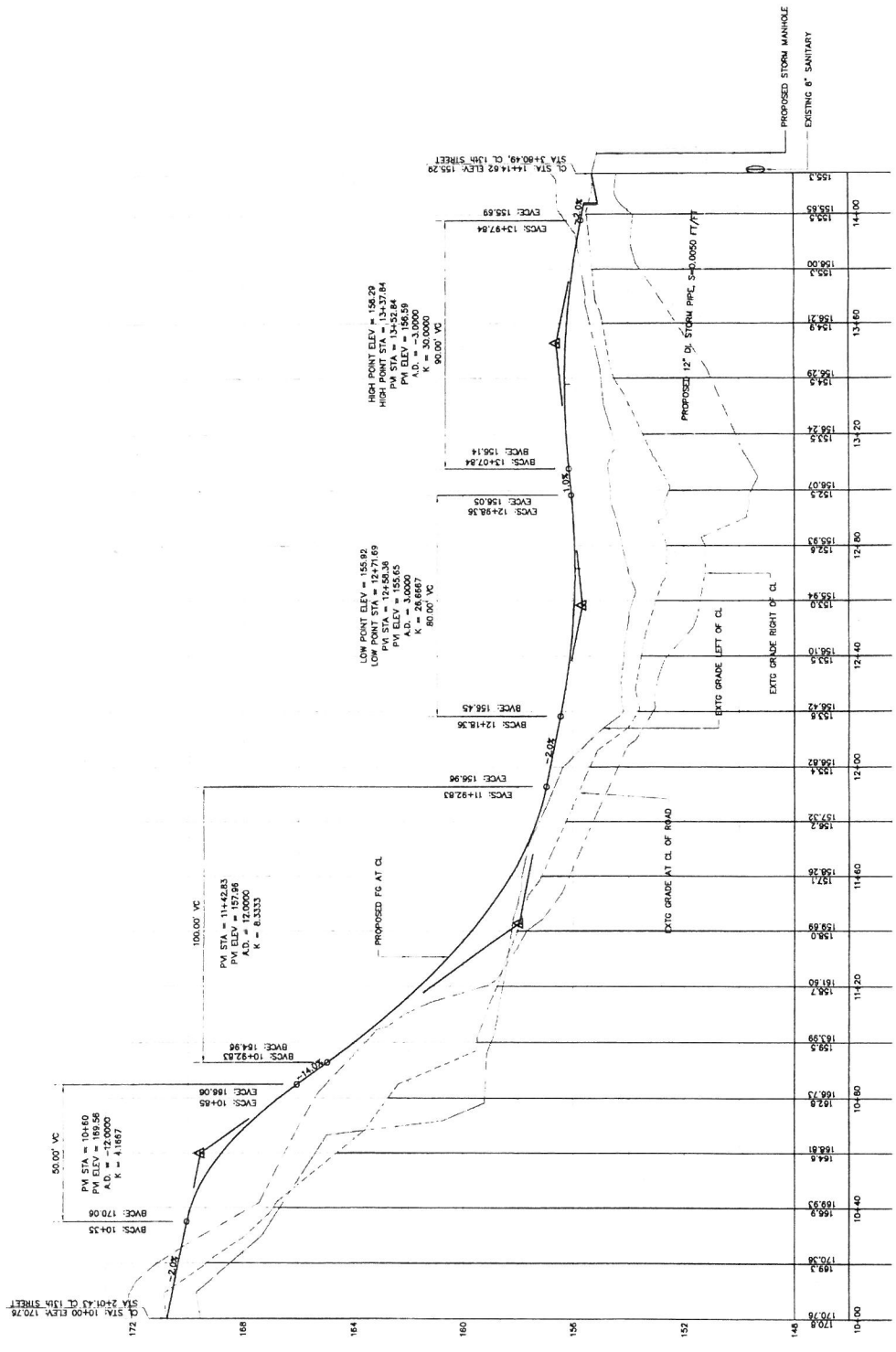
DATE: 06/15/09

PROJECT NAME: WEST LINN - RIVER FALLS PLACE
 PRIVATE ROAD PROFILE
 2170 13TH ST. WEST LINN, OREGON 97068

REVISION/DATE	DESCRIPTION
11/27/06	09/19/08
02/15/07	06/01/09
02/13/08	
09/05/08	

ESISTEN LLC
 1700 NE 24th Street, Vancouver, WA 98684
 P.O. Box 82697, Portland, OR 97282
 PH: 503-238-1999
 FAX: 503-238-1999

PRELIMINARY, SUBJECT TO REVIEWS AND REVISIONS, NOT FOR CONSTRUCTION
 PROJ # 05113
 05113-BASE.DWG
 06/01/09



PRIVATE STREET PROFILE
 SCALE: 1 INCH = 20 FT. HORIZ.
 1 INCH = 2 FT. VERTIC.

OWNER/DEVELOPER:
 PREMIER PROPERTY GROUP
 JOE & MIKE MITCHOFF
 P.O. BOX 82697
 PORTLAND, OR 97282
 PH: 503-238-1999
 FAX: 503-238-1999

CIVIL ENGINEER:
 BMP DESIGN, LLC
 17701 NE 24th ST
 VANCOUVER, WA 98684
 ATTN: BOGDAN POPESCU P.E.
 PH: 360-936-8426
 FAX: 360-253-6054

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
1	Acer macrocarpum Vine Maple	21	5-6"	B&B	40' dia
2	Quercus agrifolia White Oak	4	2" Cal.	B&B	
3	Colubactis drummondii Licence Cedar	3	6-7"	B&B	
4	Pinus strobus Norway Spruce	7	7" Cal.	B&B	
5	Juniperus horizontalis Horizontal Juniper	4	6-7"	B&B	
6	Thuja occidentalis Norfolk Island	8	5-6"	B&B	
7	Pinus sylvatica Norfolk Island	2	7" Cal.	B&B	
8	Pinus strobus Norfolk Island	3	6-7"	B&B	
9	Pinus strobus Norfolk Island	4	2" Cal.	B&B	

SYM	SHRUBS	QTY.	SIZE	CONDITION	REMARKS
10	Artemisia tridentata Big Sagebrush	20	1' Dia.	Con	
11	Rhus typhina Cockspur Hawthorn	6	12-15"	B&B	
12	Quercus agrifolia White Oak	11	5' Dia.	Con	
13	Quercus agrifolia White Oak	22	1' Dia.	Con	
14	Pinus strobus Norfolk Island	4	2' Dia.	Con	
15	Juniperus horizontalis Horizontal Juniper	25	1' Dia.	Con	
16	Thuja occidentalis Norfolk Island	7	5' Dia.	Con	
17	Juniperus horizontalis Horizontal Juniper	4	1' Dia.	Con	
18	Juniperus horizontalis Horizontal Juniper	16	1' Dia.	Con	
19	Juniperus horizontalis Horizontal Juniper	4	24-30"	B&B	
20	Juniperus horizontalis Horizontal Juniper	5	2' Dia.	Con	
21	Juniperus horizontalis Horizontal Juniper	34	5' Dia.	Con	
22	Juniperus horizontalis Horizontal Juniper	35	1' Dia.	Con	
23	Juniperus horizontalis Horizontal Juniper	3	2' Dia.	B&B	
24	Juniperus horizontalis Horizontal Juniper	20	1' Dia.	B&B	

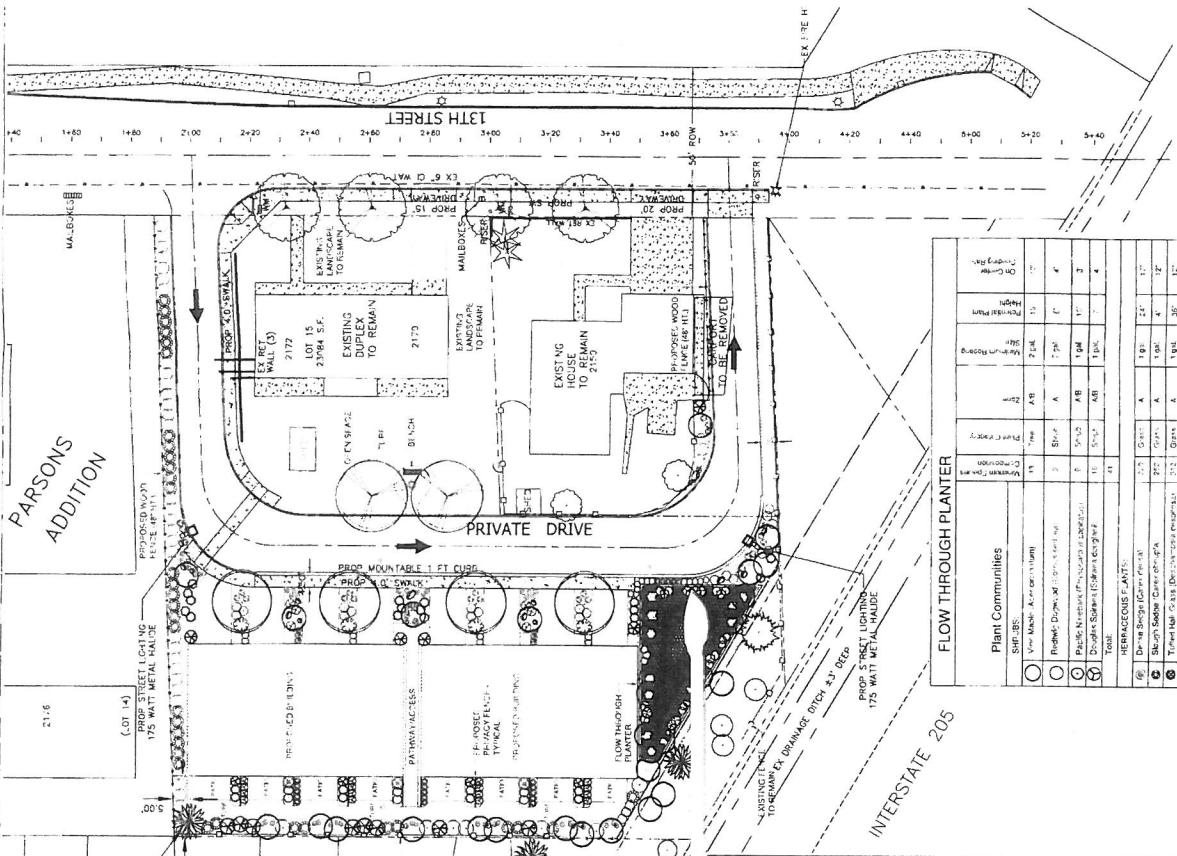
SYM	GRASSES	QTY.	SIZE	CONDITION	REMARKS
25	Festuca ovina Sheep Fescue	27	1' Dia.	Con	10-12"
26	Phlox subulata Candytuft	47	1' Dia.	Con	10-12"
27	Carex nebulosa Tufted Hairgrass	9	1' Dia.	Con	10-12"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	REMARKS
28	Turf as Specified	100K			
29	Native Seed Mix	100K			
30	Phlox subulata Candytuft	95	4"		30" o/c

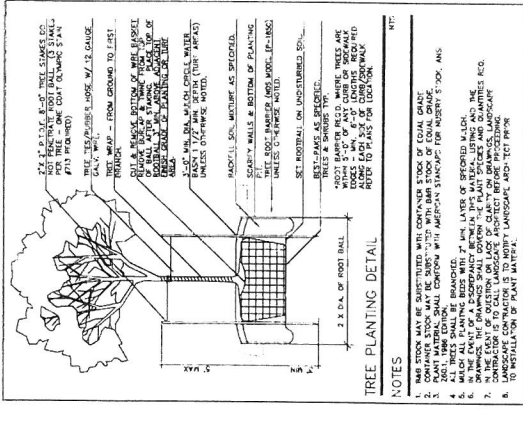
SYM	LEGEND
31	Low-care Boulder - Gray Basalt - Verry
32	Ingesta Caring Trees in Remo's

APPROXIMATE LANDSCAPE AREA
TOTAL LANDSCAPE AREA: 18,100 sq. ft.
NON-LANDSCAPE AREA: 17,450 sq. ft.

SCALE: 1" = 20'-0"
0 10 20 40

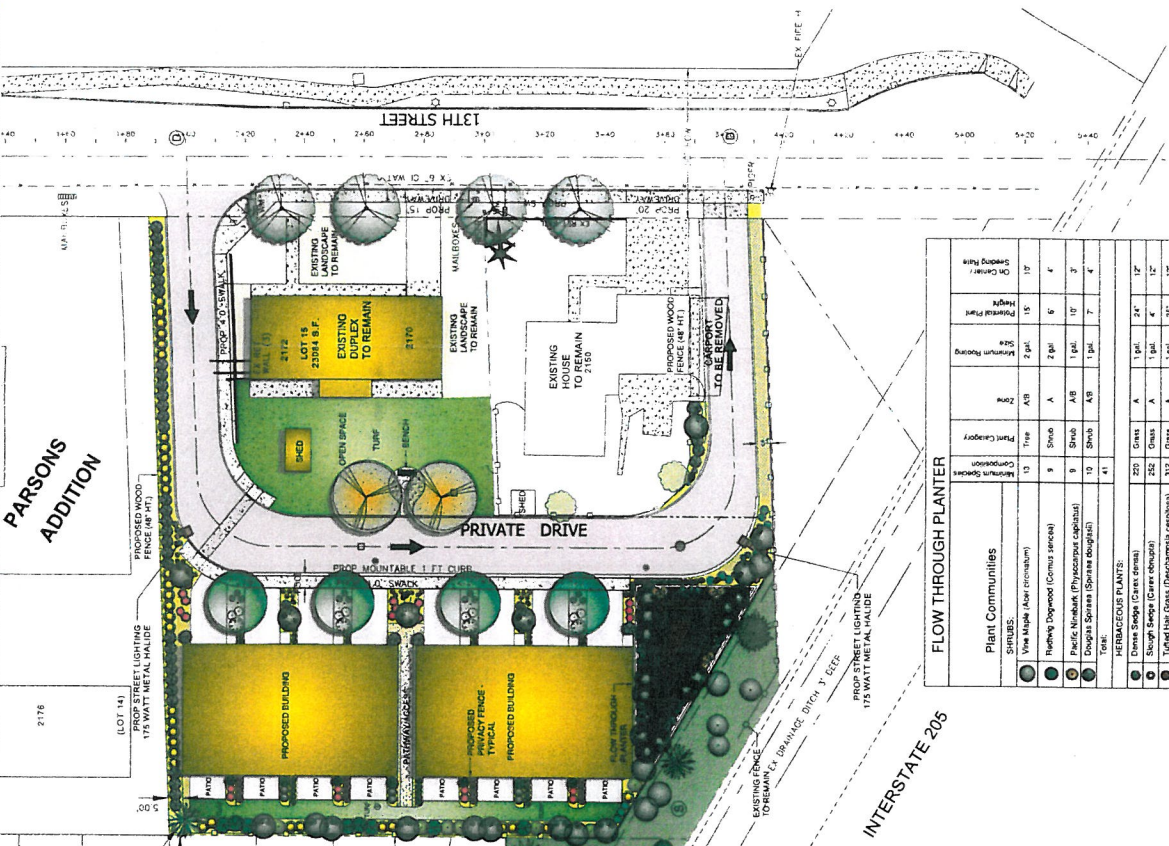


Plant Communities	Quantity	Plant	Size	Notes
Plant Communities	1	175 WATT METAL HALIDE	12"	Flow Through Planter
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- NOTES**
1. TREE STOCK MAY BE SHIPPED WITH CONTAINERS OF CELEBRANT.
 2. PLANT MATERIALS SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2012.
 3. ALL TREES SHALL BE BRANDED.
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SYM	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
TREES					
1	Acer glaberrimum	21	5'-6"	B&B	Multi Stem
2	Acer incanum	4	2' GA	B&B	
3	Acer truncatum	3	6-7'	B&B	
4	Calluna vulgaris	7	2' GA	B&B	
5	Cornus kousa	4	6-7'	B&B	
6	Juniperus horizontalis	8	5-6'	B&B	
7	Prunella virginiana	2	2' GA	B&B	
8	Yucca filifera	3	6-7'	B&B	
9	Yucca filamentosa	4	2' GA	B&B	
10	Yucca glauca	20	1 GA	Can	
11	Yucca aloecolorata	11	5 GA	Can	
12	Yucca filamentosa	12	1 GA	Can	
13	Yucca filamentosa	25	1 GA	Can	
14	Yucca filamentosa	4	2 GA	Can	
15	Yucca filamentosa	3	2 GA	Can	
16	Yucca filamentosa	34	5 GA	Can	
17	Yucca filamentosa	15	1 GA	Can	
18	Yucca filamentosa	20	1 GA	Can	
19	Yucca filamentosa	27	1 GA	Can	10-12"
20	Yucca filamentosa	47	1 GA	Can	10-12"
21	Yucca filamentosa	9	1 GA	Can	10-12"
22	Yucca filamentosa	100%			
23	Yucca filamentosa	95	4'	Plat	30' dia
24	Yucca filamentosa	14	2-3 cull		
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FLOW THROUGH PLANTER

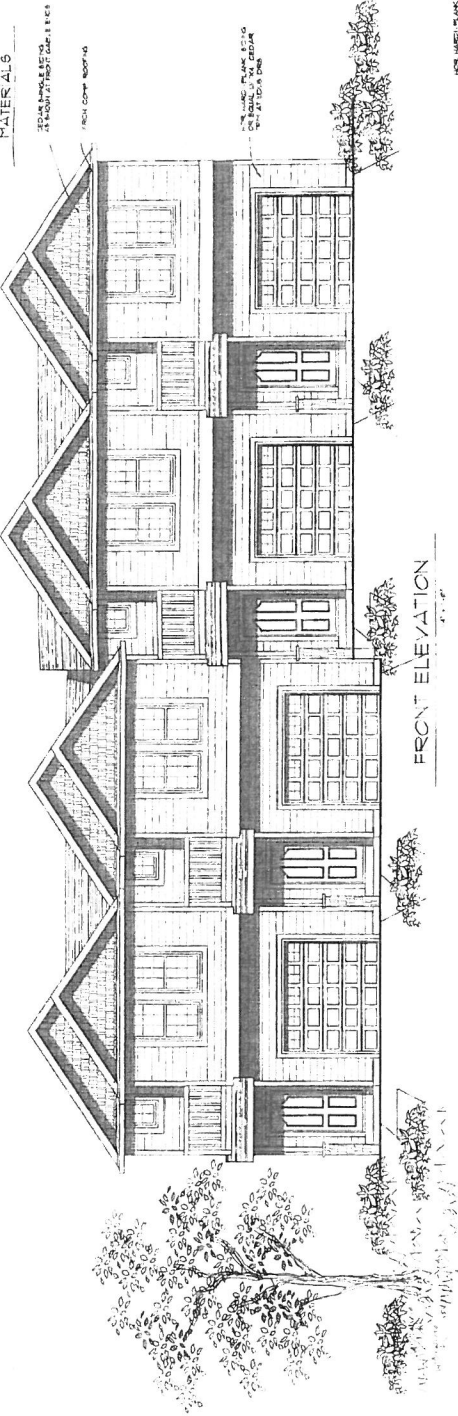
Plant Communities	Minimum Spacing	Plant Category	Zone	Height	Planting Rate	On Center
Shrub	13	Tree	A/B	2 gal	15'	12'
Shrub	9	Shrub	A	2 gal	6'	4'
Shrub	9	Shrub	A/B	1 gal	10'	7'
Shrub	10	Shrub	A/B	1 gal	7'	4'
Shrub	41	Shrub	A/B	1 gal	7'	4'

TREE PLANTING DETAIL

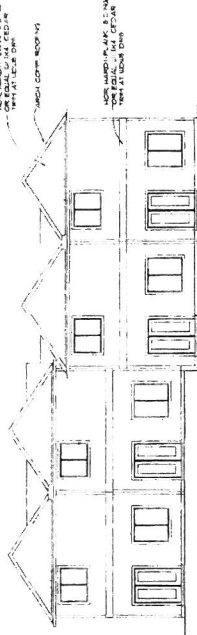
NOTES

- ALL TREES SHALL BE PLANTED WITH A STOCK OF 2" DIA. OR LARGER.
- CONTRACTOR SHALL SUBMIT A STOCK LIST WITH AMERICAN STANDARD FOR FORESTRY STOCK AND ALL TREES SHALL BE BRANCHED.
- ALL TREES SHALL BE BRANCHED WITHIN 2" DIA. OF THE MAIN TRUNK AND THE BRANCHES SHALL BE BRANCHED WITHIN 2" DIA. OF THE MAIN TRUNK.
- IN THE EVENT OF A DISCREPANCY BETWEEN THIS MATERIAL LIST AND THE LANDSCAPE ARCHITECT'S MATERIAL LIST, THE LANDSCAPE ARCHITECT'S MATERIAL LIST SHALL PREVAIL.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL.

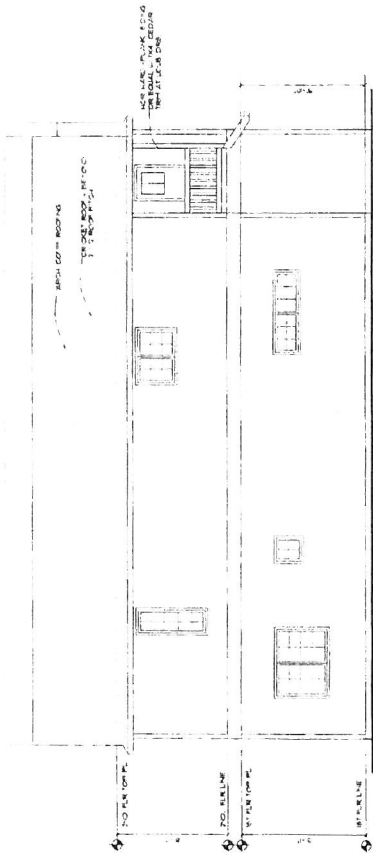
TYPICAL EXTERIOR
MATERIALS



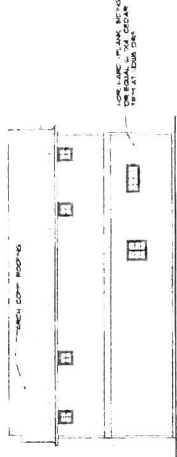
FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

SCOUTH BUILDING

BUILDING B

Web Site: <http://www.stocktondesign.com>
E-Mail: stockton@ub.net

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Building Designs
By
Stockton LLC, A Ltd.
OFFICE# 1-800-368-0821

A I
B D

Plan# 4-0301-B
4-UNIT RES.
JOB # 2008-0001
DATE 08-14

A I

THE ARCHITECT, ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

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OFFICE FOR CONSTRUCTION PRIOR TO START OF WORK.

Building Designs
By
Stockton LLC, A.B.D.
OFFICE# 1-800-368-0821

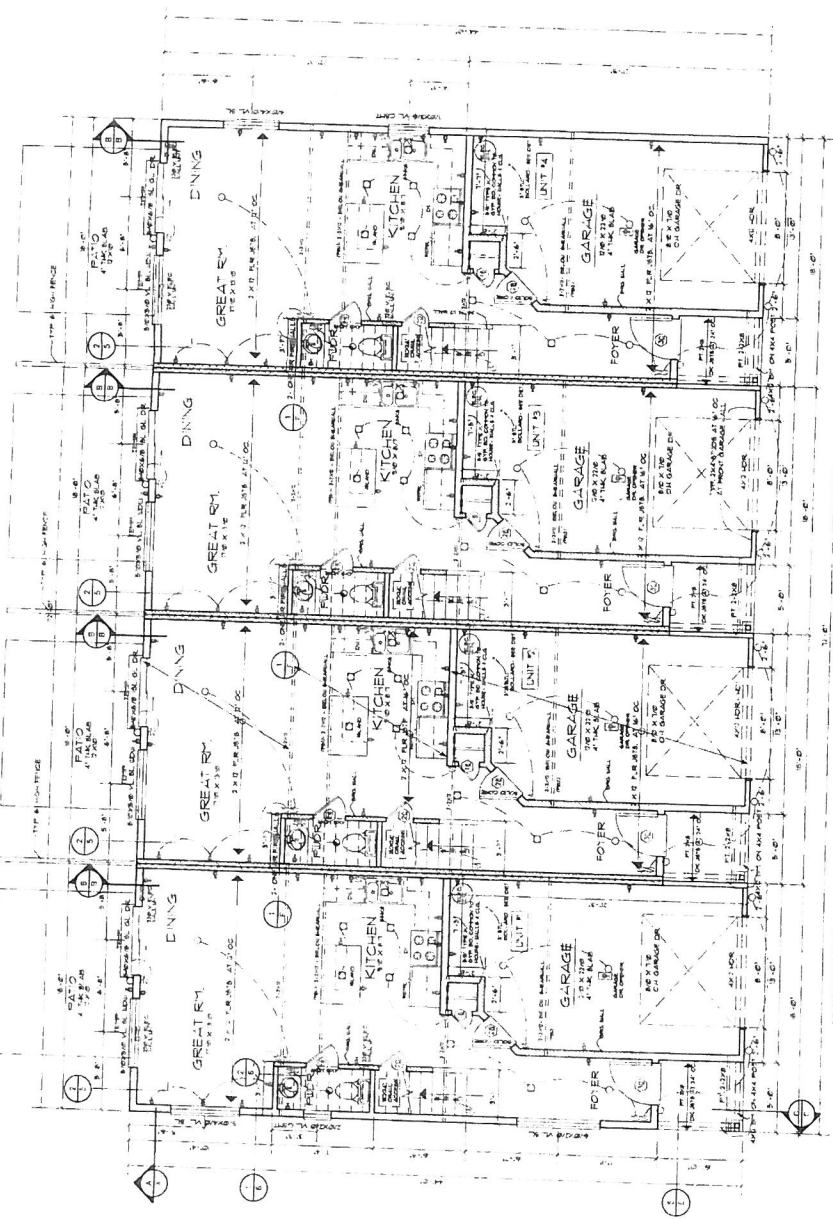
A I
B D

PLAN
B
4-UNIT RES.
SOUTH BUILDING

A3

SOUTH BUILDING
BUILDING B
Used Sites: <http://www.stocktondesign.com>
E. 911- stocktonus-ret.com

NOTE:
THIS BUILDING IS TO BE USED AS A
RESIDENTIAL UNIT.
THESE PLANS ARE SUBJECT TO THE
REQUIREMENTS OF THE CITY OF
DALLAS AND THE STATE OF TEXAS.
THE USER SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS
AND APPROVALS FROM THE
APPROPRIATE AGENCIES AND
AUTHORITIES.



50 FT LEGEND
50 FT PER UNIT

MAIN FLOOR PLAN

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS TO BE 1/2" GYPSUM BOARD ON 2x4 STUDS AT 16" O.C. WITH 5/8" TYPE X GYPSUM BOARD ON INTERIOR SURFACES.
3. ALL FLOORS TO BE 1 1/2" CONCRETE ON 4" GYPSUM BOARD ON 2x4 STUDS AT 16" O.C.
4. ALL CEILING TO BE 5/8" TYPE X GYPSUM BOARD ON 2x4 STUDS AT 16" O.C.
5. ALL DOORS TO BE 1 3/4" SOLID CORE WITH 1 3/4" CORE.
6. ALL WINDOWS TO BE 1 3/4" SOLID CORE WITH 1 3/4" CORE.
7. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACES.
8. ALL EXTERIOR FLOORS TO BE 4" CONCRETE ON 4" GYPSUM BOARD ON 2x4 STUDS AT 16" O.C.
9. ALL EXTERIOR ROOFS TO BE 4" CONCRETE ON 4" GYPSUM BOARD ON 2x4 STUDS AT 16" O.C.
10. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACES.
11. ALL EXTERIOR ROOFS TO BE 4" CONCRETE ON 4" GYPSUM BOARD ON 2x4 STUDS AT 16" O.C.

NOTE:
SEE PLAN FOR
DIMENSIONS AND
ELECTRICAL

LEGEND
1. 1/2" GYPSUM BOARD
2. 1 1/2" CONCRETE
3. 4" GYPSUM BOARD
4. 2x4 STUDS AT 16" O.C.
5. 5/8" TYPE X GYPSUM BOARD
6. 1 3/4" SOLID CORE
7. 8" CMU
8. 4" CONCRETE

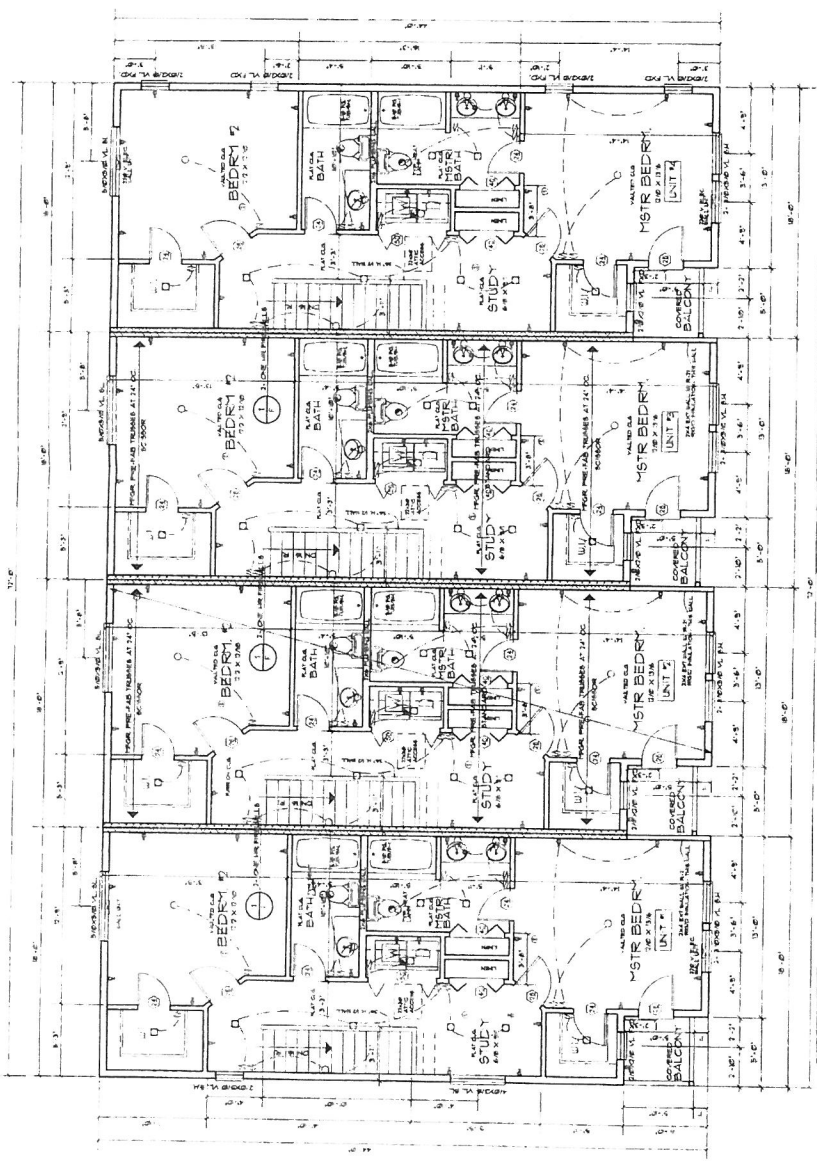
THE DESIGNER, ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL VERIFY AND CORRECT ALL CONDITIONS AND DISCREPANCIES FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES.

Building Designs
By
Stockton LLC, a l.p.
OFFICE# 1-800-368-0821

A I
B D

PLAN#
4-2851-B
4-UNIT RES.

A4



NOTE:
THIS PLAN IS TO BE USED FOR THE CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES.

SOUTH BUILDING
BUILDING 'B'
Web Site: <http://www.stocktondesign.com>
E-Mail: stockton@b-net.com

50 FT. LEGEND:
50 FT. PER UNIT
50 FT. PER UNIT
50 FT. PER UNIT
50 FT. PER UNIT

THIS PLAN IS LIMITED TO THE CONSTRUCTION ONLY. THE ORIGINAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES.

NOTE TO ARCHITECT:
THIS PLAN IS TO BE USED FOR THE CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES.

UPPER FLOOR PLAN

NOTE:
THIS PLAN IS TO BE USED FOR THE CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND ALL LOCAL AGENCIES.

LEGEND:
274' 0" RND WALL
274' 0" RND WALL
274' 0" RND WALL
274' 0" RND WALL

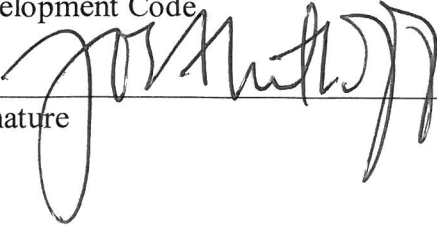
Affidavit of Posting

Site Address: 2150-2172 13th Street, West Linn, Oregon 97068

Name of Applicant: Joseph F. Mitchoff

I, Joseph F. Mitchoff, applicant for land use application on the above referenced property, being duly sworn on oath, deposes and says that on the 10 day of October 2008 I posted "Notice of Proposed Land Use Development on this Site" signs on 13th Street in West Linn. The signs were prominently displayed and met the requirements outlined in the West Linn Community Development Code

Signature



STATE OF OREGON

}

ss.

COUNTY OF MULTNOMAH

}

Subscribed and sworn to before me this 10 day of October, 2008.



Notary Public in and for the State of Oregon



NOTICE OF PROPOSED LAND USE DEVELOPMENT ON THIS SITE

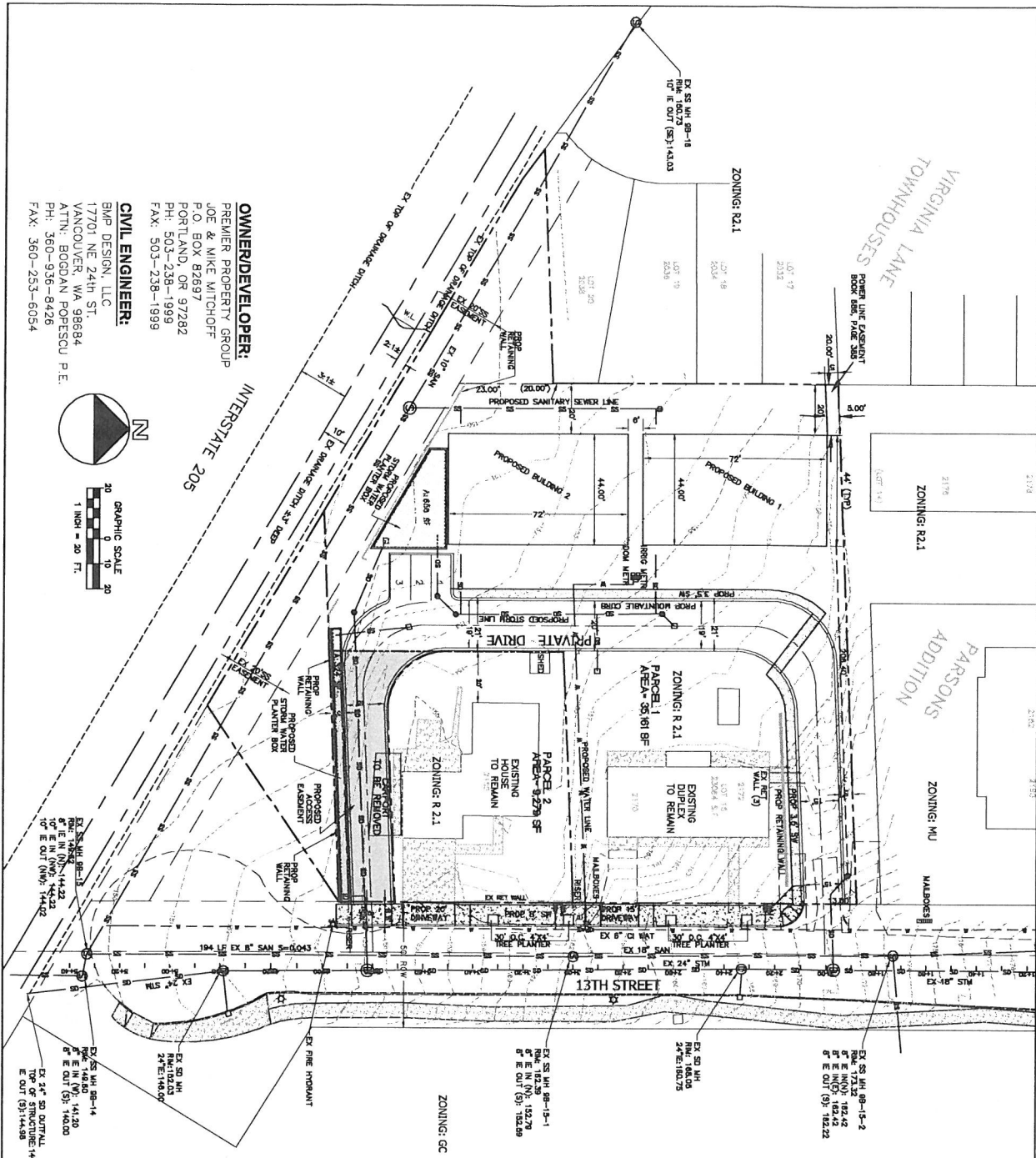
ADDRESS: 2150-2172 13th Street, West Linn, OR 97068

TYPE OF ACTION: Design Review

PROPOSAL: Keep existing buildings; build 2 fourplex townhome-style buildings behind existing duplex.

CONTACT: Sericko Resources LLC, Owner, 503-238-1999

(Actual Signage 11x17)



OWNER/DEVELOPER:
PREMIER PROPERTY GROUP
 JOE & MIKE MITCHELL
 P.O. BOX 82897
 PORTLAND, OR 97282
 PH: 503-238-1999
 FAX: 503-238-1999

CIVIL ENGINEER:
BMP DESIGN, LLC
 17701 NE 24th ST.
 VANCOUVER, WA 98684
 ATTN: BOGDAN POPESCU P.E.
 PH: 360-936-8428
 FAX: 360-253-6054



ROW	RIGHT-OF-WAY	PROPOSED
DRY	DRY	STORM DRAIN
CONC	CONCRETE	CONCRETE
SM	SM	SM
SEWER	SANITARY SEWER	SEWER
WATER	WATER	WATER
INVERT	INVERT ELEVATION	INVERT ELEVATION

LEGEND
EXTD. CURB LINE
EXTD. CONTOUR LINE (1 FT INTERVAL)
EXTD. EDGE OF PAVEMENT
EXTD. TREE
EXTD. LOT LINE
EXTD. PRICE LINE
EXTD. WATER METER
EXTD. FIRE HYDRANT
EXTD. TORN LINE
EXTD. SANITARY LINE
EXTD. SANITARY MANHOLE
EXTD. STORM DRAIN MANHOLE
EXTD. STORM INLET
EXTD. LIGHT POLE
TREE LINE
FOUND 9/2" ROW ROD
EXTD. AC SURFACE
EXISTING CONC. SURFACE



PRELIMINARY, SUBJECT TO REVIEWS AND REVISIONS, NOT FOR CONSTRUCTION

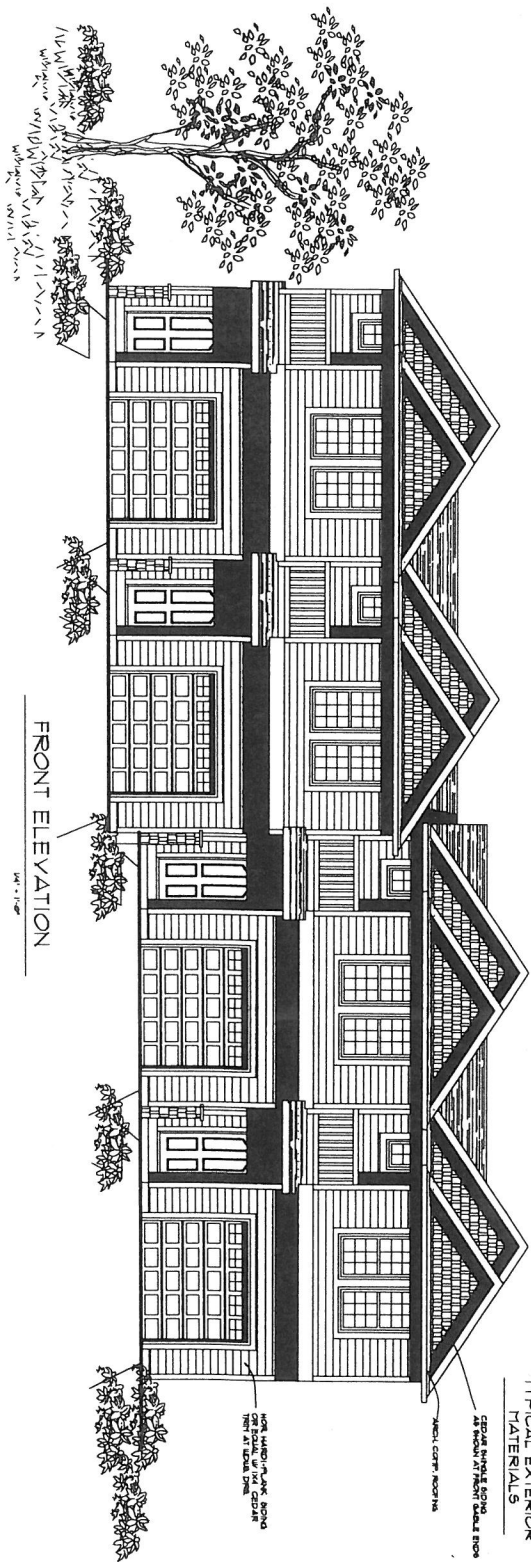
PROJECT NAME: WEST LINN - RIVER FALLS PLACE
SITE PLAN
 2170 13th ST. WEST LINN, OREGON 97068

DATE: 02/05/08

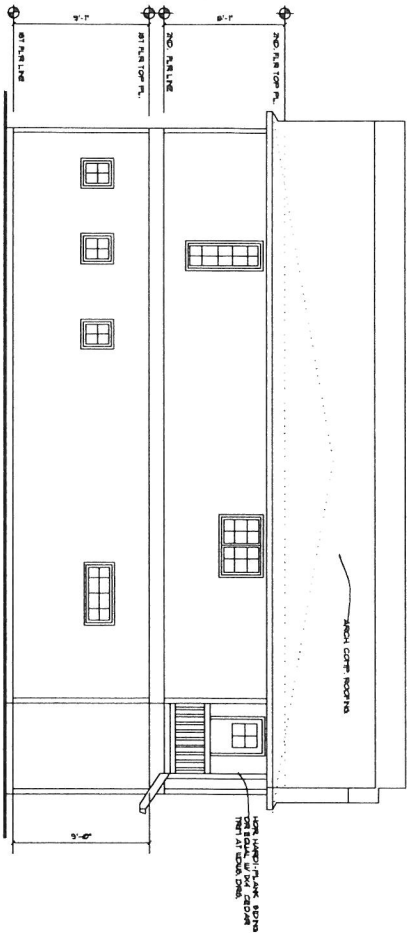
PROJ # 05113

DESIGNER: BMP DESIGN, LLC

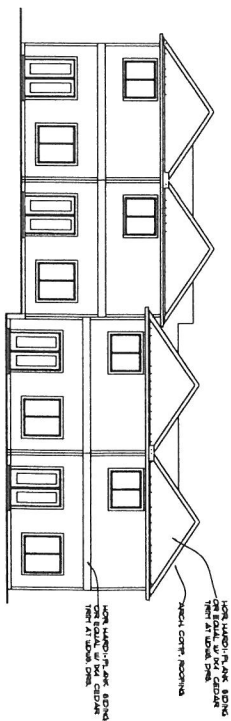
17701 NE 24th Street, Vancouver, WA 98684
 PH: 360-936-8428
 WWW.BMPDESIGN.COM



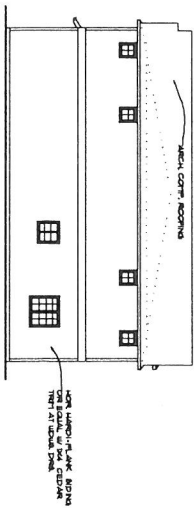
FRONT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

STUDY SET
NOT FOR CONSTRUCTION

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BUILDING "A"
Web Site: <http://www.stocktondesign.com>
E-Mail: stockton@us-net.com

A1

Plan#	4-2851
4-UNIT RES.	
DATE	1/15

A	I
B	D

Building Designs
By
Stockton LLC. A.I.B.D.
OFFICE# 1-800-368-0821

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October 10, 2008

Dear West Linn Neighbor,

I am writing to you regarding the property I own at 2150-70-72 13th Street in West Linn, directly behind Albertsons off of Blankenship. We have previously written to you to inform you of our intention to develop this property to build townhomes on the vacant land while retaining the existing homes that front 13th Street.

At this time we are in the process of submitting a Design Review land use application. This application will keep the existing home and duplex facing 13th Street and develop 2 fourplexes on the vacant land behind the existing structures. The fourplexes will be townhome style, and units will be staggered and use different materials to add visual interest. As part of the development, we will also add sidewalks, curbs and landscaping on 13th Street.

We have a vested interest in creating a project that is highly marketable and in keeping in the spirit of the neighborhood, so your comments are most welcome. You are invited to attend the regularly scheduled Willamette Neighborhood meeting to discuss the proposal in more detail. The next meeting will be held Wednesday, November 12th, 2008 at 7:00 PM at Pacific West Bank. Thank you for your time in this matter.

Sincerely,

Joe Mitchoff
Owner

503-238-1999
joe@mitchoff.com