



Memorandum

Date: September 1, 2010
To: Planning Commission
From: Tom Soppe, Associate Planner
Subject: New material for MISC-10-12 for September 15 Planning Commission hearing

Attached are the new submittals, other new communications, and the new notice materials for MISC-10-12 that have been received or produced since the publishing of the staff report.

Soppe, Tom

From: Ben Altman [baltman@sfadg.com]
Sent: Tuesday, August 24, 2010 11:10 AM
To: Soppe, Tom
Subject: [BULK] RE: Street name change idea- clarification
Importance: Low

OK.

Thanks,

Ben Altman
Senior Planner/Project Manager

SFA DESIGN GROUP, LLC
STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING
9020 SW Washington Square Dr., Suite 350
Portland, OR 97223
P (503) 641-8311
F (503) 643-7905
E baltman@sfadg.com
www.sfadesigngroup.com



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From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Tuesday, August 24, 2010 11:10 AM
To: 'Ben Altman'
Subject: Street name change idea- clarification

Ben,

I should clarify what I said last week- since the Extensions are only supposed to make changes related to code changes, previous errors, previous omissions, changes in fact, etc. it isn't within the parameters of the Extension process to propose a street name change since the street name isn't affected by any of the above situations. So the applicant wouldn't be within the parameters of the Extension process if he does suggest the street name change at the hearing.

Thanks,

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068
ph. (503) 742-8660
fax (503) 656-4106
tsoppe@westlinnoregon.gov

Re-notice
AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. MISC-10-12 Applicant's Name Mel Lee
Development Name Lot Subdivision at 2929 Parker Road
Scheduled Meeting/Decision Date September 15

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/ Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Dist. COE - DFW Affected neighborhood assns. (date) _____ (signed) _____
- F. all All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) Sept 2, 2010 (signed) [Signature]
City's website (posted date) August 19, 2010 (signed) [Signature]

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the ~~property~~ per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/ Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. MIS-10-12**

The West Linn Planning Commission is scheduled to hold a **public hearing, on Wednesday September 15, 2010, starting at 7:30 p.m. in the Council Chambers of City Hall** (located at 22500 Salamo Road, West Linn, OR,) to consider the request Mel Lee for a two-year extension of approval for an previously approved 6-lot subdivision with Wetlands permit (now Water Resources Area permit) at 2929 Parker Road. **The public hearing originally schedule for August 18, 2010 was cancelled.** The site is in the R-10 zone and that criteria is found in Chapter 11 of the CDC. Subdivision criteria are found in Chapter 85 of CDC. Water Resource Area Protection criteria are found in Chapter 32 of the CDC. Extension criteria are found in Section 99.325 of Chapter 99 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposal site located at tax lot 3900 of Clackamas County Assessor's Map 2-1E-25CD and/or as required by Chapter 99 of the West Linn Community Development Code.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/2929-parker-road-extension-6-lot-subdivision>, or copies can be obtained for a minimal charge per page. A copy of the staff report is available for inspection. A site plan is attached. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

TERESA ZAK
Planning Administrative Assistant

p:\devrvw\projects folder\projects 2010\mis-10-12 notice 2

AMBORN WILLIAM G & SHEN C
2993 WINKEL WAY
WEST LINN OR 97068

AXELROD ANDREW L & KATHY A
4722 IRELAND LN
WEST LINN OR 97068

CHANG FREMONT E & JENNIFER
2900 WHITE SALMON ST
WEST LINN OR 97068

CHRISMAN L OWEN
4705 COHO LN
WEST LINN OR 97068

CHRISTIANSON MATTHEW & KATIE
2942 WINKEL WAY
WEST LINN OR 97068

CHUN PETER HONGKUK TRUSTEE
4750 COHO LN
WEST LINN OR 97068

COX VERNE E & SHIRLEY B
4512 MAXFIELD DR
WEST LINN OR 97068

DAVIDSON ROBERT
3140 PRARIE SMOKE
BOZEMAN MT 59719

DENNING CHARLES E TRUSTEE
4822 COHO LN
WEST LINN OR 97068

DOBLIE THOMAS
2858 HALE DR
WEST LINN OR 97068

DOWNS AARON & JESSICA
2974 WINKEL WAY
WEST LINN OR 97068

DR HORTON INC-PORTLAND
4386 SW MACADAM AVE STE 102
PORTLAND OR 97239

DUMBROW JOEL
2973 WINKEL WAY
WEST LINN OR 97068

EGLAND AARON
3250 WILD ROSE LOOP
WEST LINN OR 97068

ERNE JAMES D & KAREN L
2998 WINKEL WAY
WEST LINN OR 97068

EVANS JOHN G
4000 S RIDGE LN
WEST LINN OR 97068

FARVAN FAMILY TRUST
2890 WHITE SALMON CT
WEST LINN OR 97068

FIELDER JEFF A
2905 WHITE SALMON ST
WEST LINN OR 97068

FRANK DONALD H & ANNE S
4700 COHO LN
WEST LINN OR 97068

FROST JEFFREY G & SUSAN J
2910 WHITE SALMON ST
WEST LINN OR 97068

FULMER JAMES D & AMY H
4823 IRELAND LN
WEST LINN OR 97068

GARDNER DAVID L & CYNTHIA
4740 GARDNER LN
WEST LINN OR 97068

HARBAOUI MOEZ
2945 WINKEL WAY
WEST LINN OR 97068

HERR DAVID M
2918 WINKEL WAY
WEST LINN OR 97068

JAIN DINESH
4782 COHO LN
WEST LINN OR 97068

JONES MARK
2997 WINKEL WAY
WEST LINN OR 97068

KIM ROK SANG
2977 WINKEL WAY
WEST LINN OR 97068

KORAN WILLIAM E & CAROL J
3945 S PARKER RD
WEST LINN OR 97068

LANE DALE & JENNIFER
4700 SUMMER RUN DR
WEST LINN OR 97068

LAO SAN & LY CHHEAU
PO BOX 483
LAKE OSWEGO OR 97034

LEE MELVIN D
15746 S HATTAN RD
OREGON CITY OR 97045

LUCESCU BENIAMIN L &
GEORGETTA
4647 SUMMER RUN DR
WEST LINN OR 97068

M & T BANK
5285 MEADOWS RD STE 290
LAKE OSWEGO OR 97035

MANN ANTHONY B
4730 COHO LN
WEST LINN OR 97068

MANN ROBERT F TRUSTEE
4785 COHO LN
WEST LINN OR 97068

MASTERS RODNEY E & NICOLE F
2736 RIDGE LN
WEST LINN OR 97068

MAZIARZ MARK P & CHRISTY
BAKER
2914 WINKEL WAY
WEST LINN OR 97068

MCANDREW JAMES F
2941 WINKEL WAY
WEST LINN OR 97068

MOORE WILLIAM E TRUSTEE
4798 COHO LN
WEST LINN OR 97068

MORGAN JANET E & CHRISTOPHER
3800 S RIDGE LN
WEST LINN OR 97068

NESS PETER & LISA
4796 COHO LN
WEST LINN OR 97068

NEWMAN PAUL D & JUDITH E
2842 HALE DR
WEST LINN OR 97068

OLEARY TIM & MICHELLE
4790 COHO LN
WEST LINN OR 97068

PARSON RICHARD A & KATHERINE
A
4880 S IRELAND LN
WEST LINN OR 97068

PATTERSON JEFFREY & KARINA
2961 WINKEL WAY
WEST LINN OR 97068

PETERSON CHERYL A & STEVEN M
2906 WINKEL WAY
WEST LINN OR 97068

PINA LAWRENCE G
2920 WHITE SALMON ST
WEST LINN OR 97068

PRICE NOELL H & CAROL F
3015 S PARKER RD
WEST LINN OR 97068

RENAISSANCE CUSTOM HOMES
LLC
16771 BOONES FERRY RD
LAKE OSWEGO OR 97035

RIGGS ANNETTE V
2966 WINKEL WAY
WEST LINN OR 97068

ROSEMONT POINTE HOMEOWNERS
ASSN
NO MAILING ADDRESS
AVAILABLE

SCHOENHEIT JOSEPH W
2922 WINKEL WAY
WEST LINN OR 97068

SCOTT PATRICK D
4794 COHO LN
WEST LINN OR 97068

SHEN DANBO & LING XU
2902 WINKEL WAY
WEST LINN OR 97068

SIENNAS ESTATES HOMEOWNERS
ASSN
NO MAILING ADDRESS
AVAILABLE

SPITZER EUGENA ANN
2946 WINKEL WAY
WEST LINN OR 97068

STEVENSON CINDY K
4710 SUMMER RUN DR
WEST LINN OR 97068

STEWART BRANDON
2982 WINKEL WAY
WEST LINN OR 97068

SUN SUSAN S & BENEDICT H
2919 WHITE SALMON ST
WEST LINN OR 97068

SUPPERSTEIN SCOTT M & SUZAN M
4740 COHO LN
WEST LINN OR 97068

SUTTON GERARD & APRIL
2916 WHITE SALMON ST
WEST LINN OR 97068

TAMERLANO TONNE S TRUSTEE
4715 COHO LN
WEST LINN OR 97068

TRAN ANDREW
2986 WINKEL WAY
WEST LINN OR 97068

TSUKAMOTO GEORGE KIYOSHI &
4720 COHO LN
WEST LINN OR 97068

VARGA JASON
2915 WHITE SALMON ST
WEST LINN OR 97068

WALSH LARRY & SHERYL
2985 WINKEL WAY
WEST LINN OR 97068

WANG YIZHI & JIANJI YANG
2978 WINKEL WAY
WEST LINN OR 97068

WEISSERT JOSH & DANELLE
2965 WINKEL WAY
WEST LINN OR 97068

WICKERT MARK R & LISA M
4788 COHO LN
WEST LINN OR 97068

WILSON JOHN G & LEE K
2895 WHITE SALMON CT
WEST LINN OR 97068

YAO MENG & SHANG CAO
2925 WHITE SALMON ST
WEST LINN OR 97068

MEL LEE
15746 S HATTAN RD
OREGON CITY OR 97045

TAMI HUBERT
OREGON DEPT OF STATE LANDS
775 SUMMER ST NE
SALEM OR 97301-1279

BILL DAVIS
US ARMY CORPS OF ENGINEERS
PO BOX 2946
PORTLAND OR 97208

HABITAT BIOLOGIST
OREGON DEPT OF FISH & WILDLIFE
18330 NW SAUVIE ISLAND RD
PORTLAND OR 97231

BEN ALTMAN/BRENT FITCH
SFA DESIGN GROUP
9020 SW WASHINGTON SQUARE DR
PORTLAND OR 97223

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

ALEX KACHIRISKY
HIDDEN SPRINGS NA PRESIDENT
6469 PALOMINO WAY
WEST LINN OR 97068

JEFF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

THOMAS BOES
ROBINWOOD NA PRESIDENT
18717 UPPER MIDHILL DR
WEST LINN OR 97068

DEAN SUHR
ROSEMONT SUMMIT NA PRESIDENT
21345 MILES DR
WEST LINN OR 97068

DAVE RITTENHOUSE
SAVANNA OAKS NA PRESIDENT
2101 GREENE ST
WEST LINN OR 97068

KRISTIN CAMPBELL
SKYLINE RIDGE NA PRESIDENT
1391 SKYE PARKWAY
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

BETH KIERES
WILLAMETTE NA PRESIDENT
1852 4TH AVE
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
6433 PALOMINO WAY
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

KARIE OAKES
1125 MARYLHURST DR
WEST LINN OR 97068

renatae 8/23/10

Soppe, Tom

From: Ben Altman [baltman@sfadg.com]
Sent: Friday, August 20, 2010 9:12 AM
To: Soppe, Tom
Subject: [BULK] RE: Letter regarding street name
Importance: Low

Thanks, Tom. I will discuss with Mel...

Ben Altman
Senior Planner/Project Manager

SFA DESIGN GROUP, LLC
STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING
9020 SW Washington Square Dr., Suite 350
Portland, OR 97223
P (503) 641-8311
F (503) 643-7905
E baltman@sfadg.com
www.sfadesigngroup.com

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From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Friday, August 20, 2010 8:29 AM
To: 'Ben Altman'
Subject: Letter regarding street name

Ben,

I've received your letter to Gordon Howard. He is no longer with the City. Regarding street names, CDC 85.160 states, "All new street names must, to the greatest extent possible, respect and be representative of the surrounding geography and existing street names. Street names should consider any prominent historical City figures or neighborhood themes that exist. Subdivision street names may not reference names of the builder or developer." Chinook Court does respect the surrounding street names since White Salmon, Summer Run, and Coho are nearby existing streets that also have salmon-related names. Also, I assume Kaitlyn is the name of a family member of the developer? If so it would not be acceptable to the City.

Your client can make the case for the street name change to the Planning Commission at the Extension hearing if he wishes.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068
ph. (503) 742-8660
fax (503) 656-4106





RECEIVED
AUG 19 2010
PAGE..... OF.....

August 17, 2010

Mr. Gordon Howard
City of West Linn
22500 Salamo Road
West Linn, OR 97068

RE: SUB: 06-03 - Parker Road Subdivision – Revised Street Name Request

Mr. Howard,

SFA Design Group, LLC represents the applicant, Mel Lee, regarding the above referenced Parker Road six-lot subdivision located at the existing address of 2929 Parker Rd. Previously (for Renaissance Homes) we secured approval for a street name for the public street and we propose to be called ‘Chinook Court’.

We have an Extension Request pending for 8-18-10 Planning Commission, which is necessary prior to Final Plat.

However, the County has rejected the Plat name of Parker Road, so we will be submitting for a different plat name. As part of the decision to rename the Plat, our current client would also like to change the street name to Kaitlyn Way or Court, if necessary.

Please verify that the city approves of this street name.

If you have any questions, please give us a call.

Sincerely,

Ben Altman
Senior Planner/Project Manager

SFA DESIGN GROUP, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

9020 SW Washington Square Dr., Suite 350
Portland, OR 97223
P (503) 641-8311
F (503) 643-7905
E baltman@sfadg.com

Zak, Teresa

From: Zak, Teresa
Sent: Thursday, August 19, 2010 9:55 AM
To: 'Karie Oakes'
Subject: RE: FYI and Posting CANCELLED August 18, 2010 Planning Commission Meeting

Good Morning Karie,
 We apologize for your wasted trip but when we could not verify a quorum by 4:00PM we felt it was necessary to cancel and let all parties such as the applicant, video tech, City Attorney, etc. know so they could contact the related parties before the close of business day as not to have many wasted trips. I was hoping to catch as many citizens and interested parties as I could with my e-mail.

Of course you will be included in the notice for re-scheduling with the preservation of your standing.

Again we apologize and I hope you are enjoying your summer.

Teresa Zak



From: Karie Oakes [mailto:kariookee@aol.com]
Sent: Thursday, August 19, 2010 9:37 AM
To: Zak, Teresa
Subject: Re: FYI and Posting CANCELLED August 18, 2010 Planning Commission Meeting

Hi Teresa,

I appreciate your sending this email, however, I did not see it until this morning and wasted a trip to city hall last night. Can you please tell me why the meeting was canceled at the last minute?

I would like to preserve my standing and be notified of the hearings for each of these land-use decisions when they are rescheduled.

Thank you,

Karie Oakes

-----Original Message-----

From: Zak, Teresa <tzak@westlinnoregon.gov>
Sent: Wed, Aug 18, 2010 4:14 pm
Subject: FYI and Posting CANCELLED August 18, 2010 Planning Commission Meeting

The City web site has been updated with a REVISED AGENDA OF CANCELLATION of tonight's August 18, 2010 Planning Commission Meeting. MISC-10-12 a 6-Lot Subdivision at 2929 Parker Road and MISC-10-15 6-Lot Subdivision at 4111 Elmran Drive will be re-scheduled and re-noticed.

Please note I am attaching a pdf for posting.

Thank you,

Soppe, Tom

From: Soppe, Tom
Sent: Tuesday, August 17, 2010 4:54 PM
To: Horsey, Laura
Cc: Zak, Teresa; Babbitt, Michael; Steel, Christine; Dean Wood; Horsey, Laura; Jennifer Tan; Jones, Mike; Martin, Robert; Sonnen, John
Subject: RE: questions re extension hearings
Attachments: FW: Garrin Royer's Project on Elmran Drive.

Laura and commission:

In response to Laura's questions:

- 1) The 30 x 30 triangles of Chapter 42 apply for visibility. The driveway is outside the triangle for the intersection. COA 3 from the original final decision also establishes the easement that is now proposed on the current site plan where there a visibility area around the curve is restricted from having anything over 3 feet tall. As for the distance between the private street and the lot 5-6 shared driveway, the CDC does not have a minimum driveway spacing requirement if there is no curb (because 48.060 deals with the distance between curb cuts). This street improvement will have no curb. 48.025(B)(6) says the access spacing requirements in Ch 8 of the TSP "shall be applicable". Chapter 8 of the TSP deals with this in Table 8-3 on Page 8-12. It says "New development... should meet the recommended access spacing standards summarized in Table 8-3." Table 8-3 then recommends 150 foot spacing between private driveways on collectors. These two driveways are not this far apart. However by saying "should meet" instead of "shall" and having it be a "recommended" standard, the TSP indicates that flexibility is allowed respecting each individual situation.
- 2) See attached email where Chris Jordan referred this to Planning. As we told them verbally then, we would be treating this like any other application, which is what we have done.
- 3) We'll answer this tomorrow.
- 4) By my estimates Lot 6 will have approximately 3,300 square feet of area to build a house on once the transition area, structural setback from the transition area, and R-10 rear and site setbacks are subtracted. All other lots should have considerably more than this. The applicant is aware of the limitations. Owners won't be able to develop anything in that area, and will have to keep the area as native plants. The condition can be amended to state that the easement shall be recorded on the plat. Everything except access easements and/or stems count towards the base lot size calculation.

Tom Soppe
 Associate Planner
 City of West Linn
 22500 Salamo Road
 West Linn, OR 97068
 ph. (503) 742-8660
 fax (503) 656-4106
tsoppe@westlinnoregon.gov

From: Laura Horsey [mailto:laura@easystreet.net]
Sent: Tuesday, August 17, 2010 12:44 AM
To: Soppe, Tom
Cc: Zak, Teresa; Babbitt, Michael; Steel, Christine; Dean Wood; Horsey, Laura; Jennifer Tan; Jones, Mike; Martin, Robert
Subject: questions re extension hearings

Hello Tom:

I have a few questions about the two hearings this week and ask that you reply to the Planning Commission as a whole. I appreciate the solid analysis you did for these extension applications -- the first that the PC will hear I believe. On the Parker Rd application I particularly value the clear explanation you gave for applying the code at approval to the completed work, and the revised code to the yet to be done portion of the project.

On Elmran MISC-10-15

1. The double driveway off Elmran and the private lane Jackson Ct. seem quite close to each other and to the "hairpin" turn / intersection with Cedar Oak Dr. Would you (or perhaps city engineer Khoi Le?) comment on what standard applies for spacing and visibility? (Apologies if I missed it; I did see that a traffic study was not required.)

2. Melynda Retallack's pre-app conference minutes on page 103 (1.10) reads: "Jack plans to talk to Chris Jordan again when the team has a plan of how we are proceeding to see if he will help us expedite this process." If there are any notes of the meeting(s) between Jack Hoffman (listed as an attendee to the pre-app) and Chris Jordan can they be made part of the record?

Note: Looks like the order of the preceding pages got transposed. It reads correctly I think in the page order 98, 101, 100, 99.

3. Several original conditions of approval are vague or defer to future plans. Do we have an opportunity to make them more clear now in the interest of executing well downstream? For example it is not clear who makes the judgement calls in COA 1&2. On COA 4 I am surprised that a final storm drainage plan wasn't part of the application; should it be now? On COA 9 as a practical matter should the area dedicated as open space ("tree preservation area") on be more clearly defined and dimensioned as a tract?

On Parker Rd. MISC-10-12

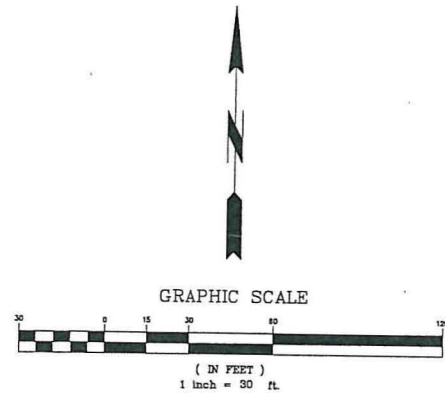
4. I have a couple of concerns about Lot 6 which is most affected by the new Chapter 32. Your report pays close attention to correcting lot size calculations so I have to assume that the riparian transition zone is correctly included in the lot size calculation. (On Wed would you review for us what is and isn't included in determining lot size?) While I know we are not doing a design review, would you comment on how much build-able area is left after applying R10 setbacks and accounting for the wetland transition no build/no disturb area? Is the applicant fully aware of the limitations? Is the size of structure that can be built consistent with R10? Secondly, what will inform a future owner of Lot 6 (and Lot 5) about the limitations on use? Say they want to build a pool, a deck, a play structure, a veggie garden, etc. in the wetland transition portion of their lot. (I am assuming the mitigation is for the driveway only.)

Best regards, Laura

Laura Horsey
 Planning Commissioner
laura@easystreet.net
 503.381.3265 cell

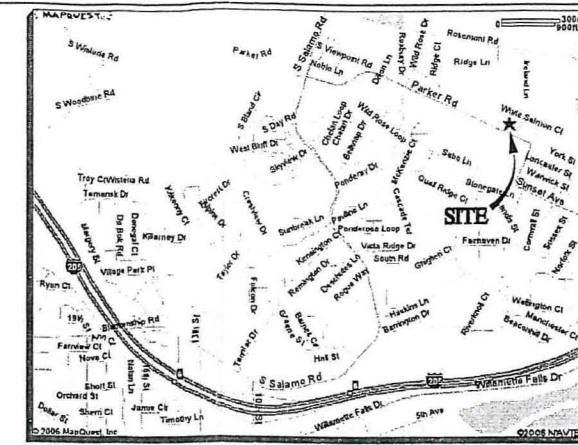
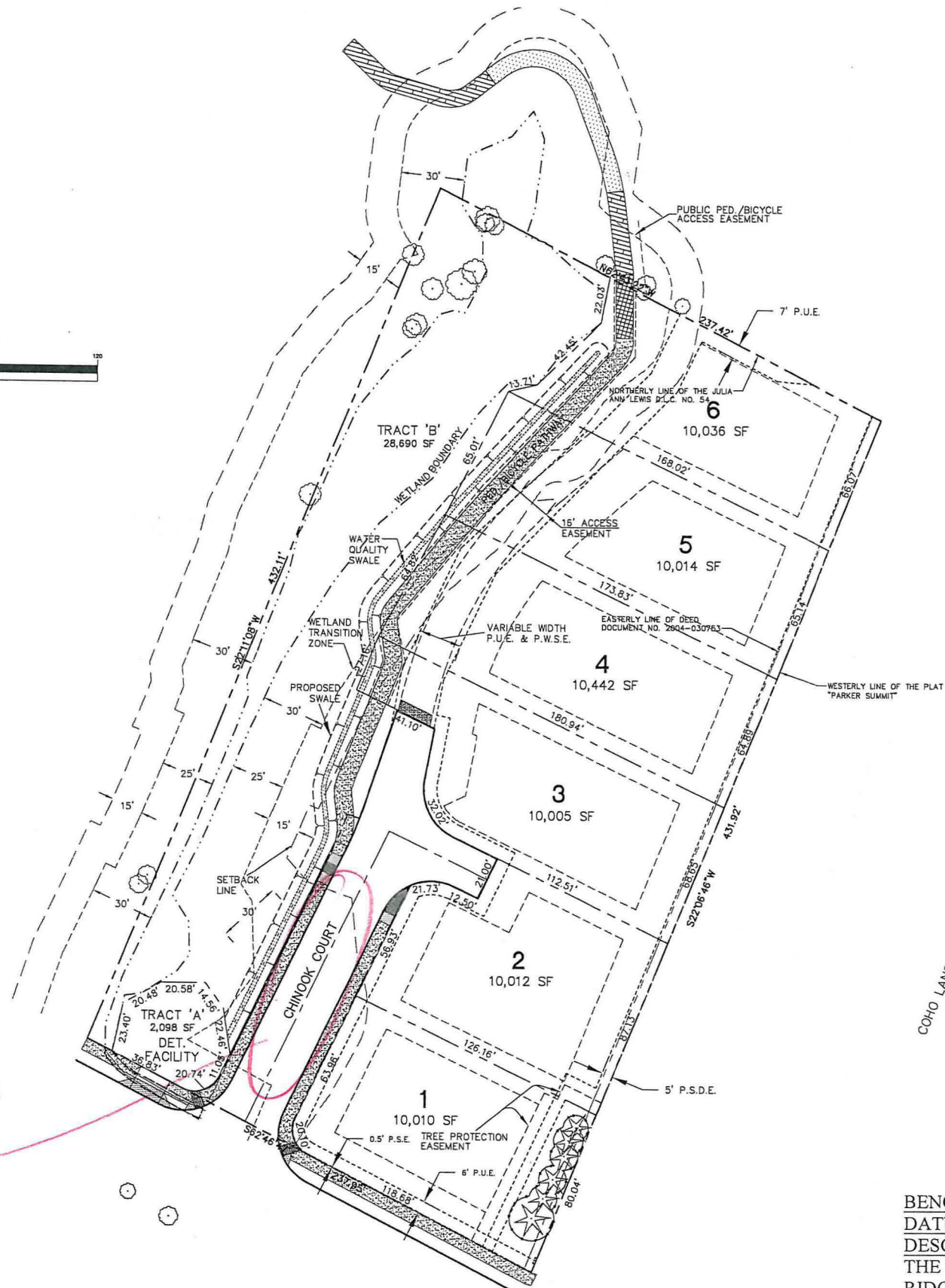
PARKER ROAD

A 6-LOT SUBDIVISION OF TAX MAP 21E25CD, TAX LOT 3900



NOTE:
LOT SIZES ARE EXCLUSIVE OF
ACCESS STREET & EASEMENT.

KAITLYN
WAY



APPLICANT:
RENAISSANCE HOMES, INC.
16771 BOONES FERRY ROAD
LAKE OSWEGO, OR 97035
PHONE: (503)636-5600 / FAX: (503)635-8400
CONTACT: JEFF SHROPE

PLANNING / ENGINEERING:
SFA DESIGN GROUP, LLC
9020 SW WASHINGTON SQUARE DR., SUITE 350
PORTLAND, OR 97223
PHONE: (503)641-8311 / FAX: (503)643-7905
CONTACTS: MATTHEW SPRAGUE

SURVEYOR:
G+L LAND SURVEYING, INC.
9255 SW NIMBUS AVE.
BEAVERTON, OR 97008
PHONE: (503)641-0308 / FAX: (503)671-0877
CONTACT: DARREN HARR

SITE INFORMATION:
SITE AREA: 2.28 ACRES
ZONING: R-10
TAX MAP: T2 R1E SEC 25CD
TAX LOTS: 3900
NUMBER OF LOTS: 6

UTILITIES AND SERVICES:
WATER: CITY OF WEST LINN
STORM: CITY OF WEST LINN
SEWER: CITY OF WEST LINN
POWER: PGE
GAS: NORTHWEST NATURAL
CABLE: VERIZON
FIRE: TVF&R
POLICE: CITY OF WEST LINN
SCHOOL: CITY OF WEST LINN
ROADS: CITY OF WEST LINN
PARKS: CITY OF WEST LINN

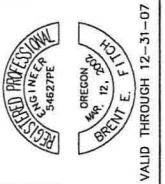
SHEET INDEX - PLANNING APPROVAL

1	TENTATIVE PLAT
2	SLOPE ANALYSIS
3	AERIAL AND CIRCULATION PLAN

BENCHMARK: SALAMO (NGS GEODETIC CONTROL MONUMENT)
DATUM: CITY OF WEST LINN (THIRD ORDER CLASS II VERTICAL NAVD 88)
DESCRIPTION: 2-1/2" BRONZE DISK IN CONCRETE INSIDE A MONUMENT BOX, LOCATED IN THE CENTERLINE OF SALAMO ROAD NEAR THE SOUTHEAST CORNER OF THE ROSEMONT RIDGE MIDDLE SCHOOL PROPERTY, 0.2 MILES NORTHERLY OF PARKER ROAD.
ELEVATION: 693.00'

SFA Design Group, LLC
STRUCTURAL / CIVIL / LAND USE PLANNING
9020 SW WASHINGTON SQUARE DR., SUITE 350
PORTLAND, OR 97223
P: (503) 641-8311 F: (503) 643-7905
sfaesigngroup.com

APPROVED SUB 06-03 / MIS 06-03
TENTATIVE PLAT
PARKER ROAD



NO.	DATE	REVISION	BY

DESIGNED BY	MLB	DATE	9/08
DRAWN BY	AS	DATE	9/08
REVIEWED BY	MLB	DATE	9/08
PROJECT NO.	006-011	REF.	
SCALE	HORIZ: 1"=40'	VERT: N/A	
XREF: PLAT.dwg			
SHEET	1	OF	3
PROJECT	PARKER ROAD		
NO.	106-011		
TYPE	Planning		