



May 29, 2013

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

Dollar Street Partition - MIP-13-01

Dear Tom

I am writing on behalf of JT Smith Companies to request that the application for the Minor Partition of the Dollar Street property (MIP-13-01) be deemed complete upon receipt of this correspondence. While we appreciate that the City's codes do request that the information identified within your letter be shown on the tentative plat, we believe that the requested information can be provided in narrative format.

To further clarify our submission, we've provided the following responses to clarify any missing information on the tentative plat and plan set:

Section 85.160(E)(1): There are easements on adjacent properties however staff is aware of their location. Easements located adjacent to the property owned by the Applicant will not be affected or changed by the Applicant's proposed partition. Staff may request that the applicant show easements on adjacent properties on the final plat as a condition of approval. The presence of easements on adjoining properties does not affect the City's ability to approve the proposed partition.

Section 85.160(E)(5): The significant tree on site and dripline plus ten area is 9.2 percent of the site or 2,098.5 square feet. The only significant tree on the site will be preserved and protected with a tree preservation easement. The illustration of the percentage of area covered by the drip line plus ten feet of the only significant tree on the property does not affect the City's ability to approve the proposed partition.

Section 85.160(E)(8): The zoning on adjacent properties is R7. This has been indicated within the Applicant's narrative and noted on page one of City's pre-application notes. If required, staff may request that the applicant show zoning on the adjoining properties on the final plat. The illustration of the zoning on adjacent properties does not affect the City's ability to approve the proposed partition.

Section 85.160(F)(7): The Applicant has not proposed any street trees within the public right-of-way due to the presence of a significant underground power bank consisting of at least 4 conduits within the planter strip. These lines are shown on plans C1.0, C3.0, and C210 within the initial submission. The Applicant has not proposed to plant street trees because of the likelihood of conflicts between roots and utilities. This issue has been addressed within the applicant's plans and submission materials and it does not affect the City's ability to approve the proposed partition.

Section 85.170(A)(8): 100 percent of the site is sloped at between 0 and 15 percent. No formal slope analysis plan will be provided unless required by a condition of approval. The illustration of slopes on a flat slight does not affect the City's ability to approve the proposed partition.

Regarding the Engineering Department's comments regarding the proposed sanitary sewer main running along the back of the lots, we wish to note that a memorandum in support of a 6" sewer main was submitted into the record on April 19, 2013 by our office. We find the requirement for an 8" sewer line to be installed to be inconsistent with the findings of our analysis and unnecessary to

serve the development. We have contacted the City's Engineering Department directly to discuss this comment and are currently waiting for a reply.

Please feel free to contact us with any questions that you may have. We will be ready to respond to any questions or requests for any further clarification.

Sincerely,



Andrew Tull
Senior Planner
3J Consulting, Inc.

copy: Mr. John Wyland, JT Smith Companies
Mr. Mike Robinson, Perkins Coie
Mr. Brian Feeney, 3J Consulting, Inc.
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