



CITY OF  
**West Linn**

**PLANNING AND DEVELOPMENT**

**STAFF REPORT  
PLANNING MANAGER DECISION**

DATE: November 20, 2014  
FILE NO.: MIP-14-01  
REQUEST: Request for a 2-lot Partition at 23000 Horizon Drive  
PLANNER: Peter Spir, Associate Planner

DSB Planning Manager KQL Development Review Engineer

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## GENERAL INFORMATION

**OWNER:** Sequoia Heights LLC, 1101 5<sup>th</sup> Avenue, San Raphael, CA., 94901

**APPLICANT:** Mitch Duryea, 2702 North Perry St., Spokane, WA., 99207

**SITE LOCATION:** 23000 Horizon Drive

**SITE SIZE:** 202,247 square feet

**LEGAL DESCRIPTION:** Tax Lot 100 of Clackamas County Assessor's Map 2-1E-35B

**COMP PLAN DESIGNATION:** Medium High Density Residential

**ZONING:** R-3, Single-family and multiple-family residential (3,000 square foot minimum lot size)

**APPROVAL CRITERIA:** Community Development Code (CDC) Chapter 85, Land Division, Chapter 15, R-3

**120-DAY RULE:** The application was found complete by staff on September 17, 2014. The 120-day period therefore ends on January 14, 2014.

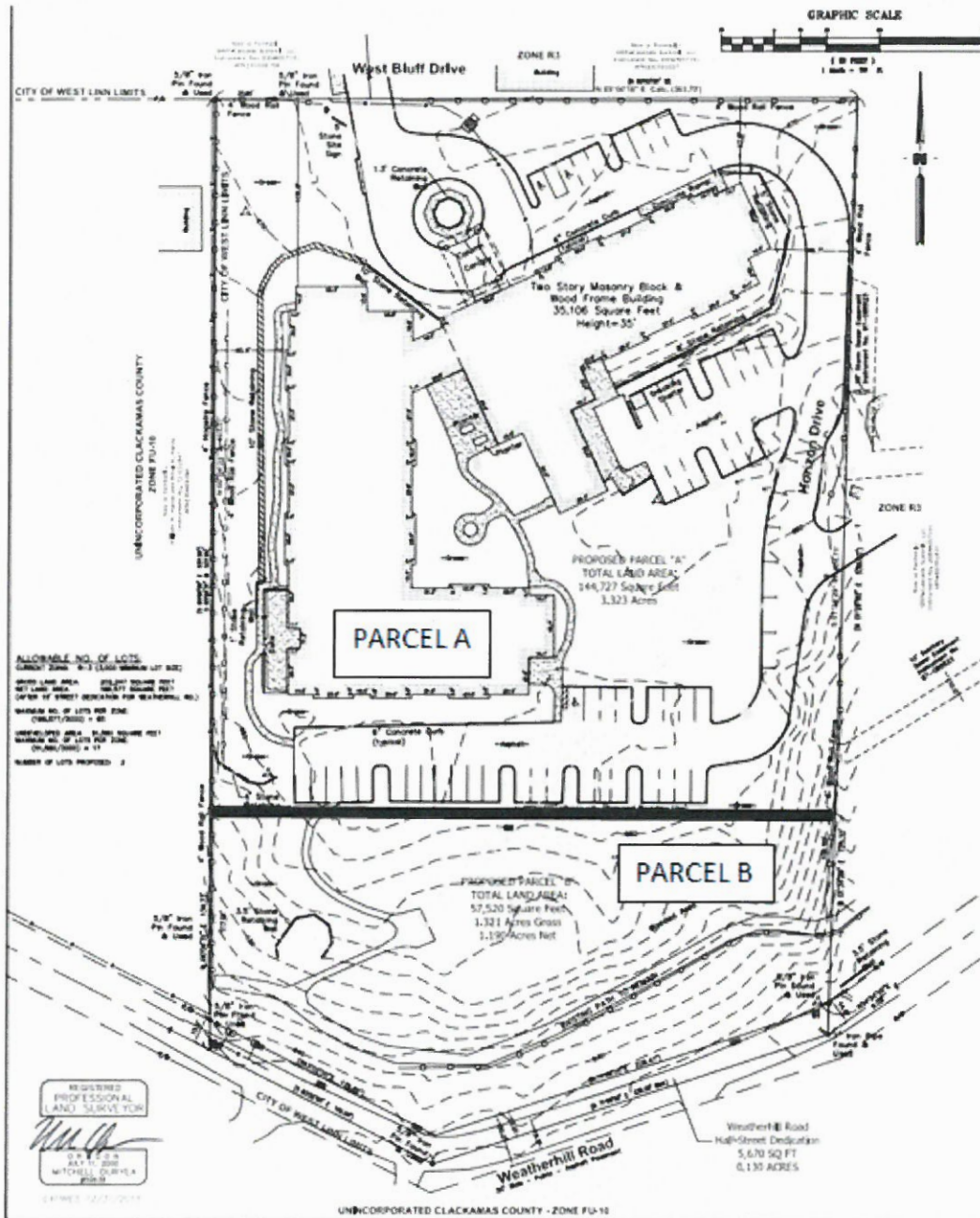
**PUBLIC NOTICE:** Notice was mailed to property owners within 500 feet of the subject property and the Savanna Oaks Neighborhood Association on October 2, 2014. The notice was printed in the West Linn Tidings on October 16, 2014. A sign was placed on the property on October 10, 2014. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

## EXECUTIVE SUMMARY

The application is for a two-lot partition of the 4.6 acre Tanner Springs Assisted Living Facility (ALF) property. The north lot (parcel A) comprises the existing ALF plus associated parking lots, landscaping and driveways. This lot is 144,727 square feet. The south lot (parcel B) is undeveloped and is 57,520 square feet. Parcel B includes 361 feet of frontage on Weatherhill Road.

An earlier approval of a structural addition to the ALF (CUP-07-03/DR-07-09) was approved. All the conditions of approval associated with the construction of that addition, including ROW

improvements on Weatherhill Road, are applicable to this land division. A condition of approval shall transfer all applicable conditions of the addition from the parent parcel to this decision.



Parcel B is expected to accommodate future development of “transitional housing”. Transitional housing is intended for those individuals who want some measure of independent living but may need assistance. The level of required assistance is expected to vary. When more comprehensive or full time assistance is required, the individual will have the opportunity to move into the ALF on parcel A.

The applicant has provided a conceptual drawing of the layout of the transitional housing development. This proposed development would require a design review application. If the housing units are to be on individual lots, a subdivision would also be required.



**Public comments:**

Staff met with David and Diane Dean, Li Wei and John and Virginia DeVries on October 22 and November 4, 2014. Steven and Dale Seavey also attended on November 4, 2014. Their principal concerns included the applicability of the Tanner Basin Master Plan (TBMP) (1991), whether the 25% landscaping requirement of CDC Chapter 54 for residential projects is preserved for parcel A, the adequacy of parcel A buffering, density calculations, traffic accessing Weatherhill Road, and tree preservation. Except for the TBMP, those issues relate to approval criteria. For those issues, staff would defer to specific findings in this report.

The TBMP was adopted in 1991. As this area was annexed into the City, the West Linn Comprehensive Plan and Map was updated to include the Tanner Basin. The current plan and zoning designations were applied. The TBMP has no applicability to this application.

Subsequently, properties (e.g.: Weatherhill subdivision) on the south side have been annexed into the City with R-7 designations. In similar fashion, the Weatherhill Subdivision and the subdivision

of the Maslen property at the west end of Weatherhill Road were approved and constructed with curb, planter strip, sidewalks with a half street improvement of 16 feet on Weatherhill Road towards an ultimate 32 foot street width. The minor partition at the corner of Weatherhill Road and Salamo Road was built with a curb.

The DeVries property on the south side of Weatherhill Road was approved for annexation in the November 2014 elections with an R-7 zoning designation. Subsequent subdivision of the DeVries property is anticipated with ROW and street improvements that meet current zoning and engineering standards.

## DECISION

Staff has determined that the application meets the criteria of chapters 15 and 85 and hereby approves application MIP-14-01, as reflected in the September 2014 Tentative Plan with the following conditions:

1. 15 foot wide utility easements centered over all water laterals from the Weatherhill Road ROW across parcel B to parcel A shall be established and shown on the final plat.
2. The applicant shall construct the following street improvements prior to final platting this partition:
  - a) Dedicate a 15-foot-wide stretch along the frontage of Weatherhill Road to provide for a standard right of way, and additional width to accommodate the horizontal curve renovation. This will provide the City with the opportunity to obtain the full 56-foot ROW, which will allow the City to make future improvements to the street as necessary.
  - b) Widen the pavement to provide 12 feet on the northern half of the street along the project frontage. The new pavement should extend to the centerline of the street. This will provide for the smallest pavement width allowable.
  - c) Widen the pavement on the southern side of the street as needed to provide a minimum 10-foot travel lane.
  - d) Provide curbs and gutters on the northern half of the street along the project frontage. This will require storm drainage improvements on the street which should be constructed to City design standards.
  - e) Reconfigure the existing horizontal curve on Weatherhill Rd. along the project frontage to allow for a 25-mph speed limit. The curve radius at the centerline will need to be a minimum of 165 feet.
  - f) Provide street lighting along the project frontage.

g) The proposed sidewalk across the southern edge of parcel B will connect with a public access easement and path that currently runs parallel to the north edge of Weatherhill Road within the Cascade Summit apartment site.

3. The applicant shall establish a 20 foot wide emergency access easement from the southeast corner of parcel A's parking lot to parcel B. This easement shall be shown on the final plat. The applicant shall construct a 16 foot wide driveway built to TVFR standards within that easement terminating at parcel B north lot line with removable bollards or other barriers acceptable to TVFR.

4. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval.

5. The applicant shall capture, treat, and detain run-off generated from new impervious area.

This decision was processed under the provisions of Chapter 99.

  
\_\_\_\_\_  
Peter Spir, Associate Planner

11-25-14  
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on October 23, 2014. Approval will lapse 3 years from effective approval date.

Mailed this 25 day of November, 2014.

Therefore, the 14-day appeal period ends at 5 p.m., on DECEMBER 9, 2014.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
MIP-14-01**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

**Chapter 15  
SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL, R-3**

(...)

**15.070 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:

- A. The minimum lot size shall be:
  - 1. For a single-family detached unit, 3,000 square feet.
  - 2. For each attached single-family unit, 3,000 square feet.
  - 3. For each multiple-family dwelling unit, 3,000 square feet.
- B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

**Staff Response 1: The two lots comprise 144,727 (parcel A) and 57,520 square feet (parcel B) and thus exceed the 3,000 square foot minimum lot size. The lot width averages 350 feet which exceeds the 35 foot minimum lot width.**

To address concerns that the allowable or permitted density of this site may have already been used up by the ALF, staff determined that the ALF was approved in 1995 (CUP-97-07) as "Senior Housing" with a density of 65.48 units based on a total site of 4.5 acres (both parcels combined). That amount was increased by 50% for senior citizen/handicapped housing and a further 8% for low income housing to yield a total of 116 units. The ALF met that criterion.

Subsequently, in CUP-07-03, staff re-designated the ALF as a "nursing home". The ALF qualifies as a nursing home per the CDC definition and Department of Health Services (DHS) licensing. The ALF offers Residential Care / Assisted Living Facility for the Elderly and also specializes in Memory Care with permanent 24 hour nursing staff and on call physician services.

"Nursing homes" do not have a specific maximum density. Consequently, they are limited only by the spatial requirements of DHS and available space for parking, driveways, landscaping, buffering, etc. Those needs are fully satisfied on parcel A.

Specifically, in response to the requirement that non-single family residential uses must comprise 25% landscaping per 54.020(E) (1), staff used the City's Mapoptix mapping program to

measure all landscaped areas. After deducting 9,050 square feet for the proposed 2007 CUP addition, the landscaping accounted for 54,565 square feet of the 144,727 square foot parcel A. That translates to 37% landscaping, which exceeds the 25% requirement.

The R-3 building lot coverage standard of 50% is also met: the ALF, plus the proposed 9,050 square foot addition, comprise 32% of parcel A.

All buildings on parcel A meet the R-3 zone's setback from the property lines. Buffering of parcel A is satisfied by a five foot wide landscaped strip along the south edge of the parking lot per CDC 54.070(2)). Although there were various findings in the 1995 and 2007 decisions that the area between Weatherhill Road and the ALF parking lot provides a buffer, there were no Conditions of Approval (COAs) requiring that this area be preserved for the purpose of buffering or any limitations on that area's future uses in either the 1995 or 2005 approval.

All parking requirements for the ALF and the proposed addition are satisfied already on Parcel A. Therefore, parcel B may be developed, per the R-3 standards, in terms of allowable density. The spatial requirements for parcel B will be determined when a development proposal is submitted.

Parcel B comprises 57,520 square feet. At 3,000 square feet per housing unit and allowing for private driveway access or a combination of public street and private driveways plus Weatherhill Road ROW dedication, that parcel can accommodate 12-15 housing units in a manner consistent with the R-3 zone. When development of parcel B is proposed, the design will be expected to accommodate the preservation of significant trees and any other spatial requirements (e.g. landscaping) as applicable.

To conclude, the ALF and the transitional housing are permitted in the R-3 zone and both parcels A and B are large enough to meet the dimensional requirements of this zone.

The criterion is met.

## **CHAPTER 85**

### **LAND DIVISION GENERAL PROVISIONS**

#### **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, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

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. The functional class of a street aids in defining the primary function and associated design standards for the facility. The hierarchy of the facilities within the network in regard to the type of traffic served (through or local trips), balance of function (providing access and/or capacity), and the level of use (generally measured in vehicles per day) are generally dictated by the functional class. The street system shall assure an adequate traffic or circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried. Streets should provide for the continuation, or the appropriate projection, of existing principal streets in surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.

To accomplish this, the emphasis should be upon a connected continuous pattern of local, collector, and arterial streets rather than discontinuous curvilinear streets and cul-de-sacs. Deviation from this pattern of connected streets should only be permitted in cases of extreme topographical challenges including excessive slopes (35 percent-plus), hazard areas, steep drainageways, wetlands, etc. In such cases, deviations may be allowed but the connected continuous pattern must be reestablished once the topographic challenge is passed. Streets should be oriented with consideration of the sun, as site conditions allow, so that over 50 percent of the front building lines of homes are oriented within 30 degrees of an east-west axis.

**Staff Response 2: The approval criteria 85.200 (A) (1) requires the location, width and grade of streets shall be considered relative to the various types of transportation (automobile, bus, pedestrian, bicycle).**

**Automobile and truck access to parcel A (the existing ALF) is accommodated by the access easement on Horizon Drive north to Day Road. Emergency vehicle access to parcel A makes use of a similar access easement. Bicycle and pedestrian access is limited to the use of Horizon Drive. The ALF does not encourage the use of its interior driveway since it is a private care facility.**

**Automobile, truck and emergency access to parcel B is accommodated by direct frontage on Weatherhill Road. When parcel B is developed, internal circulation will rely on a private driveway or a public street. The public street option would facilitate access to the unannexed property to the west.**

**East to west pedestrian and bicycle connectivity through parcel B may be achieved by extending the public access easement and path that currently runs along the north edge of Weatherhill Road within the Cascade Summit apartment site across the southern edge of parcel B. This could be substituted by a sidewalk in the ROW.**

Regarding the proposed use of land to be served by the streets, staff finds that the uses served by the partition, especially parcel A, are distinct from most residential uses in that the patients/residents of the ALF do not generate trips other than occasional bus trips. Staff, visitor and delivery traffic is light. This traffic can be accommodated both functionally and legally through the private access easement the ALF has on Horizon Drive. No other public traffic has the right of access to Horizon Drive other than emergency personnel and residents of the Cascade Summit Apartments.

(Horizon Drive is not a public street but a private street from Day Road south to the ALF property. The City only has an easement to use that street and ONLY for emergency purposes and the removal of vehicles that would otherwise block emergency access. General public access is not permitted in the recorded easement between the City and Simpson Housing, dated 1997. All other driveways within the apartment complex are private and limited to residents and guests of that complex.)

Given the limited access needs and the legal limitations of Horizon Drive, plus concern for resident/patient safety, the ALF was approved in 1995 with driveways that do not provide for, or accommodate, the possibility of a public street connection to Weatherhill Road.

Meanwhile the anticipated use of parcel B is expected to be “transitional housing”.

Transitional housing is intended for those individuals who want some measure of independent living but may need assistance. The level of required assistance is expected to vary. When more comprehensive or full time assistance is required, the individual may have the opportunity to move into the ALF on parcel A.

With a net area of 47,480 square feet (after Weatherhill ROW dedication), parcel B could accommodate 15 housing units with a private interior drive or 12 housing units if a public street/ROW was required in the west half of the property to provide access to parcel B and the unannexed property to the west.

Trip generation from transitional housing is expected to be less than that of a standard single family home since the residents, although they may be ambulatory, may not be able or willing to drive much. This is borne out by the ITE trip generation tables. Under the entry of “Senior adult housing detached” a daily average trip generation of 3.71 trips is expected (contrasting with 9.5 trips for an average single family home). With a total daily trip generation of 44.5 for 12 units to 55.6 for 15 units, Weatherhill Road has sufficient capacity. (The ITE category: “Senior adult housing detached” produces a slightly lower trip generation rate.)

Another use group to be considered is emergency service providers: TVFR and the Police Department. Access between parcel A and B would facilitate easier access in this area, particular since an alternate north to south connector does not exist. Condition of approval 3 facilitates the solution by providing an emergency access easement and driveway on parcel A. When parcel B is developed, the driveway will be completed.

The conclusion is that the current and anticipated transportation modes and user groups are adequately served by the existing and proposed circulation/access to the two parcels in this partition. No public non-emergency access between Weatherhill Road and Day Road is needed (or legally possible via Horizon Drive).

Approval criteria 85.200 (A) (1) also calls for connectivity in order to meet the Transportation Planning Rule. The idea of connecting Day Road to Weatherhill Road via Horizon Drive, through the ALF site is a compelling one in that it would allow a more balanced distribution of trips via Weatherhill Road and Day Road onto Salamo Road. However, the fact that there is no legal right of access has been discussed above; and therefore, the north to south connectivity issue is moot.

Connectivity for north to south emergency access is facilitated by condition of approval 3 and the existing emergency access easement on Horizon Drive.

East to west pedestrian and bicycle connectivity may be achieved by extending the public access easement and path that currently runs along the north edge of Weatherhill Road within the Cascade Summit apartment site across the southern edge of parcel B. This could be substituted by a sidewalk in the ROW.

Relating to the neighbors' request that no access from Parcel B to Weatherhill Road be allowed, that street has a "local street" classification. Local streets are intended to provide direct access to abutting properties on both sides of the street. Consequently, the development of parcel B will rely on access to Weatherhill Road.

The criteria are met.

....(A)(1)....All streets bordering the development site are to be developed by the developer with, typically, half-street improvements or to City standards prescribed by the City Engineer. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan (TSP) and any adopted updated plans.

**Staff Response 3: The TSP identifies Weatherhill Road as a local street. The applicant is required to construct necessary street improvements in the Weatherhill Road ROW and provide additional ROW to meet local street ROW width standards. The current street width and ROW width are substandard. The required improvements to meet local street standards are specified in condition of approval 2.**

...(A)(1)... Streets shall also be laid out to avoid and protect tree clusters and significant trees, but not to the extent that it would compromise connectivity requirements per this subsection (A) (1), or bring the density below 70 percent of the maximum density for the developable net area. The developable net area is calculated by taking the total site acreage and deducting Type I and II lands; then up to 20 percent of the remaining land may be excluded as necessary for the purpose of protecting significant tree clusters or stands as defined in CDC 55.100(B)(2).

**Staff Response 4: The City Arborist finds that there are seven significant trees on parcel B. The trees are identified by number and appear on the applicant’s tree survey. The significant trees are 6144, 6145, 6146, 6147, 6148, 6143 and 6164. All trees are outside of the proposed ROW. Tree 6190 at the east edge of parcel B is a big leaf maple. The City Arborist found that it was not significant since it is a “multi-leader dangerous over time unless cabled.” It is also out of the ROW. Since no development of parcel B is proposed, none of the trees will be removed except those within the ROW. When development occurs, the standards of 55.100(B) (2) shall apply. Parcel A is substantially built out with no significant trees in the footprint of the 2007 addition. The criteria are met.**

(...)

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>
Local Street	40-60

(...)

**Staff Response 5: Weatherhill Road is classified as a local street. Its existing ROW width of 30 feet is below the required minimum amount of 40 feet. The applicant proposes a 15 foot wide ROW dedication for the entire frontage of parcel B as shown on their tentative plan. Combined with the existing ROW width, it yields a ROW of 45 feet which meets the ROW width requirement. The applicant proposes to dedicate a 15 foot wide ROW to meet this requirement. The dedication is needed to meet the ROW width minimum standard and is required to serve the needs of the proposed division. This dedication is the minimum size needed to serve the proposed development and is in the lower range of ROW needed for a local street. The criterion is met.**

3. Street widths. Street widths shall depend upon which classification of street is proposed. The classifications and required cross sections are established in Chapter 8 of the adopted TSP. Streets are classified as follows.

(...)

Local streets have the sole function of providing access to immediately adjacent land. Service to through traffic movement on local streets is deliberately discouraged by design.

(...)

16. Sidewalks. Sidewalks shall be installed per CDC 92.010(H), Sidewalks.  
(....)

17. Planter strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees.  
(...)

**Staff Response 6: Without the additional ROW, the current width of Weatherhill Road is substandard. The City will require half street improvements on Weatherhill Road with this application. The required improvements include:**

- *Dedicate a 15-foot-wide stretch along the frontage of Weatherhill Road to provide for a standard right of way, and additional width to accommodate the horizontal curve renovation. This will provide the City with the opportunity to obtain the full 56-foot ROW, which will allow the City to make future improvements to the street as necessary.*
- *Widen the pavement to provide 12 feet on the northern half of the street along the project frontage. The new pavement should extend to the centerline of the street. This will provide for the smallest pavement width allowable.*
- *Widen the pavement on the southern side of the street as needed to provide a minimum 10-foot travel lane.*
- *Provide curbs and gutters on the northern half of the street along the project frontage. This will require storm drainage improvements on the street which should be constructed to City design standards.*
- *Reconfigure the existing horizontal curve on Weatherhill Rd. along the project frontage to allow for a 25-mph speed limit. The curve radius at the centerline will need to be a minimum of 165 feet.*
- *Provide street lighting along the project frontage.*
- *Provide a Local Improvement District (LID) waiver of remonstrance for future street improvements, including pavement, sidewalk and street lighting, along Weatherhill Road.*
- *The proposed sidewalk across the southern edge of parcel B will need to connect with a public access easement and path that currently runs parallel to the north edge of Weatherhill Road within the Cascade Summit apartment site.*

In terms of demonstrating that a nexus or relationship exists between parcel B and Weatherhill Road, staff finds that parcel B is adjacent to Weatherhill Road and will be introducing traffic directly onto that street. Weatherhill Road provides the only public ROW fronting, or adjacent to, parcel B. Proportionality is found in the fact that parcel B's trip generation from transitional

housing is expected to be 44.5 trips per day for 12 units to 55.6 for 15 units based on ITE trip generation tables. (Under the entry of “Senior adult housing detached” a daily average trip generation of 3.71 trips is expected per unit.) This trip generation requires a street built to local street standards in order to function safely and efficiently.

(...)

19. All lots in a subdivision shall have access to a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48 CDC.

(...)

**Staff Response 7: Parcel B has direct frontage on Weatherhill Road. Access to parcel B will be via that street. Emergency access is provided to parcel A via the required access easement and driveway from Weatherhill Road to parcel A. The criterion is met.**

**B. Blocks and lots.**

(...)

3. Lot size and shape. Lot size, width, shape, and orientation shall be appropriate for the location of the subdivision, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot shall be dimensioned to contain part of an existing or proposed street. All lots shall be buildable, and the buildable depth should not exceed two and one-half times the average width. “Buildable” describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot sizes shall not be less than the size required by the zoning code unless as allowed by planned unit development (PUD).

(...)

**Staff Response 8: This project creates no new blocks. Regarding lot size and shape, the parcels A and B exceed the minimum 3,000 square foot lot size of the R-3 zone. Parcel A is substantially built out with the ALF. Parcel B comprises 57,520 square feet. At 3,000 square feet per housing unit and allowing for private driveway access or a combination of public street and private driveways plus Weatherhill Road ROW dedication, that parcel can accommodate 12-15 housing units in a manner consistent with the R-3 zone.**

**Both parcels exceed the dimensional requirements of this zone. Both parcels are buildable. The significant trees on parcel B can be designed around to the extent that code criteria relating to tree preservation (55.100(B) (2)) can be met. The criteria are met.**

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation.

(...)

The appropriate sections of Chapter 48 are excerpted below:

#### 48.025 ACCESS CONTROL

(...)

##### B. Access control standards.

1. Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC 55.125, Traffic Impact Analysis.)

(....)

2. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.

**Staff Response 9: No traffic impact analysis (TIA) is required since none of the criteria of 85.170(B) (2) are met. For example, an Average Daily Trip count (ADT) of 250 is required before a TIA is needed. Trip generation from transitional housing on parcel B is expected to be less than that of a standard single family home since the residents, although they may be ambulatory, may not be able or willing to drive much. This is borne out by the ITE trip generation tables. Under the entry of "Senior adult housing detached" a daily average trip generation of 3.71 trips is expected (contrasting with 9.5 trips for an average single family home). With a total daily trip generation of 44.5 for 12 units to 55.6 for 15 units, Weatherhill Road has sufficient capacity. (The ITE category: "Senior adult housing detached" produces a slightly lower trip generation rate.)**

The criteria are met.

*(When development of the transitional housing or other development occurs, design review and/or a subdivision application would be required which would again trigger review of the need for TIA.)*

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are “options” to the developer/subdivider.

a) Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.

b) Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.

c) Option 3. Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B) (6) of this section.

(...)

**Staff Response 10: Parcel A uses Option 2 for access via an access easement over the private Horizon Drive. This access was approved by the original 1995 ALF CUP and design review application. For parcel B, Option 3 is applicable in that the parcel has frontage on a public street: Weatherhill Road. Although street improvements are required, no physical access to that street is expected until a future development proposal is submitted.**

6. Access spacing. The access spacing standards found in Chapter 8 of the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections, private drives, and non-traversable medians.

**Staff Response 11: Parcel B has 361 feet of frontage on Weatherhill Road, which is classified as a local street. Access spacing standard for driveways on local streets is 50 feet. The nearest driveway is 600 feet northwest of the property so the driveway separation/access spacing standard requirement is met. There are no driveways to the east. Access to parcel A is via an existing/established private drive so this criteria is not applicable.**

6. Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.

(...)

**Staff Response 12: The division of the ALF property into two parcels by a line running east to west follows standard alignment. The criterion is met.**



D. Transit facilities.

(...)

**Staff Response 13:** There are no transit facilities in this area, therefore this criteria does not apply.

E. Lot grading.

(...)

**Staff Response 14:** Parcel A is generally flat with slopes in the 0-3% range. It has been substantially built out to the extent that no further grading is expected short of the site work for the 9,050 square foot Alzheimer's addition. The preliminary grading plan for that addition was approved in 2007. Parcel B has a 19% slope the north property line elevation of 660 feet to the south property line elevation of 636 feet. Grading within the proposed ROW will be required and will meet the City's engineering standards. No other development or grading of parcel B is proposed. The criteria are met.

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.

(...)

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.

(...)

**Staff Response 15:** There is an existing eight-inch water line in Weatherhill Road that can serve parcel B. Several water laterals traverse parcel B to provide water to the ALF. Ideally, these water lines would be realigned to facilitate reasonable development of parcel B. The sanitary sewer line at the east edge of the property is of sufficient depth to serve future development of parcel B. The criteria are met.

H. Storm.

1. A stormwater quality and detention plan shall be submitted which complies with the submittal criteria and approval standards contained within Chapter 33 CDC. It shall include profiles of proposed drainageways with reference to the adopted Storm Drainage Master Plan.

(...)

**Staff Response 16: Storm water treatment for Parcel B will be provided in association with future land use applications. Given the expected scale of the transitional housing project, storm water detention and/or treatment facilities should be easily accommodated. This criterion does not apply at this time.**

I. Utility easements.

Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. 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.

**Staff Response 17: Condition of approval 1 requires that the applicant establish 15 foot wide easements centered on all buried/relocated water laterals/services that traverse parcel B. The criterion is met.**

J. Supplemental provisions.

(...)

3. Street trees. Street trees are required as identified in the appropriate section of the municipal code and Chapter 54 CDC.

**Staff Response 18: Half street improvements on Weatherhill Road are required and include a planter strip and street trees installed to Parks and Recreation standards. The criterion is met.**

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.

**Staff Response 19: Half street improvements on Weatherhill Road are required and include the installation of street lights. The criterion is met.**

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.

**Staff Response 20:** In terms of demonstrating that a nexus or relationship exists between parcel B and required improvements to Weatherhill Road, staff finds that parcel B is adjacent to Weatherhill Road and will be introducing traffic directly onto that street. Weatherhill Road provides the only public ROW fronting, or adjacent to, parcel B.

Proportionality is found in the fact that parcel B's trip generation from transitional housing is expected to be 44.5 trips per day for 12 units to 55.6 for 15 units based on ITE trip generation tables. (Under the entry of "Senior adult housing detached" a daily average trip generation of 3.71 trips is expected per unit.) The parcel could also accommodate 14 single family homes (with 25% taken out for internal circulation and ROW) which would yield 133 trips per day. Either scenario's trip generation requires a street built to local street standards in order to function safely and efficiently.

The nexus and proportionality for an easement and driveway between parcel A and B for emergency vehicles is that the ALF generates a significant number of emergency calls for its elderly population. Having alternate means of access to this facility and the transitional housing is reasonably appropriate. The criterion is met.

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.

**Staff Response 21:** Utilities will be undergrounded when development of parcel B occurs. The criterion is not applicable.

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 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

(...)

**Staff Response 22:** This application is a two lot minor partition and is exempt from the density requirements.

I. Utility easements.

Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. 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.

**Staff Response 23: With this application, the only utility easements required by the City are the 15 foot wide utility easements centered over two water laterals from the Weatherhill Road ROW across parcel B to parcel A. All other utility easements necessary for the development of parcel B will be provided at such time that a development proposal is made. The criteria are met by COA 1.**

9. Heritage trees/significant tree and tree cluster protection. 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. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC 55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk.

**Staff Response 24: The City Arborist identified 15 trees as being significant on parcel A and B. Parcel A is substantially built out and none of the trees are in jeopardy. The City Arborist finds that there are seven significant trees on parcel B. The trees are identified by number and appear on the applicant's tree survey. The significant trees are 6144, 6145, 6146, 6147, 6148, 6143 and 6164. All trees are outside of the proposed ROW. Tree 6190 at the east edge of parcel B is a big leaf maple. The City Arborist found that it was not significant since it is a "multi-leader dangerous over time unless cabled." It is also out of the ROW. Since no development of parcel B is proposed, none of the trees will be removed. When development occurs, the standards of 55.100(B) (2) shall apply including the appropriate protective measures.**

# EXHIBIT PD-1 AFFADAVIT OF 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. MIP-14-01 Applicant's Name Sequoia Heights Capital Partners  
Development Name Tanner Spring Assisted Living Facility  
Scheduled Meeting/Decision Date 10-22-14

**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) 10-2-14 (signed) S. Skoyer
- B. Affected property owners (date) 10-2-14 (signed) S. Skoyer
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 10-2-14 (all) (signed) S. Skoyer
- F. 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) 10-9-14 10-16-14<sup>ss</sup> (signed) S. Skoyer  
City's website (posted date) 10-3-14 (signed) S. Skoyer

**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) 10-2-14 (signed) [Signature]

**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) 11-25-14 (signed) S. Skoyer

## EXHIBIT PD-2 NOTICE

**CITY OF WEST LINN  
PLANNING MANAGER DECISION  
FILE NO. MIP-14-01**

The West Linn Planning Manager is considering a request for a two-lot minor partition at 23000 Horizon Drive.

The decision will be based on the approval criteria in chapters 15 and 85 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have received this notice because County records indicate that you own property within 500 feet of this property (Tax Lot 100 of Clackamas County Assessor's Map 2-1E-35B) or as otherwise required by the CDC.

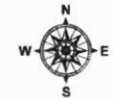
All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/23000-horizon-drive-minor-partition> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Manager. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, October 22, 2014**, so please contact us prior to that date. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov)

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER  
Planning Administrative Assistant



# 23000 Horizon Drive Notification Map



Scale 1:4,800 - 1 in = 400 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER  
Date Created: 17-Sep-14 09:17 AM

**WEST LINN GIS**

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.



# CITY OF West Linn

## **PLANNING MANAGER DECISION 2014-11-25**

**PROJECT #: MIP-14-01 NOTICE DATE: 2014-10-02**

### **CITIZEN CONTACT INFORMATION**

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

**CITY OF WEST LINN  
PLANNING MANAGER DECISION  
FILE NO. MIP-14-01**

The West Linn Planning Manager is considering a request for a two-lot minor partition at 23000 Horizon Drive (Tax Lot 100 of Clackamas County Assessor's Map 2-1E-35B).

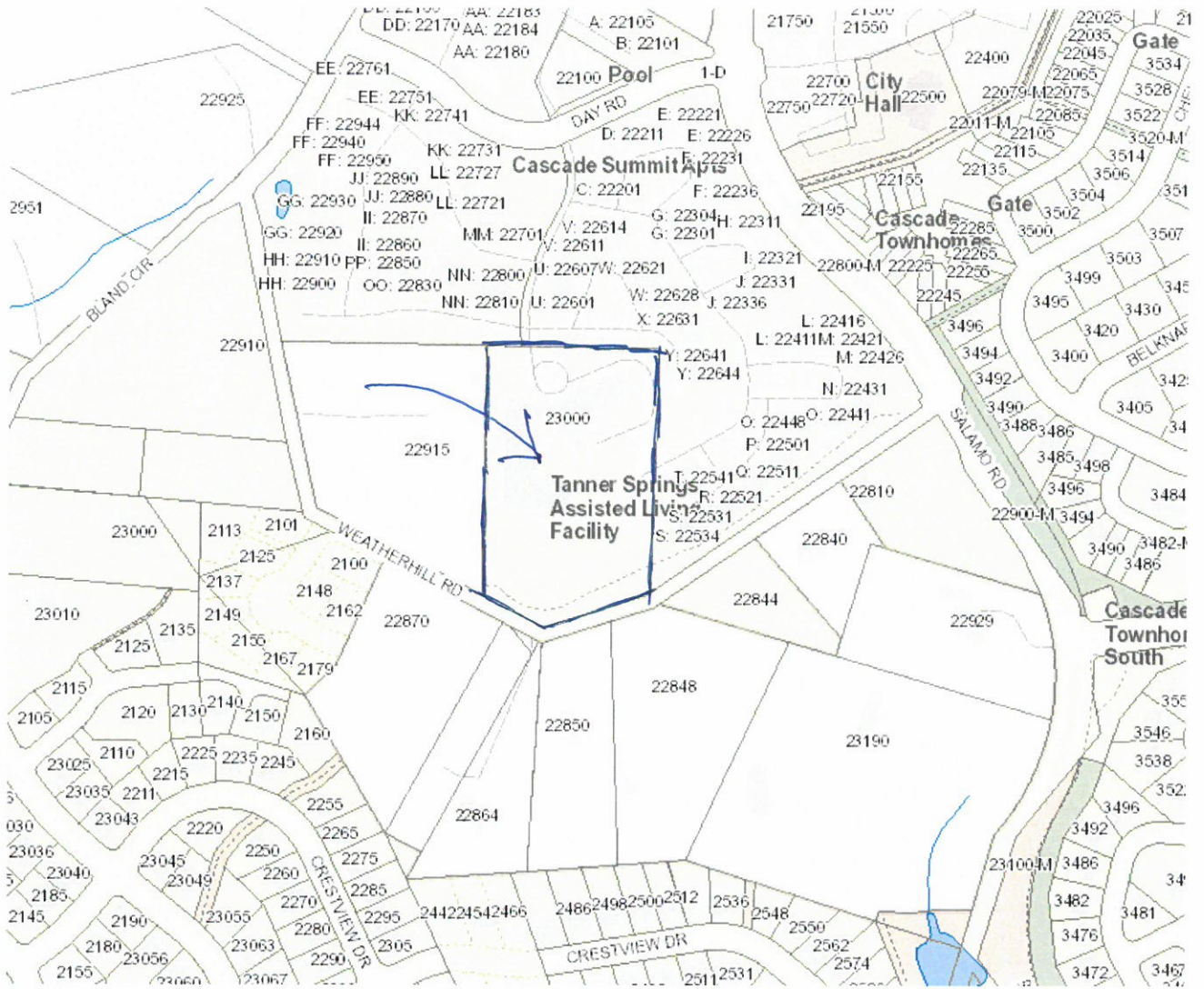
The decision will be based on the approval criteria in chapters 15 and 85 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/23000-horizon-drive-minor-partition> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Manager. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, October 22, 2014**, so please contact us prior to that date. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov)

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER  
Planning Administrative Assistant

Publish: West Linn Tidings October 9, 2014



MIP-14-01  
500' Radius

# EXHIBIT PD-3 COMPLETENESS LETTER

*sent*



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CITY OF  
**West Linn**

September 17, 2014

Mitch Duryea  
PO Box 7400  
Spokane, WA 99207

SUBJECT: MIP-14-01 application for 2-Lot Minor Partition at 23000 Horizon Drive.

Dear Mr. Duryea:

Your re-submittals received September 16, 2014 have made the application **complete**. The City now has 120 days through January 14, 2015 to exhaust all local review.

A 20-day public notice will be sent to property owners within 500 feet of the site prior to the Planning Manager's decision. The notice will identify the anticipated decision date. If the decision is appealed it would go to the City Council for hearing.

Please contact me at 503-742-2539, or by email at [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

*Peter Spir*

Peter Spir  
Associate Planner

# EXHIBIT PD-4 PUBLIC COMMENTS

## Spir, Peter

---

**From:** dean3fish@aol.com  
**Sent:** Wednesday, October 22, 2014 10:15 PM  
**To:** Spir, Peter  
**Subject:** File # MIT -14-01, the Tanner Springs Assisted Living Community's application for minor partition

Dear Peter Spir and The City of West Linn Planning Commission,

Thank you for meeting today with some of us neighbors who live on Weatherhill Road. David and I are concerned that a decision to allow the partition of the Tanner Springs Assisted Living property would lead to the breaking of several commitments that the City made to our neighborhood when the building of Tanner Springs was originally approved. Therefore, at this time we go on record to object to the approval of the minor partition of the property.

Thank you Peter, for agreeing to seriously address the concerns we voiced at the meeting.

Sincerely,

Diana and David Dean  
22870 Weatherhill Road  
West Linn, OR 97068  
503-655-2924



*Rec'd  
Oct 23, 2014  
[Signature]*

22850 Weatherhill Road  
West Linn, Oregon 97068  
October 22, 2014

Peter Spir, West Linn Planning Manager  
Chris Jordan, West Linn, City Manager  
City of West Linn Planning Commission

Notice of a request for a Minor Partition at 2300 Horizon Drive in West Linn, FILE NO. MIP-14-01 has been received by property owners within 500 feet of this property..

The Tanner Spring Assisted Living facility at 23000 Horizon Drive was completed following significant design review. Residents in the area made ardent requests to preserve the small town feeling, especially on Weatherhill Road (then Bland Circle). Buffering on the south side of Weatherhill Road (then Bland Circle) was important to the neighborhood, as was maintaining Weatherhill Road with NO access into Tanner Spring and the high density dwellings. Knowing that the City of West Linn values commitments made to residents, we respectfully ask you to deny the request for minor Partition.

The request for Minor Partition should be denied for these reasons:

- \* does not provide for adequate buffering on Weatherhill Road
- \* does not honor the historical commitment made with Weatherhill Road residents to have NO access from Weatherhill Road to Tanner Spring Facility at 2300 Horizon Drive
- \* does not consider traffic impact on Weatherhill Road
- \* does not allow for CDC requirement of 25% landscaping

Sincerely,

*Virginia De Vries*      *John C. De Vries*  
Virginia De Vries and John De Vries

## Spir, Peter

---

**From:** Li Wei <liwei@lawofficeofliwei.com>  
**Sent:** Thursday, November 06, 2014 10:40 AM  
**To:** Spir, Peter; ded@buckley-law.com; johndevr@comcast.net; 'seavey@lclark.edu'; 'mgdale7753@aol.com'  
**Subject:** RE: Today's meeting

Good Morning Peter,

Thanks very much again for your time and the following email again. Again, my concern is, as from the beginning, the buffer, which is not addressed in your memo. The part we talked about was a buffer in a city's 1995/97 "finding." Regardless the master plan that is almost eroded over time without neighbor's notice, it seemed from the meetings with you that there is no written specific requirement set for buffer, in other words, it could be within the city's reasonable discretion under different circumstances? And based upon the nature of the buffer? Or it is not an issue for partition? I do think it is good to let the applicant know beforehand that a buffer, close to the above finding will be required in the future and if such language is in the decision for the partition, it will be in writing for future reference? In other words, if and only if, all our efforts to have the city honor its previous "findings" for that piece of land, can the city at least make a reasonable pre-condition with reference to the discretionary buffer under the circumstances? Without knowing the detail of the future plan, such buffer will reasonably restrict the land's access to Weatherhill, a huge and natural concern for all neighbors to be reasonably addressed.

Li

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**From:** Spir, Peter [<mailto:Pspir@westlinnoregon.gov>]  
**Sent:** Tuesday, November 4, 2014 2:46 PM  
**To:** ded@buckley-law.com; johndevr@comcast.net; Li Wei; 'seavey@lclark.edu'; 'mgdale7753@aol.com'  
**Subject:** Today's meeting

Thank you for sharing your concerns and issues. I will be reviewing the application accordingly.  
In the meantime if you have any additional concerns or suggestions do not hesitate to let me know.  
Best regards  
Peter

**Peter Spir**  
*Associate Planner*  
22500 Salamo Rd.  
West Linn, OR 97068  
[Pspir@westlinnoregon.gov](mailto:Pspir@westlinnoregon.gov)  
[westlinnoregon.gov](http://westlinnoregon.gov)  
Phone (503) 723-2539



**Click to Connect!**

Please consider the impact on the environment before printing a paper copy of this email.  
This e-mail is subject to the State Retention Schedule and may be made available to the public

## Spir, Peter

---

**From:** Li Wei <liwei@lawofficeofliwei.com>  
**Sent:** Thursday, October 23, 2014 11:56 AM  
**To:** Spir, Peter  
**Subject:** FW: objection to the two-lot minor partition at 23000 Horizon Drive

Dear Mr. Spir:

My last email to you, see below, had a critical typo:

I meant that "this partition should be denied on its merit."

Again, given the circumstances, this partition request should be denied for cause.

Li

---

**From:** [lilwei@hotmail.com](mailto:lilwei@hotmail.com) [<mailto:lilwei@hotmail.com>] **On Behalf Of** li  
**Sent:** Thursday, October 23, 2014 11:10 AM  
**To:** Li Wei  
**Subject:** FW: objection to the two-lot minor partition at 23000 Horizon Drive

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**From:** li wei [<mailto:lilwei@hotmail.com>]  
**Sent:** Thursday, October 23, 2014 11:04 AM  
**To:** 'pspir@westlinnoregon.gov'  
**Subject:** objection to the two-lot minor partition at 23000 Horizon Drive

Dear Mr. Spir:

It has been nice meeting you yesterday at your office, together with my neighbors, the Deans and the DeVries. After you patiently listened to our verbal objections to the two-lot minor partition at 23000 Horizon Drive, you kindly asked us to put our objections in writing as well for the city's planning committee's written records. This is so written.

I believe my neighbors have made clear and good points in terms of historical commitment (see our neighbor's letters/emails for details, hereinafter the "commitment") the owner of 23000 Horizon Drive (hereinafter "the owner") made to the city, expressed as conditions for approval of the owner's original project at that time, and the city code. I would elaborate what I had pointed out during our meeting.

Each city has its uniqueness and character that stands out and attracts its residents. You mentioned that the commitment the owner made 15 years ago was "generous." I was not there at that time, but I believe such commitment, if considered generous, has its historical reasons. Assuming the city should have such record, and please imagine if the project was not approved without such commitment, where would we be today? If such history can easily be erased after a mere 15 years' time period, what kind of neighborhood we would become, hence what kind of city we would have today and in the future?

As you know well, the commitment we discussed during our meeting and above, runs with the land, not person. Owners of the land, hence the memory with the owners, may be gone, but the record, the memory of the land should stay, which is the whole points of land records. What a pity it would be if we do not have such record well kept.

One argument would be that given the new development of the city, such commitment made no sense now, which I believe could be the owner's key argument (or the request for partition should never be brought to the city), so that the owner can walk away from the commitment only 15 years after obtaining the original project. A simple and/or isolated browse of the city code might made such "minor" (this is not an accurate label for such partition notice, and could be misleading, as it did to my family, not knowing the history before our meeting yesterday, the notice should in good faith mention the existence of the original commitment, again I had no reason to doubt its existence given the original neighbors are still here and vividly remembered all the details), in compliance with certain provisions. However, our code never specifically in any way mention that in case of the existence of such commitment, history should not be honored even though the code changed or evolved. Further, I did not see anything in the code that deals specifically with such buffer zone created by the commitment for such **assistance living center**. As you know, currently the buffer zone is a nice green garden or rest area for the center, as any other living centers I know of do. If so many houses would be built as the partition indicated, this garden/rest area would be gone and I did not see any other garden planned or could be planned for the center. In other words, the original purpose served for by having such buffer zone, now served as a nice garden/rest area for the center and separated the center with our neighborhood, has not changed meaningfully at all. I do not think any neighborhood would agree to have such a living center next door without sufficient nice buffer zone such as ours. This neighborhood may not be the country anymore, but it is still not a full-fledged city, and I believe no residents of this city want the city to go that far, and they want the city as it is, some change but not fundamental.

This partition should ~~not~~ be denied on its merit.

Please forward this email objection to the planning committee and to the city Manager. I cannot find their email addresses.

Thank you very much again for your time and attention to this matter.

Very truly yours,

Li & Lily Wei  
Residents at 22864 Weatherhill Road, West Linn  
Recipient of your relevant notice

EXHIBIT PD-5 APPLICANT'S SUBMITTAL

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <b>P. SPIR</b>	PROJECT No(s). <b>MP-14-01</b>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <b>2800-</b>	TOTAL <b>2800-</b>

**Type of Review (Please check all that apply):**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|--|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> 23000 Horizon Drive	Assessor's Map No.: 21E 35B Tax Lot(s): 100 Total Land Area: 194,396 sq. ft (4.46 ac)
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**Brief Description of Proposal:**  
 Divide subject property into 2 parcels. Parcel A is the existing Tanner Springs Assisted Living facility. Parcel B is to be the undeveloped southerly portion. There are no use for Parcel B is being proposed at this time.

<b>Applicant Name:</b> Mitch Duryea, Duryea & Associates, P.S. <small>(please print)</small> Address: PO Box 7400 City State Zip: Spokane, WA 992007	Phone: (509) 465-8007 Email: mitch@duryea-associates.com
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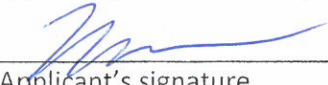

<b>Owner Name</b> (required): Sequoia Heights Capital Partners, LLC <small>(please print)</small> Address: 1101 5th Ave. City State Zip: San Rafael, CA 94091	Phone: Email:
--	------------------

<b>Consultant Name:</b> Mitch Duryea, Duryea & Associates, P.S. <small>(please print)</small> Address: PO Box 7400 City State Zip: Spokane, WA 99207	Phone: (509) 465-8007 Email: mitch@duryea-associates.com
---	---

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) 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.  
 If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed

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. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	3/18/14 Date	 Owner's signature (required)	3/3/14 Date
--	-----------------	--	----------------

**DURYEA & ASSOCIATES, P.S.**  
Land Surveying & Mapping

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2702 N. Perry Street  
PO Box 7400  
Spokane, WA 99207  
(509) 465-8007  
e-mail: mitch@duryea-associates.com

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March 26, 2014

Job No. 13-1750

City of West Linn  
Planning & Development  
22500 Salamo Road #100  
West Linn, OR 97068

Subject: Tentative Plan Application  
Tanner Springs Partition Plat  
23000 Horizon Drive

Dear Sir,


Duryea & Associates represents the owners of the Tanner Springs Assisted Living Center located at 23000 Horizon Drive. The current living center utilizes a portion of the 4.6 acre parcel. The owners propose to subdivide the property into two parcels through the Partition Plat process. A Pre-application conference for this project was held on October 3, 2013.

Enclosed is the following:

1. Completed Application form
2. Three full size copies and three reduced (11"x17") of the Tentative Plan consisting of:
  - a. Site Plan (Sheet 1)
  - b. Tree Survey (Sheet 2)
  - c. Resubdivision Plan (Sheet 3)
3. Arborist Report per 85.160(D)(5)
4. Narrative of the land division
5. Application Fee

Please proceed with the review and processing of this application. If you have any questions or comments, please contact me at your convenience.

Sincerely,  
DURYEA & ASSOCIATES



Mitchell Duryea, L.S.

cc: David Young  
Eric Jackson



February 18, 2014

Planning and Building  
City of West Linn  
22500 Salamo Road #1000  
West Linn, Oregon 97068

Re: Arborist Report and Tree Preservation Plan for the Tanner Springs Partition Project  
West Linn, Oregon  
Project No. MHA1413 Tanner Springs Partition

Please find enclosed the Arborist Report and Tree Preservation Plan for the Tanner Springs Partition project located at 23000 Horizon Drive in West Linn, Oregon. Please contact us if you have questions or need any additional information.

Respectfully,  
Morgan Holen & Associates, LLC

A handwritten signature in black ink that reads "Morgan E. Holen". The signature is written in a cursive, flowing style.

Morgan E. Holen, Owner  
ISA Certified Arborist, PN-6145A  
ISA Tree Risk Assessment Qualified  
Forest Biologist





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# Arborist Report and Tree Preservation Plan

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Tanner Springs Partition  
West Linn, Oregon

February 18, 2014



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**Tanner Springs Partition – West Linn, Oregon  
Arborist Report and Tree Preservation Plan  
February 18, 2014**

MHA1413

**Purpose**

This Arborist Report and Tree Preservation Plan for the Tanner Springs Partition project in West Linn, Oregon, is provided pursuant to City of West Linn Community Development Code Chapter 55, Municipal Code Sections 8.500 and 8.600, and the West Linn Tree Technical Manual. This report describes the existing trees located on the project site, as well as recommendations for tree removal, retention and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on February 18, 2014.

**Scope of Work and Limitations**

Morgan Holen & Associates, LLC, was contracted by Duryea & Associates to collect tree inventory data for individual trees located on the project site and to develop an arborist report and tree preservation plan for the project. The site is planned for a two lot partition and no construction is proposed at this time. A site survey was provided by Duryea & Associates illustrating the location of existing trees and the proposed partition.

The City of West Linn's threshold diameter for tree survey requirements is six inches for Oregon white oak (*Quercus garryana*), Pacific madrone (*Arbutus menziesii*), and native dogwoods (*Cornus nuttallii*), and 12-inches for all other species. Visual Tree Assessment (VTA) was performed on individual trees located across the site. VTA is a standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality of individual trees. Trees were evaluated in terms of general condition and potential for significance, as determined later by the City Arborist per the West Linn Tree Technical Manual. Trees were not evaluated in terms of potential construction impacts because no construction is proposed at this time.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates have assumed any responsibility for liability associated with the trees on or adjacent to this site.

**General Description**

The Tanner Springs Partition project site is located at 23000 Horizon Drive in West Linn, Oregon. The two lot partition proposes to divide the project into two parcels, with parcel A consisting of the existing assisted living and memory care facility and parking lot and parcel B consisting of open space located south of the already developed site. The existing trees are scattered across the site and generally appear in good condition. Most of the trees appear to have been planted for the purposes of landscaping, including trees located in the parking lot, trees providing screening along property boundaries, and some trees located in open space areas. Several of the larger trees, including Oregon white oaks and Douglas-firs (*Pseudotsuga menziesii*) appear to be of an older age class and are more likely natural remnants preserved during the original development. The most remarkable tree on the site is number 6148, a 48-inch diameter Douglas-fir with a 24-foot crown radius and long live crown in excellent condition with no major defects. The location of individual trees is shown on site plan drawings and tree numbers correspond with the enclosed inventory data.

**Tree Inventory**

In all, 78 existing trees were inventoried, including 49 (63%) trees located on parcel A and 29 (37%) trees located on parcel B. Table 1 provides a summary of the number of existing trees by species. The enclosed tree inventory data provides a complete description of the individual trees.

**Table 1. Number of On Site Trees by Species – Tanner Springs Partition Project.**

Common Name	Species Name	Quantity		Total
		Parcel A	Parcel B	
bigleaf maple	<i>Acer macrophyllum</i>	0	1	1 (1.3%)
deodar cedar	<i>Cedrus deodara</i>	1	0	1 (1.3%)
Douglas-fir	<i>Pseudotsuga menziesii</i>	6	24	30 (38.4%)
flowering cherry	<i>Prunus spp.</i>	1	0	1 (1.3%)
mimosa	<i>Albizia julibrissin</i>	1	0	1 (1.3%)
Oregon white oak	<i>Quercus garryana</i>	4	2	6 (7.7%)
paper birch	<i>Betula papyrifera</i>	1	0	1 (1.3%)
pin oak	<i>Quercus palustris</i>	6	0	6 (7.7%)
ponderosa pine	<i>Pinus ponderosa</i>	0	2	2 (2.6%)
red maple	<i>Acer rubrum</i>	5	0	5 (6.4%)
weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	5	0	5 (6.4%)
western redcedar	<i>Thuja plicata</i>	19	0	19 (24.3%)
<b>Total</b>		<b>49</b> (63%)	<b>29</b> (37%)	<b>78</b> (100%)

Douglas-fir accounted for nearly 39-percent of the inventoried trees, but included a mix of semi-mature trees and relatively younger trees that appeared to have been planted. Western redcedar (*Thuja plicata*) accounted for approximately 24-percent of the inventoried trees and they are all located along the western property line and provide good screening function. Six Oregon white oaks, ranging in size from 10- to 48-inches in diameter appeared in mostly good condition, although one 12-inch oak along the eastern property boundary is suppressed by dominant Douglas-firs and not likely to be sustainable in the long-term. The one bigleaf maple (*Acer macrophyllum*) inventoried has four codominant stems originating near ground level and may be an old stump sprout. All other species are scattered across the site and appear to have been planted for landscaping purposes. The trees are well maintained, except where Himalayan blackberry (*Rubus discolor*) was growing into the lower crowns of young trees near the southern, southwestern and southeastern property boundaries.

**Tree Preservation Plan**

No trees are proposed for removal at this time. However, regular monitoring is recommended for six trees with cumulative defects and moderate risk potential, including four Douglas-firs, one Oregon white oak, and the bigleaf maple.

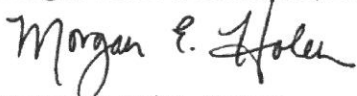
Preservation of trees designated as significant may be required and the City Arborist shall determine which trees are significant per the West Linn Tree Technical Manual. The enclosed tree data identifies 15 potentially significant trees, including seven trees on parcel A and 8 trees on parcel B.

**Tree Protection Standards**

No construction is planned at this time, therefore tree protection measures are not provided. If development is proposed in the future, it will be necessary to consult with an arborist to evaluate potential impacts and provide specifications for tree protection during construction per City code.

Please contact us if you have questions or need any additional information. Thank you for choosing Morgan Holen & Associates to provide consulting arborist services for the Tanner Springs Partition project.

Thank you,  
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner  
ISA Certified Arborist, PN-6145A  
ISA Tree Risk Assessment Qualified  
Forest Biologist

Enclosures: MHA1413 Tanner Springs Partition – Tree Data 2-18-14



No.	Parcel	Common Name	Species Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Cond <sup>3</sup>	Defects and Comments	Sig <sup>4</sup>	Recommendation
6008	A	deodar cedar	<i>Cedrus deodara</i>	14		G	no major defects	no	retain
6010	A	red maple	<i>Acer rubrum</i>	12		G	no major defects	no	retain
6011	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	14		G	no major defects	no	retain
6012	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	12		G	no major defects	no	retain
6013	A	flowering cherry	<i>Prunus</i> spp.	24		G	no major defects	no	retain
6014	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	12		G	no major defects	no	retain
6015	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	14		G	no major defects	no	retain
6016	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	12		G	no major defects	no	retain
6017	A	red maple	<i>Acer rubrum</i>	12		G	no major defects	no	retain
6018	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6019	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6020	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6021	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6022	A	western redcedar	<i>Thuja plicata</i>	16		G	no major defects; provides screening at property line	no	retain
6023	A	western redcedar	<i>Thuja plicata</i>	18		G	no major defects; provides screening at property line	no	retain
6026	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6027	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6028	A	western redcedar	<i>Thuja plicata</i>	18		G	no major defects; provides screening at property line	no	retain
6029	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6030	A	western redcedar	<i>Thuja plicata</i>	18		G	no major defects; provides screening at property line	no	retain
6031	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6032	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6034	A	red maple	<i>Acer rubrum</i>	10		G	no major defects	no	retain
6035	A	western redcedar	<i>Thuja plicata</i>	16		G	no major defects; provides screening at property line	no	retain
6036	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6037	A	western redcedar	<i>Thuja plicata</i>	16		G	no major defects; provides screening at property line	no	retain
6038	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6039	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6040	A	western redcedar	<i>Thuja plicata</i>	15		G	no major defects; provides screening at property line	no	retain
6041	A	red maple	<i>Acer rubrum</i>	14		G	no major defects	no	retain



No.	Parcel	Common Name	Species Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Cond <sup>3</sup>	Defects and Comments	Sig <sup>4</sup>	Recommendation
6075	A	Oregon white oak	<i>Quercus garryana</i>	48	16	G	codom stems at 6' with some included bark and seam, appears stable; asymmetrical crown to SW; low target potential; few broken branches	yes	retain and monitor
6076	A	Oregon white oak	<i>Quercus garryana</i>	10		G	young tree; codom stems at 5'	no	retain
6089	A	red maple	<i>Acer rubrum</i>	12		G	no major defects; columnar variety	no	retain
6092	A	paper birch	<i>Betula papyrifera</i>	14		G	multiple attachments at 4'	no	retain
6101	A	Oregon white oak	<i>Quercus garryana</i>	28	23	G	few dead and broken branches, some branch decay	yes	retain
6106	A	mimosa	<i>Albizia julibrissin</i>	15		G	well-maintained; 40' crown spread	no	retain
6108	A	pin oak	<i>Quercus palustris</i>	12		M	poor crown structure	no	retain
6109	A	pin oak	<i>Quercus palustris</i>	14		M	multiple leaders	no	retain
6110	A	pin oak	<i>Quercus palustris</i>	16		M	codom leaders, some included bark; old wounds SE face	no	retain
6112	A	pin oak	<i>Quercus palustris</i>	16		M	forked top	no	retain
6113	A	pin oak	<i>Quercus palustris</i>	16		G	self-correcting lean	no	retain
6114	A	pin oak	<i>Quercus palustris</i>	14		G	forked top	no	retain
6122	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	blackberry growing in lower crown	no	retain
6123	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		G	blackberry growing in lower crown	no	retain
6126	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	14	M	few dead branches; broken top, new forked top; stem defect at ~15' with sweep	yes	retain and monitor
6127	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	10	M	history of branch failure; epicormic sprouts	yes	retain and monitor
6128	A	Oregon white oak	<i>Quercus garryana</i>	12		M	broken top; suppressed by firs	no	retain
6129	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	16	G	good condition as a group with 6130 and 6131	yes	retain
6130	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	22	G	good condition as a group with 6129 and 6131	yes	retain
6131	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	48	20	G	good condition as a group with 6129 and 6130	yes	retain
6139	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	14	G	no major defects; relatively young tree	no	retain
6140	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	14	G	no major defects; relatively young tree	no	retain
6141	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	40		M	dead and broken branches, pitch seam on E face	no	retain and monitor
6142	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	48		P	severe twig dieback, small needles, appears in decline; pitch seam on S face	no	retain and monitor
6143	B	Oregon white oak	<i>Quercus garryana</i>	30	12	G	no major defects	yes	retain
6144	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	22	G	no major defects; retain in group with 6145-6147	yes	retain

No.	Parcel	Common Name	Species Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Cond <sup>3</sup>	Defects and Comments	Sig <sup>4</sup>	Recommendation
6145	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	23	G	no major defects; retain in group with 6144, 6146, 6147	yes	retain
6146	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	28	G	old broken top; retain in group with 6144, 6145, 6147	yes	retain
6147	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	24	G	forked top; retain in group with 6144-6146	yes	retain
6148	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	48	24	E	no major defects; long live crown	yes	retain
6161	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	16		G	no major defects; relatively young tree	no	retain
6162	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	16		G	no major defects; relatively young tree	no	retain
6163	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		G	no major defects; relatively young tree	no	retain
6164	B	Oregon white oak	<i>Quercus garryana</i>	20	15	G	no major defects	yes	retain
6166	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	no major defects; relatively young tree	no	retain
6167	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	no major defects; relatively young tree	no	retain
6168	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	no major defects; relatively young tree	no	retain
6169	B	ponderosa pine	<i>Pinus ponderosa</i>	12		M	blackberry growing in lower crown; relatively young tree	no	retain
6170	B	ponderosa pine	<i>Pinus ponderosa</i>	12		M	blackberry growing in lower crown; relatively young tree	no	retain
6171	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	blackberry growing in lower crown; relatively young tree	no	retain
6172	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		G	codom at 8'; relatively young tree	no	retain
6174	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	blackberry growing in lower crown; relatively young tree	no	retain
6184	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	12		G	no major defects; relatively young tree	no	retain
6185	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	12		G	no major defects; relatively young tree	no	retain
6187	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	12		G	no major defects; relatively young tree	no	retain
6189	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	16		G	no major defects; relatively young tree	no	retain
6190	B	bigleaf maple	<i>Acer macrophyllum</i>	18, 3*24	28	M	codom at ground level; dead and broken branches, branch decay; monitor risk potential	yes	retain and monitor
6191	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	18		G	no major defects; relatively young tree	no	retain

<sup>1</sup>DBH is tree diameter measured at 4.5-feet above the ground level in inches; trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity \* size).

<sup>2</sup>C-RAD is the average crown radius measured in feet for potentially significant trees.

<sup>3</sup>Cond is an arborist assigned rating to generally describe the condition of individual trees as follows- Dead; Potentially Hazardous; Poor Condition; Moderate Condition; Good Condition; and Excellent Condition.

<sup>4</sup>Sig asks whether or not the tree is considered potentially significant, either **Yes** (potentially significant) or **No** (non-significant); significant trees are determined by the City Arborist per the West Linn Tree Technical Manual.



September 15, 2014

Job No. 13-1750

**TANNER SPRINGS TENTATIVE PARTITION PLAT  
MIP-14-01  
23000 HORIZON DRIVE  
85.200 APPROVAL CRITERIA**

A. Streets

There are no new streets proposed in this application. The existing access is provided by Horizon Drive. Weatherhill Road, on the South boundary of the project, is currently a 30' wide right-of-way. The dedication of the north half of Weatherhill Road is being made on this application in order to provide sufficient right of way required by the City Engineer.

When the development phase of Parcel "B" is proposed (not at this time), the design and construction of Weatherhill Road improvements will be completed.

The access to Parcel "B" will be provided by an access easement over Parcel "A" and/or direct access to Weatherhill Road. A possible third point of access would be through the parcel to the west, when that property is developed.

B. Blocks & Lots

This is a two lot partition. Parcel "A" is the existing Tanner Springs Assisted Living Center, which has a designated use as a "Nursing Home". The proposed lots are over the 3,000 square feet and meet the dimensional requirements for the R-3 zone. The density of Parcel "A" with the nursing home designation, allows for the proposed lot size.

C. Pedestrian and Bicycle Trails

There is an existing path along the southerly portion of the property. This path is to remain at this time. Future development of Parcel "B" may require the relocation of this trail and will be addressed at that time.

D. Transit Facilities

There are no existing transit stops adjacent to the subject property. No new transit stops are proposed as a part of this application.

E. Lot Grading

Parcel “A” is the existing Tanner Springs Living Center. No development of Parcel “B” is being proposed. There is no lot grading as a part of this application.

F. Water

The water for the property enters the site from Weatherhill Road. There are no new proposed water facilities in this application. Any future development of Parcel “B” will require a plan that is to be consistent with the Comprehensive Water System Plan including location, sizing, looping, and adequate fire flows.

G. Sewer

The existing Tanner Springs Living Center is served by the existing sewer system. There are no new proposed sewer facilities in this application. Any future development of Parcel “B” will require a plan that is to be consistent with the Sanitary Sewer Master Plan.

H. *Deleted during July 2014 Supplement*

I. Utility Easements

The existing utilities that serve the two proposed parcels are throughout the property. A private blanket utility easement will be created by separate instrument. At the time that Parcel “B” is developed, these utility lines may need to be relocated. Additional easements that may be required will be determined and created at the time of the development of Parcel “B”.

J. Supplemental Provisions

1. Wetland and natural drainageways  
There are no wetlands or natural drainageways on the subject property.
2. Willamette and Tualatin Greenways  
The subject property is not subject to the Willamette and Tualatin Greenways requirements of Chapter 28 of the Community Development Code.
3. Street Trees  
There are no new streets proposed in this application. Any future improvements to Weatherhill Road may require street trees and/or other landscaping requirements. Those requirements will be determined at the time of the development of Parcel “B”.
4. Lighting  
No new lighting is proposed as a part of this application.

5. Dedications and exactions  
The right-of-way dedication for the Northerly portion of Weatherhill Road is being offered as a part of this application.
6. Underground Utilities  
All of the existing utilities that serve the subject property are underground.
7. Density Requirements  
The proposed subdivision complies with the density for the R-3 zoning.
8. Mix Requirement  
This project does not propose any mix of single family residential uses.
9. Heritage Trees  
There is no proposed development for Parcel "B" at this time. Any future development of Parcel "B" will comply with the requirements for heritage trees/significant tree and tree cluster protection.
10. Annexation and Street Lights  
The subject property is already within the limits of the City of West Linn.

March 26, 2014

Job No. 13-1750

**TANNER SPRINGS PARTITION PLAT  
TENTATIVE PLAN NARRATIVE**

**General Introduction**

The site is currently partially developed. The purpose of this Partition Plat is to divide the property into two parcels. Parcel A is to be the existing Tanner Springs Assisted Living Care Center. Parcel B is to be the undeveloped portion of the property. There is no proposed use or development on Parcel B at this time.

The half-street dedication for Weatherhill Road is being offered to the city on this Partition Plat.

No new construction is proposed at this time. All site improvements are being deferred until a specific use for Parcel B is determined at some future date.

**Transportation**

1. There are no proposed roads, therefore no centerline profiles are provided.
2. A Traffic Impact Analysis (TIA) is not required for this project.

**Grading**

1. There is no grading proposed at this time, therefore no grading plan is provided.

**Water**

1. The water service for the subject project is existing and enters the property from Weatherhill Road.
2. No new water lines are proposed at this time.
3. An easement for Parcel A over Parcel B will be prepared for the existing water system at the time of the Final Partition Plat.

**Sewer**

1. The sewer system that serves the Tanner Springs Assisted Living Center is existing and enters the property from the East through an existing Sanitary Sewer Easement.
2. No new sewer is proposed at this time.

**Storm**

1. The Storm Sewer System for Tanner Springs is existing. No new storm drainage system or expansion of the existing system is proposed at this time.

**DURYEA & ASSOCIATES, P.S.**

Land Surveying & Mapping

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2702 N. Perry Street  
PO Box 7400  
Spokane, WA 99207  
(509) 465-8007  
E-mail: mitch@duryea-associates.com

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September 15, 2014

Job No. 13-1750

Peter Spir  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

Subject: Tanner Springs Tentative Partition Plat


Dear Mr. Spir,

Pursuant to our correspondence regarding this project, on behalf of the owner developer for this project, we are requesting a waiver of the following submittal sections due to the fact that there is no proposed development on the new parcel being created on this application:

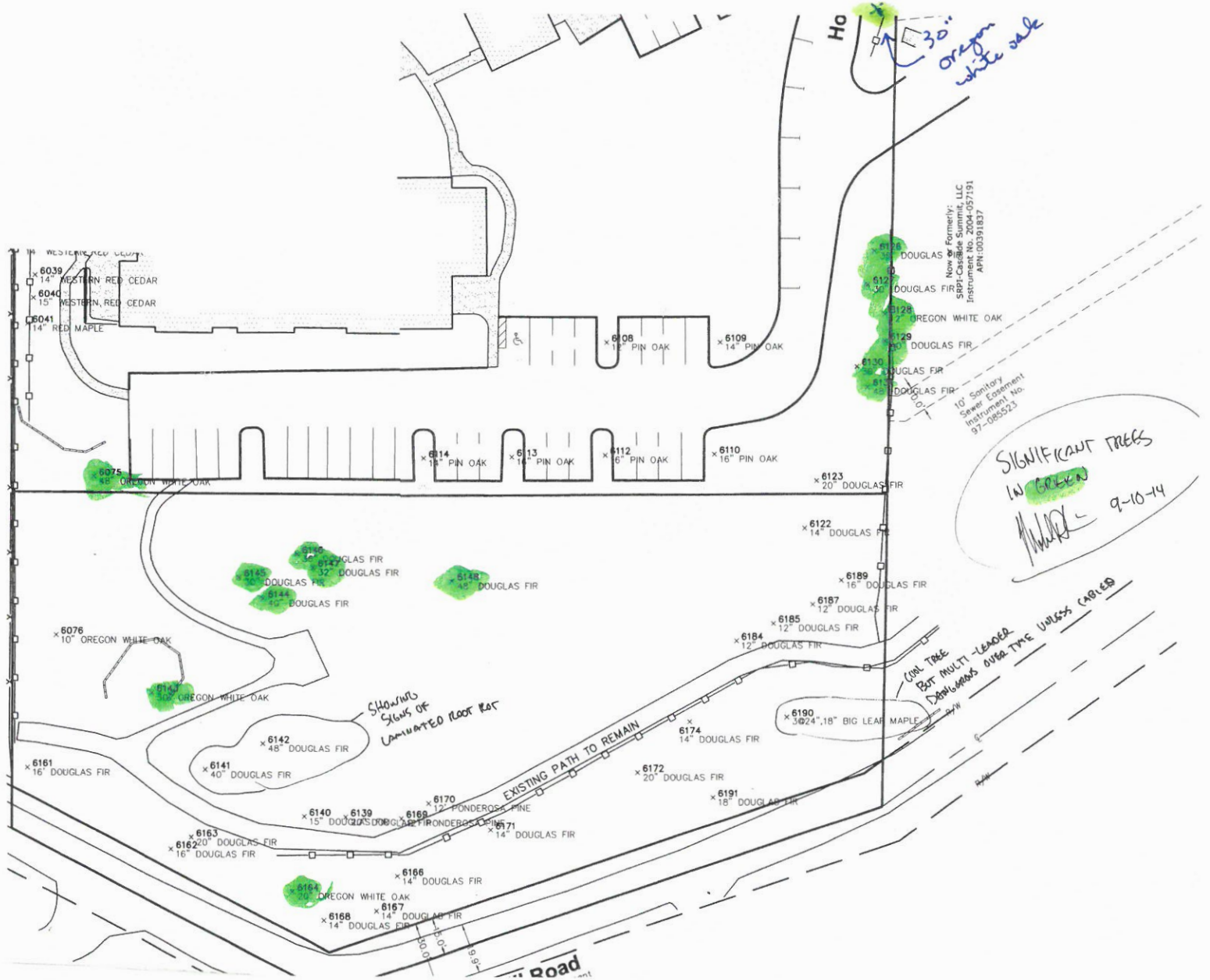
- 85.160(F)(2)
- 85.160(F)(7)
- 85.170(A)(6)
- 85.170(B)(1)
- 85.170 (D)
- 85.170 (E)
- 85.170 (F)

These items are to be addressed at the time that proposed Parcel B is developed.

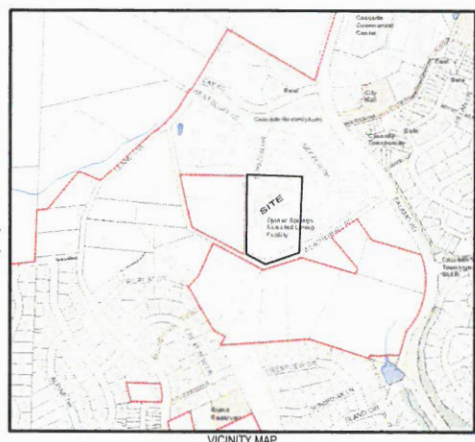
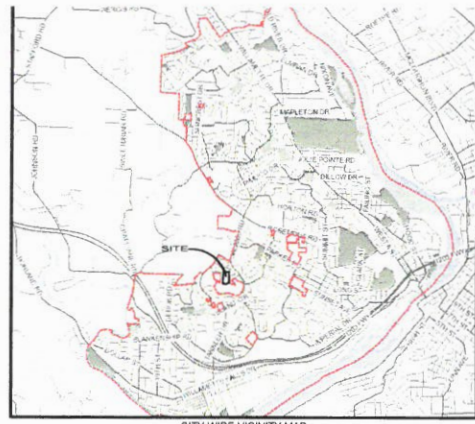
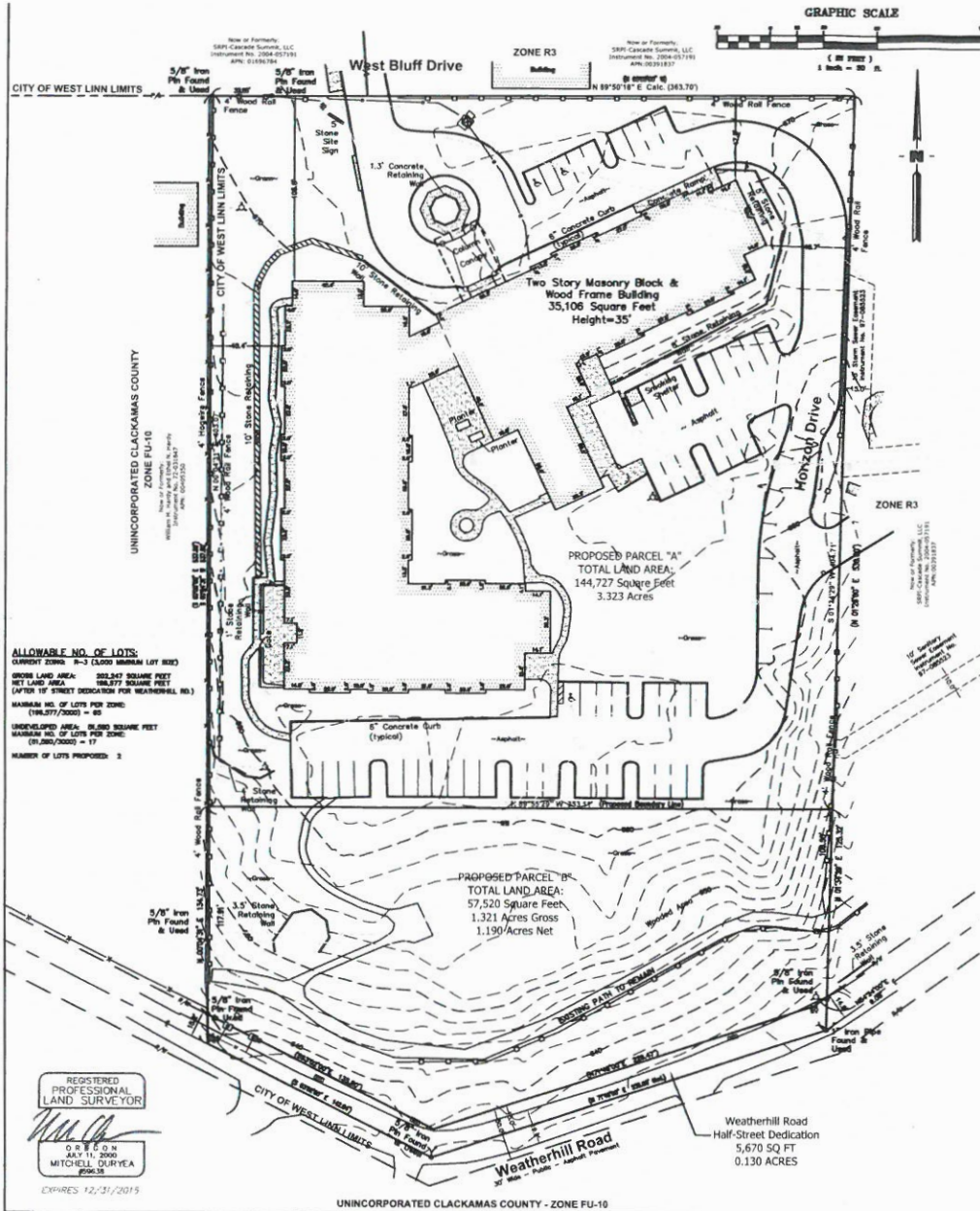
Sincerely,  
DURYEA & ASSOCIATES



Mitchell Duryea, P.L.S.



City arborist's findings:  
Significant trees identified w/ green color.



**TENTATIVE PARTITION PLAN NOTES**  
PROPOSED SUBDIVISION NAME: TANNER SPRINGS PARTITION PLAT

**OWNER:**  
TAL PACHA, INC. 23000 HORIZON DRIVE  
WEST LINN, OR 97068

**DEVELOPER:**  
DURYE & ASSOCIATES, P.S.  
2702 N. PERRY STREET, SPOKANE WA 99207

**DATE:** FEBRUARY 2014

**SCALE:** 1"=30'

**PROJECT SURVEYOR:** MAD

**DRAWN BY:** MAD

**LAST DATE OF REVISION:** 8/15/14

**SHEET:** 1 OF 4

**JOB NO.:** 13-1790

**LEGAL DESCRIPTION:**  
PART OF LOT 6 BLAND ACRES (PLAT PAGE 858) IN THE CITY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE NORTH LOT LINE 263.7 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM M. HANCOCK, JR., RECORDED OCTOBER 16, 1973 AS PG. 75--THAT; THENCE WEST ALONG THE EAST LINE OF SAID HANCOCK TRACT 857.00 FEET TO THE CENTERLINE OF A 26.00 FOOT BOUNDARY;  
THENCE SOUTH 65°06' EAST ALONG SAID CENTERLINE 143.04 FEET, MORE OR LESS, TO AN IRON PIN;  
THENCE SOUTH 77°47' EAST ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 250.00 FEET TO AN IRON PIN;  
THENCE NORTH 12°07' EAST ALONG THE EASTERN LINE OF LOT 6, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY LINED WITH WEATHERHILL ROAD.

**REMARKS:**  
THESE ARE NO INTERFERENCES OR AREAS SUBJECT TO FLOODING OR STORM DRAINAGE THAT COMPLY OR EXCEED FLOODING HAZARDS AS ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS OR THE CITY ZONING ORDINANCES OR LOCATED ON THE SUBJECT PROPERTY.

**SEE SHEET 3 FOR TREE SURVEY PURSUANT TO CGC 86.100(9)(2)**

**ALL EXISTING BUILDINGS AND STRUCTURES TO REMAIN**  
EXISTING PROPERTY IS CURRENTLY BOUND BY EXISTING UTILITIES. NO NEW UTILITIES PROPOSED AT THIS TIME.

**UTILITIES:**  
PARCEL A -- TANNER SPRINGS ASSESSED LANDS CASE CENTER (TO REMAIN)  
PARCEL B -- WACHT -- NO PROPOSED USE AT THIS TIME.

**CURRENT ZONING:** R3

**THERE ARE NO ADJACENT TRAVEL STOPS**  
THERE ARE NO PROPOSED IMPROVEMENTS

**NO PROPOSED IMPROVEMENTS DOES NOT MEET THE CRITERIA TO REQUIRE A TRAFFIC ANALYSIS.**

**A CONVEYANCE AGREEMENT THAT WILL INCLUDE EASEMENTS FOR ACCESS AND UTILITIES WILL BE PREPARED AND RECORDED UNDER A SEPARATE INSTRUMENT.**

**A 10 FOOT INDICATION FOR WEATHERHILL ROAD WILL BE OFFERED TO THE CITY OF WEST LINN ON THE PARTITION PLAN. NO IMPROVEMENTS TO WEATHERHILL ROAD IS BEING PROPOSED.**

**THERE IS NO FINANCING ON THIS PROJECT.**

**THERE ARE NO CONTIGUOUS LAND OWNED BY THE OWNER OR DEVELOPER.**

**SEE TABLE ON THIS SHEET FOR TABLE AND CALCULATIONS SHOWING THE ALLOWABLE NUMBER OF LOTS UNDER THE ZONING AND THE NUMBER OF LOTS BEING PROPOSED.**

**SEE SHEET 4 OF A PDS MAP AND TABLE SHOWING SQUARE FOOTING OF COMPARING BLOCKS BY PARCELS CLASSIFICATION AS REFERENCED IN CGC 86.100(9)(2)**

**TRANSFORMATION:**  
THERE IS NO PROPOSED CHANGE, THEREFORE NO CENTERLINE PROFILES ARE PROVIDED.

**CONSTRUCTION:**  
1. A TRAFFIC IMPACT ANALYSIS (TIA) IS NOT REQUIRED FOR THIS PROJECT.

**GRADING:**  
THERE IS NO GRADING PROPOSED AT THIS TIME, THEREFORE NO GRADING PLAN IS PROVIDED.

**UTILITIES:**  
1. THE WATER SERVICE FOR THE SUBJECT PROJECT IS EXISTING AND ENTERS THE PROPERTY FROM WEATHERHILL ROAD.  
2. NO NEW WATER LINES ARE PROPOSED AT THIS TIME.  
3. AN EASEMENT FOR PARCEL A OVER PARCEL B WILL BE PREPARED FOR THE EXISTING WATER SYSTEM AT THE TIME OF THE FINAL PARTITION PLAN.

**SEWER:**  
1. THE SEWER SYSTEM THAT SERVES THE TANNER SPRINGS ASSESSED LANDS CENTER IS EXISTING AND SERVES THE PROPERTY FROM THE EAST THROUGH AN EXISTING SANITARY SEWER EASEMENT.  
2. NO NEW SEWER IS PROPOSED AT THIS TIME.

**STORM DRAINAGE:**  
1. THE STORM SEWER SYSTEM FOR TANNER SPRINGS IS EXISTING. NO NEW STORM DRAINAGE SYSTEM OR EXPANSION OF THE EXISTING SYSTEM IS PROPOSED AT THIS TIME.

West Bluff Drive

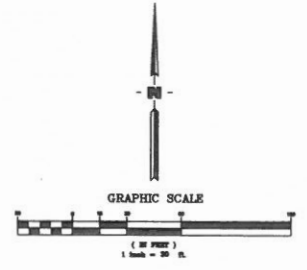
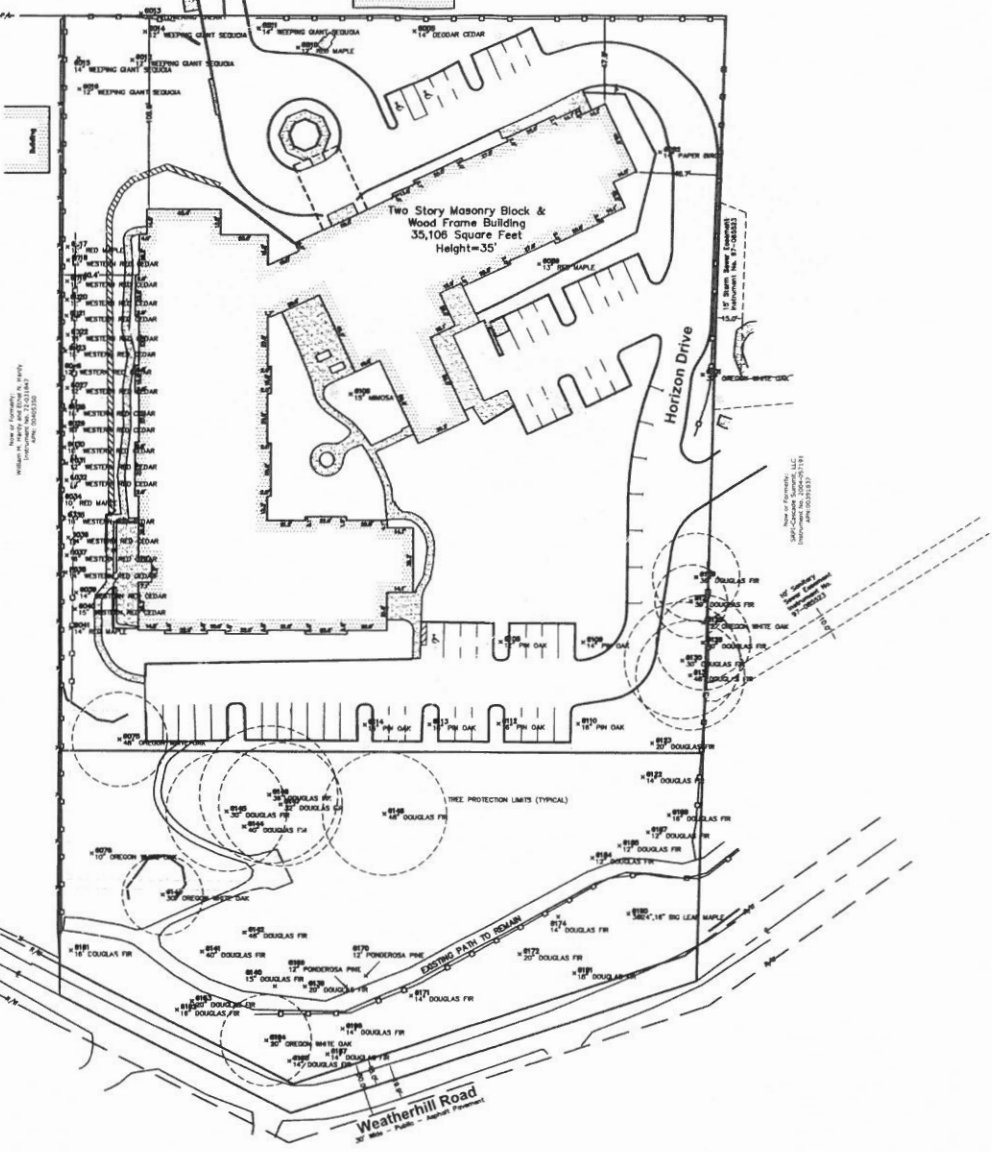
Building

Two Story Masonry Block &  
 Wood Frame Building  
 35,106 Square Feet  
 Height=35'

Horizon Drive

Weatherhill Road

SIGNIFICANT TREE TABLE				
NO.	DIA	DRIP LINE		AREA (SQ FT)
		+10'	+10'	
6075	48"	16'	26'	2,214
6143	30"	12'	22'	1,520
6164	20"	15'	25'	1,963
CLUSTER				
6126	36"	14'	24'	
6127	30"	10'	20'	
6128	12"			
6129	40"	16'	26'	
6130	30"	22'	32'	
6131	48"	20'	30'	
6126-6131				3,638
CLUSTER				
6144	40"	22'	32'	
6145	30"	33'	43'	
6146	36"	28'	38'	
6147	32"	24'	34'	
6148	48"	24'	34'	
6144-6148				9,647
TOTAL PROTECTED AREA (SF):				18,982
TOTAL LAND AREA (SF):				202,247
PERCENTAGE OF TOTAL AREA:				9.4%



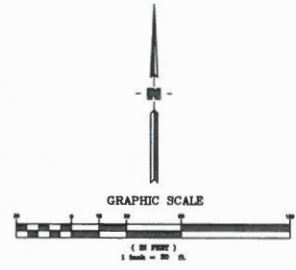
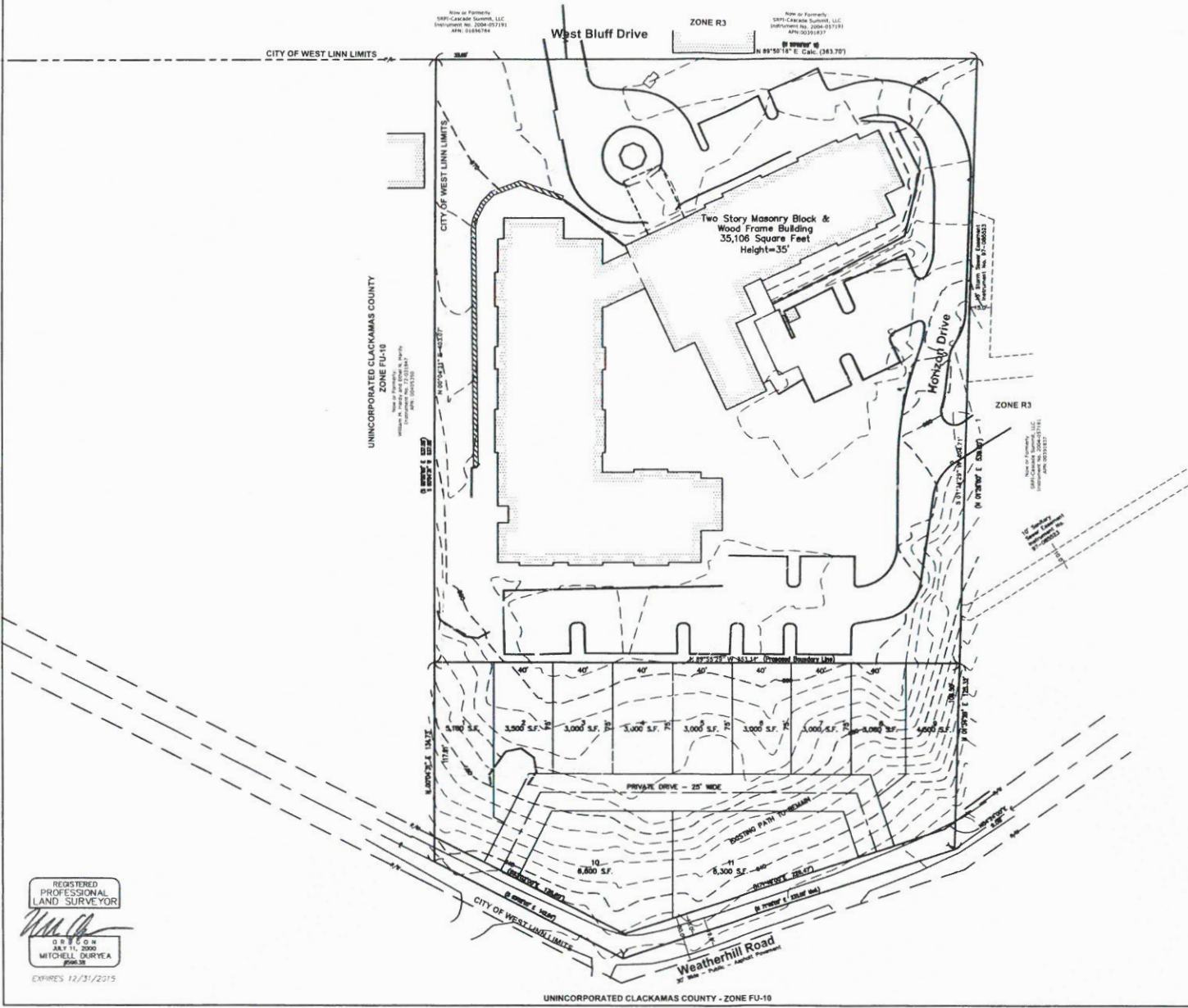
**TENTATIVE PLAN  
 TANNER SPRINGS  
 PARTITION PLAT  
 TREE SURVEY**

**DURYEA & ASSOCIATES, P.S.**  
 2702 N. Perry Street, Spokane WA 99207  
 tel: (509) 465-8007  
 www.duryea-associates.com

DATE: FEBRUARY 2014	SHEET:
SCALE: 1"=20'	<b>2 of 4</b>
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 6/15/14	JOB NO.: 13-1790

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 O R E G O N  
 JULY 11, 2009  
 MITCHELL DURYEA  
 #12638  
 EXPIRES 12/31/2015





**TENTATIVE PLAN  
TANNER SPRINGS  
PARTITION PLAT  
RESUBDIVISION PLAN**

TANNER SPRINGS  
23000 Horizon Drive  
West Linn, OR 97068

**DURYEY & ASSOCIATES, P.S.**  
2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.duryea-associates.com

DATE: FEBRUARY 2014	SHEET: <b>3</b> OF <b>4</b>
SCALE: 1"=30'	
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 6/25/14	JOB NO.: 13-1750

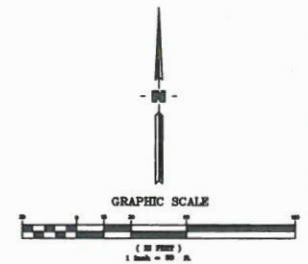
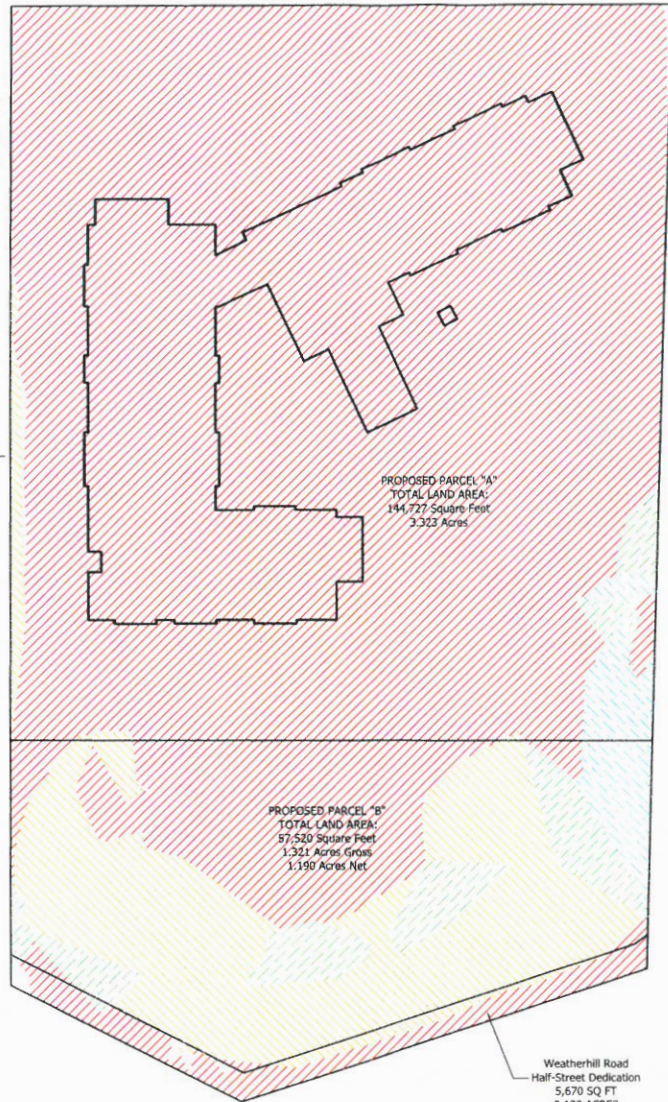
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*MJD*

D. B. S. O. N.  
JULY 11, 2000  
MITCHELL D. DURYEY  
606638

EXPIRES 12/31/2015

SLOPE ANALYSIS				
Color	Range Beg.	Range End	Percent	Area
■	0.00	15.00	75.1	152,781
■	16.00	25.00	16.1	32,829
■	26.00	35.00	5.8	11,866
■	36.00	50.00	2.9	5,973
■	51.00	0.00	0.0	0



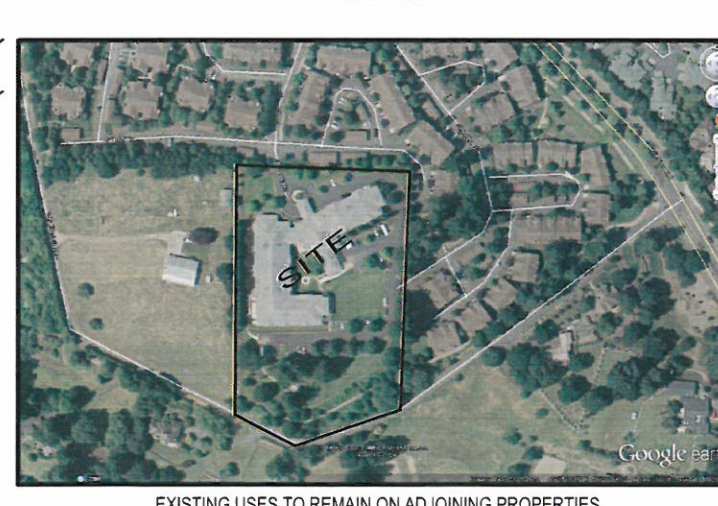
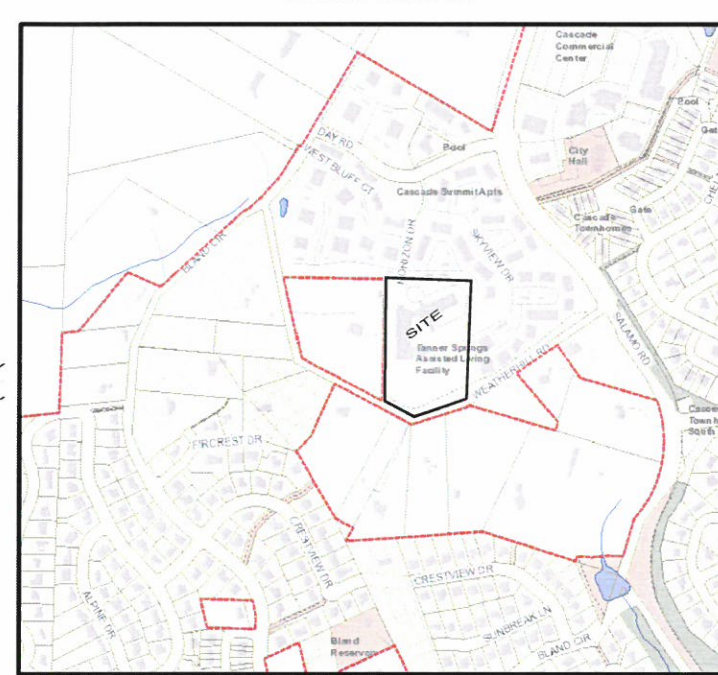
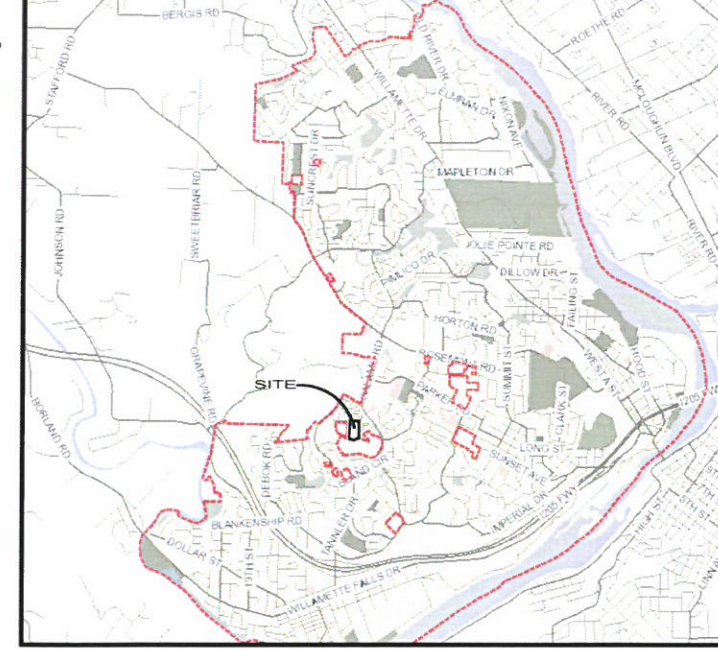
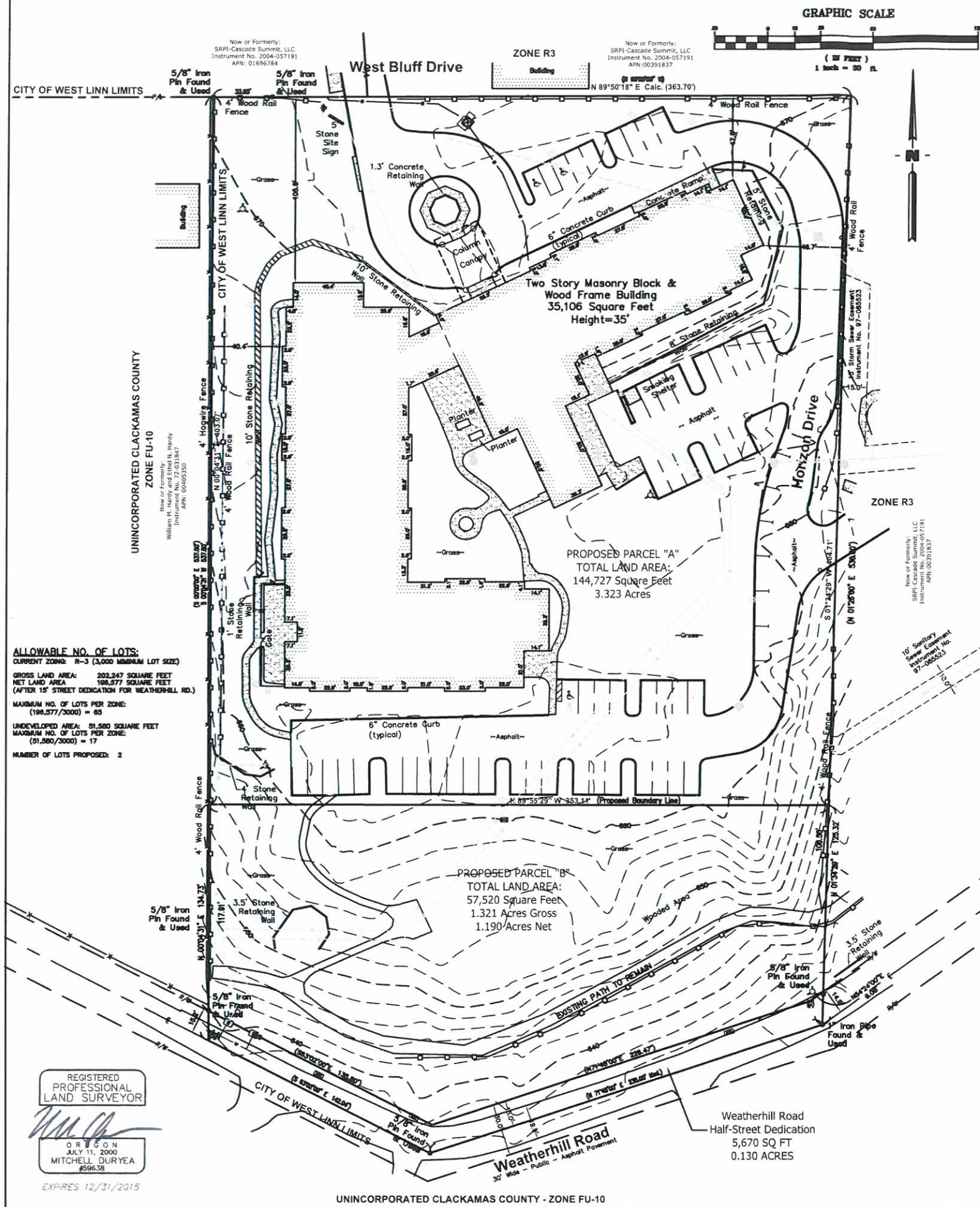
**TENTATIVE PLAN  
TANNER SPRINGS  
PARTITION PLAT  
SLOPE ANALYSIS**

TANNER SPRINGS 23000 Horizon Drive West Linn, OR 97068	
<b>DURIEA &amp; ASSOCIATES, P.S.</b> 2702 N. Perry Street, Spokane WA 99207 tel: (509) 465-8007	
DATE: FEBRUARY 2014	SHEET: <b>4</b> OF <b>4</b>
SCALE: 1"=30'	
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 8/15/14	JOB NO.: 13-1750

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*MJD*  
DURIEA  
JULY 11, 2000  
MITCHELL DURIEA  
60635

EXPIRES 12/31/2015



**TENTATIVE PARTITION PLAN NOTES**

**PROPOSED SUBDIVISION NAME:** TANNER SPRINGS PARTITION PLAT

**ADDRESS:** 23000 HORIZON DRIVE,  
WEST LINN, OR 97068

**OWNER:** SIOUXIA HEIGHTS CAPITAL PARTNERS, LLC  
1101 S 7TH AVENUE  
SAN RAFAEL, CA 94801

**DEVELOPER:** LANCASTER POLLARD  
85 EAST STATE STREET, 16 TH FLOOR  
COLUMBIUS, OH 43215

**SURVEYOR:** MITCHELL DURVEA, PLS  
DURVEA & ASSOCIATES, P.S.  
2702 NORTH PERRY STREET  
SPOKANE, WA 99207

**LEGAL DESCRIPTION:**  
PART OF LOT 9, BLAND ACRES, (PLAT PAGE 0304) IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE WEST ALONG THE NORTH LOT LINE 383.7 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM M. HARDY, ET UX, RECORDED OCTOBER 18, 1972 AS PER NO. 72-31847, PLM RECORDS;  
THENCE SOUTH ALONG THE EAST LINE OF SAID HARDY TRACT 537.90 FEET TO THE CENTERLINE OF A 30.00 FOOT ROADWAY;  
THENCE SOUTH 87°02' EAST ALONG SAID CENTERLINE 142.04 FEET, MORE OR LESS, TO AN IRON PIPE;  
THENCE NORTH 77°40' EAST ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 225.00 FEET TO AN IRON PIPE;  
THENCE NORTH 17°01' EAST ALONG THE EASTERLY LINE OF LOT 9, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY LYING WITHIN WEATHERHILL ROAD.

**VERTICAL DATUM:** NAVD 88

THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO PERIODIC INUNDATION OR STORM DRAINAGE MAY OVERFLOW OR FLOODING INCLUDING AREAS AS ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS OR THE CITY ZONING ORDINANCES ON LOCATED ON THE SUBJECT PROPERTY.

SEE SHEET 3 FOR TREE SURVEY PURSUANT TO CDC 55.100(B)(2)

ALL EXISTING BUILDINGS AND STRUCTURES TO REMAIN

EXISTING PROPERTY IS CURRENTLY SERVED BY EXISTING UTILITIES. NO NEW UTILITIES PROPOSED AT THIS TIME.

**USES:**  
PARCEL A - TANNER SPRINGS ASSISTED LIVING CARE CENTER (TO REMAIN)  
PARCEL B - VACANT - NO PROPOSED USE AT THIS TIME

**CURRENT ZONING:** R3

THERE ARE NO ADJACENT TRANSIT STOPS

THERE ARE NO PROPOSED IMPROVEMENTS

THE PROPOSED SUBDIVISION DOES NOT MEET THE CRITERIA TO REQUIRE A TRAFFIC ANALYSIS.

A COVENANT AGREEMENT THAT WILL INCLUDE EASEMENTS FOR ACCESS AND UTILITIES WILL BE PREPARED AND RECORDED UNDER A SEPARATE INSTRUMENT.

A 15 FOOT DEDICATION FOR WEATHERHILL ROAD WILL BE OFFERED TO THE CITY OF WEST LINN ON THE PARTITION PLAT. NO IMPROVEMENTS TO WEATHERHILL ROAD IS BEING PROPOSED.

THERE IS NO PHASING ON THIS PROJECT.

THERE ARE NO CONTIGUOUS LAND OWNED BY THE OWNER OR DEVELOPER.

SEE TABLE ON THIS SHEET FOR TABLE AND CALCULATIONS SHOWING THE ALLOWABLE NUMBER OF LOTS UNDER THE ZONING AND THE NUMBER OF LOTS BEING PROPOSED.

SEE SHEET 4 OF 4 FOR MAP AND TABLE SHOWING SQUARE FOOTAGE OF COMPREHENSIVE SLOPES BY VARIOUS CLASSIFICATIONS AS IDENTIFIED IN CDC 55.110(B)(3)

**TRANSPORTATION**  
1. THERE ARE NO PROPOSED ROADS, THEREFORE NO CENTERLINE PROFILES ARE PROVIDED.  
2. A TRAFFIC IMPACT ANALYSIS (TIA) IS NOT REQUIRED FOR THIS PROJECT.

**GRADING**  
THERE IS NO GRADING PROPOSED AT THIS TIME, THEREFORE NO GRADING PLAN IS PROVIDED.

**WATER**  
1. THE WATER SERVICE FOR THE SUBJECT PROJECT IS EXISTING AND ENTERS THE PROPERTY FROM WEATHERHILL ROAD.  
2. NO NEW WATER LINES ARE PROPOSED AT THIS TIME.  
3. AN EASEMENT FOR PARCEL A OVER PARCEL B WILL BE PREPARED FOR THE EXISTING WATER SYSTEM AT THE TIME OF THE FINAL PARTITION PLAT.

**SEWER**  
1. THE SEWER SYSTEM THAT SERVES THE TANNER SPRINGS ASSISTED LIVING CARE CENTER IS EXISTING AND ENTERS THE PROPERTY FROM THE EAST THROUGH AN EXISTING SANITARY SEWER EASEMENT.  
2. NO NEW SEWER IS PROPOSED AT THIS TIME.

**STORM**  
THE STORM SEWER SYSTEM FOR TANNER SPRINGS IS EXISTING. NO NEW STORM DRAINAGE SYSTEM OR EXPANSION OF THE EXISTING SYSTEM IS PROPOSED AT THIS TIME.

**TENTATIVE PLAN  
TANNER SPRINGS  
PARTITION PLAT  
SITE PLAN**

TANNER SPRINGS  
23000 Horizon Drive  
West Linn, OR 97068

**DURVEA & ASSOCIATES, P.S.**  
2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.durveya-associates.com

DATE: FEBRUARY 2014  
SCALE: 1"=30'  
PROJECT SURVEYOR: MJD  
DRAWN BY: MJD  
LAST DATE OF REVISION: 9/15/14

SHEET:  
**1 OF 4**  
JOB NO.: 13-1750

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*MJD*

MITCHELL DURVEA  
#59638

EXPIRES 12/31/2015

UNINCORPORATED CLACKAMAS COUNTY - ZONE FU-10

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 01696784

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 00391837

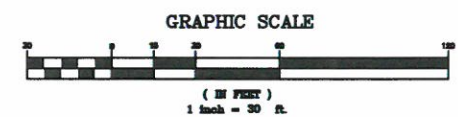
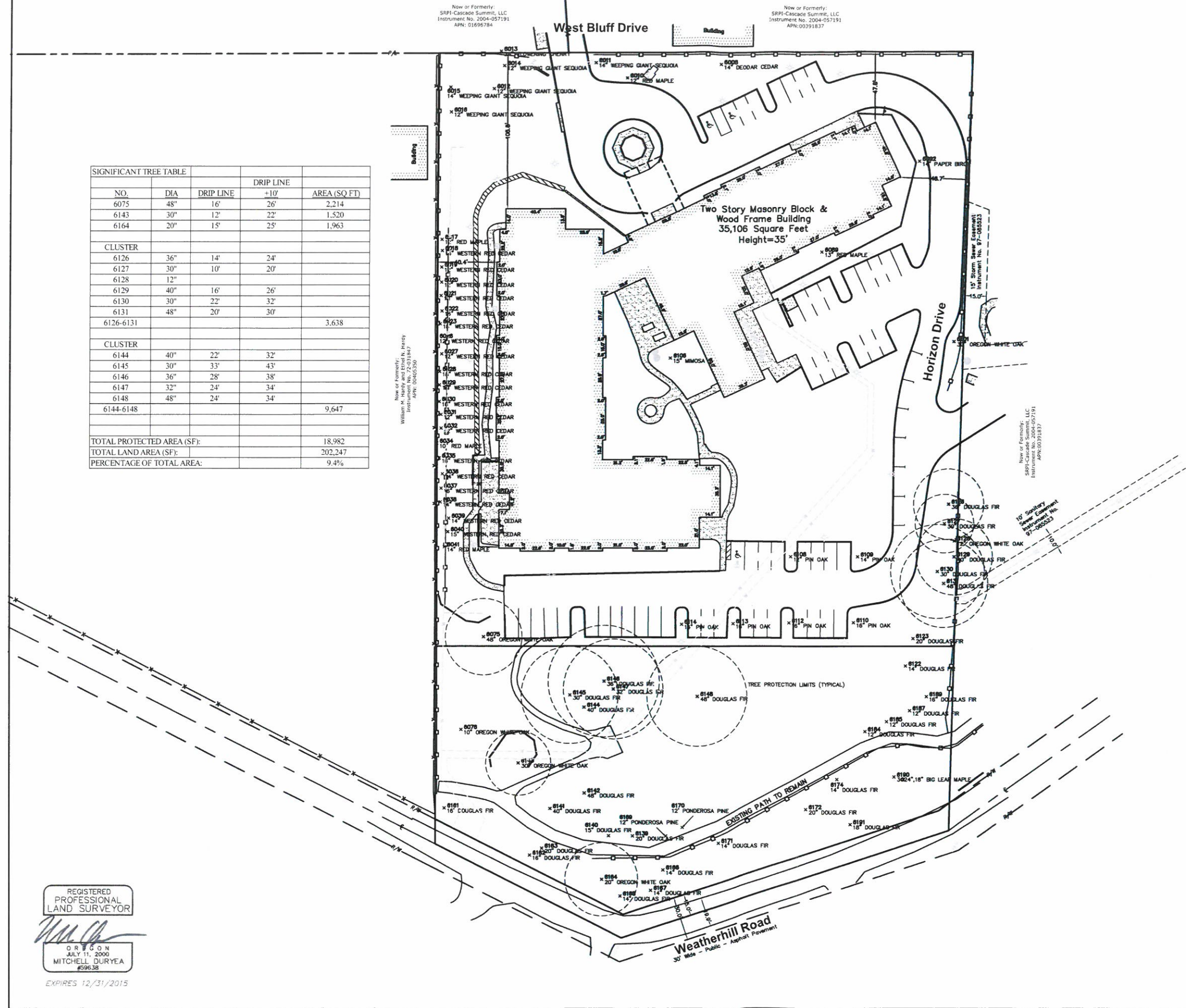
SIGNIFICANT TREE TABLE				
NO.	DIA	DRIP LINE	DRIP LINE	AREA (SQ FT)
6075	48"	16'	26'	2,214
6143	30"	12'	22'	1,520
6164	20"	15'	25'	1,963
CLUSTER				
6126	36"	14'	24'	
6127	30"	10'	20'	
6128	12"			
6129	40"	16'	26'	
6130	30"	22'	32'	
6131	48"	20'	30'	
6126-6131				3,638
CLUSTER				
6144	40"	22'	32'	
6145	30"	33'	43'	
6146	36"	28'	38'	
6147	32"	24'	34'	
6148	48"	24'	34'	
6144-6148				9,647
TOTAL PROTECTED AREA (SF):				18,982
TOTAL LAND AREA (SF):				202,247
PERCENTAGE OF TOTAL AREA:				9.4%

Now or Formerly:  
William M. Hardy and Ethel N. Hardy  
Instrument No. 20131847  
APN: 00462526

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 00391837

10' Storm Sewer Easement  
Instrument No. 97-085523

10' Sanitary Sewer Easement  
Instrument No. 97-085523



## TENTATIVE PLAN TANNER SPRINGS PARTITION PLAT

### TREE SURVEY

TANNER SPRINGS  
23000 Horizon Drive  
West Linn, OR 97068

### DURYEA & ASSOCIATES, P.S.

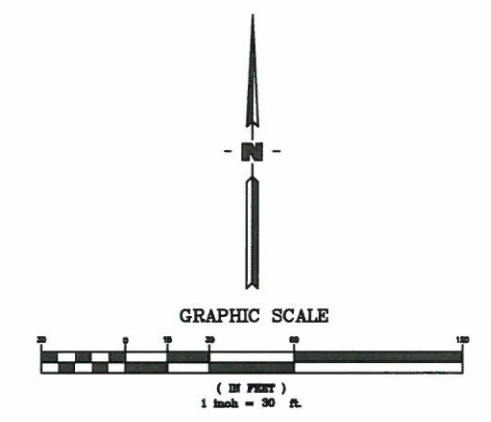
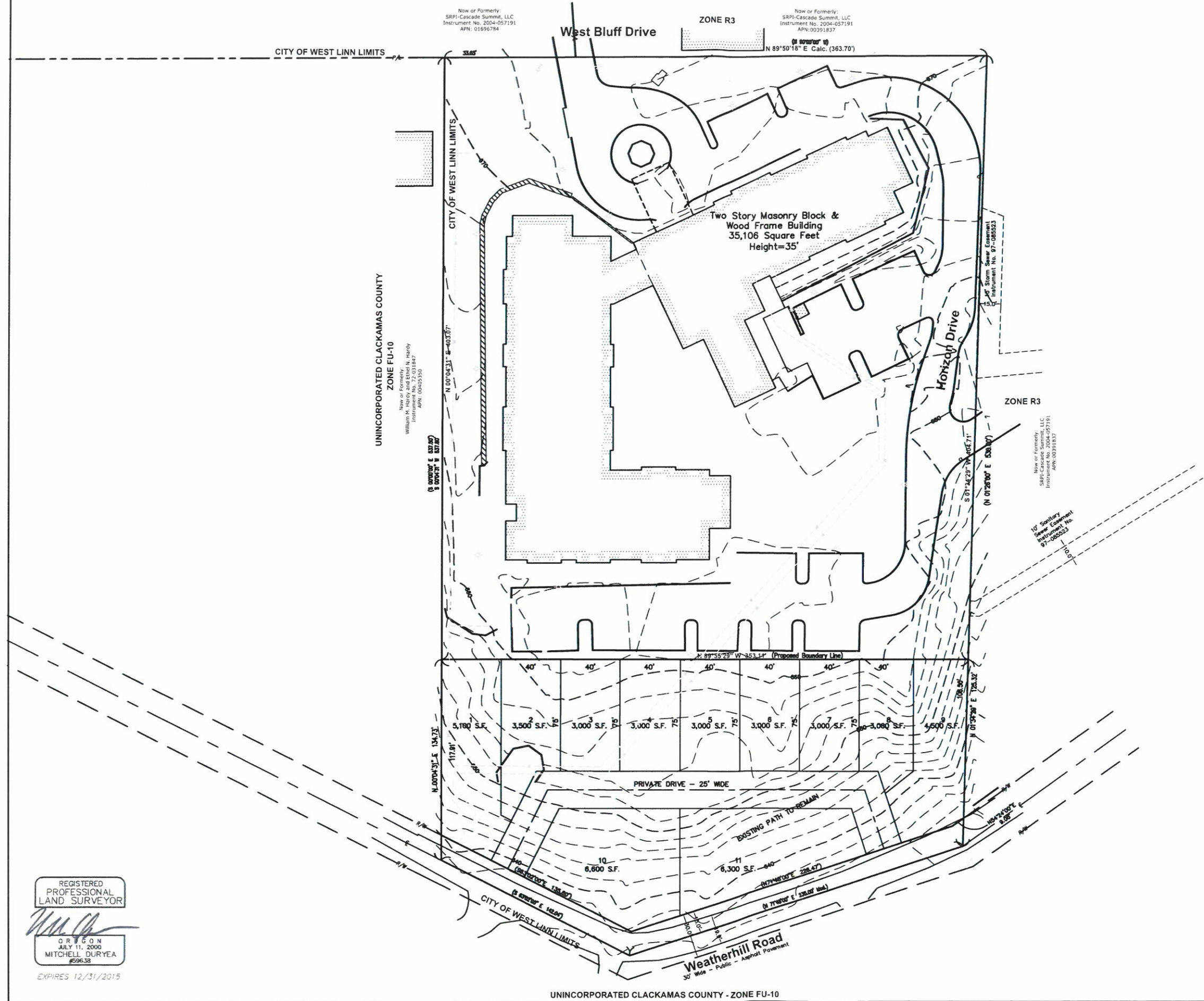
2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.duryea-associates.com

DATE: FEBRUARY 2014	SHEET:
SCALE: 1"=30'	<b>2</b> OF <b>4</b>
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 9/15/14	JOB NO.: 13-1750

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*MJD*  
O R G O N  
JULY 11, 2000  
MITCHELL DURYEA  
#59638

EXPIRES 12/31/2015



**TENTATIVE PLAN  
TANNER SPRINGS  
PARTITION PLAT  
RESUBDIVISION PLAN**

TANNER SPRINGS  
23000 Horizon Drive  
West Linn, OR 97068

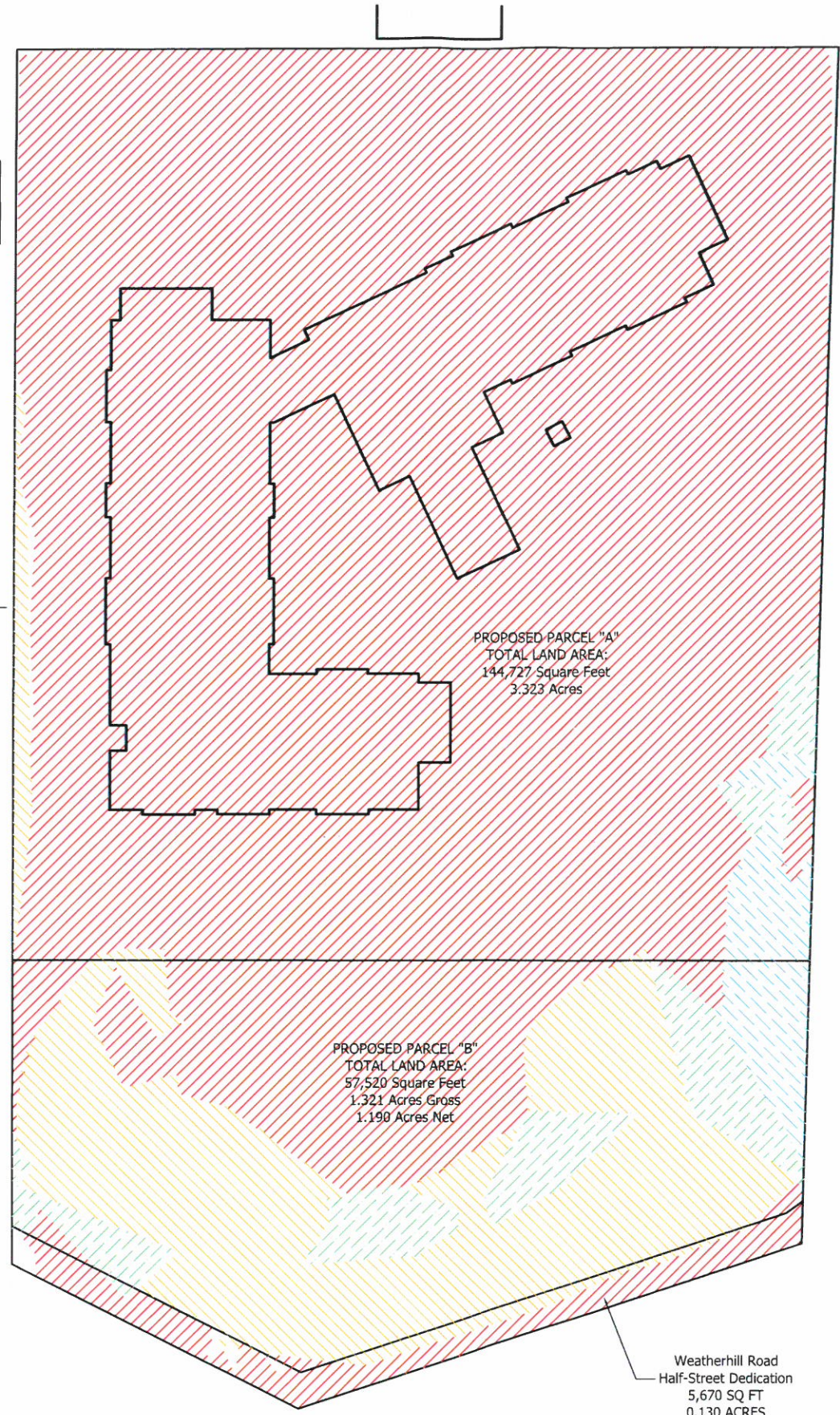
**DURYES & ASSOCIATES, P.S.**  
2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.durys-associates.com

DATE: FEBRUARY 2014	SHEET:
SCALE: 1"=30'	<b>3</b> OF <b>4</b>
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 9/15/14	JOB NO.: 13-1750

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Mitchell Durys*  
OR 6000  
JULY 11, 2000  
MITCHELL DURYES  
#59638  
EXPIRES 12/31/2015

UNINCORPORATED CLACKAMAS COUNTY - ZONE FU-10

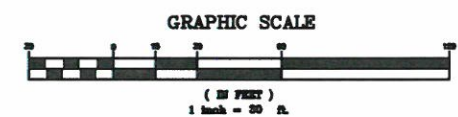
SLOPE ANALYSIS				
Color	Range Beg.	Range End	Percent	Area
■	0.00	15.00	75.1	152,781
■	16.00	25.00	16.1	32,829
■	26.00	35.00	5.8	11,866
■	36.00	50.00	2.9	5,973
■	51.00	0.00	0.0	0



PROPOSED PARCEL "A"  
 TOTAL LAND AREA:  
 144,727 Square Feet  
 3.323 Acres

PROPOSED PARCEL "B"  
 TOTAL LAND AREA:  
 57,520 Square Feet  
 1.321 Acres Gross  
 1.190 Acres Net

Weatherhill Road  
 Half-Street Dedication  
 5,670 SQ FT  
 0.130 ACRES



**TENTATIVE PLAN  
 TANNER SPRINGS  
 PARTITION PLAT  
 SLOPE ANALYSIS**

TANNER SPRINGS  
 23000 Horizon Drive  
 West Linn, OR 97068

**DURYEA & ASSOCIATES, P.S.**  
 2702 N. Perry Street, Spokane WA 99207  
 tel: (509) 465-8007  
 www.duryea-associates.com

DATE: FEBRUARY 2014	SHEET: <b>4</b> OF <b>4</b>
SCALE: 1"=30'	
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 9/15/14	JOB NO.: 13-1750

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 O R G O N  
 JULY 11, 2000  
 MITCHELL DURYEY  
 #59638

EXPIRES 12/31/2015