

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>TOM SORPE</i>	PROJECT No(s) <i>SU-14-02 / PU-14-02</i>	
NON-REFUNDABLE FEE(S) <i>500-</i>	REFUNDABLE DEPOSIT(S) <i>5400-</i>	TOTAL <i>5900-</i>

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

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

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> 2900 Haskins Rd., West Linn, OR	Assessor's Map No.: 21E35aC
	Tax Lot(s): 100
	Total Land Area: 2.15 Acres

**Brief Description of Proposal:**

Six lot Planned Unit Development subdivision with a private street.

<b>Applicant Name:</b> <small>(please print)</small> Icon Construction & Development, LLC	Phone: 503-657-0406
Address: 1980 Willamette Falls Dr., Suite 200	Email: darren@iconconstruction.net
City State Zip: West Linn, OR 97068	
<b>Owner Name</b> (required): <small>(please print)</small> Same as applicant.	Phone:
Address:	Email:
City State Zip:	
<b>Consultant Name:</b> <small>(please print)</small> Rick Givens, Planning Consultant	Phone: 503-479-0097
Address: 18680 Sunblaze Dr. Oregon City, OR 97045	Email: rickgivens@gmail.com
City State Zip:	

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

Date

Owner's signature (required)

Date

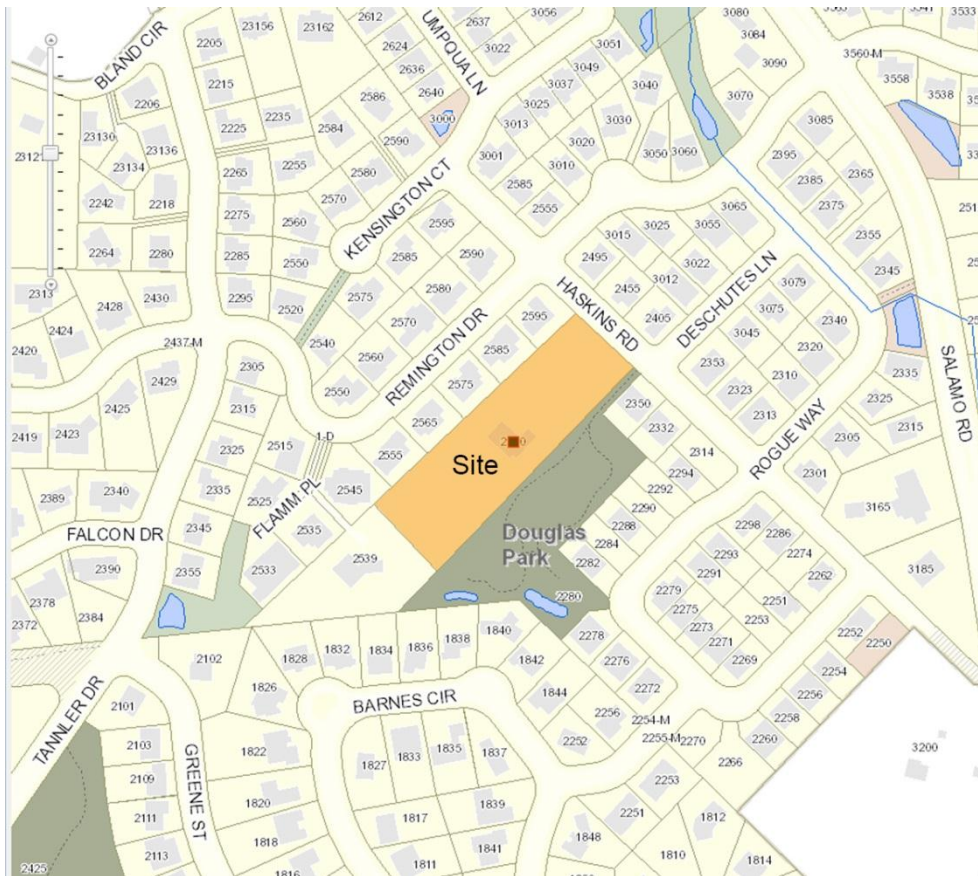
# STONEKING PLACE

## Planned Unit Development Subdivision Application

### Icon Construction & Development, LLC

**Proposal:** This application requests approval of a six-lot Planned Unit Development subdivision for property located at 2900 Haskins Road in West Linn. The property is situated southeast of Remington Drive and northwest of Douglas Park. The subject property is 93,617 square feet in area and is presently developed with a single-family home. The proposed will divide the property into a total of six lots, with two being accessed from Haskins Road via a shared driveway and the other four lots taking access from a private street to be constructed along the southeast border of the site. The subject property is zoned R-10.

The application is being proposed for development pursuant to the Planned Unit Development provisions of Chapter 24 of the West Linn Community Development Code (CDC). These provisions allow for greater design flexibility and for the creation of common area open space.



Vicinity Map

The proposed development conforms to the applicable provisions of the CDC as follows:

## **CHAPTER 24 – PLANNED UNIT DEVELOPMENT**

### **24.010 PURPOSE**

*The purpose of the Planned Unit Development overlay zone is to provide a means for creating planned environments:*

- A. To produce a development which would be as good or better than that resulting from traditional lot-by-lot development.*
- B. To preserve, to the greatest extent possible, the existing landscape features and amenities through the use of a plan that relates the type and design of the development to a particular site.*
- C. To correlate comprehensively the provisions of this title and all applicable plans; to encourage developments which will provide a desirable, attractive, and stable environment in harmony with that of the surrounding area.*
- D. To allow flexibility in design, placement of buildings, use of open spaces, circulation facilities, off-street parking areas, and to best utilize the potentials of sites characterized by special features of geography, topography, size, and shape.*
- E. To allow a mixture of densities between zoning districts and plan designations when more than one district or designation is included in the development.*
- F. To develop projects that are compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions should be provided that are deferential or sympathetic to existing development.*
- G. To carry out the goals of West Linn’s Vision, Imagine West Linn, especially goals relating to housing, commercial, and public facilities.*

Applicant Response: The proposed development will be as good as, or better than, that which would result from the traditional subdivision process. The lots will be developed with single-family homes and will be compatible with the surrounding neighborhood in size and setbacks. The proposed development is at less than maximum density and will provide for the dedication of more than 17,000 square feet of open space. This open space will, if acceptable to the City Parks Department, be dedicated as an addition to the adjoining Douglas Park, which will increase the area of this park as well as preserve trees in this area of the site.

### **24.020 ADMINISTRATION AND APPROVAL PROCESS**

- A. The Planned Unit Development (PUD) zone is an overlay zone and the following are preconditions to filing an application:*

1. *Attending a pre-application conference with the City Community Development Department pursuant to CDC 99.030;*

2. *Attending a meeting with the respective City-recognized neighborhood association(s), per CDC 99.038, and presenting their preliminary proposal and receiving comments.*

B. *The application shall be filed by the owner of record or authorized agent.*

C. *Action on the application shall be as provided by Chapter 99 CDC, Procedures for Decision-Making: Quasi-Judicial. (Ord. 1474, 2001; Ord. 1590 § 1, 2009; Ord. 1621 § 25, 2014)*

Applicant Response: The applicant attended a preapplication conference with City staff, as required by this section. A meeting with the Savanna Oaks Neighborhood Association was held on July 1, 2014. The Willamette Neighborhood Association was also invited to attend this meeting as the site is located within 500 feet of the boundary line between these neighborhoods. The application is being filed by Icon Construction and Development, LLC, which is the owner of record for the subject property. The required decision-making procedures of Chapter 99 will be followed by the City of West Linn in the review of this application.

#### **24.030 EXPIRATION OR EXTENSION OF APPROVAL**

Applicant Response: Not applicable.

#### **24.040 NON-COMPLIANCE – BOND**

Applicant Response: Not applicable.

#### **24.050 STAGED DEVELOPMENT**

*The applicant may elect to develop the site in stages. "Staged development" is defined as an application that proposes numerous phases or stages to be undertaken over a period of time. Typically, the first phase will be sufficiently detailed pursuant to the submittal standards of Chapter 85 CDC. Subsequent phases shall provide the type of use(s); the land area(s) involved; the number of units; generalized location and size (square feet) of commercial, industrial, or office projects; parks and open space; street layout, access, and circulation; etc. Generalized building footprints for commercial, office, public, and multi-family projects and parking lot layout will be required. Staged development shall be subject to the provisions of CDC 99.125.*

Applicant Response: Not applicable. The project will be developed in a single phase.

#### **24.060 AREA OF APPLICATION**

A. *Planned unit developments (PUDs) may be established in all residential, commercial, and industrial districts on parcels of land which are suitable for and of*



*sufficient size to be planned and developed in a manner consistent with the purposes of this section.*

*B. All qualifying non-residential, all mixed use developments, and all qualifying residential developments of five or more lots shall be developed as PUDs with the Hearings Officer as the decision-making body, while all qualifying residential developments of four or fewer lots shall be developed as a PUD with the Planning Director as the decision-making body, whenever one of the following qualifying criteria apply:*

- 1. Any development site composed of more than 25 percent of Type I or Type II lands, as defined by CDC 24.060(C), shall be developed as a PUD.*
- 2. More than 20 percent of the dwelling units are to be attached on common wall except in the R-3 and R-2.1 zones. A PUD is not required in R-3 and R-2.1 zones where common wall/multi-family projects are proposed. However, other criteria (such as density transfer, mixed uses, etc.) may trigger a PUD.*
- 3. A large area is specifically identified by the Planning Director or Planning Commission as needing greater design flexibility, increased open space, or a wider variety of housing types. (Ord. 1408, 1998)*

Applicant Response: The applicant is proposing that this project be developed as a PUD because of the increased flexibility in design standards afforded by Chapter 24. The site does not contain more than 25 percent Type I or Type II lands and, therefore, is not required to be developed as a PUD. The property is large enough to be planned and developed in a manner that is consistent with the purposes of the PUD provisions, as demonstrated by the site plan, which provides for appropriate building sites while preserving open space that will make a beneficial addition to Douglas Park.

#### **24.070 EXEMPTIONS FROM PLANNED UNIT DEVELOPMENT REQUIREMENTS**

*A planned unit development (PUD) shall not apply in cases where all the following conditions exist:*

- A. No density transfer is proposed pursuant to provisions of this chapter.*
- B. No development, construction, or grading will take place on Type I and II lands.*
- C. All the Type I and II lands shall be dedicated to the City as open space, or protected by easement with appropriate delineation.*

Applicant Response: Density transfer is being proposed as Lot 1 and 2 are slightly less than the minimum R-10 net lot size standard of 10,000 sq. ft. The proposed development, therefore, is consistent with this section.

## **24.080 SUBMITTAL REQUIREMENTS**

*The submittal requirements shall apply to non-exempt projects as identified in CDC 55.025, and shall include the following:*

- A. *Narrative discussing proposal and applicability of the PUD and addressing approval criteria of this chapter and design review, CDC 55.100.*
- B. *Narrative and table showing applicable density calculations.*
- C. *Map showing how the densities will be distributed within the project site.*
- D. *Compliance with submittal requirements of Chapter 55 CDC, Design Review, including full response to approval criteria for Chapter 55 CDC, Design Review, and Chapter 85 CDC, if it is a single-family PUD.*
- E. *Narrative, tables, and showing all density transfers.*
- F. *Tables and maps identifying all Type I, II, III and IV lands by acreage, location and type (please refer to definitions of these lands in Chapter 02CDC).*
- G. *Other material as required by the Planning Director. (Ord. 1408, 1998; Ord. 1463, 2000)*

Applicant Response: This narrative is provided in response to Item A. Density calculations are provided below in response to Section 24.110. The site plan shows the distribution of densities for this project. Chapter 55 of the CDC does not apply because all units are proposed to be detached single-family homes. The provisions of Chapter 85 are addressed below in this narrative. The only density transfer proposed is minor in nature, with density being transferred from the proposed open space tract to Lots 1 and 2, which are slightly under the minimum lot size of the R-10 zone. The Slope Analysis submitted with this application depicts the acreage, location and type of Types I-IV lands on the property. No other additional materials were identified for this property by the Planning Director.

## **24.090 APPLICABILITY AND ALLOWED USES**

Applicant Response: The provisions of this section allow the PUD Overlay Zone to be applied to the subject property since it is in a residential zone. The only uses proposed are single-family detached homes and open space that will be used for outdoor recreational purposes. These uses are authorized by this section. No commercial uses are proposed.

## **24.100 APPROVAL CRITERIA**

- A. *The approval criteria of CDC 55.100, design review, shall apply to non-exempted projects per CDC 55.025. Single-family detached, single-family attached, and duplex residential units proposed shall comply with the provisions of Chapter 43 CDC at time of building permit application.*

Applicant Response: Only single-family detached homes are proposed so the approval criteria of CDC 55.025 do not apply. The provisions of Chapter 43 will be reviewed at the time of building permit application.

*B. The application shall also demonstrate compliance with the following criteria:*

- 1. The proposal shall preserve the existing amenities of the site to the greatest extent possible by relating the type and design of the development to the topography, landscape features, and natural amenities existing on the site and in the vicinity.*
- 2. The proposed PUD shall provide a desirable, attractive, and stable environment in harmony with that of the surrounding area through thorough, well-developed, detailed planning and by comprehensively correlating the provisions of this code and all applicable adopted plans.*
- 3. The placement and design of buildings, use of open spaces, circulation facilities, off-street parking areas, and landscaping shall be designed to best utilize the potentials of the site characterized by special features of geography, topography, size, and shape.*
- 4. The PUD shall be developed so that it is compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions shall be provided that are deferential or sympathetic to existing development.*

Applicant Response: The significant existing amenities of the site are the trees and hillside areas located along the rear portion of this site. These areas will be retained as open space and will not be developed. The proposed development pattern provides suitable building sites for detached single-family homes consistent with the character of the surrounding single-family neighborhood. As discussed in this narrative, this project has been designed to conform to all applicable review and approval criteria. The project is small in scale and provides for access to the six proposed lots either from existing street frontage (Lots 1 and 2) or from a proposed private driveway. The proposed location of the private drive is adjacent to a park so that the privacy of existing single-family homes in the area will not be impacted. The design of the PUD makes full advantage of the site's terrain by placing proposed building sites on the flattest area of the property and maintaining the steeper area as open space. The homes to be built on the proposed lots will be of a similar size and scale as the homes found on lots within the surrounding neighborhood.

*C. All densities, density transfers, transitions, density bonuses, and proposed setbacks shall conform to provisions of this chapter as required by CDC 24.080 and 24.110 through 24.170 inclusive.*

Applicant Response: As addressed in this narrative, the proposed development is consistent with these provisions.

#### **24.110 RESIDENTIAL DENSITY CALCULATIONS**

A. *The PUD allows density to be transferred on residential portions of the site. The following sections explain how the allowed number of dwelling units per acre is calculated. The standards are also intended to ensure that PUDs and adjoining developments are compatible and maintain a sense of neighborhood unity.*

B. *Net acres for land to be developed with detached single-family dwellings, or multi-family dwellings including duplexes, is computed by subtracting the following from the gross acres:*

- 1. Any land area which is included in a boundary street right-of-way or water course, or planned open space areas if density transfer is not requested.*
- 2. An allocation of 25 percent for public or private facilities (e.g., streets, paths, right-of-way, etc.) or, when a tentative plat or plan has been developed, the total land area allocated for public or private facilities.*
- 3. A lot of at least the size required by the applicable base zone, if an existing dwelling is to remain on the site.*

C. *The allowed density or number of dwelling units on the site, subject to the limitations in CDC 24.140 and 24.150, is computed by dividing the number of square feet in the net acres by the minimum number of square feet required for each lot, by the base zone.*

Applicant Response: See Density Calculations below in response to 24.130.

#### **24.130 ALLOWABLE DENSITY ON TYPE I AND II LANDS**

Applicant Response:

This subsection provides for reduced density of development for various types of physical features that may exist on a given property. In the case of the subject property, there are minor areas of slopes in the 25% to 35% and 35-50% categories. No development is proposed in these areas. When density is transferred from these Type I and I lands, as is proposed here, the density is reduced to 75% of that normally permitted by the underlying zone. Taking into account the sloped areas of the site, density calculations are as follows:

Gross Site Area = 93,617 square feet

Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested: 0 sq. ft.

Area in private driveway easement: 13,992 square feet

Net Site Area: 79,625 square feet



Net Area of Lot for Existing Home: 16,694 square feet

Net Area to be Available for New Lots: 62,931 square feet

Area within Type I or II slopes where Density Will be Transferred: 4,273 sq. ft.

Adjustment to Net Area for 75% Transfer Rate from Slopes: 61,863 sq. ft.

Number of Additional Lots Allowed = 61,863 square feet / 10,000 sq. ft./unit = 6 Units

Total allowable density including existing home: 7 Units

#### **24.140 TRANSITIONS AND LIMITATIONS ON DENSITY TRANSFER**

*A. Because the PUD and the provisions of this chapter allow increased residential densities and various housing types, it is necessary that some kind of transition be provided between the project site and the surrounding properties. These transitions will, for example, mitigate the impacts of multi-family housing next to single-family housing. Transitions are not required in all cases, however. The following exceptions shall apply:*

- 1. Single-family PUD next to single-family non-PUD does not require a transition (e.g., even though it is R-5 single-family next to R-10, etc.). Also, similar type housing does not need to transition (e.g., duplex next to duplex);*

Applicant Response: The subject property is being developed with lots for single-family detached homes so no transition is required.

#### **24.150 DENSITY BONUSES**

*A. Although the density may be reduced by CDC 24.130, applicants are encouraged to seek density bonus credits under such categories as "site planning and design excellence." The permitted number of dwelling units may be increased up to 29 percent above those computed under the formula above based on a finding of the Planning Director that the density bonus credits have been satisfied as set forth in the following section and in CDC 24.160:*

Applicant Response: No density bonuses are requested.

#### **24.170 USABLE OPEN SPACE REQUIRED**

Residential planned unit developments (PUDs) shall comply with the following usable open space requirements:

*A. PUDs that contain multi-family units shall comply with the requirements of CDC 55.100(F).*

Applicant Response: Not applicable. No multi-family units are proposed.

B. *PUDs that contain 10 or more single-family detached, single-family attached, or duplex residential units shall comply with the following usable open space requirements.*

Applicant Response: Not applicable. The proposed PUD proposes only six lots.

**24.180 APPLICABILITY OF THE BASE ZONE PROVISIONS**

*The provisions of the base zone are applicable as follows:*

A. *Lot dimensional standards.* *The minimum lot size and lot depth and lot width standards do not apply except as related to the density computation under this chapter.*

B. *Lot coverage.* *The lot coverage provisions of the base zone shall apply for detached single-family units. For single-family attached residential units, duplex residential units, and multiple-family residential units, the following lot coverage provisions shall apply, based upon the underlying base zone.*

<i>R-40, R-20</i>	<i>35 percent</i>
<i>R-15</i>	<i>40 percent</i>
<i>R-10, R-7</i>	<i>45 percent</i>
<i>R-5, R-4.5</i>	<i>50 percent</i>
<i>R-3, R-2.1</i>	<i>60 percent</i>

Applicant Response: The proposed homes will conform to the maximum 45 percent lot coverage standard for the R-10 zone.

C. *Building height.* *The building height provisions of the underlying zone shall apply.*

Applicant Response: The proposed homes will comply with the height standards of the R-10 zone.

D. *Structure setback provisions.*

1. *Setback areas contiguous to the perimeter of the project shall be the same as those required by the base zone unless otherwise provided by the base zone or Chapter 55 CDC.*

2. *The side yard setback provisions shall not apply except that all detached structures shall maintain a minimum side yard setback of five feet, or meet the Uniform Building Code requirement for fire walls.*

3. *The side street setback shall be 10 feet.*

4. *The front yard and rear yard setbacks shall be 15 feet. Porches may encroach forward another five feet. Additional encroachments, such as porches, are allowed per Chapter 38 CDC.*

5. *The setback for a garage in the front yard that opens onto the street shall be 20 feet unless the provisions of CDC 41.010 apply. Garages in the rear yard may meet the standards of CDC 34.060.*

6. *The applicant may propose alternative setbacks. The proposed setbacks must be approved by the decision-making body and established as conditions of approval, or by amendment to conditions of approval. The decision-making body will consider among other things maintenance of privacy, adequate light, defensible space, traffic safety, etc.*

Applicant Response: The proposed development will comply with these structure setbacks except that it is requested that the setback from the private street to the existing garage for the home on Lot 4 be permitted to be 16 feet, as measured from the edge of pavement. The actual setback measures approximately 17.5 feet from the edge of pavement for most of the distance, but measures 16 feet at the northeasterly corner of the garage. Because of the location of the existing home, it is not

*E. All other provisions of the base zone shall apply except as modified by this chapter.*

Applicant Response: Plans will be reviewed at the time of building permit submittal to ensure that all other provisions of the R-10 zone are met.

#### **24.190 PUD AMENDMENT TRIGGER**

Applicant Response: Not applicable. No amendment of a prior PUD approval is being requested.

#### **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.*

A. Streets.

Comment: The subject property fronts on Haskins Road, which is fully improved to City standards. Haskins Road is a local street and has a 58 foot right-of-way, which is the upper end of the 40-60' right-of-way width specified in this section for local streets. No additional right-of-way dedication is needed. The proposed private street serving Lots 3-6 will be located within a private access and utility easement, as shown on the Site Plan. It will be subject to a maintenance agreement applicable to Lots 3-6 to ensure that it is adequately maintained to provide for access to these homes.

B. Blocks and lots.

Comment: No new blocks are proposed. The subject property is an infill lot located between Douglas Park and residential lots along Remington Dr. The proposed lots are rectangular, contain sufficient area to meet the requirements of the R-10 zone, as modified by the PUD provisions. The lots have buildable depths that do not exceed 2.5 times their width.

The proposed private driveway will conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation. No through lots or parcels are proposed. The proposed lot lines are approximately at right angles to the streets.

The proposed lots are not large enough to allow for future re-division under the provisions of the R-10 zone.

C. Pedestrian and bicycle trails.

Comment: Not applicable. Haskins Rd. is not indicated in the City Pedestrian Master Plan as a roadway with sidewalk deficiencies or bicycle deficiencies. No bicycle land improvements were listed on the Bicycle Master Plan.

D. Transit facilities.

Comment: Not applicable. No transit facilities are proposed or required in this area.

E. Lot grading.

Comment: Grading of the proposed building site will conform to City standards. Preliminary grading plans for the street area is shown on the Preliminary Grading Plan submitted with this application. Compliance for individual homes will be reviewed at the time of building permit application.

F. Water.

Comment: City water is available in Haskins Road and all lots will be served from this line. Lots 1 and 2 will have direct access from this line. Individual water meters for Lots 3-6 will be located in the right-of-way of Haskins Road and separate house service lines will be extended to the lots within the private street easement area. No new public water lines will be required.

G. Sewer.

Comment: As shown on the Site Plan, there is an existing public sewer line located in Haskins Road at the northeast corner of the subject property. This line will be extended in the street to the private street intersection and will then be extended in the private street to serve Lots 3 and 4. Lots 5 and 6 will make use of an existing private utility easement between Tax Lots 2200 and 2300 to obtain sewer service from Remington Drive.

H. Storm.

Comment: Storm sewer is also available in Haskins Road at the northwest corner of the subject property. As discussed in the preliminary storm report submitted with this



application, lots will make use of rain gardens on each lot to provide for runoff from roof and foundation drains. For Lots 1, 2 & 3, an existing storm sewer line in Haskins Road will be extended to provide for overflow from the rain gardens. Lots 4, 5 & 6 will have their overflows to infiltration areas in the proposed open space. Please refer to the storm report for more detail.

- I. Utility easements. Utility easements are shown on the plans submitted with this application.
- J. Supplemental provisions.
  1. Wetland and natural drainageways. Comment: No wetlands or drainageways exist on the subject property or adjacent to this site.
  2. Willamette and Tualatin Greenways. Comment: Not applicable. The site is not located in a greenway area.
  3. Street trees. Comment: Street trees will be provided as required. Existing trees along the private street where it borders Douglas Park are proposed to be preserved.
  4. Lighting. Comment: Prior to final plat approval an analysis of existing street lighting will be conducted and, if necessary, improvements made to comply with these standards.
  5. Dedications and exactions. Comment: No new dedications or exactions are anticipated in conjunction with this partition.
  6. Underground utilities. Comment: All utilities are proposed to be underground, as required by this section.
  7. Density requirement. Comment: The density calculations submitted with this application demonstrate that the maximum density permitted on this site is 7 units. The proposed density of 6 units satisfies the minimum density standard.
  8. Mix requirement. Comment: Not applicable. This requirement only applies in the R-2.1 and R-3 zones. The subject property is zoned R-10.
  9. Heritage trees/significant tree and tree cluster protection. Comment: No heritage trees, as defined in the Municipal Code, are present on the site. Other existing trees are mapped on the Site Plan. No trees are proposed to be removed at this time.
  10. Annexation and street lights. Comment: Not applicable. The subject property is within the city limits.

## Preliminary Storm Drainage Report

### 2900 SW Haskins Road, West Linn

#### **Site Conditions:**

This parcel is approximately 1.7 acres that will be developed into residential use with an existing house that will remain on one of the lots. The part that is to be developed slopes from a high point at approximately the existing house towards SW Haskins and away into future open space. Access to the public storm sewer is limited, but with the large lots there is ample room for on-site disposal of the impervious roof water. The private drive will continue to shed to one side and a drain-rock section will collect the surface water.

#### Hydrologic Soils Group:

The Oregon Soil Survey was used to determine the soil type and Hydrologic Soil Group.

Map unit symbol	map unit name	rating
78C	Saum silt loam	C

Group C soils have a moderate infiltration rate when thoroughly wet. The Oregon Soil Survey lists the infiltration rate at 6.5410 microns/ second or approximately 1 inches/hr

#### **Proposed Solution:**

Using The Oregon Rain Garden Guide, and the King County Hydrographic program the proposed RAIN GARDEN and infiltration trench was sized to collect the impervious roof water from the proposed residential house and a gravel trench for the driveway

Impervious area house estimate:      3000 Sq ft.      = 0.07 acres

CN - SCS Curve Number 98 roof

Storm Event- A ten year storm event was used to size the facility

#### **ROOF AREA**-----

KING COUNTY DEPARTMENT OF PUBLIC WORKS

Surface Water Management Division

HYDROGRAPH PROGRAMS

Version 4.21B

1 - INFO ON THIS PROGRAM

2 - SBUHYD



- 3 - MODIFIELD SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DTATA
- 10 - REFAC
- 11 - RETURN TO DOS

ENTER OPTION:

2

SBUN/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS;

1 - S.C.S. TYPE-1A

2 - 7-DAY DESING STORM

3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

10,24,3.20

XXXXXXXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXX

XXXXXXXXXXXXX 10-YEAR 24-HOUR STORM xxxx 3.20" TOTAL PRECIP. XXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.0,86,0.07,98,5

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS	IMPERVIOUS	TC(MINUTES)
-------------	----------	------------	-------------



	A	CN	A	CN	
.1	.0	86	.1	98	5.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.06	7.67		754		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:sun

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SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

S

ENTER OPTION:

10

R/D FACILITY DESIGN ROUTINE

SPECIFY TYPE OF R/D FACILITY:

- |           |                       |
|-----------|-----------------------|
| 1 - POND  | 4 - INFILTRATION POND |
| 2 - TANK  | 5 - INFILTRATION TANK |
| 3 - VAULT | 6 - GRAVEL TRENCH/BED |

4

ENTER: POND SIDE SLOPE (HORIZ. COMPONENT)

3

ENTER: EFFECTIVE STORAGE DEPTH(ft) BEFORE OVERFLOW

.5

ENTER: VERT-PERN(min/in) PERM-SURFACE (0 = SIDES ONLY, 1 = SIDES AND BOTTOM)

60,1

ENTER [d:][path]filename[.ext] OF PRIMARY DESIGN INFLOW HYDROGRAPH:

C:sun

PRIMARY DESIGN INFLOW PEAK = .06 CFS

ENTER PRIMARY DESIGN RELEASE RATE(cfs):

0



ENTER NUMBER OF INFLOW HYDROGRAPHS TO BE TESTED FOR PERFORMANCE (5 MAXIMUM)

0

ENTER: NUMBER OF ORIFICES, RISER-HEAD(\*ft), RISER-DIAMETER(in)

0,0.5,6

RISER OVERFLOW DEPTH FOR PRIMARY PEAK INFLOW = .05 ft

SPECIFY ITERATION DISPLAY: Y - YES, N - NO

N

SPECIFY: R - REVIEW/REVISE INPUT, C - CONTINUE

C

INITIAL STORAGE VALUE FOR ITERATION PURPOSES: 888 CU-FT

PERFORMANCE:	INFLOW	TARGET-OUTFLOW	ACTUAL-OUTFLOW	PK-STAKE	STORAGE
DESIGN HYD:	.06	.00	.00	.67	224

### Preliminary Design Solution:

Impervious Roof:

A circular rain garden approximately 17-feet in diameter and 8" deep with an additional 2" overflow depth would be sufficient for 3000 sq ft of impervious area. The final design will size the facility based on the actual impervious roof area.

Conclusion:

Infiltration of the new impervious surfaces is a satisfactory solution for this development.

Prepared By:

Bruce D. Goldson, PE

Theta, llc

June 30, 2014



EXPIRES: 06-30-15

7/10/14

Notice of Neighborhood Meeting Regarding  
A Proposed 6-Lot Planned Unit Development Subdivision  
Located at 2900 Haskins Road

Hello,

You are invited to attend a neighborhood meeting to discuss a proposed development in your area. Icon Construction & Development, LLC is proposing to construct a 6-lot Planned Unit Development subdivision on property located at 2900 Haskins Road in West Linn.

As required by the West Linn Community Development Code, prior to the submittal of an application to the City of West Linn for preliminary approval of this project, a meeting with neighbors will be held to present the conceptual plan for the project, to answer questions and for the developer to receive feedback from those in attendance. This notice of the meeting is being mailed to owners of property located within 500 feet of the boundaries of the subject property. The notice is also being mailed to officers of the Savanna Oaks and Willamette Neighborhood Associations. The property is located within the Savanna Oaks Neighborhood Association boundaries and is within 500 feet of the Willamette Neighborhood Association boundary.

The proposed development is scheduled to be presented at the regular July meeting of the Savanna Oaks Neighborhood. There may be other items on the agenda in addition to this project. Meeting time and place are:

7:00 PM on Tuesday, July 1, 2014  
Community Room of the Tualatin Valley Fire & Rescue Fire Station  
1860 Willamette Falls Drive  
West Linn, Oregon

We look forward to meeting with you. If you cannot attend in person but have questions regarding the project, please feel free to contact the project planning consultant, Rick Givens. You may phone him at (503) 479-0097 or contact him via email at [rickgivens@gmail.com](mailto:rickgivens@gmail.com).



**AFFIDAVIT OF POSTING**

STATE OF OREGON        )  
                                  )  
County of Clackamas    )        SS

I, Richard Givens, Planning Consultant for Icon Construction and Development, LLC, in the case of Stoneking Place Planned Unit Development Subdivision, declare that on June 10, 2014, pursuant to Chapter 99.083 of the West Linn Community Development Code. a sign providing notice of a neighborhood meeting to discuss the proposed 6 lot project. The sign measured the required 11” x 17” and was posted on the subject property’s frontage at 2900 Haskins Road.

*Richard Givens*  
RICHARD GIVENS  
PLANNING CONSULTANT


7/11/2014  
DATE

**AFFIDAVIT OF NOTICE**

STATE OF OREGON        )  
                                  )        SS  
County of Clackamas    )

I, Richard Givens, Planning Consultant for Icon Construction and Development, LLC, declare that on June 10, 2014 notice of a neighborhood meeting was provided, in the case of Stoneking Place Planned Unit Development Subdivision, pursuant to Chapter 99.083 of the West Linn Community Development Code. Notice was mailed to property owners within 500 feet of the project site, and to the Savanna Oaks and Willamette neighborhood associations. This notice was for the applicant's 6-lot proposal.

  
\_\_\_\_\_  
RICHARD GIVENS  
PLANNING CONSULTANT

  
\_\_\_\_\_  
DATE



U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com®

WEST LINN, OR 97068	
Postage \$	\$0.49
Certified Fee	\$5.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees \$	\$6.49
Postmark Here	10 06/10/2014

Sent To  
 Ed Schwarz  
 Street, Apt. No., or PO Box No. 2206 Tannler Dr.  
 City, State, ZIP+4 West Linn, OR 97068  
 PS Form 3800, August 2006 See Reverse for Instructions

2797 8220 0000 0240 2702

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ed Schwarz  
 Savanna Oaks NA Pres.  
 2206 Tannler Dr.  
 West Linn, OR 97068

2. Article Number  
 (Transfer from service label)

7012 0470 0000 0128 1612

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X Ed Schwarz  Agent  
 Addressee

B. Received by (Printed Name) Ed Schwarz  
 C. Date of Delivery 6-11-14

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com®

WEST LINN, OR 97068	
Postage \$	\$0.49
Certified Fee	\$5.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees \$	\$6.49
Postmark Here	10 06/10/2014

Sent To  
 Julia Simpson  
 Street, Apt. No., or PO Box No. 1671 Killarney Dr.  
 City, State, ZIP+4 West Linn, OR 97068  
 PS Form 3800, August 2006 See Reverse for Instructions

2486 8226 2000 0056 7702

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Julia Simpson  
 Wilkmette NA President  
 1671 Killarney Dr.  
 West Linn, OR 97068

2. Article Number  
 (Transfer from service label)

7011 3500 0002 3228 9847

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X Julia Simpson  Agent  
 Addressee

B. Received by (Printed Name) Julia Simpson  
 C. Date of Delivery 6-11-14

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

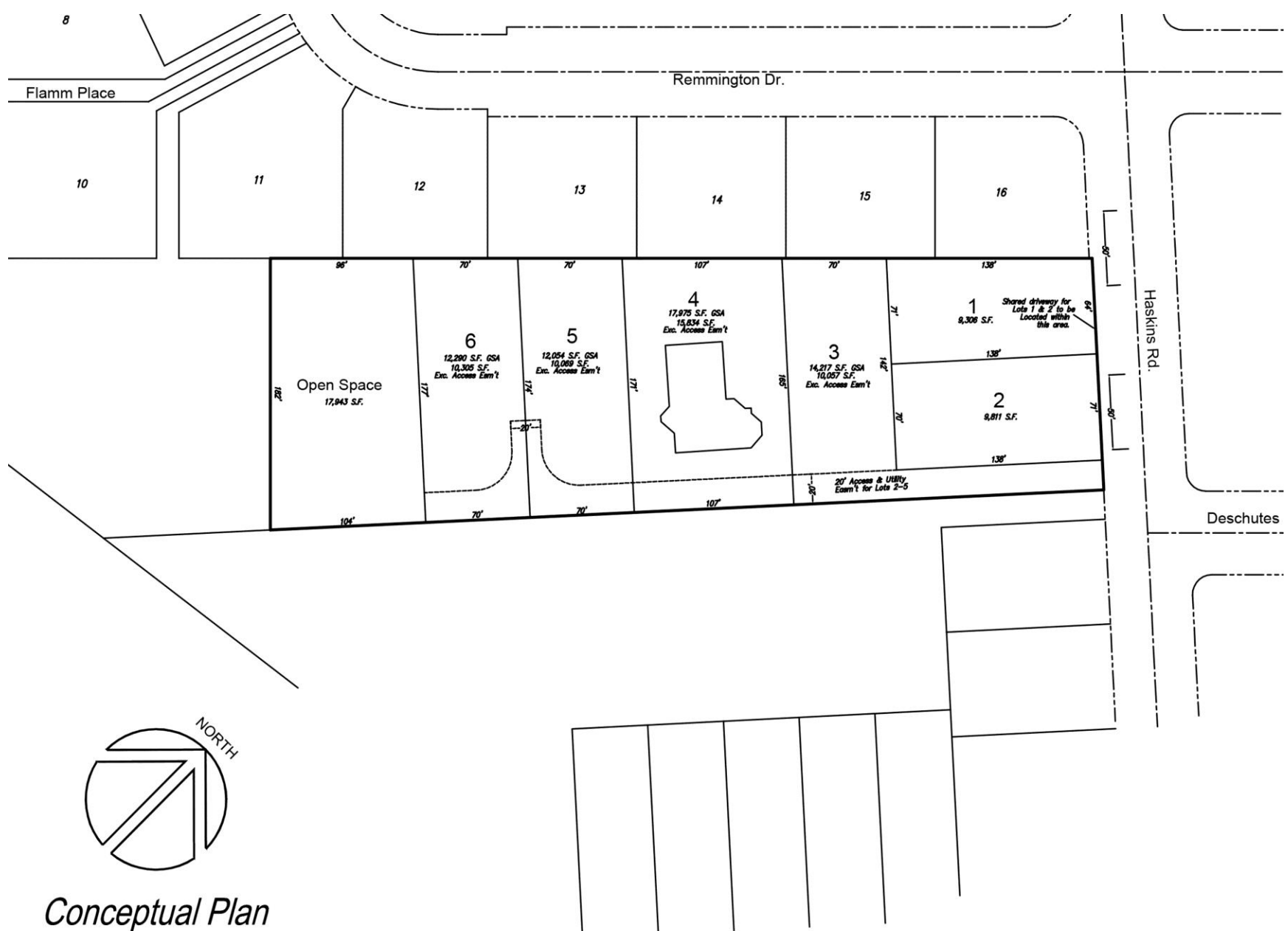
3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

# Notice of Neighborhood Meeting Regarding A Proposed 6-Lot Planned Unit Development Subdivision for Property Located at 2900 Haskins Road

You are invited to attend a neighborhood meeting to discuss a proposed development on this property. The project will be presented at the regular July meeting of the Savanna Oaks Neighborhood Association. Other items may be on the agenda in addition to this one. The applicant for this project is Icon Construction & Development, LLC and additional information may be obtained by telephoning the project planning consultant, Rick Givens, at (503) 479-0097 or by email at [rickgivens@gmail.com](mailto:rickgivens@gmail.com). The meeting time and place are:

7:00 PM on Tuesday, July 1, 2014  
Community Room of the  
Tualatin Valley Fire & Rescue Fire Station  
1860 Willamette Falls Drive  
West Linn, Oregon





Fidelity National Financial, Inc.  
Customer Service  
900 SW 5<sup>th</sup> Ave, Mezzanine  
Portland, OR 97204  
tel: 503-796-6663 fax: 503-796-6631  
[csrequest@fnf.com](mailto:csrequest@fnf.com)

**Friday, May 23, 2014**

**The enclosed radius search was created using data purchased from Core Logic and Metro. This data is derived from county tax records and is deemed reliable, but is not guaranteed. Fidelity National Title cannot be held liable for any additions, deletions, or errors in this search.**

**This research was completed on the date stated above.**

**Thank you.**

**Enclosures:**

- **Data summary of parcels to be notified**
- **Map of subject parcel, radius, and parcels to be notified**
- **County assessor maps for parcels to be notified**
- **Labels**





# Fidelity National Title

## Company Of Oregon

Prepared By : Sherri Michl  
Date : 5/23/2014

900 SW 5th Ave, Mezzanine Level Portland, Oregon 97204  
Phone: (503) 227-LIST (5478) E-mail: [csrequest@fnf.com](mailto:csrequest@fnf.com)

### OWNERSHIP INFORMATION

Owner : Wustrack Karl O;Diane	Ref Parcel Number : 21E35AC00100
Co Owner :	Parcel Number : 01742662
Site Address : 2900 Haskins Ln West Linn 97068	T: 02S R: 01E S: 35 Q: NE QQ: SW
Mail Address : 2900 Haskins Ln West Linn Or 97068	County : Clackamas (OR)
Taxpayer : Wustrack Karl O & Diane	Telephone :

### TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Wustrack Karl O;Diane	:	80-06169	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

### PROPERTY DESCRIPTION

Map Page & Grid :  
Census Tract : 205.01 Block: 3  
Improvement Type : 161 Sgl Family,R1-6,1-Story  
Subdivision/Plat : Renaissance Heights  
Neighborhood Code : Willamette Newer  
Land Use : 101 Res,Residential Land,Improved  
Legal : 1999-113 PARTITION PLAT PARCEL 1  
:  
:

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$307,957  
Mkt Structure : \$551,510  
Mkt Total : \$859,467  
% Improved : 64  
13-14 Taxes : \$14,000.30  
Exempt Amount :  
Exempt Type :  
Levy Code : 003002  
Millage Rate : 18.5815  
M50AssdValue : \$859,467

### PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 2.15
Full Baths :	Upper Finished SF :	Lot SqFt : 93,436
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built : 1984
Heat Type :	Upper Total SF :	School Dist : 003
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories : 1	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

**Fidelity National Title Company Of Oregon / Clackamas (OR)**

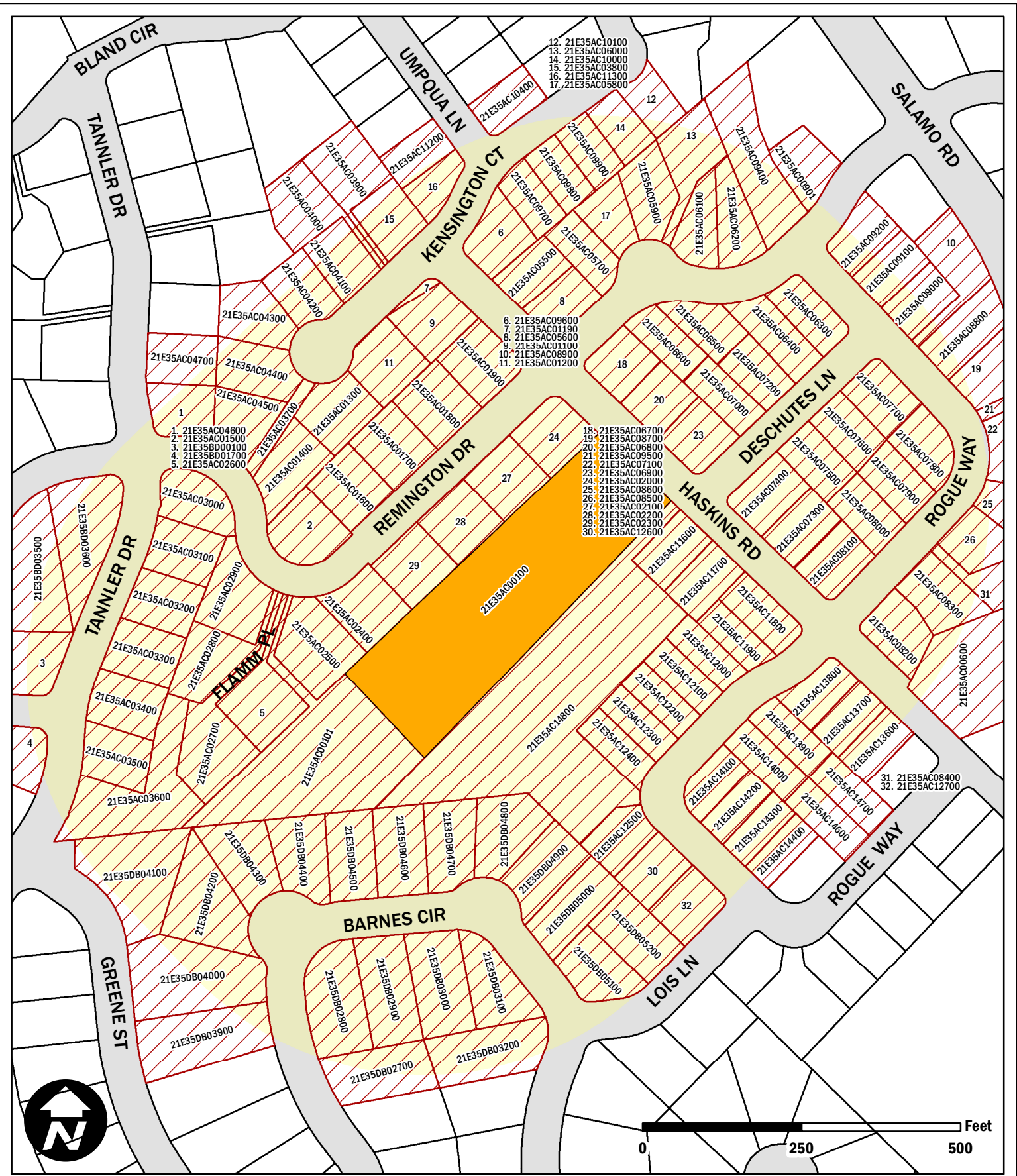
<b>Ref Parcel #</b>	<b>Owner Name</b>	<b>Site Address</b>	<b>Phone #</b>
21E35AC00600	Warner T G	3165 Haskins Ln West Linn 97068	
21E35DB02700	Koczian Jozsef I	1817 Barnes Cir West Linn 97068	
21E35DB02800	Baillif Norine Trustee	1827 Barnes Cir West Linn 97068	
21E35DB02900	Chipperfield Keith & Teresa	1833 Barnes Cir West Linn 97068	
21E35DB03000	Sakellk Richard/Marjorie Trust	1835 Barnes Cir West Linn 97068	
21E35DB03100	Bergstrom David F	1837 Barnes Cir West Linn 97068	
21E35DB03200	Mustonen Richard E & Cathy Schiffer	1839 Barnes Cir West Linn 97068	
21E35DB03900	Innes Family Trust	1820 Barnes Cir West Linn 97068	
21E35DB04000	Wood Dean/Jennifer	1822 Barnes Cir West Linn 97068	
21E35DB04100	Kim Family Trust	2102 Greene St West Linn 97068	
21E35DB04200	Henriot Liliane	1826 Barnes Cir West Linn 97068	
21E35DB04300	Read Donald N & Sheryl D	1828 Barnes Cir West Linn 97068	
21E35DB04400	Newman Richard A & Carol	1832 Barnes Cir West Linn 97068	
21E35DB04500	Covalt Elizabeth A	1834 Barnes Cir West Linn 97068	
21E35DB04600	Perreault-Ehman Denise	1836 Barnes Cir West Linn 97068	
21E35DB04700	Ketzler Stuart A & S A Reid-Ketzler	1838 Barnes Cir West Linn 97068	
21E35DB04800	Ho I-Hui	1840 Barnes Cir West Linn 97068	
21E35DB04900	Hammons George K & Linda G	1842 Barnes Cir West Linn 97068	
21E35DB05000	Schwan Martin F & Jan P	1844 Barnes Cir West Linn 97068	
21E35DB05100	Sutton Joshua S	2252 Lois Ln West Linn 97068	
21E35DB05200	Forestel Ann T	2256 Lois Ln West Linn 97068	
21E35BD00100	Wyatt Marvin L Trustee	2340 Tannler Dr West Linn 97068	
21E35BD01700	Thomas Bradley R	2390 Falcon Dr West Linn 97068	
21E35BD03500	Rupert Jennifer & Paul Olenginski	2425 Remington Dr ( No Mail ) West Linn	
21E35BD03600	Cooley Roxana G & Kevin L	2429 Remington Dr West Linn 97068	
21E35AC00100	Wustrack Karl O & Diane	2900 Haskins Ln West Linn 97068	
21E35AC01100	Vu Wynn D & Tanya S	2595 Kensington Ct ( No Mail ) West Linn	
21E35AC01190	Vu Wynn D & Tanya S	2595 Kensington Ct ( No Mail ) West Linn	
21E35AC01200	Ashcraft Brad	2585 Kensington Ct West Linn 97068	
21E35AC01300	Liebeno Bret P & Linda W	2575 Kensington Ct West Linn 97068	
21E35AC01400	Kwei Kevin Mung-Hung & Rhonda Lor	2540 Remington Dr West Linn 97068	
21E35AC01500	Morequity Inc	2550 Remington Dr West Linn 97068	
21E35AC01600	Kieling Ronald C & Linda W	2560 Remington Dr West Linn 97068	
21E35AC01700	Hayter Jeremy S	2570 Remington Dr West Linn 97068	
21E35AC01800	Andrich Angela M	2580 Remington Dr West Linn 97068	
21E35AC01900	Bonaduce Ralph & Sharon	2590 Remington Dr West Linn 97068	
21E35AC02000	Vanderpool Mark S & Tamara L	2595 Remington Dr West Linn 97068	
21E35AC02100	Kleiner Family Trust	2585 Remington Dr West Linn 97068	
21E35AC02200	Powers Charles J & Karin R	2575 Remington Dr West Linn 97068	
21E35AC02300	Kyles Ian A & Sheila D	2565 Remington Dr West Linn 97068	
21E35AC02400	Lu Siqing	2555 Remington Dr West Linn 97068	
21E35AC02500	Hillier Alan F & Marilyn A	2545 Remington Dr West Linn 97068	
21E35AC02600	Reiland Paul F & Debra Ann	2535 Remington Dr West Linn 97068	
21E35AC02700	Ozeruga Ludmila	2533 Remington Dr West Linn 97068	
21E35AC02800	Fischer Edward & M A Fischer-Cheslo	2525 Remington Dr West Linn 97068	
21E35AC02900	Quiogue Manuel & Deborah S	2515 Remington Dr West Linn 97068	
21E35AC03000	Holt Larry D Trustee	2305 Tannler Dr West Linn 97068	
21E35AC03100	Kea Timothy A & Kasey C Luy	2315 Tannler Dr West Linn 97068	
21E35AC03200	Shepherd Paul & Pamela	2325 Tannler Dr West Linn 97068	
21E35AC03300	Cushman Christopher J & Carma	2335 Tannler Dr ( No Mail ) West Linn 97	
21E35AC03400	Liu Jin & Fanny Zhen	2345 Tannler Dr West Linn 97068	
21E35AC03500	Rogers Christopher L/Christine A	2355 Tannler Dr West Linn 97068	
21E35AC03600	City of West Linn	*no Site Address*	
21E35AC03700	City of West Linn	*no Site Address*	
21E35AC03800	Craddock Noelle Alexandra Trustee	2590 Kensington Ct West Linn 97068	
21E35AC03900	Lee Robert & Dora M	2586 Kensington Ct West Linn 97068	
21E35AC04000	Finch Eric A	2584 Kensington Ct West Linn 97068	
21E35AC04100	Gholi Hassan & Lisa Treiber	2580 Kensington Ct West Linn 97068	

**Fidelity National Title Company Of Oregon / Clackamas (OR)**




<b>Ref Parcel #</b>	<b>Owner Name</b>	<b>Site Address</b>	<b>Phone #</b>
21E35AC04200	Steinberg Barbara M	2570 Kensington Ct West Linn 97068	
21E35AC04300	Virgin Kenneth A & Mary J	2560 Kensington Ct West Linn 97068	
21E35AC04400	Kelly Susan M	2550 Kensington Ct West Linn 97068	
21E35AC04500	Monson Jonathan W & Raini Spitze	2520 Remington Dr West Linn 97068	
21E35AC04600	Jones Ronald L & Paulette	2295 Tannler Dr West Linn 97068	
21E35AC04700	Flad Susan & Rian J	2285 Tannler Dr West Linn 97068	
21E35AC00901	Tribou Jennifer E	3070 Remington Dr West Linn 97068	
21E35AC05500	Nowak Jill & Matthew	2585 Haskins Rd West Linn 97068	
21E35AC05600	Kapoor Akhil & Marla	2555 Haskins Rd West Linn 97068	
21E35AC05700	Hendryx John & Li Yue	3010 Remington Dr West Linn 97068	
21E35AC05800	Caplan Marc A	3020 Remington Dr West Linn 97068	
21E35AC05900	Flaminio Beverly Trustee	3030 Remington Dr West Linn 97068	
21E35AC06000	Foderaro Joyce E	3040 Remington Dr West Linn 97068	
21E35AC06100	Hamilton Rebecca J	3050 Remington Dr West Linn 97068	
21E35AC06200	Estey Ronald W & Nanette J	3060 Remington Dr West Linn 97068	
21E35AC06300	Howard Ronald L	3065 Remington Dr West Linn 97068	
21E35AC06400	Schaefer Casey J & Rosemary A	3055 Remington Dr ( No Mail ) West Linn	
21E35AC06500	Schwindt Deborah R	3025 Remington Dr West Linn 97068	
21E35AC06600	Yen I-Kuen & Chen-Wan Liu Trustees	3015 Remington Dr West Linn 97068	
21E35AC06700	Chen Yung-Pin & Yuanchin Lai	2495 Haskins Rd West Linn 97068	
21E35AC06800	Sullivan Kevin Jr & Tiffany R	2455 Haskins Rd West Linn 97068	
21E35AC06900	Seidel Christopher J/Majanke M	2405 Haskins Rd West Linn 97068	
21E35AC07000	Cosentino Vickee & James	3012 Deschutes Ln West Linn 97068	
21E35AC07100	City of West Linn	*no Site Address*	
21E35AC07200	Gillette Suzan L & James A	3022 Deschutes Ln West Linn 97068	
21E35AC07300	Burton Craig L Co-Trustee	2323 Haskins Rd West Linn 97068	
21E35AC07400	Shortall Chappuis Trust	2353 Haskins Rd West Linn 97068	
21E35AC07500	McKinley Tyler & Ingrid	3045 Deschutes Ln ( No Mail ) West Linn	
21E35AC07600	Kerridge Laurie	3075 Deschutes Ln West Linn 97068	
21E35AC07700	Bevilacqua Charles & Erica	3079 Deschutes Ln West Linn 97068	
21E35AC07800	Church Judith M	2340 Rogue Way West Linn 97068	
21E35AC07900	Bechtold Caitlin C	2320 Rogue Way West Linn 97068	
21E35AC08000	Suppressed Name	2310 Rogue Way West Linn 97068	
21E35AC08100	Miller David W & Holly	2313 Haskins Rd West Linn 97068	
21E35AC08200	Mikelova Tatiana	2301 Rogue Way West Linn 97068	
21E35AC08300	Eaton Kurt M & Kimberly B	2305 Rogue Way West Linn 97068	
21E35AC08400	Gadbois Debra J	2315 Rogue Way West Linn 97068	
21E35AC08500	Sullivan Mary A	2325 Rogue Way West Linn 97068	
21E35AC08600	Miller Dennis A & Karen S	2335 Rogue Way West Linn 97068	
21E35AC08700	Harris Andrew	2345 Rogue Way West Linn 97068	
21E35AC08800	Hansen Mark A & Debra D	2355 Rogue Way West Linn 97068	
21E35AC08900	Head Jason W	2365 Rogue Way West Linn 97068	
21E35AC09000	Cota David G	2375 Rogue Way West Linn 97068	
21E35AC09100	Smith Cynthia C & Patrick S	2385 Rogue Way West Linn 97068	
21E35AC09200	Weyer Sandra H	2395 Rogue Way West Linn 97068	
21E35AC09400	City of West Linn	*no Site Address*	
21E35AC09500	City of West Linn	*no Site Address*	
21E35AC00101	Humphrey Robert D	2539 Remington Dr West Linn 97068	
21E35AC09600	Cava John L & Angela L	3001 Kensington Ct West Linn 97068	
21E35AC09700	Glauert Robin L	3013 Kensington Ct West Linn 97068	
21E35AC09800	Holmes Ryan J	3025 Kensington Ct West Linn 97068	
21E35AC09900	Fanelli Joseph P & Mary E	3037 Kensington Ct West Linn 97068	
21E35AC10000	Hartwell Matthew D	3049 Kensington Ct West Linn 97068	
21E35AC10100	Turner Dexter/Catherine E Trust	3051 Kensington Ct West Linn 97068	
21E35AC10400	Skogg Michael & Susan	3022 Kensington Ct West Linn 97068	
21E35AC11200	Boyd Mark S & Carolyn E	2640 Umpqua Ln West Linn 97068	
21E35AC11300	City of West Linn	*no Site Address*	
21E35AC11600	Maestretti James V & Jodi K	2350 Haskins Rd West Linn 97068	

**Fidelity National Title Company Of Oregon / Clackamas (OR)**

<b>Ref Parcel #</b>	<b>Owner Name</b>	<b>Site Address</b>	<b>Phone #</b>
21E35AC11700	Emerson Bryan E & Anne E	2332 Haskins Rd West Linn 97068	
21E35AC11800	Corrigan Chris & Lori Marie	2314 Haskins Rd West Linn 97068	
21E35AC11900	Donnerberg Joseph B	2294 Rogue Way West Linn 97068	
21E35AC12000	Jafari Enayat Steve & Niloofar R	2292 Rogue Way West Linn 97068	
21E35AC12100	Hald Martin L & Gita	2290 Rogue Way West Linn 97068	
21E35AC12200	Winsper Paul T & Lisa	2288 Rogue Way West Linn 97068	
21E35AC12300	Belles Ryan J & Eryn S Belles	2284 Rogue Way West Linn 97068	
21E35AC12400	Pemberton Karla Renee & Brian Samu	2282 Rogue Way West Linn 97068	
21E35AC12500	Donnerberg Brent M & Amanda K	2278 Rogue Way West Linn 97068	
21E35AC12600	Craven John P III & Aimee	2276 Rogue Way West Linn 97068	
21E35AC12700	Spear Travis L	2272 Rogue Way West Linn 97068	
21E35AC13600	Schwindt Douglas Andrew & Bianca Jo	2274 Haskins Rd West Linn 97068	
21E35AC13700	Perry Anthony T & Brenda M	2286 Haskins Rd West Linn 97068	
21E35AC13800	Wardin Jason F	2298 Haskins Rd West Linn 97068	
21E35AC13900	Ruppe Jess T & Catherine D	2293 Rogue Way West Linn 97068	
21E35AC14000	Whipple Matthew P & Kari A	2291 Rogue Way West Linn 97068	
21E35AC14100	Kelly James M	2279 Rogue Way West Linn 97068	
21E35AC14200	Hass Richard S/Barbara A Trust	2275 Rogue Way West Linn 97068	
21E35AC14300	Myers Christopher J/Kristin N	2273 Rogue Way West Linn 97068	
21E35AC14400	Hong Martin P Trustee	2271 Rogue Way West Linn 97068	
21E35AC14600	McKinney Lisa	2253 Rogue Way West Linn 97068	
21E35AC14700	Rydbom Kimberly A	2251 Rogue Way West Linn 97068	
21E35AC14800	City of West Linn	*no Site Address*	



**Public Notification Search**

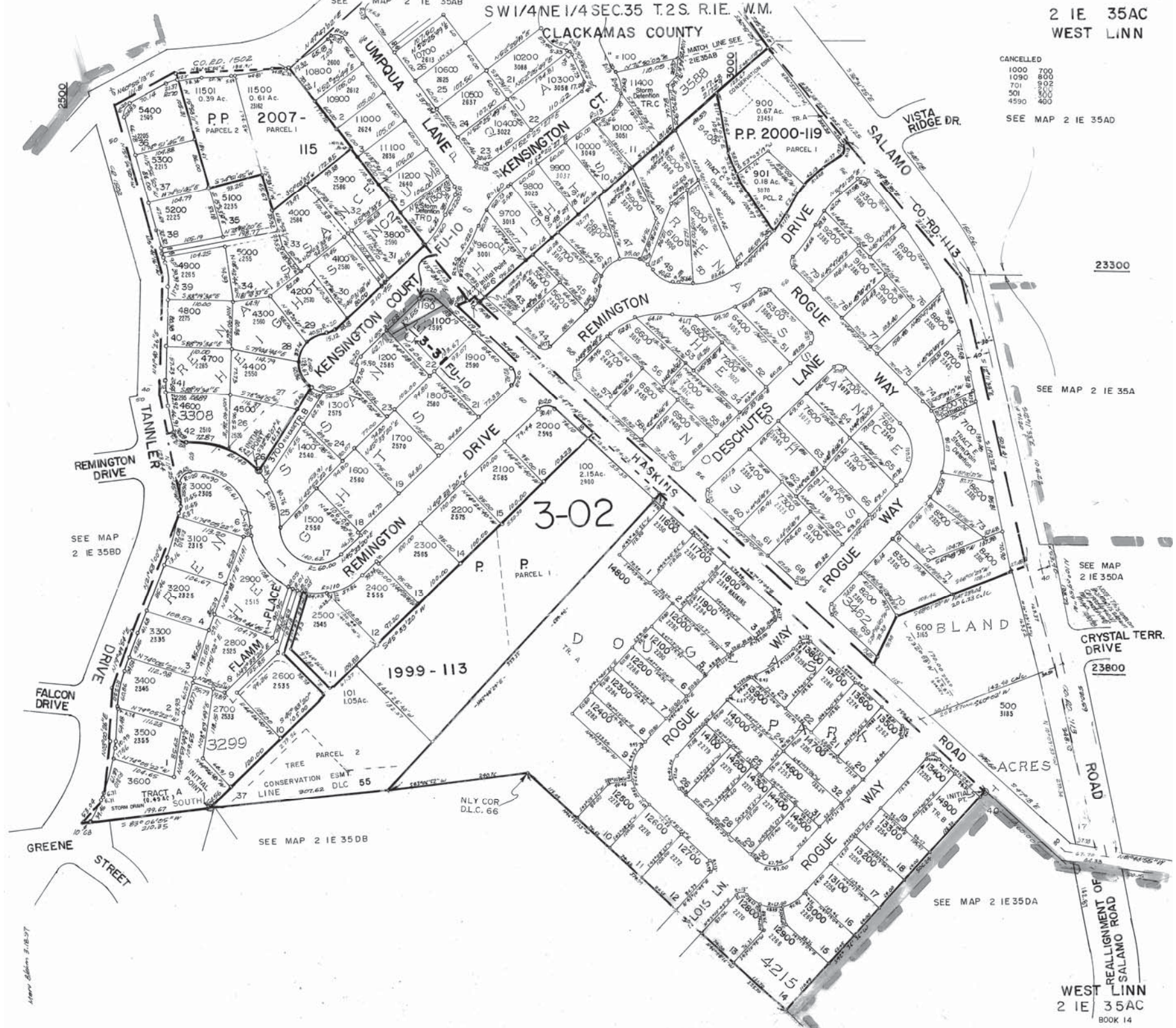
-  Subject
-  Radius = 500'
-  Notification Parcels

Prepared by: Fidelity National Title  
 Data: CoreLogic, Metro RLIS  
 Date: 5/22/2014  
 This information is reliable, but not guaranteed. It is not a survey.



CANCELLED	700
1000	800
1090	900
701	802
501	500
4590	460

SEE MAP 2 IE 35AD



23300

SEE MAP 2 IE 35A

SEE MAP 2 IE 350A

CRYSTAL TERR. DRIVE  
23800

SEE MAP 2 IE 35DA



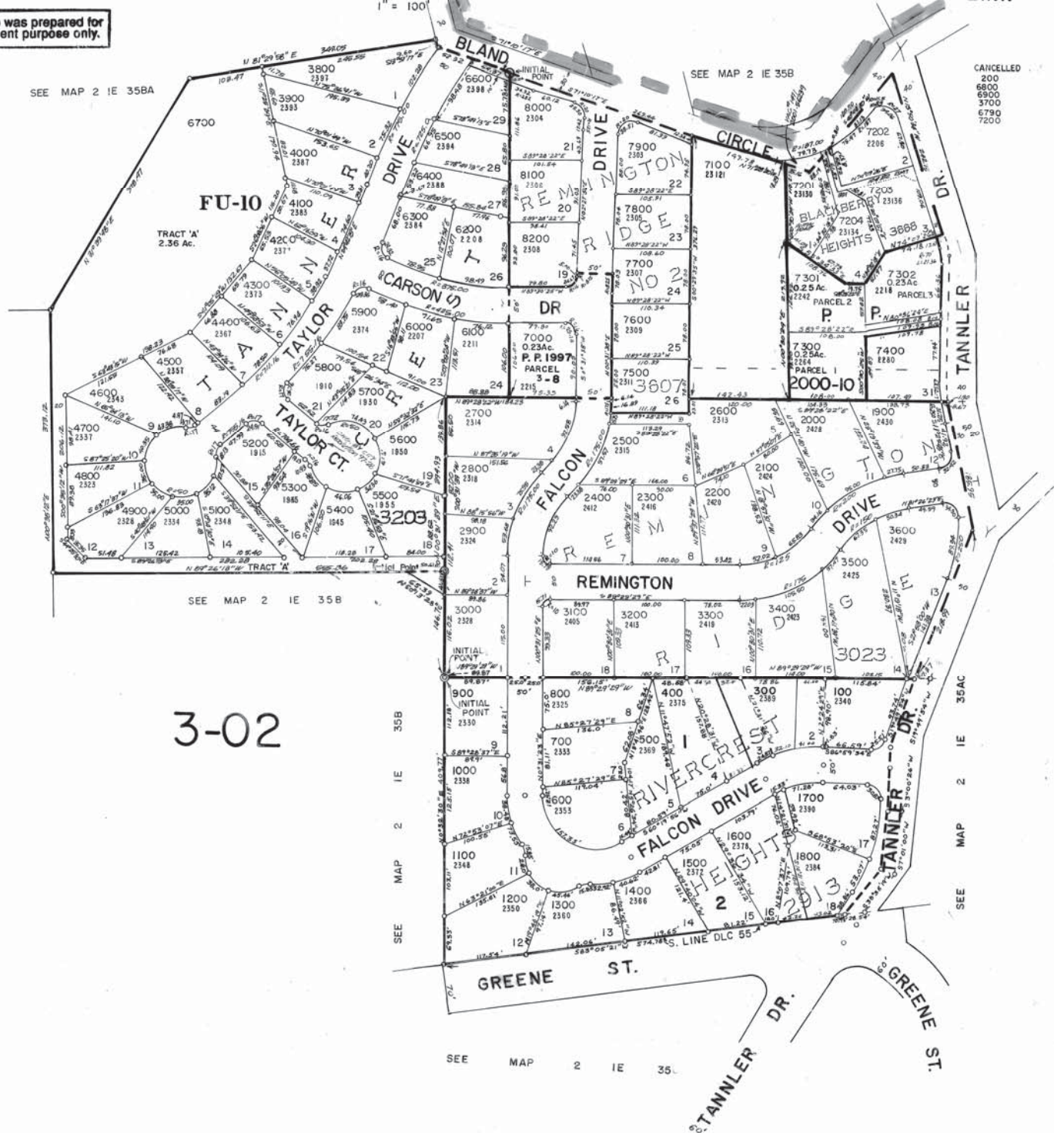
This map was prepared for  
assessment purpose only.

1" = 100'

SEE MAP 2 IE 35BA

SEE MAP 2 IE 35B

CANCELLED  
200  
6800  
6900  
3700  
6790  
7200



3-02

SEE MAP 2 IE 35B

SEE MAP 2 IE 35B

SEE MAP 2 IE 35AC

SEE MAP 2 IE 35

2-26-91

This map was prepared for assessment purpose only.

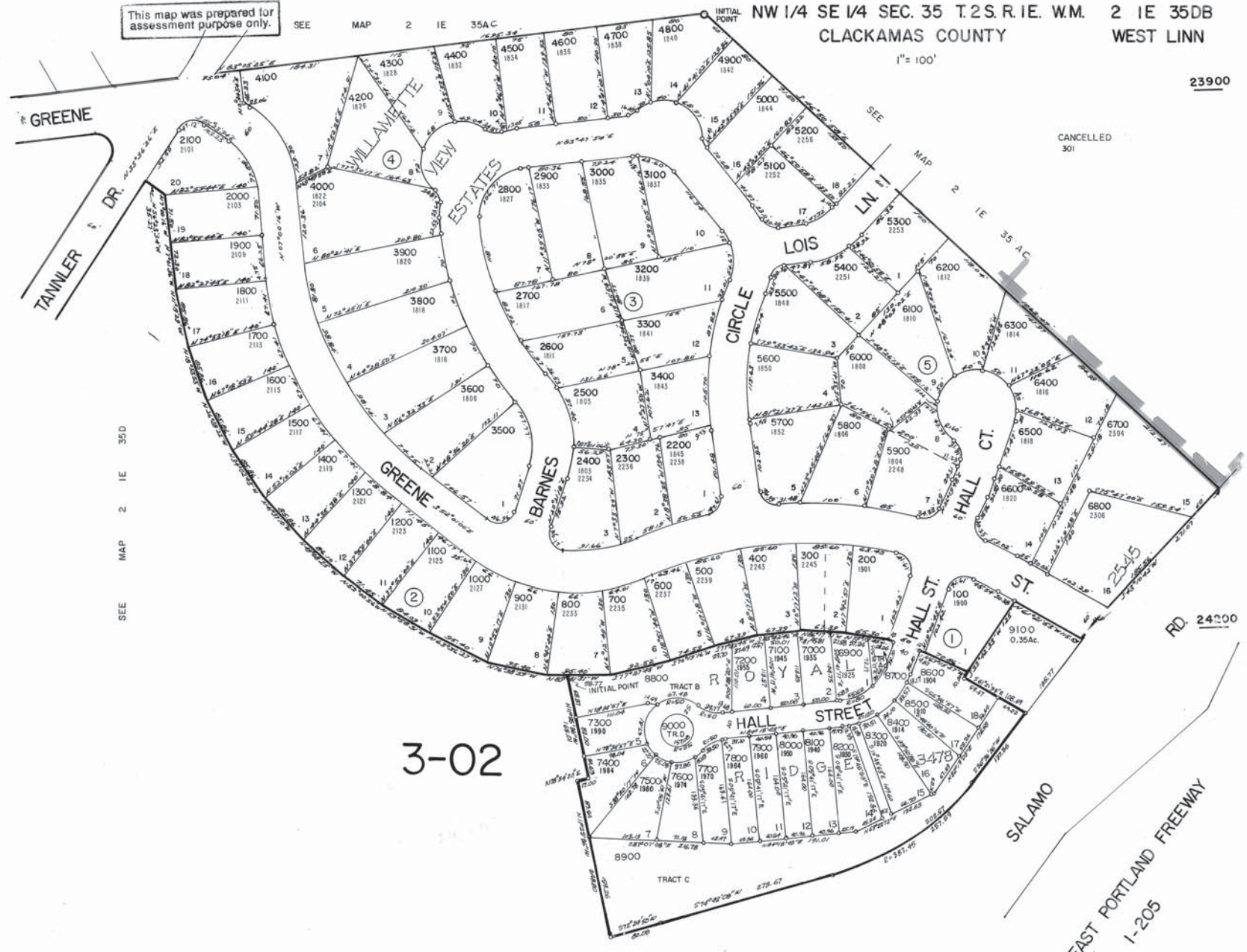
SEE MAP 2 IE 35A C

NW 1/4 SE 1/4 SEC. 35 T.2S.R.1E. W.M. 2 IE 35DB  
CLACKAMAS COUNTY  
WEST LINN

1" = 100'

23900

CANCELLED 301



SEE MAP 2 IE 35D

3-02

SEE MAP 2 IE 35D

RD. 24200

2600

2800

3100

24400



STONEKING PLACE

MINUTES OF NEIGHBORHOOD MEETING

WITH SAVANNA OAKS NEIGHBORHOOD ASSOCIATION

*Note: The regular minutes of the Savanna Oaks Neighborhood Association will not be available until approved at the August meeting. The applicant is providing these minutes, as allowed by the Community Development Code, and will be providing a copy to the President of the neighborhood association for review. We invite the neighborhood association to add any additional commentary it deems appropriate. Also, we request that a copy of the minutes of the July 1 meeting be provided for the City's record on this application as soon as they are available.*

The neighborhood meeting for the proposed Stoneking Place Planned Unit Development subdivision, as required by the City of West Linn Community Development, took place on July 1, 2014. The meeting was included in the regular monthly meeting of the Savanna Oaks Neighborhood Association. It was held at 7:00 pm on July 1, 2014 in the Community Room of the Tualatin Valley Fire and Rescue Fire Station at 1860 Willamette Falls Drive, West Linn, Oregon.

Savanna Oaks President, Ed Schwarz, introduced Rick Givens, the planning consultant for Icon Construction & Development, LLC., the developer of the proposed project. Mr. Givens presented a site plan of the proposed development and a preliminary utility plan. He explained that the purpose of this meeting is to provide information to the community and to receive comments and questions. He also explained that the application would be reviewed by the City of West Linn and that the process included opportunity for citizen input. He explained that the project is being proposed as a Planned Unit Development because it affords design flexibility and allows for the rear portion of the site to be preserved as open space. The potential for this open space area to be dedicated to the City of West Linn for expansion of the adjacent Douglas Park was discussed.

After Mr. Givens concluded his introduction of the project, the meeting was opened for audience questions and comments. The major issues identified were as follows:

1. An abutting neighbor living on Remington Drive was concerned about the impact of development on existing trees on Lot 3 near his property line. He would like to see these trees preserved, but was concerned that development of sewer on the rear portion of Lot 3, as shown on the preliminary utility plan, would damage the trees, potentially causing them to die or to be weakened so that they might be a hazard. He was concerned that the roots may extend into his rear yard and that disturbance of the trees might impact a rock retaining wall in the rear of his property.
2. The abutting neighbor at 2350 Haskins Road was concerned about loss of privacy in his rear yard due to development of the private street and the home on Lot 3 having second story windows that would overview his property. The potential loss of mature cherry trees along the southeast property line of the subject property, abutting Douglas Park, was also a concern.

3. Property owners on Rogue Way, whose lot looks out onto the park and the cherry trees along the property boundary, were particularly concerned about the loss of the cherry trees due to construction of the private street. They stated that their decision to buy that lot had been based upon the view and that the realtor had assured them that it would not change. The possibility of planting new trees was discussed, but they felt strongly that new trees would not provide the same view as they now enjoy of the mature cherry trees. Mr. Givens asked if the neighbors would prefer the private street to be shifted to retain the cherry trees, if feasible, if it meant that Lots 1 and 2 would be smaller. The response was in the affirmative. Preservation of trees is strongly supported by the neighborhood association.
4. There were questions about the provision of utilities. It was asked whether the existing private water line that serves the home on the subject property from Tannler Drive would be retained. It was explained that new service laterals would be provided. Mr. Givens explained proposals for storm water, making use of rain garden designs to accommodate roof and foundation runoff.

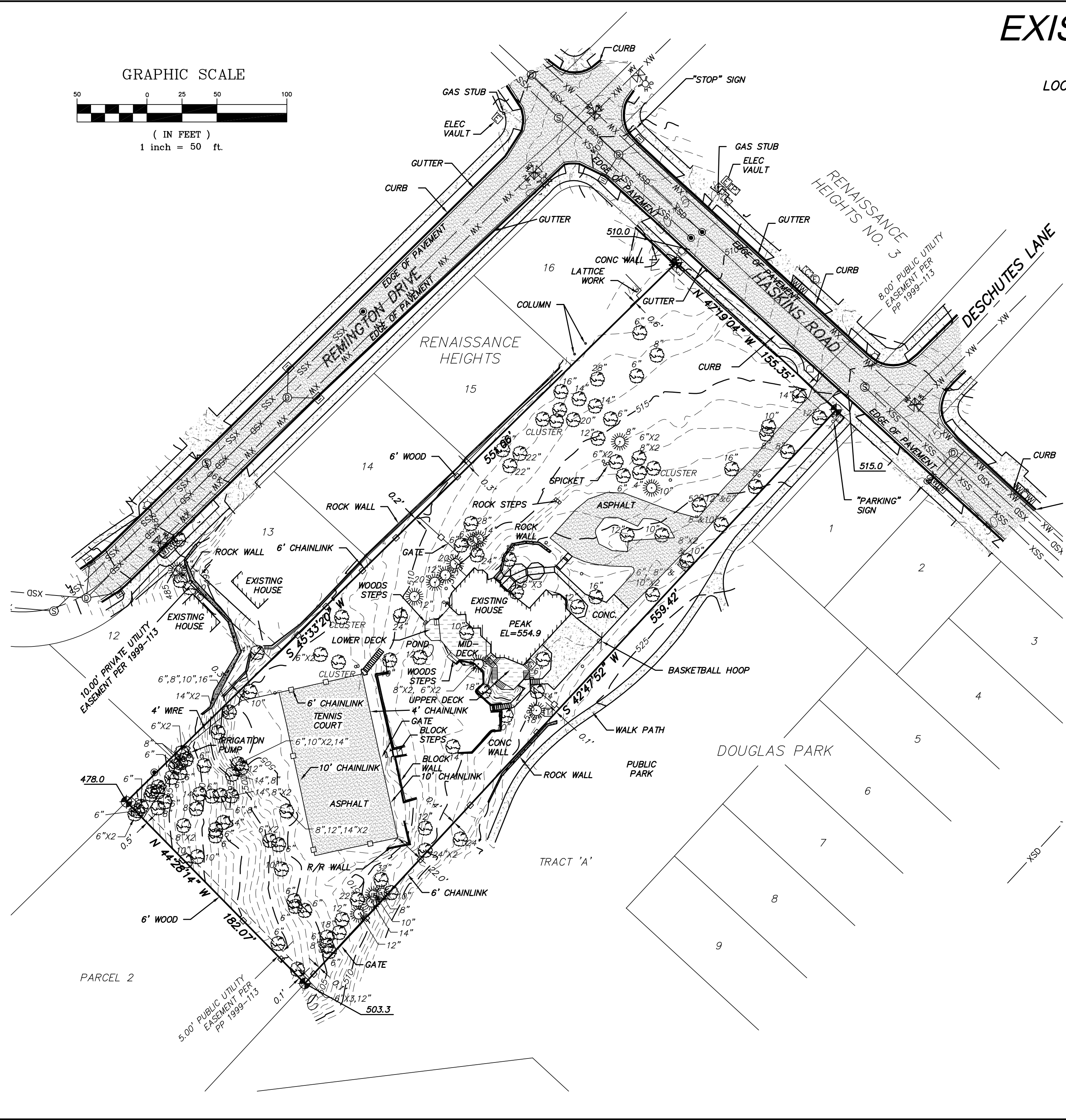
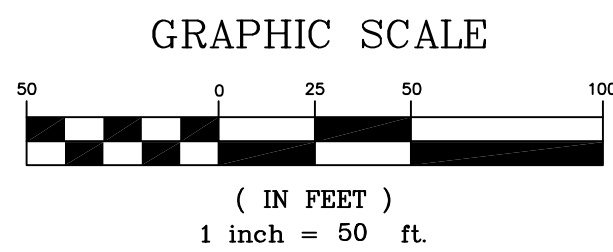
#### Applicant Responses to Neighborhood Concerns:

Following the meeting the applicant has revised the plans for the proposed development:

1. The private drive serving Lots 3-6 has been shifted to the northeast to provide for the preservation of the mature cherry trees along the southeast boundary of the site abutting Douglas Park. This will protect the view of the neighbors on Rogue Way and will provide screening of the rear yard area of the home at 2350 Haskins Road.
2. The sewer line that had been shown along the northwest boundary of the site that served Lots 3 and 4 has been moved on the revised Preliminary Utility Plan. The plan now calls for the sewer to be extended in Haskins Road and up the private drive to provide for service to these lots. This will avoid any excavation in the area of the trees in the rear yard of Lot 3. The applicant proposes to retain these trees.

# EXISTING CONDITIONS MAP

PARCEL 1, PARTITION PLAT NO. 1999-113,  
 LOCATED IN THE N.E. 1/4 SECTION 35, T.2S., R.1E., W.M.,  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON  
 MAY 7, 2014 SCALE 1"=50'



### SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON CITY OF WEST LINN MANHOLE "9C-4-15-8-2-4", RIM ELEV.=515.26. (NAVD88)

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

AREA OF SUBJECT PARCEL: 93,612 S.F. OR 2.15 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PARTITION PLAT NUMBER 1999-113, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

FIDELITY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER 20140093237-FTPOR55, DATED APRIL 14, 2014 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF EXCEPTIONS TO TITLE INSURANCE.

INVERT ELEVATION DATA IS LOCATED ON A CAD LAYER WITHIN THIS DOCUMENT ELECTRONICALLY.

### LEGEND:

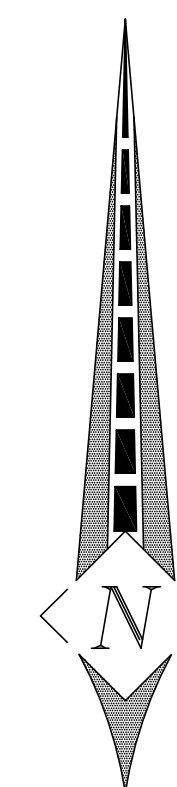
Some Symbols shown may not be used on map

	DECIDUOUS TREE		UTILITY AND LIGHT POLE
	EVERGREEN TREE		GUY WIRE
	STORM SEWER MANHOLE		TRAFFIC SIGNAL POLE
	SANITARY SEWER CLEANOUT		ELECTRICAL POWER PEDESTAL
	CATCH BASIN		COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE		COMMUNICATIONS MANHOLE
	WATER VALVE		OVERHEAD LINE
	WATER METER		GAS LINE
	FIRE HYDRANT		ELECTRICAL LINE
	IRRIGATION CONTROL VALVE		COMMUNICATIONS LINE
	GAS VALVE		SANITARY SEWER LINE
	GAS METER		STORM DRAIN LINE
	SIGN		WATER LINE
	MAILBOX		FENCELINE
	UTILITY POLE		ELECTRIC RISER
	LIGHT POLE		UTILITY RISER
	ELECTRIC METER		ELECTRICAL TRANSFORMER

SIGNED ON:  
**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 NOVEMBER 30, 2007  
**JAMES BURTON BROWN**  
 60379

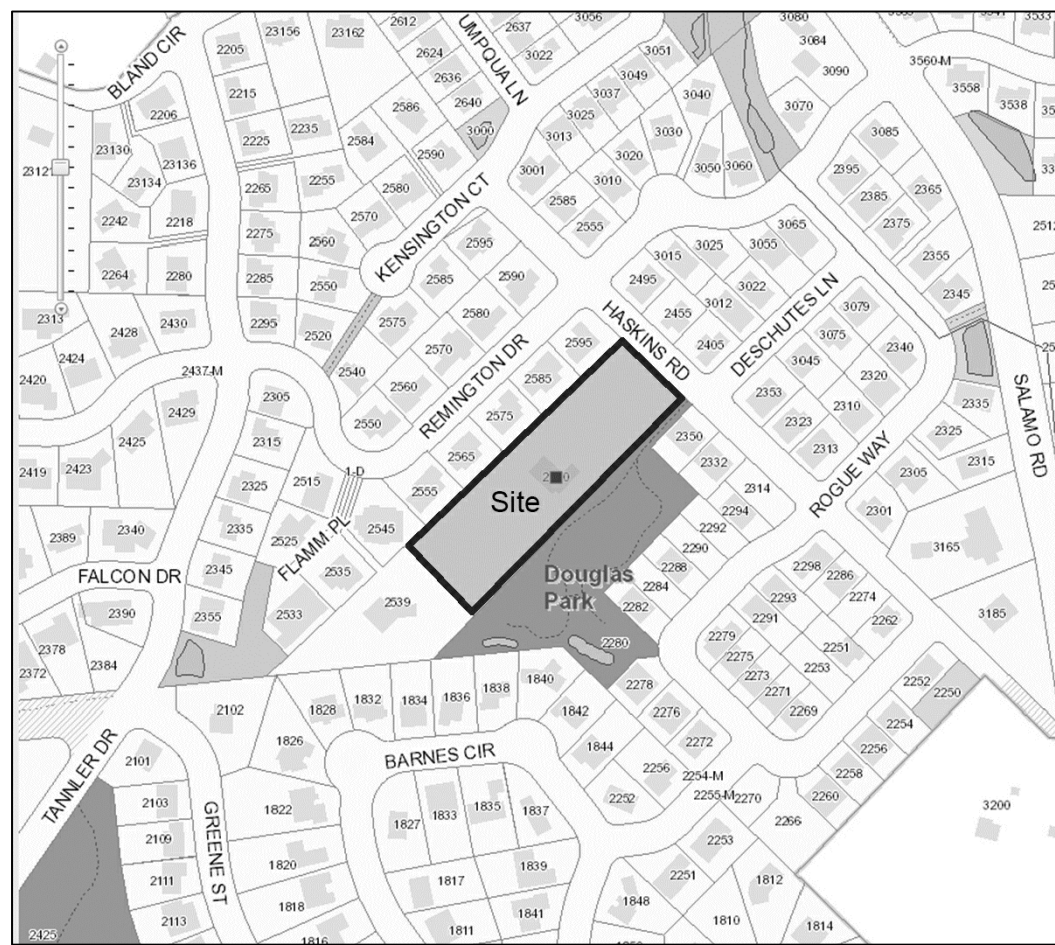
VALID THROUGH DECEMBER 31, 2015



**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189

Plotted: M:\PROJECTS\CON-HASKINS ROAD\dwg\ECM.dwg



Vicinity Map  
No Scale

Applicant/Owner:  
Icon Construction & Development, LLC  
1980 Willamette Falls Drive, Suite 200  
West Linn, OR 97068  
PH: (503) 657-0406

Legal: 2-1E-35AC TL 100

Water: City of West Linn

Sewer: City of West Linn

Contours: Centerline Concepts, Inc.

Site Area: 2.15 Acres

Engineer:  
Theta Engineering, Inc.  
PO Box 1345  
Lake Oswego, OR 97035  
PH: (503) 481-8822

Surveyor:  
Centerline Concepts, Inc.  
700 Molalla Ave.  
Oregon City, OR 97045  
PH: (503) 650-0188

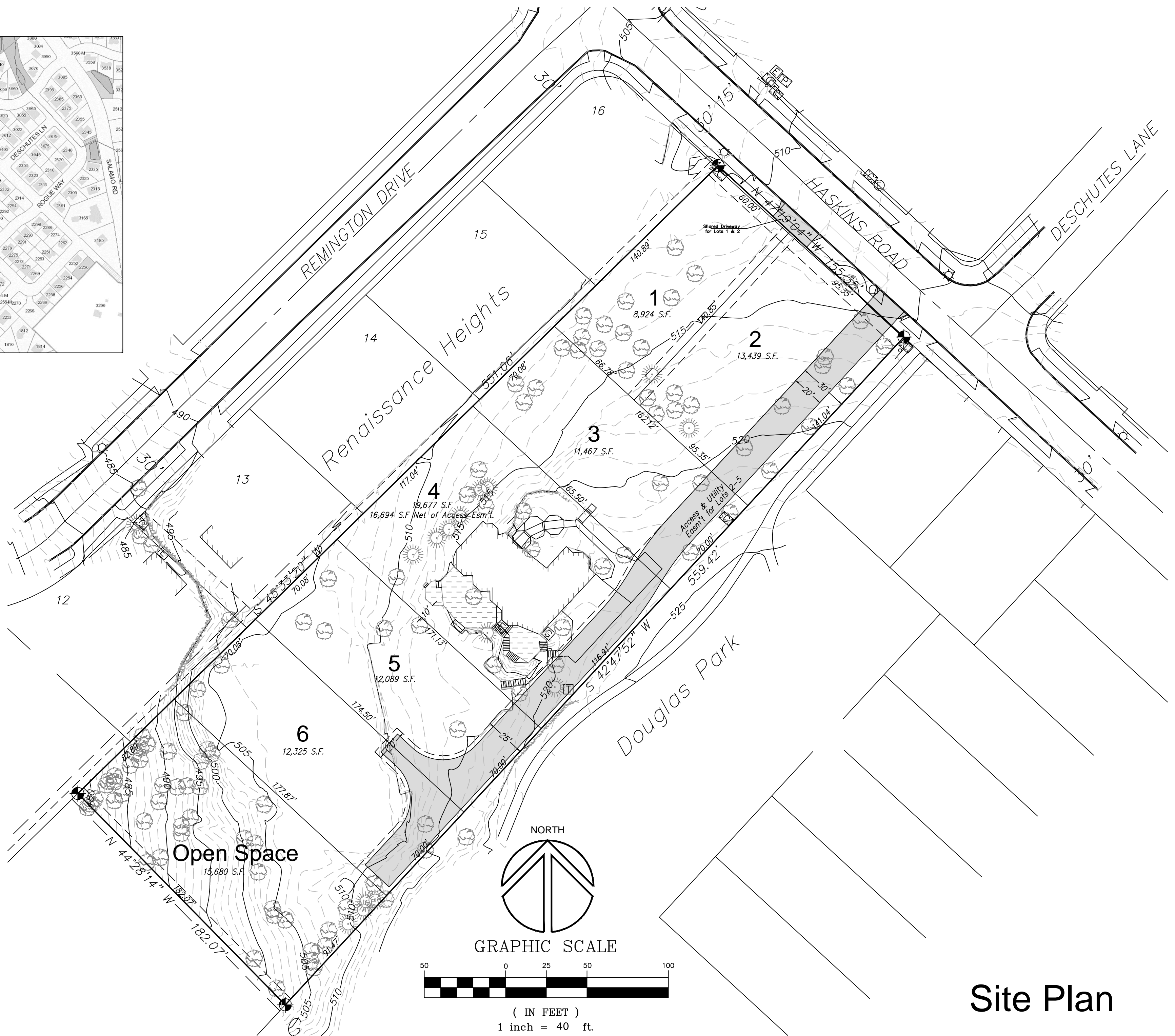
Zoning: R-10

SIGNED ON:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
JAMES BURTON BROWN  
60379

Design by: Richard E. Givens, Planning Consultant  
Survey Work by: Centerline Concepts, Inc.



# Site Plan

DESIGNED: REG			
DRAWN: REG			
SCALE: 1" = 40'			
DATE: July 2014			
FILE: 14-ICN-101	DATE	NO.	REVISION

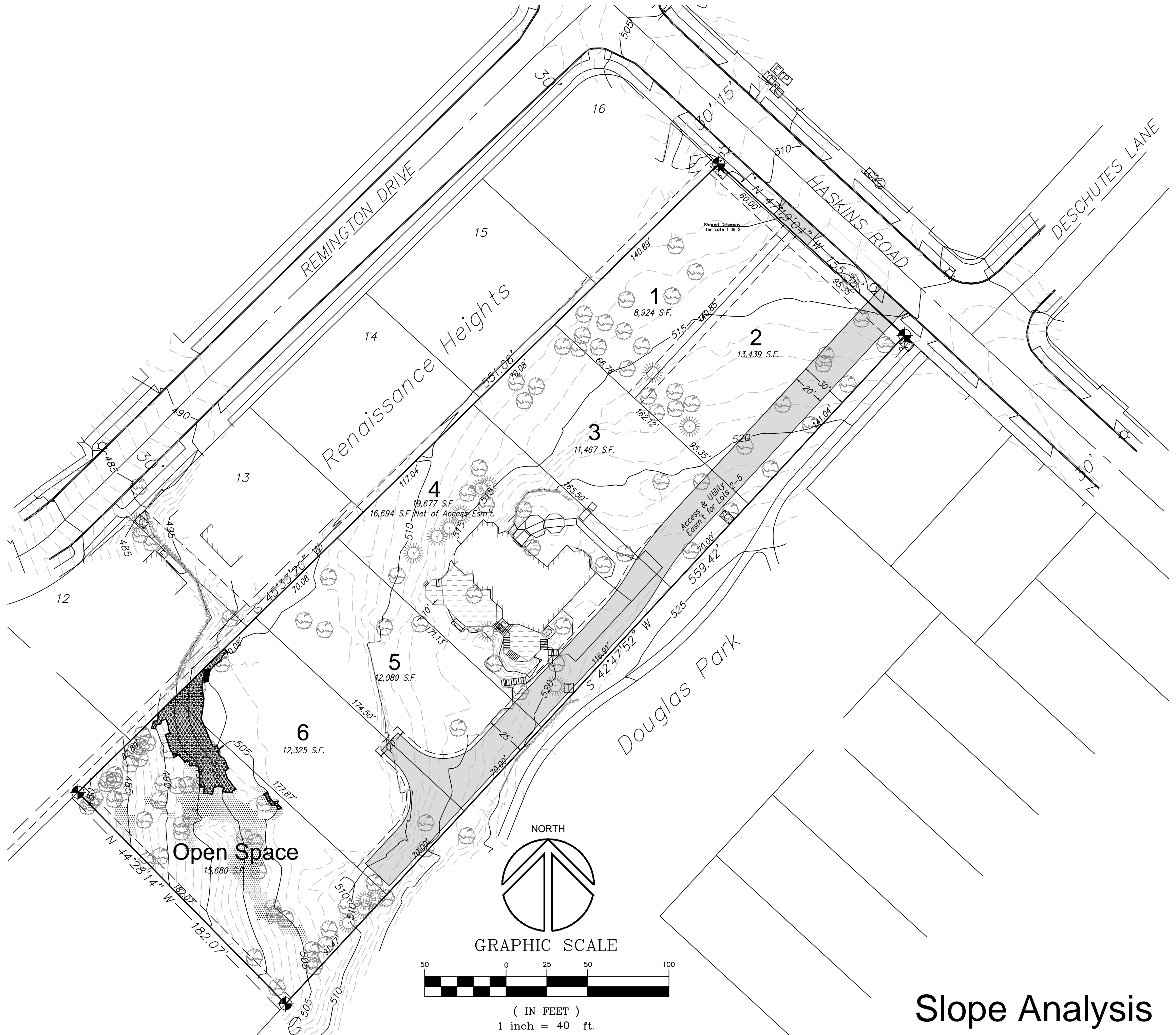
Richard E. Givens, Planning Consultant  
18680 Sunblaze Dr.  
Oregon City, OR 97045  
PH: (503) 479-0097



APPLICANT: Icon Construction & Development, LLC  
1980 Willamette Falls Drive, Suite 200  
West Linn, OR 97068  
PH: (503) 657-0406

**Stoneking Place**  
Planned Unit Development

SHEET:  
1/2



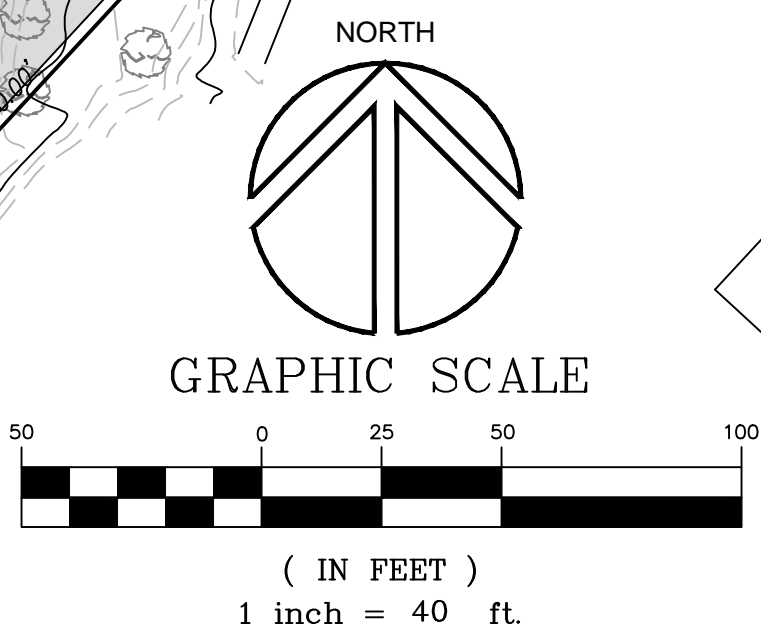


 Slopes 35-50% - 1,532 sq. ft.  
 Slopes 25-35% - 2,741 sq. ft.

SIGNED ON:  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 NOVEMBER 30, 2007  
 JAMES BURTON BROWN  
 60379

Design by: Richard E. Givens, Planning Consultant  
 Survey Work by: Centerline Concepts, Inc.



# Slope Analysis

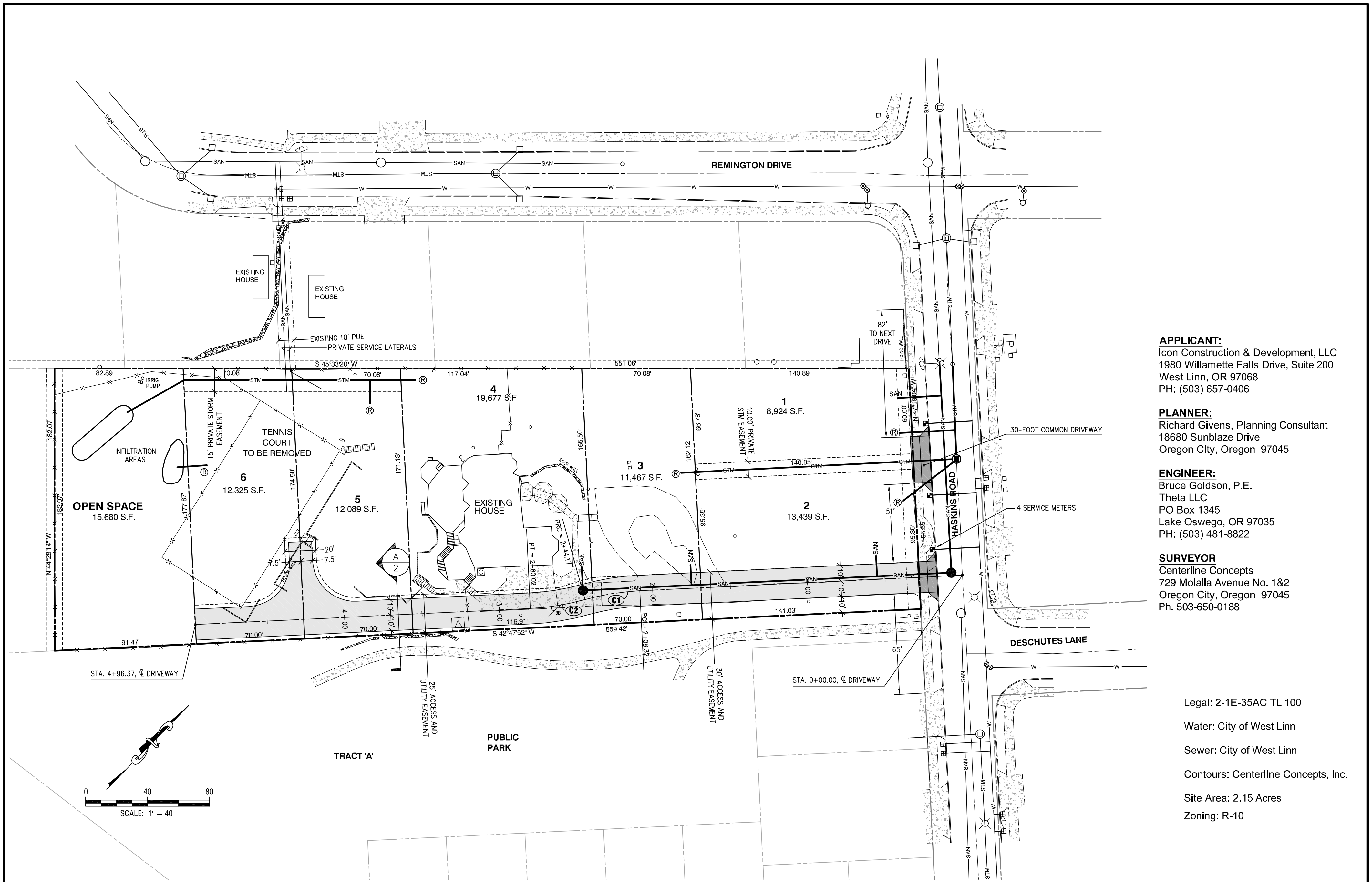
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DRAWN: REG			
SCALE: 1" = 40'			
DATE: July 2014			
FILE: 14-ICN-101	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant  
 18680 Sunblaze Dr.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

APPLICANT: Icon Construction & Development, LLC  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 PH: (503) 657-0406

**Stoneking Place**  
 Planned Unit Development

SHEET:  
**2/2**



**APPLICANT:**  
 Icon Construction & Development, LLC  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 PH: (503) 657-0406

**PLANNER:**  
 Richard Givens, Planning Consultant  
 18680 Sunblaze Drive  
 Oregon City, Oregon 97045

**ENGINEER:**  
 Bruce Goldson, P.E.  
 Theta LLC  
 PO Box 1345  
 Lake Oswego, OR 97035  
 PH: (503) 481-8822

**SURVEYOR**  
 Centerline Concepts  
 729 Molalla Avenue No. 1&2  
 Oregon City, Oregon 97045  
 Ph. 503-650-0188

Legal: 2-1E-35AC TL 100  
 Water: City of West Linn  
 Sewer: City of West Linn  
 Contours: Centerline Concepts, Inc.  
 Site Area: 2.15 Acres  
 Zoning: R-10

**TENTATIVE UTILITY PLAN PLAN**

2014-129

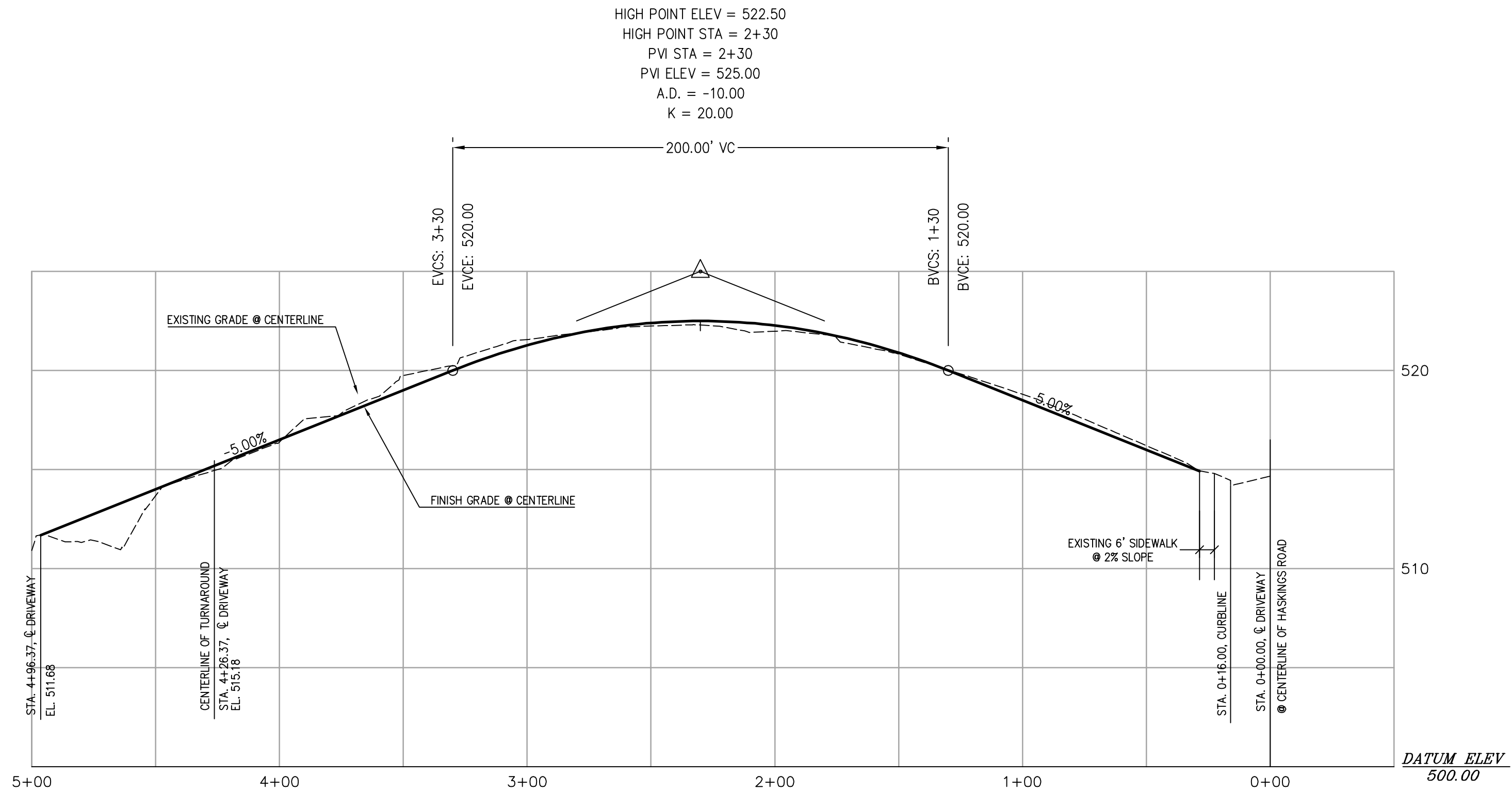
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DRAWN: BJS			
SCALE: 1" = 40'			
DATE: June, 2014			
FILE: Stoneking Prelim1	DATE	NO.	REVISION

**Theta, llc**  
 ENGINEERING - SURVEYING - PLANNING  
 PO Box 1345  
 Lake Oswego, Oregon 97035  
 503/481-8822  
 email: thetaeng@comcast.net

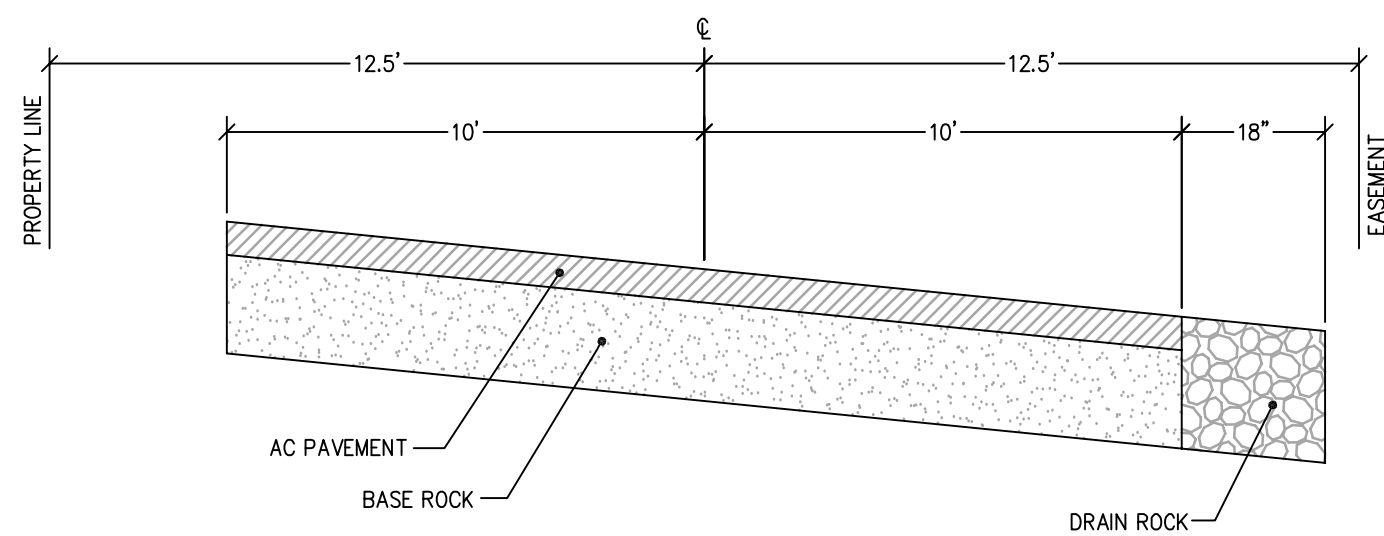
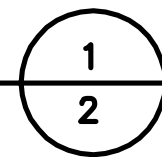
ICON Construction & Development  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, Oregon 97068

Stoneking Place  
 2900 SW Haskins Road

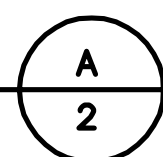
SHEET:  
 1/3



**ACCESS DRIVEWAY CENTERLINE PROFILE**  
 SCALE: 1" = 40' HORIZONTAL  
 1" = 5' VERTICAL



**DRIVEWAY SECTION**  
 SCALE: NTS



**TENTATIVE DRIVEWAY PROFILE**

2014-129

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 40'			
DATE: June, 2014			
FILE: Stoneking Prelim1	DATE	NO.	REVISION

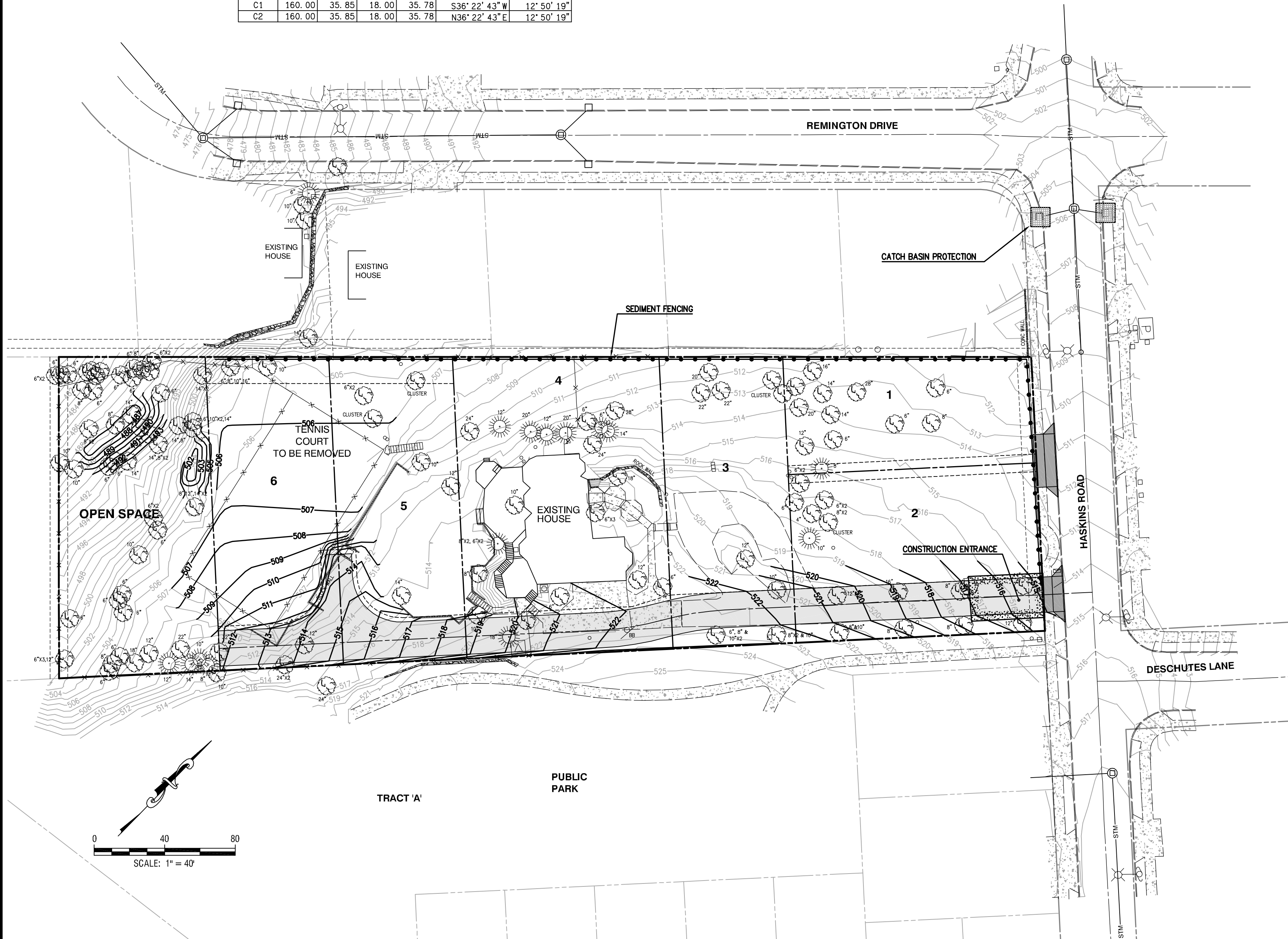
**Theta, llc**  
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 PO Box 1345 Lake Oswego, Oregon 97035  
 503/481-8822 email: thetaeng@comcast.net

ICON Construction & Development  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, Oregon 97068

Stoneking Place  
 2900 SW Haskins Road

SHEET:  
**2/3**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	160.00	35.85	18.00	35.78	S36° 22' 43" W	12° 50' 19"
C2	160.00	35.85	18.00	35.78	N36° 22' 43" E	12° 50' 19"



**TENTATIVE GRADING AND EROSION CONTROL**

2014-129

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 40'			
DATE:	June, 2014			
FILE:	Stoneking Prelim1	DATE	NO.	REVISION

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 Lake Oswego, Oregon 97035  
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 email: thetaeng@comcast.net

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 West Linn, Oregon 97068

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SHEET:  
**3/3**