



22500 Salamo Road
West Linn, OR 97068

**STAFF REPORT
FOR THE PLANNING COMMISSION**

FILE NUMBER: PUD-14-02/SUB-14-02
HEARING DATE: November 5, 2014
REQUEST: 6-lot planned unit development (PUD) and subdivision at 2900 Haskins Road.
APPROVAL CRITERIA: Community Development Code (CDC) Chapter 11, Single-Family Residential Detached, R-10; Chapter 85 Land Division General Provisions; Chapter 24, Planned Unit Development.
STAFF REPORT PREPARED BY: Peter Spir, Associate Planner

Planning Manager's Initials AB Development Review Engineer's Initials KQL

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GENERAL INFORMATION

OWNER: ICON Development and Construction LLC, 1980 Willamette Falls Drive, Suite 200, West Linn, OR. 97068

APPLICANT: same as above

CONSULTANT: Rick Givens, 18680 Sunblaze Drive, Oregon City, OR 97045

SITE LOCATION: 2900 Haskins Road.

LEGAL DESCRIPTION: Clackamas County Assessor's Map 2-1E-35 AC, Tax Lot 100

SITE SIZE: 2.15 acres

ZONING: R-10, Single-Family Residential Detached

COMP PLAN DESIGNATION: Low-Density Residential

120-DAY PERIOD: This application became complete on September 30, 2014. The 120-day maximum application-processing period ends on January 28, 2015 per subsequent agreement by the applicant.

PUBLIC NOTICE: Public notice was mailed to the all neighborhood associations and affected property owners on October 15, 2014. The property was posted with a sign on October 15, 2014. In addition, the application has been posted on the City's website and was published in the West Linn Tidings on October 24, 2014. The notice requirements have been met.

EXECUTIVE SUMMARY

The application is for a six lot-lot subdivision and planned unit development (PUD) in the Savanna Oaks neighborhood on a parcel on the south side of Haskins Road next to Douglas Park.

The deep rectangular parcel is being divided into six lots with two lots oriented towards Haskins Road and the other four lots oriented towards a private access driveway running along the southeast property line.

In order to (1) preserve a large lot for the existing Wustrack house, (2) establish an open space area preserving many of the site's trees, and (3) still meet Metro's density requirement, a PUD was applied for. The flexibility inherent in the PUD provisions will allow parcel 1 to be 9,628 square feet, just shy of the 10,000 square foot minimum lot size of the R-10 zone. Parcel 1 is the only lot that goes below the minimum lot size as the remaining lots range from 11,467 square feet to



17,486 square feet. The PUD provision will also allow reduced interior setbacks but will not allow reduced perimeter setbacks (e.g. adjacent to existing homes surrounding the site).

It should be noted that the applicant proposes to dedicate the open space tract to the City (see page 2 of applicant's submittal). And further, that the City did not solicit this dedication nor is the dedication in response to any approval criteria. The Parks Department has stated their willingness to accept it, since it could be consolidated with the adjacent Douglas Park.

The applicable approval criteria include:

- Chapter 11, Single-Family Residential Detached R-10 zoning district;
- Chapter 85, Land Division General Provisions;
- Chapter 24, Planned Unit Development (PUD).

Site Conditions: The site is approximately 559 feet long and 155 feet wide along Haskins Road. (The site widens to 182 feet at the south or opposite end.) From Haskins Road, the site slopes modestly to the southwest, with steeper slopes encountered in an open space tract south of lot six. There are numerous trees on site but only ten, on lots 1, 3 and 4, were found to be significant by the City's Arborist. These trees will be preserved. A cluster of non-significant trees will also be preserved by inclusion in the open space tract. *(The applicant proposes, on page 2 of their submittal, to dedicate the open space tract to the City which would then be incorporated into the adjacent Douglas Park. The Parks Department is willing to accept the dedication.)* The existing Wustrack house, on lot 4, will be retained. The tennis court will be removed.



Site Aerial View



Icon Construction & Development, LLC
 1950 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 667-0406

Field Engineering, Inc.
 PO Box 1345
 Lake Oswego, OR 97035
 PH: (503) 481-8622

Legal: 2-1E-35AC TL 100

Water: City of West Linn

Sewer: City of West Linn

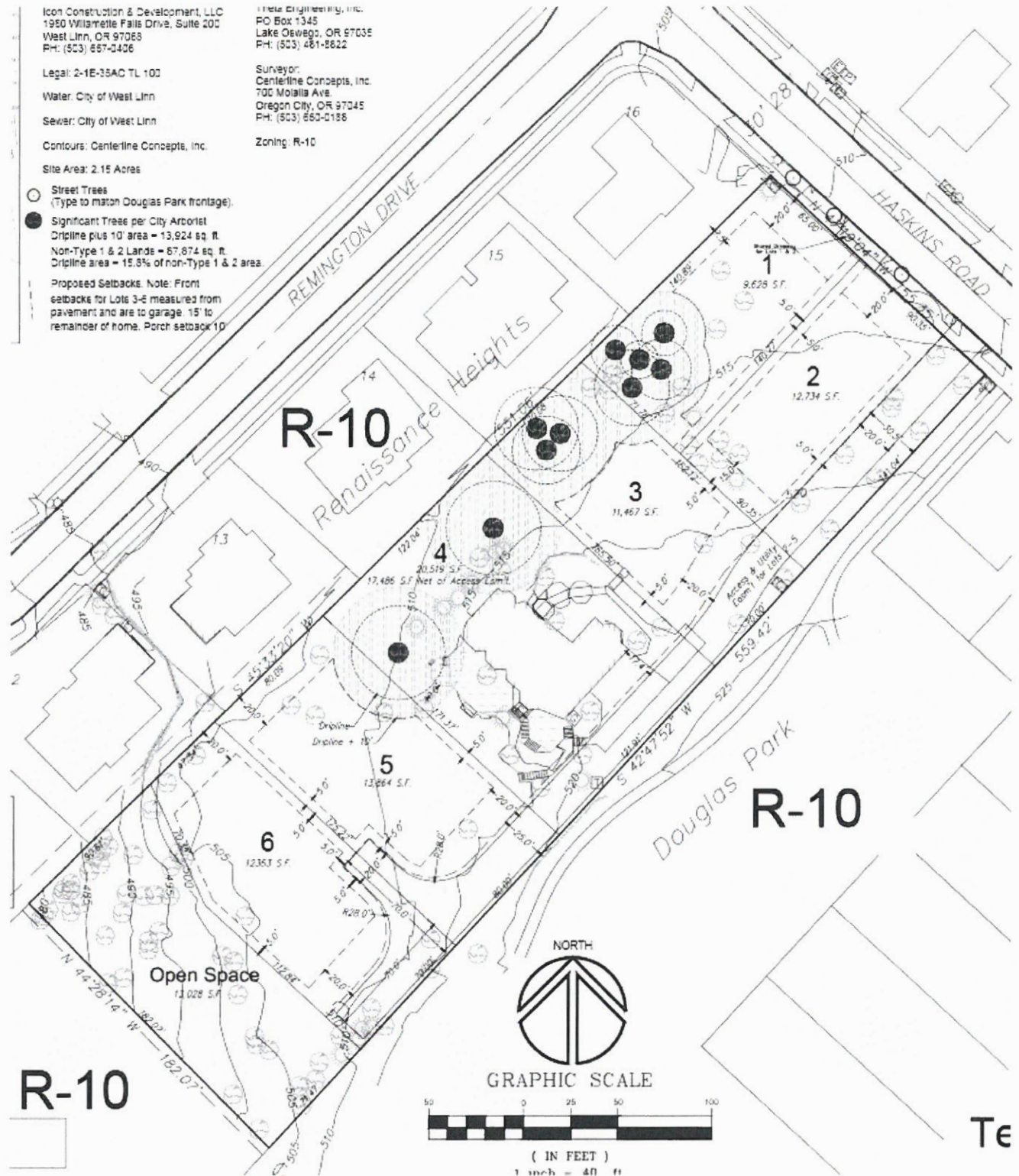
Contours: Centerline Concepts, Inc.

Site Area: 2.15 Acres

Surveyor:
 Centerline Concepts, Inc.
 700 Molalla Ave
 Oregon City, OR 97045
 PH: (503) 662-0186

Zoning: R-10

- Street Trees
 (Type to match Douglas Park frontage).
 - Significant Trees per City Arborist
 Driveline plus 10' area = 13,924 sq. ft.
 Non-Type 1 & 2 Lands = 67,874 sq. ft.
 Driveline area = 15.8% of non-Type 1 & 2 area.
- Proposed Setbacks: Note: Front setbacks for Lots 3-6 measured from pavement and are to garage. 15' to remainder of home. Porch setback 10'

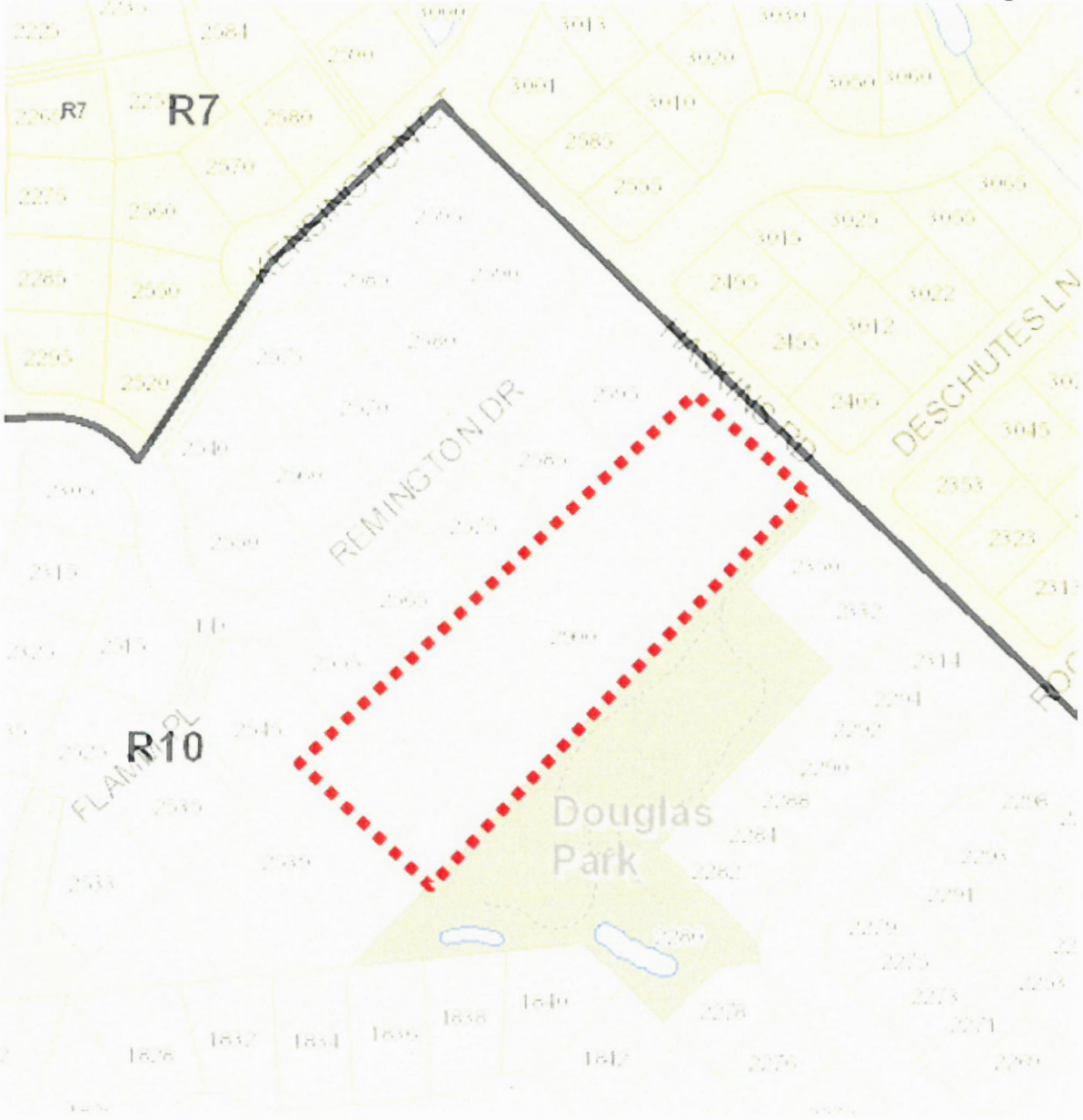


R-10

R-10

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Zoning Vicinity Map



Surrounding Land Use. The site is surrounded by single family residential housing to the north, west and south. Douglas Park occupies the property to the southeast.

Public comments:

No public comments have been received to date.

RECOMMENDATION

Staff recommends approval of application SUB-14-02/PUD 14-01, as shown in the Tentative Plan, Sheet 1, dated September 16, 2014, subject to the following proposed conditions:

1. TVFR. The 20ft. private drive requires “No Parking-Fire Lane” signage be provided on both sides of the roadway. A fire hydrant shall be installed near the mouth of the private driveway. An address sign shall be placed at the mouth of the private drive identifying the specific properties served (Lots 3-6). A current fire flow test from the closest existing fire hydrant at Remington Drive and Haskins Road is required.
2. 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.
3. Storm Water Treatment for Lots 4, 5 and 6. The infiltration area in the open space will be removed and the applicant shall locate all storm drainage facilities for lots 4, 5 and 6 at the rear of those lots and within the appropriate utility easement(s).
4. Open Space tract. The Open Space tract as shown in the Tentative Plan shall, regardless of tenure, remain open space.



ADDENDUM
PLANNING COMMISSION STAFF REPORT
October 20, 2014

**STAFF EVALUATION OF THE PROPOSAL'S COMPLIANCE
WITH APPLICABLE CODE CRITERIA**

I. CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.030 PERMITTED USES

The following uses are permitted outright in this zone.

1. Single-family detached residential unit.

(...)

11.070 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 the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.

(...)

2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

3. The average minimum lot width shall be 50 feet.

4. The lot depth comprising non-Type I and II lands shall be less than two and one-half times the width and more than an average depth of 90 feet.

(...)

Staff Response 1: Single-family detached residential units are proposed, consistent with the R-10 zone. All lots exceed the requisite 10,000 square feet except lot 1 which is proposed to be 9,628 square feet. This smaller lot size is permitted under PUD's density transfer provisions of 24.110. Between a single family residential PUD and adjacent single family residential, no transition is required per 24.140(A) (1). Nonetheless, the applicant is providing a transition per PUD provision 24.140 (B) (4) which requires that perimeter lots, like lot 1, be at least 7,000 square feet in size. Lot 1 exceeds that standard.



(Lots adjacent to the development portion of this subdivision are in the 9,500 to 10,137 square foot range so the 9,628 square foot lot 1 is compatible.)

The perimeter setbacks of the R-10 zone are met; however, interior setbacks are reduced as permitted by PUD provision 24.180 (D). All other dimensional standards of the R-10 zone, such as house height, will be met. The criterion is met.

II. CHAPTER 85, 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.

A. Streets.

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

(...)

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).

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:

Street Classification	Right of Way
-----------------------	--------------

(...)

Local Street	40-60 feet
--------------	------------

(...)

Additional rights-of-way for slopes may be required. Sidewalks shall not be located outside of the right-of-way unless to accommodate significant natural features or trees.



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.

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

(...)

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

Staff Response 2: There are no connectivity options available to extend a public ROW and street through this subdivision to connect with another street or street stub out.

The proposed subdivision has 155 feet of frontage on Haskins Road which is classified as a local street. Haskins Road is fully built out with a curb to curb width of 32 feet plus planter strip and sidewalks. No widening of Haskins Road is proposed or required. However, the Engineering Department will require core testing or a similar determination of the structural integrity of Haskins Road fronting this site.

The existing ROW of 60 feet meets the requisite ROW width for local streets. No additional ROW is needed.

Access to the six lots will be as follows: lots 1 and 2, which both have frontage on Haskins Road, will use a shared driveway and new driveway curb cut, encompassed within a joint access easement, to access Haskins Road. Lots 3-6 will use a shared 20 foot wide driveway and the existing driveway curb cut to access Haskins Road. This driveway will terminate on lot 6 with a Tualatin Valley Fire and Rescue (TVFR) approved hammerhead turnaround.

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 3: The Haskins Road frontage adjacent to this property already has a six-foot-wide sidewalk and planter strip. The criteria are met.



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 4: Lots 1 and 2 will have direct frontage and access to a public street: Haskins Road. The other four lots will access that public street via a private 20 foot wide driveway and using the existing curb cut per Chapter 48. The criterion is met.

B. Blocks and lots.

1. General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.

(...)

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 5: This project creates no new blocks. Regarding lot size and shape, all lots meet the minimum 10,000 square foot lot size of the R-10 zone with the exception of lot 1 which is 9,628 square feet. That lot size is allowed by the PUD provisions (*see staff response 1*) and accommodates the setting aside of the open space tract at the southwest end of the site, allows an oversized lot for the existing house, and provides the required number of lots to meet the density standards of 85.200(J)(7). (*In similar fashion, lots on Remington Drive, adjacent to lot 1, were developed as part of a PUD too and some are also under the base zone's 10,000 square foot requirement at 9,500 and 9,504 square feet.*)

All lots within this subdivision are configured and dimensioned in conformance with the R-10 chapter and the PUD chapter. 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 6: 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. The addition of five additional/new homes should only generate an ADT of 48 new trips per day according to the Institute of Traffic Engineers (ITE) trip generation tables at 9.57 trips per household. The criteria are met.

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.



(....)

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.

(....)

8. Shared driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

a. Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).

(...)

Staff Response 7: Access to the six lots will be as follows: lots 1 and 2, which both have frontage on Haskins Road, will use a shared driveway and new driveway curb cut to access Haskins Road.

Lots 3-6 will use a shared 20 foot wide driveway and the existing driveway curb cut to access Haskins Road. The alignment of this 20 foot driveway is the same used by the existing access driveway to the existing house on this property.

(Lots 1 and 2 cannot use that 20 foot wide driveway because five or more lots using that driveway would trigger the requirement (48.030(D)) that the driveway be replaced with a full street plus ROW.)

The access spacing standards of Chapter 8 of the TSP require a 50 foot separation between private driveways on local streets. The two driveways are 50 feet apart. (That distance increases to 75 feet apart when measured from center of driveway to center of driveway.) Thus the criterion is met.



48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

(...)

B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:

1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.

(...)

3. Maximum driveway grade shall be 15 percent.

(...)

Staff Response 8: The applicant proposes a shared 20 foot wide driveway serving four lots along the east edge of the property and a shared driveway serving lots 1 and 2 off of Haskins Road. The 20 foot wide driveway has been designed to meet the Tualatin Valley Fire and Rescue’s (TVFR) width and hammerhead turnaround requirements. The shared driveway grade is five percent which is under the maximum 15 percent. The driveway for lots 1 and 2 is expected to be graded at less than five percent which also meets code. The driveway for lots 1 and 2 does not have to meet the other TVFR standards since the future homes on those lots will be within 150 feet of Haskins Road ROW. The criteria are met.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

A. Minimum curb cut width shall be 16 feet.

B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.

Staff Response 9: The driveway serving lots 1 and 2 has a width of 28 feet. With three foot wings on each side at Haskins Road, the total width of that driveway increases to 34 feet, which is below the 36 foot limit. The driveway serving lots 3-6 is 20 feet wide with three foot wings on each side at Haskins Road which increases the total width to 26 feet which is also below the 36 foot limit. The criterion is met.

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

(...)

6. On a local street when intersecting any other street, 35 feet.

Staff Response 10: The distance from the driveway for lots 1 and 2 to the intersection of Remington Drive and Haskins Road is 150 feet and 90 feet to the intersection of Haskins Road and Deschutes Lane. Those distances exceed the minimum distance of 35 feet so the criterion is met.

(This provision applies to new curb cuts only, so the fact that the existing main driveway is 10 feet east of the intersection of Haskins Road and Deschutes Lane is not relevant. The existing driveway predates the current design of both Haskins Road and Deschutes Lane.)

The access spacing standards of Chapter 8 of the TSP (see staff response 7) require a 50 foot separation between private driveways on local streets. The two driveways are 50 feet apart. (That distance increases to 75 feet apart when measured from center of driveway to center of driveway.) The criterion is met.

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

Staff Response 11: The applicant has minimized curb cuts on Haskins Road by consolidating access to lots 3-6 on a shared driveway that uses the existing curb cut. Only one new driveway curb cut is being added to serve lots 1 and 2. That will be a shared private driveway.

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

(...)

(end of Chapter 48 excerpt)

Staff Response 12: Each driveway will have adequate line of sight. The rule of thumb for adequate line of sight is 10 feet for every mile per hour of the posted speed limit. The posted limit is 25 mph in residential areas, so a 250 foot line of sight is needed. From the main driveway (serving lots 3-6) to the east, the line of sight is 370 feet. To the west, the line of sight is 350 feet. From the driveway serving lots 1 and 2 to the east, the line of sight is 280 feet. To the west, the line of sight is 260 feet. The criterion is met.

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 13: For the lots fronting on Haskins Road, the new lot lines will run perpendicular to that street. Meanwhile, lots fronting on the private driveway will run perpendicular to that driveway. The criterion is met.



D. Transit facilities.

1. The applicant shall consult with Tri-Met and the City Engineer to determine the appropriate location of transit stops, bus pullouts, future bus routes, etc., contiguous to or within the development site.

(...)

Staff Response 14: There are no transit facilities in this area, therefore the criteria does not apply.

E. Lot grading.

(....)

4. The proposed grading shall be the minimum grading necessary to meet roadway standards, and to create appropriate building sites, considering maximum allowed driveway grades.

(...)

6. All cuts and fills shall conform to the Uniform Building Code.

7. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:

a. Toes of cuts and fills shall be set back from the boundaries of separate private ownerships at least three feet, plus one-fifth of the vertical height of the cut or fill. Where an exception is required from that requirement, slope easements shall be provided.

(...)

c. Any structural fill shall be designed by a registered engineer in a manner consistent with the intent of this code and standard engineering practices, and certified by that engineer that the fill was constructed as designed.

(...)

e. Roads shall be the minimum width necessary to provide safe vehicle access, minimize cut and fill, and provide positive drainage control.

(...)

Staff Response 15: The Tentative Grading and Erosion Control Plan (Sheet 3/3) shows limited grading to facilitate construction of a wider shared driveway and hammerhead turnaround. The driveway width of 20 feet is the minimum allowable width to accommodate TVFR access. Driveway grades will have a maximum grade of 5%. Grading will not extend into the open space tract. 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.

(...)

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 16: There is an existing eight-inch water line plus a sanitary sewer line of sufficient depth in the Haskins Road ROW to serve all the lots. Staff also adopts the applicant's findings regarding water and sanitary sewer provision. 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.

2. Storm treatment and detention facilities shall be sized to accommodate a 25-year storm incident. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse off-site impacts from increased intensity of runoff downstream or constriction causing ponding upstream. The plan and statement shall identify all on- or off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 25-year storm.

3. Plans shall demonstrate how storm drainage will be collected from all impervious surfaces including roof drains. Storm drainage connections shall be provided to each dwelling unit/lot. The location, size, and type of material selected for the system shall correlate with the 25-year storm incident.

4. Treatment of storm runoff shall meet municipal code standards.

Staff Response 17: The applicant's engineer has submitted a storm water plan as required. The applicant proposes to address storm water runoff for lots 1-3 by connecting those lots to the existing storm water line in Haskins Road. Per the submitted utility plan, lots 4-6 would send stormwater to an infiltration area in the open space tract. Staff found that a private stormwater

facility, in what is expected to become a public open space tract, would be problematic in terms of maintenance.

Staff contacted the applicant about the need to eliminate the infiltration area in the open space and locate all storm drainage facilities for lots 4, 5 and 6 at the rear of those lots. On October 21, 2014, the applicant, Darren Gusdorf of ICON Construction and Development, replied in an e-mail that they *“will be relocating the storm away from the public tract. Bruce (Goldson, project engineer) didn’t see a problem with that but was unable to redo and resubmit a revised design before your deadline. Please utilize this e-mail as our acknowledgement and intent to complete this revision.”*

Thus, this application should be regarded as having no storm facilities in the open space tract. Condition of Approval 3 simply reinforces that point. The criterion is met.

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 18: The applicant proposes a utility easement for lots 2-5 overlaying the common driveway along the southeast edge of the property. This easement, which extends also to lot 6, will accommodate water and sewer laterals and will also be available for private service providers (natural gas, cable, etc.). Staff response 17 and condition of approval 3 discuss the easement for storm water. 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 19: Three street trees on Haskins Road are shown on the Tentative Plan. They shall be installed per the standards of Chapter 54. 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 20: The applicant proposes LED bulbs on cobra-style lights, which are directed downward. 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 21: The applicant proposes to dedicate the 13,028 square foot open space tract to the city for inclusion into Douglas Park to the southeast. Since this is a voluntary dedication (see page 2 of applicant's submittal) and since there are no approval criteria or conditions of approval requiring or compelling the dedication, it is not an exaction and no demonstration of nexus or proportionality is required. No additional dedications for ROW are required. 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 22: Utilities will be undergrounded. The criterion is met.

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 23: The site is in the R-10 zone where the minimum lot size is 10,000 square feet. Sheet 1 / 2 "Tentative Plan" includes a table which explains that, after deducting 10,000 square feet for the existing house, and allowing for the sloped type I and II lands, an additional six lots could be developed. Only six are proposed (exclusive of the open space). This amount meets the 70 percent density requirement. Therefore the criteria are met.

PLANNED UNIT DEVELOPMENT

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.

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.

Staff Response 24: The amenities of the site include the ten significant trees which the City Arborist identified on lots 1, 3 and 4. These trees will be preserved by the applicant. A large cluster of non-significant trees occupy the southernmost open space tract. By creating an open space tract, the preservation of the trees on that tract can be better ensured.

As discussed earlier, the topography of the site is characterized by modest 0-5% slopes in the northern two-thirds of the site with steeper slopes in the open space area. The grading plan contemplates only limited work needed to accommodate TVFR fire access. Staff finds that the applicant has largely preserved the existing topography and amenities: trees. The criteria are met.

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.

Staff Response 25: The PUD creates lots that are compatible with, and larger, than most neighboring lots. The average lot size in this PUD is 12,923 square feet. The average lot size of abutting residential properties adjacent to lots 1-6 is 9,628 square feet. The placement (setbacks) of homes will be consistent with the underlying zone, and similar to the placement of homes on neighboring properties. No transitions to neighboring properties are required since this PUD is for single family residential and they are exempt per CDC 24.140 (A) (1). The setbacks of the R-10 zone will be applied to those portions of the new homes that are adjacent to neighboring properties.

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. (Ord. 1463, 2000; Ord. 1547, 2007)

Staff Response 26: The density transfer takes the form of the reduction in lot size for lot 1 to 9,628 square feet so that a larger 20,519 square foot lot could be provided for the existing Wustrack house, to allow for the creation of the 13,028 square foot open space tract and to meet the density requirements of 85.200 (J) (7). The density transfer is consistent with 24.110 through 24.170 inclusive and is discussed in "Staff Response 23".



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);

Staff Response 27: No transitions to neighboring properties are required since this PUD is for single family residential and they are exempt from transitions when they are next to other single family residential housing per CDC 24.140 (A) (1). The setbacks of the R-10 zone will be used for those yard areas that are adjacent to neighboring residential properties on Remington Drive. The proposed setbacks are shown on the Tentative Plan map. (see also Staff Response 25).

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:....

Staff Response 28: No density bonuses are proposed.

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).
- 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.

Staff Response 29: Only subdivisions of 10 or more units are required to have usable open space. This is a six lot PUD so no open space is required per 24.170(B).

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.

R-10, R-7

45 percent

(...)

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

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.

E. All other provisions of the base zone shall apply except as modified by this chapter. (Ord. 1442, 1999)

Staff Response 30: The applicant proposes to meet the dimensional, height and lot coverage standards of the underlying R-10 zone with the exceptions identified on the Tentative Plan (sheet 1 / 2). Those exceptions are for setbacks that are not contiguous to the perimeter of the site. For example, lot 2 proposes a 15 foot rear yard setback which is below the R-10 setback of 20 feet but is in agreement with the default setbacks of 24.180 (D) (4) above. All neighboring homeowners may be assured that the standard setbacks of the R-10 zone (e.g. 20 foot rear and 7.5 foot side) will apply for those yards that are contiguous to their properties. (See also Staff Response 25).



EXHIBITS PC-1 THROUGH PC-2

AFFIDAVIT AND NOTICE MAILING

PACKET, COMPLETENESS LETTER

FILE NUMBER: PUD-14-02/SUB-14-02

REQUEST: 6-LOT PLANNED UNIT DEVELOPMENT/SUBDIVISION



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. PUD-14-02/SVB-14 02 Applicant's Name ICON CONSTRUCTION
Development Name STONER KING PLACE
Scheduled Meeting/Decision Date 11-5-14

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) 10-16-14 (signed) S. Shroyer
- B. Affected property owners (date) 10-16-14 (signed) S. Shroyer
- C. School District/ Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 10-16-14 (all) (signed) S. Shroyer
- 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) 10-23-14 (signed) S. Shroyer
City's website (posted date) 10-16-14 (signed) S. Shroyer

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) 10-17-14 (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) 10-27-14 (signed) S. Shroyer

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

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. PUD-14-02/SUB-14-02**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, November 5, 2014, starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a six lot planned unit development and subdivision at 2900 Haskins Road.

Criteria for amendments of design review are in Chapter 11, 85 and 24 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the affected site on Clackamas County Assessor's Map 2-1E-35 AC, Tax Lot 100, or as required by Chapter 99 of the CDC.

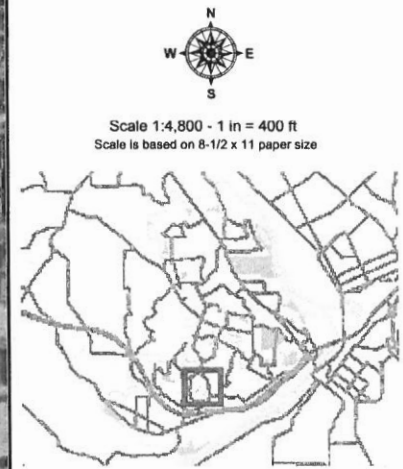
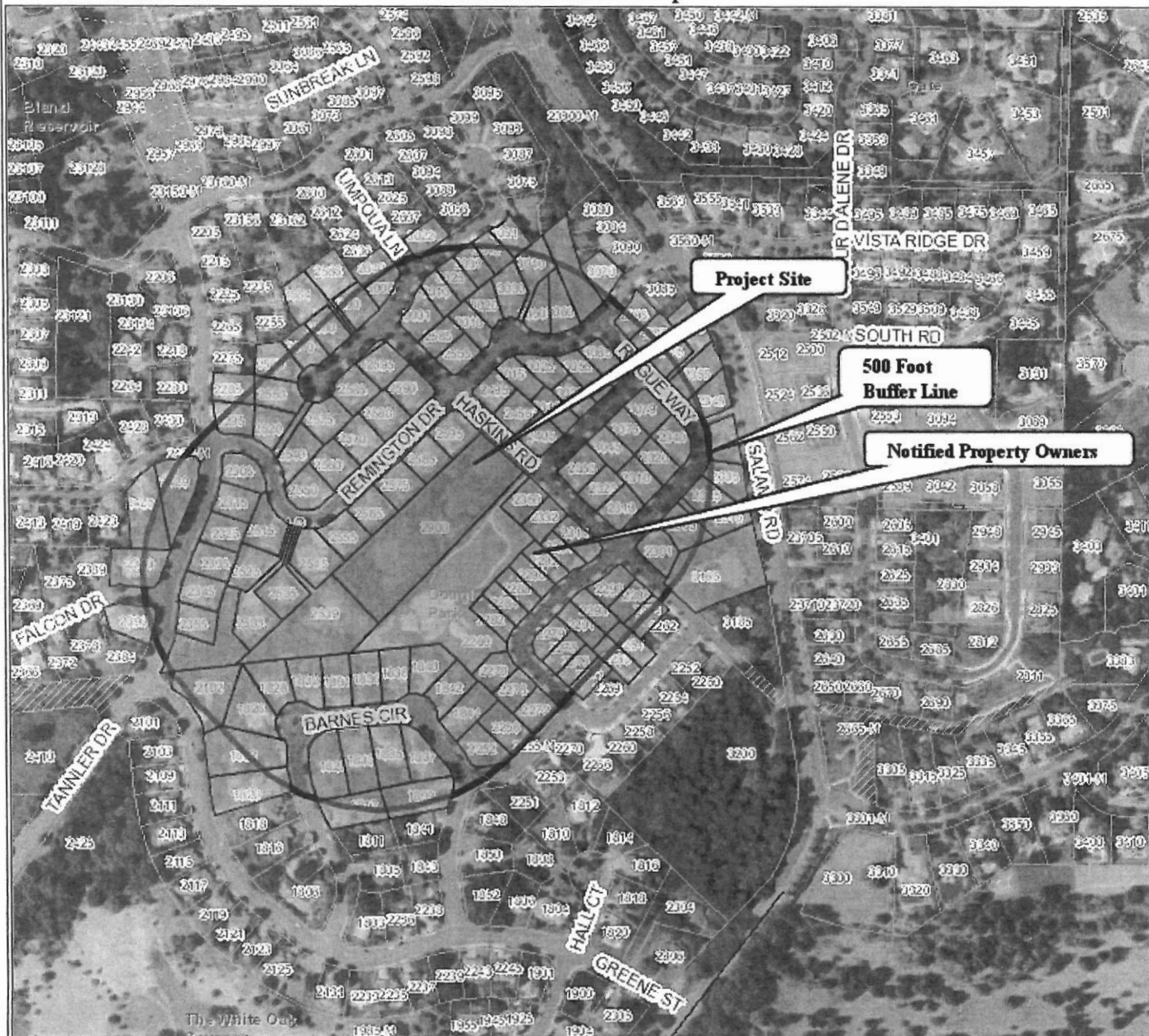
The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/2900-haskins-road-6-lot-planned-unit-development-subdivision> or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Peter Spir at pspir@westlinnoregon.gov or 503-723-2539. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

PUD-14-02-notice500

2900 Haskins Road 500 Foot 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: 08-Oct-14 04:14 PM

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 COMMISSION MEETING 2014-11-05

**PROJECT # PUD-14-02/SUB-14-02
NOTICE MAILED 10/16/14 PUBLISHED 10/23/14**

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

October 1, 2014

Darren Gusdorf
Icon Construction & Development LLC
1980 Willamette Falls Dr., Ste. 200
West Linn, OR 97068

SUBJECT: PUD-14-02/SUB-14-02 application for PUD Subdivision at 2900 Haskins Rd.

Dear Mr. Gusdorf:

Your re-submittals received October 1, 2014 have made the application **complete**. The City now has 120 days through January 28, 2015 to exhaust all local review.

The tentative Planning Commission hearing date is November 5, 2014. The definitive date will be identified in the 20-day public notice prior to the hearing. Any appeals of the Planning Commission decision will be heard by the City Council.

Please contact me at 503-742-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

MAILED
10-1-14 SS

EXHIBIT PC-3

APPLICANT'S SUBMITTAL

FILE NUMBER: PUD-14-02/SUB-14-02

REQUEST: 6-LOT PLANNED UNIT DEVELOPMENT AND SUBDIVISION



Aug 10 / 30 day



Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT TOM SOPPE	PROJECT NO(S) SU-14-02 / PU-14-02	
NON-REFUNDABLE FEE(S) 500-	REFUNDABLE DEPOSIT(S) 5400-	TOTAL 5900-

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 | | |

applic. need July 11
AS

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.

Site Location/Address: 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.

Applicant Name: <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	



Owner Name (required): <small>(please print)</small> Same as applicant.	Phone:
Address:	Email:
City State Zip:	

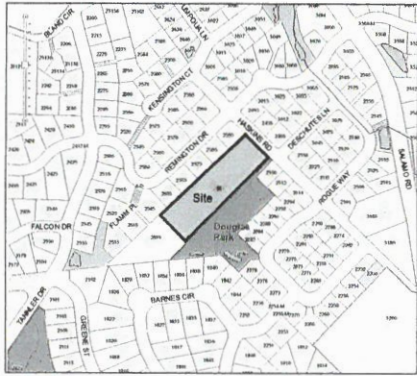
Consultant Name: <small>(please print)</small> Rick Givens, Planning Consultant	Phone: 503-479-0097
Address: 18680 Sunblaze Dr. Oregon City, OR 97045	Email: rickgivens@gmail.com
City State Zip:	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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	Owner's signature (required)
<u>7/9/14</u>	<u>7/9/14</u>
Date	Date



Vicinity Map
No Scale

Applicant/Owner:
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97088
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:
Thata Engineering, Inc.
PO Box 1345
Lake Oswego, OR 97035
PH: (503) 451-8822

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

Zoning: R-10

- Street Trees
(Type to match Douglas Park frontage).
 - Significant Trees per City Arborist
Dripline plus 10' area = 13,924 sq. ft.
Non-Type 1 & 2 Lands = 87,874 sq. ft.
Dripline area = 15.8% of non-Type 1 & 2 area.
- Proposed Setbacks, Note: Front setbacks for Lots 3-6 measured from pavement and are to garage. 15' to remainder of home. Porch setback 10'

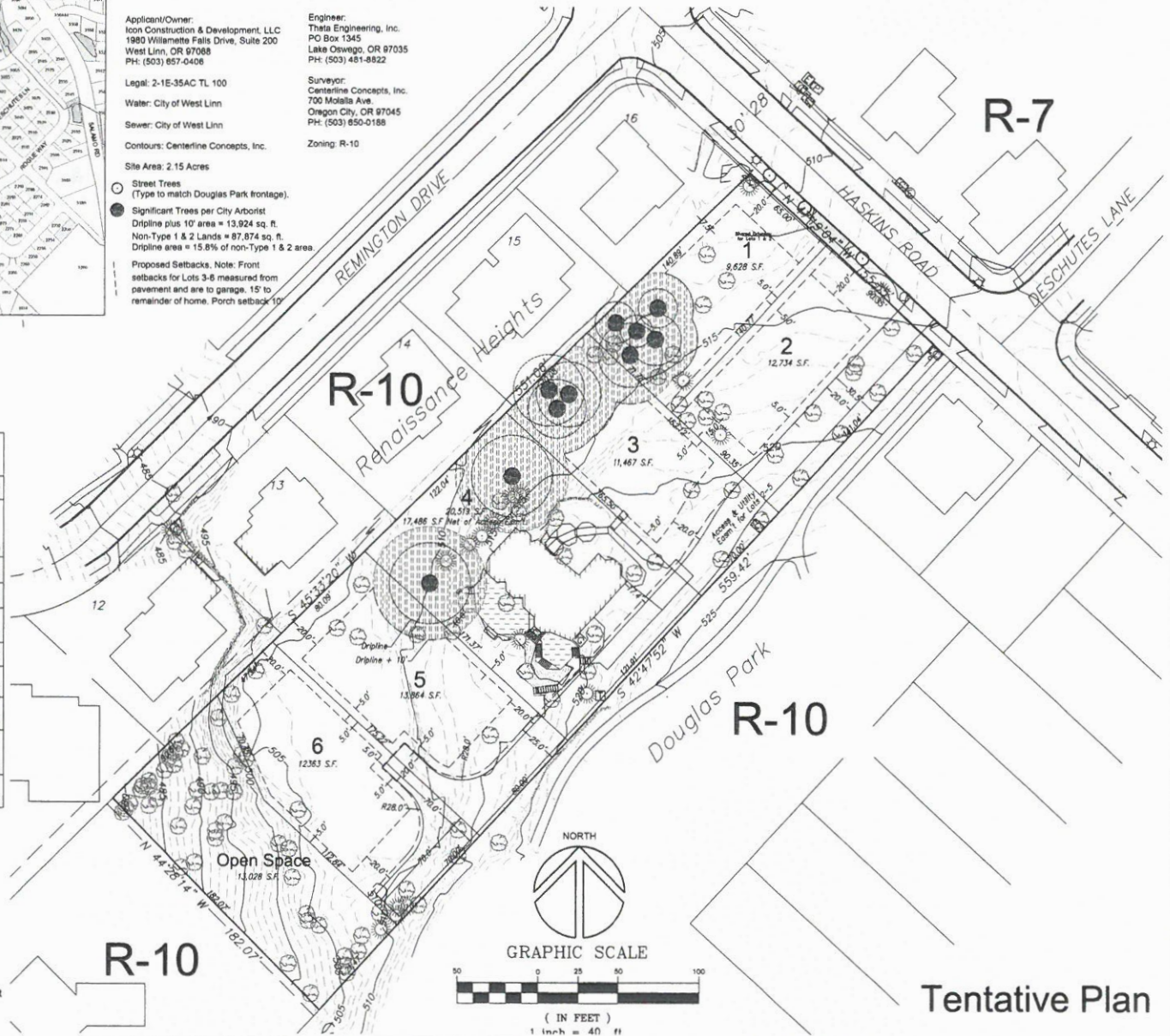
Density Calculations (Areas in sq. ft.)	
Gross Site Area	93,612
Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested:	0
Area in private driveway easement:	14,263
Net Site Area:	79,349
Less minimum lot area required by R-10 zone for Existing Home:	10,000
Net Area to be Available for New Lots:	69,349
Area within Type I or II slopes where Density Will be Transferred:	4,273
Adjustment to Net Area for 75% Transfer Rate from Slopes:	68,281
Number of Additional Lots Allowed = 68,286 square feet / 10,000 sq. ft./unit	6 Units
Total allowable density including existing home:	7 Units

SIGNED ON: 9-28-2014

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.



Handwritten note:
Need copies
10-14-14
RPS

Tentative Plan

DESIGNED:	REG	8-7-2014	1	Turnaround to TWR specs. & edited notes & tables.
DRAWN:	REG	8-18-2014	2	Revised to show new significant trees & lot configuration.
SCALE:		1" = 40'		
DATE:		July 2014		
FILE:		14526191		
		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 97088
PH: (503) 657-0406

Stoneking Place
Planned Unit Development

SHEET:
1/2



- Street Trees
(Type to match Douglas Park frontage).
 - Significant Trees per City Arborist
Dripline plus 10' area = 13,924 sq. ft.
Non-Type 1 & 2 Lands = 87,874 sq. ft.
Dripline area = 15.8% of non-Type 1 & 2 area.
- Proposed Setbacks. Note: Front setbacks for Lots 3-6 measured from pavement and are to garage. 15' to remainder of home. Porch setback 10'

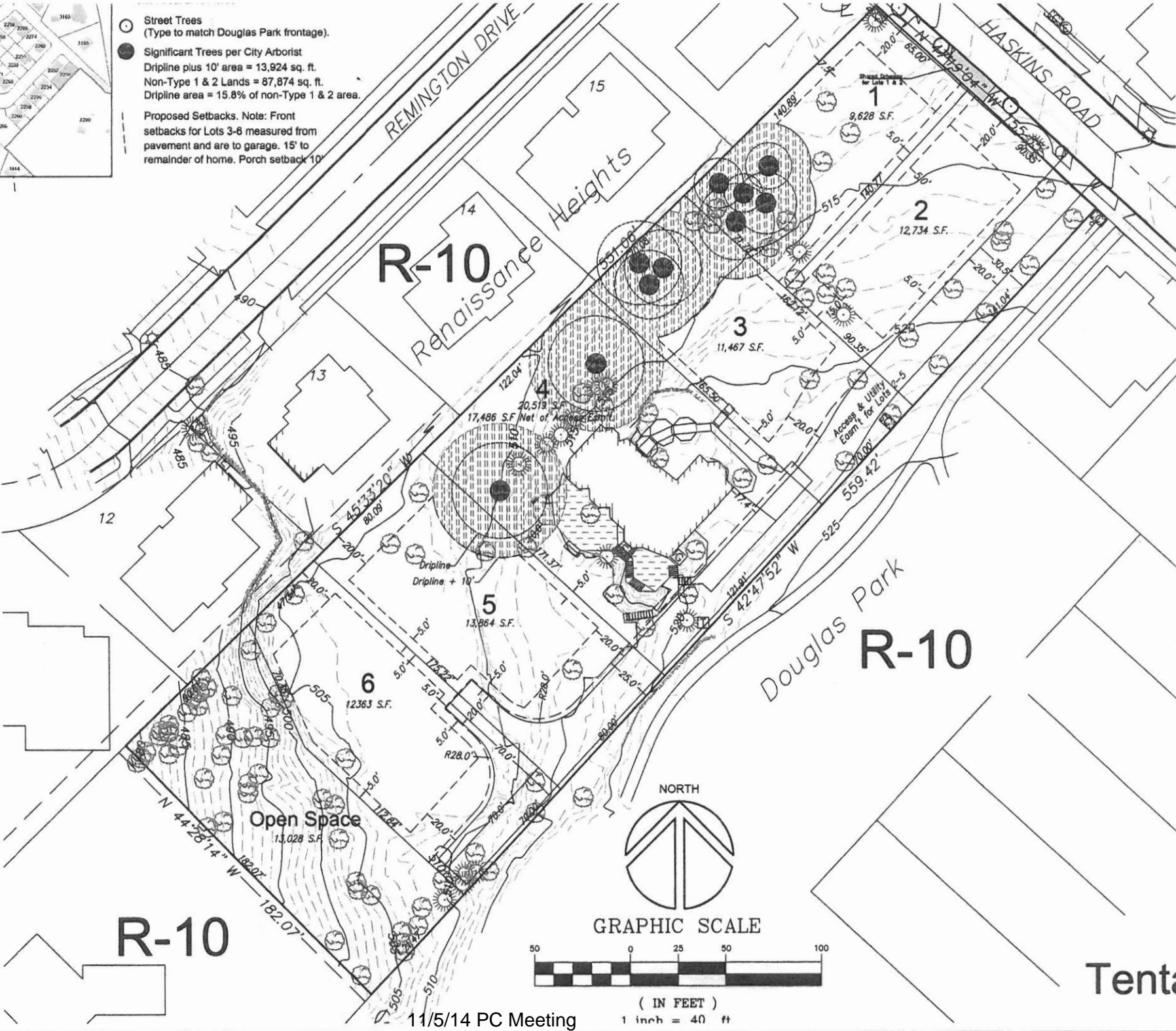
Vicinity Map
No Scale

Calculations
(in sq. ft.)

Total Right-of-Way, Open Space	93,612
Not	0
Right-of-Way Easement:	14,263
Required by Home:	79,349
Required by Home:	10,000
Open Space for New Lots:	69,349
Open Space where needed:	4,273
Open Space for 75% Density:	68,281
Units Allowed (10,000 sq. ft.):	6 Units
Units including:	7 Units





014
 J
 VAL
 YOR
 2007
 BROWN

E. Givens, Planning Consultant
 nterline Concepts, Inc.



11/5/14 PC Meeting

**Table 1
Slope and Land Types**

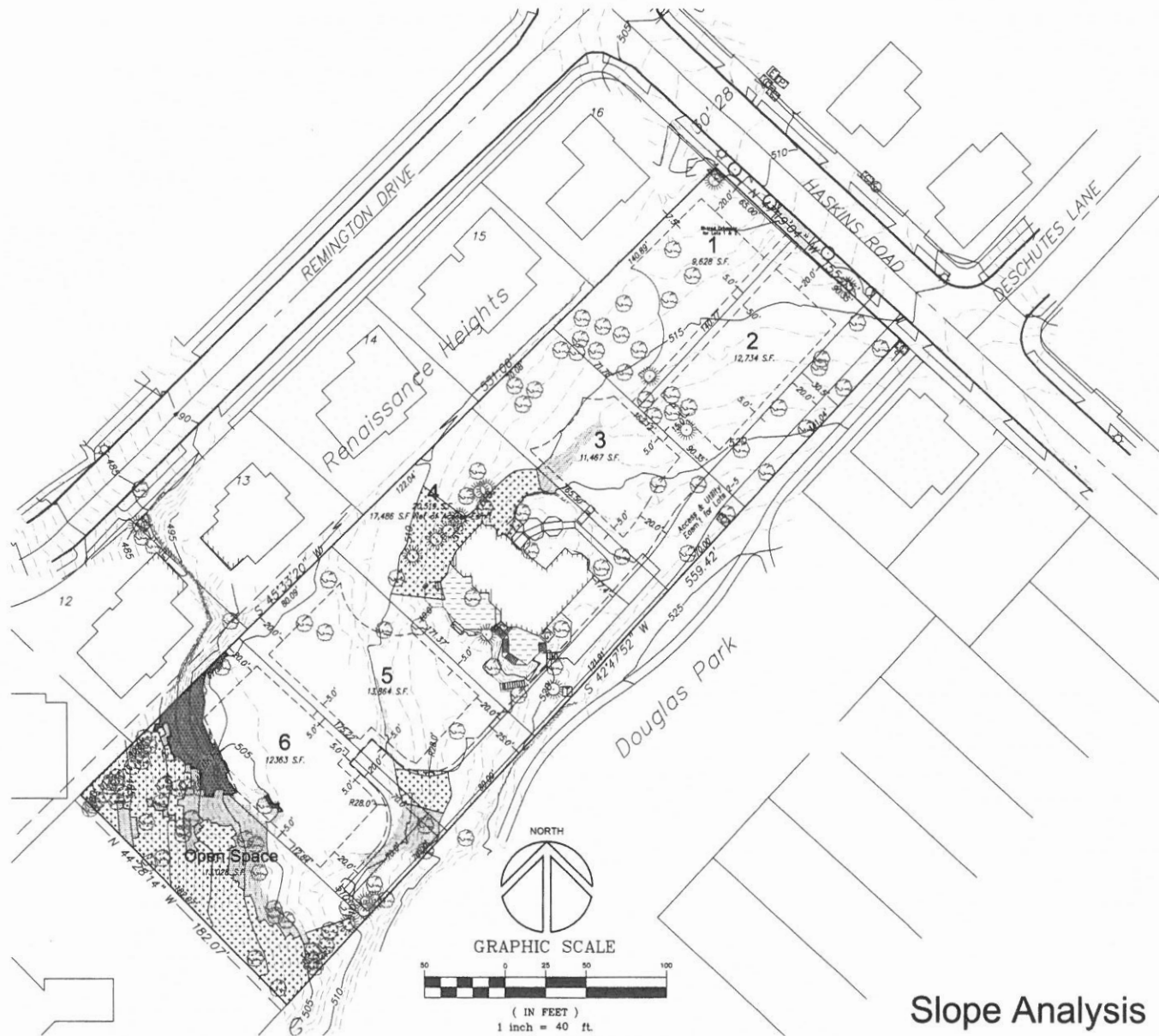
	Slopes 35-50% (Type 1 Land)	1,560 sq. ft.
	Slopes 25-35% (Type 2 Land)	4,178 sq. ft.
	Slopes 18-25% (Type 3 Land)	11,241 sq. ft.
	Slopes 0-15% (Type 4 Land)	78,833 sq. ft.

SIGNED ON: 9-26-2014

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

DESIGNED:	REG	8-7-2014	1	Added Type 3 & 4 lands & summary table.
DRAWN:	REG	9-16-2014	2	Revised to show new lot configuration.
SCALE:	1" = 40'			
DATE:	July 2014			
FILE:	14JCN101	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



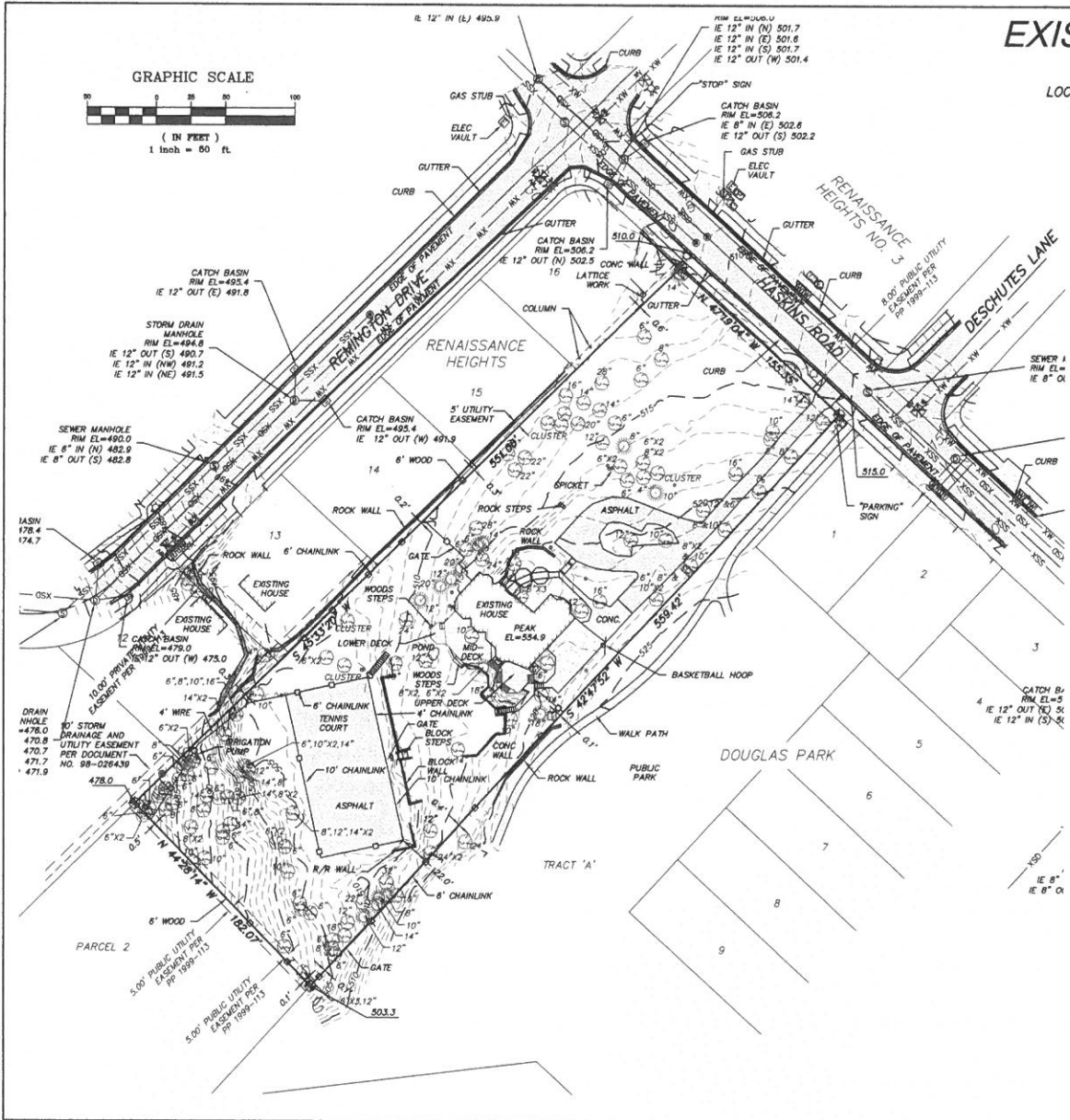
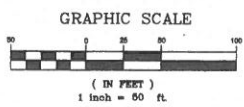
11/5/14 PC Meeting
 1 inch = 40 feet
 34

Slope Analysis

ultant

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", RM ELEV.=515.26. (NAVD88)
 A TRIMBLE S8-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, ACQUESCENCE, ETC.
 FIDELITY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER 20140083237-TFP058, 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
- DEODUCOUS TREE
 - EVERGREEN TREE
 - ⊙ STORM SEWER MANHOLE
 - ⊕ SANITARY SEWER CLEANOUT
 - ⊠ CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ SIGN
 - ⊕ MAILBOX
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ ELECTRIC METER
 - ⊕ UTILITY AND LIGHT POLE
 - ⊕ GUY WIRE
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ ELECTRICAL POWER PEDESTAL
 - ⊕ COMMUNICATIONS PEDESTAL
 - ⊕ COMMUNICATIONS MANHOLE
 - OVERHEAD LINE
 - GAS LINE
 - ELECTRICAL LINE
 - COMMUNICATIONS LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - FENCELINE
 - ⊕ ELECTRIC RISER
 - ⊕ UTILITY RISER
 - ⊕ ELECTRICAL TRANSFORMER

SIGNED ON: 9-28-2014

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

(IN FEET)
1 inch = 50 ft.

SURVEY NOTES:

THE DATUM FOR THIS SURVEY:
"9C-4-15-8-2-4", RIM ELE

A TRIMBLE S6-SERIES ROBO
TRAVERSE.

AREA OF SUBJECT PARCEL: 1

THE BASIS OF BEARINGS FOR
RECORD OF SURVEY RECORDE
CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY
OF THE SUBJECT PROPERTY,
ENCROACHMENTS, NO PROPER

NO WARRANTIES ARE MADE A
POSSESSION, ESTOPPEL, ACQ

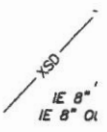
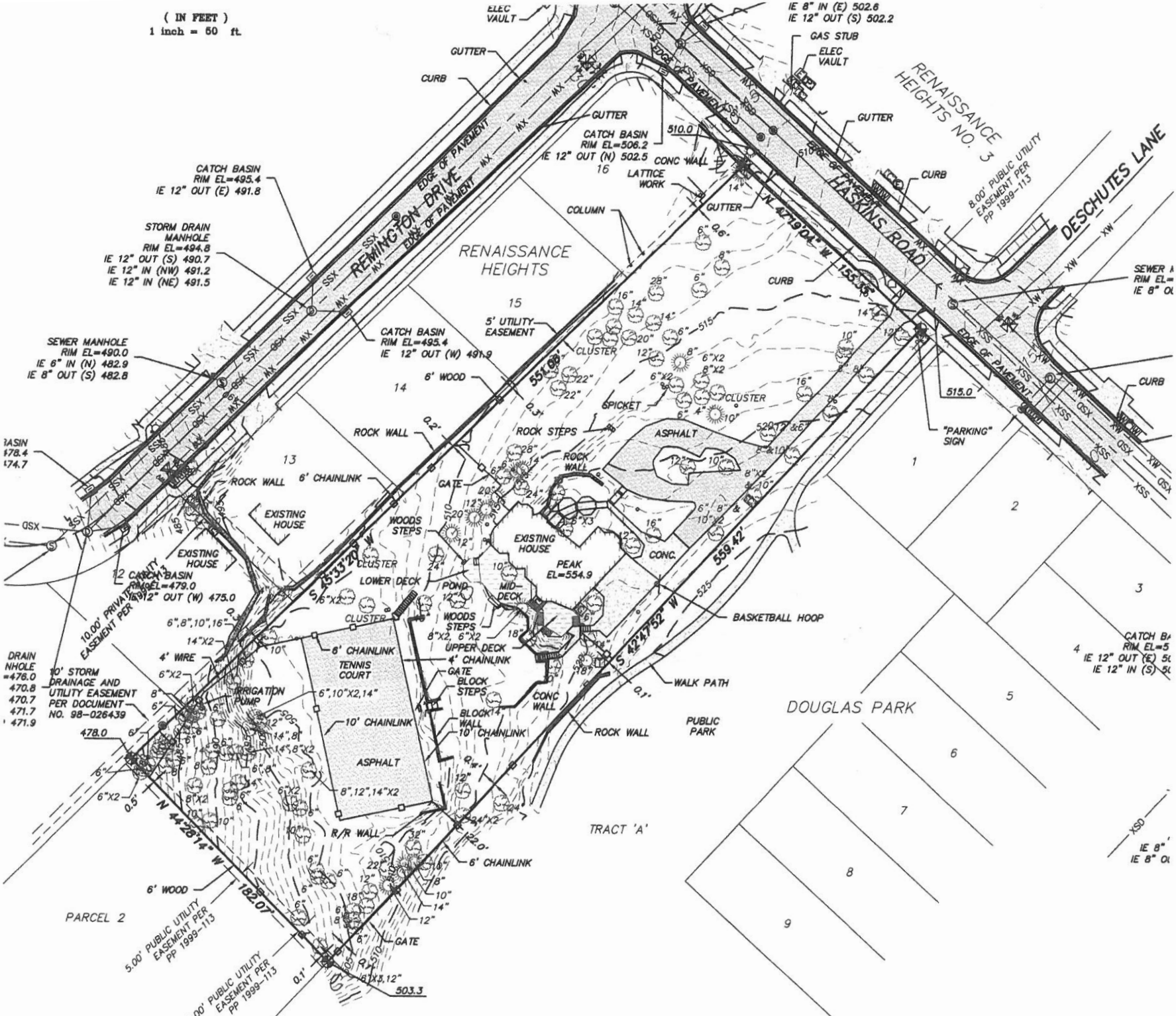
FIDELITY NATIONAL TITLE COM
20140093237-FTP055, DATE
REFERENCED IN PREPARATION
DESCRIPTIONS OF EXCEPTIONS

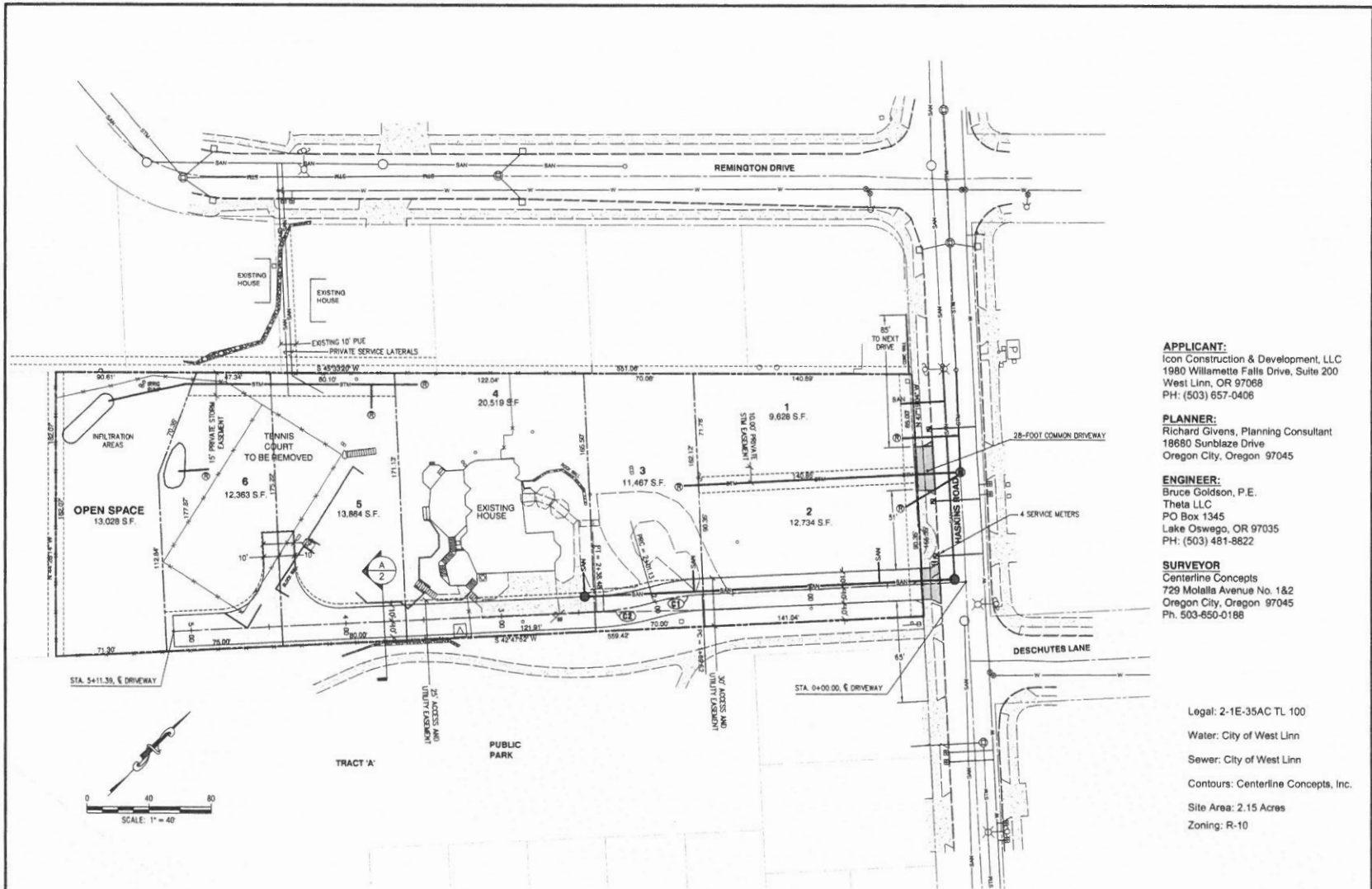
INVERT ELEVATION DATA IS LC
ELECTRONICALLY.

LEGEND:

Some Symbols shown mc

- DECIDUOUS TREE
- EVERGREEN TREE
- STORM SEWER MANHOLE
- SANITARY SEWER CLEANO
- CATCH BASIN
- SANITARY SEWER MANHOL
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALV
- GAS VALVE
- GAS METER
- SIGN
- MAILBOX
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER





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. 503-850-0188

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

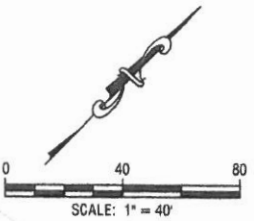
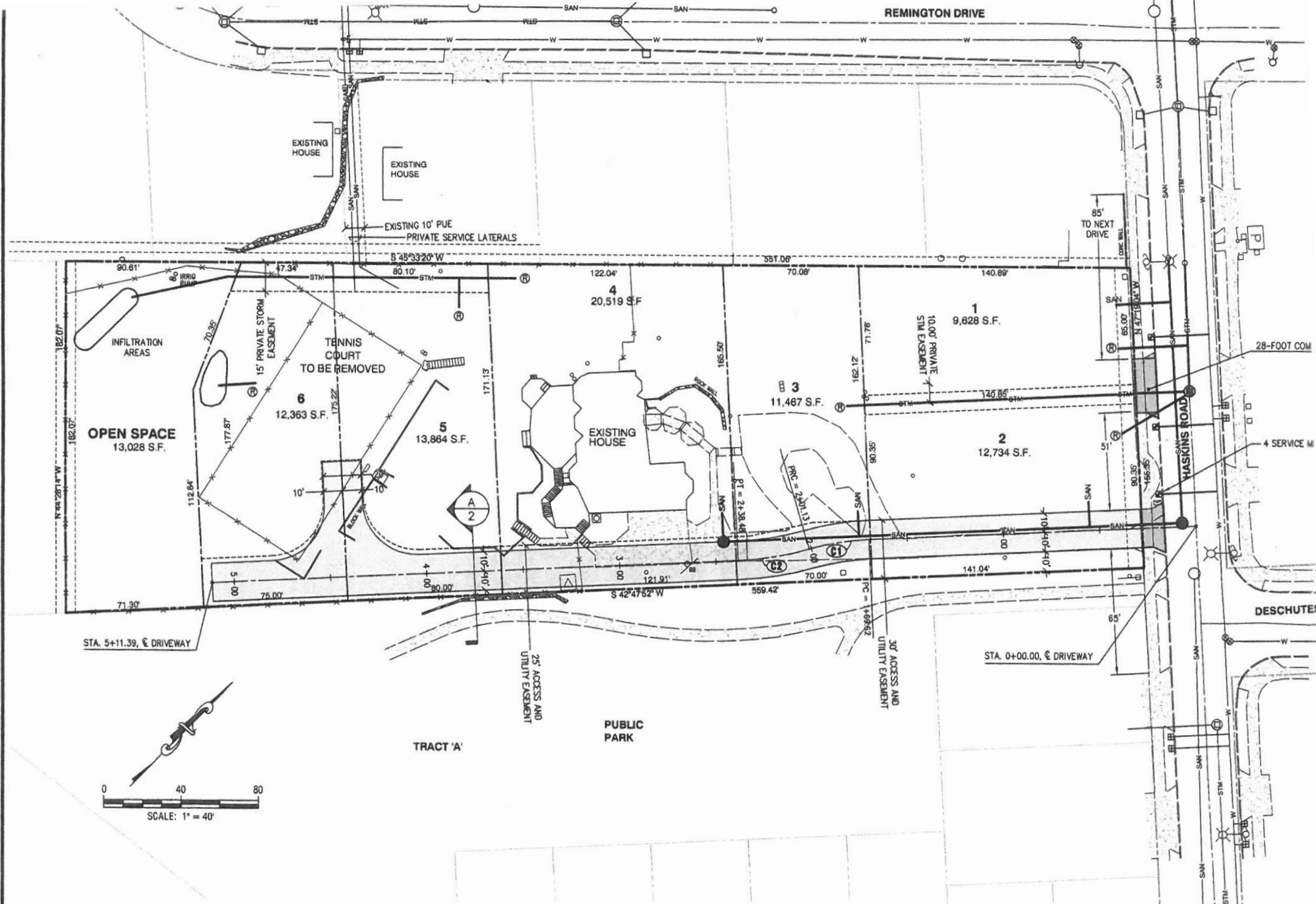
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 40'			
DATE: June, 2014			
FILE: Stoneking Prelim1	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
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 email: thetaeng@comcast.net

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Stoneking Place
2900 SW Haskins Road

SHEET:
1/3



2014-129

DESIGNED:	BDG		
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Theta, llc

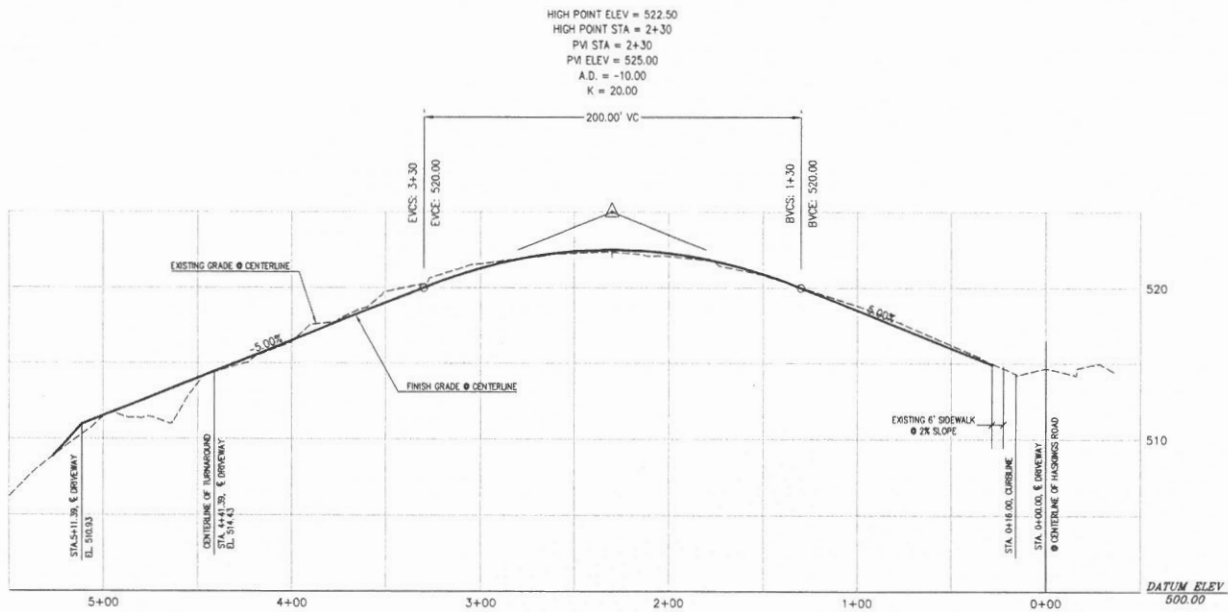
ENGINEERING - SURVEYING - PLANNING

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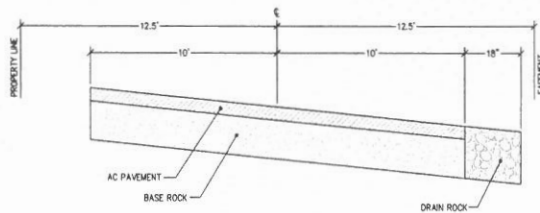
11/5/14 PC Meeting

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

TE
S
2900



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



DRIVEWAY SECTION
 SCALE: NTS

TENTATIVE DRIVEWAY PROFILE

2014-129

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

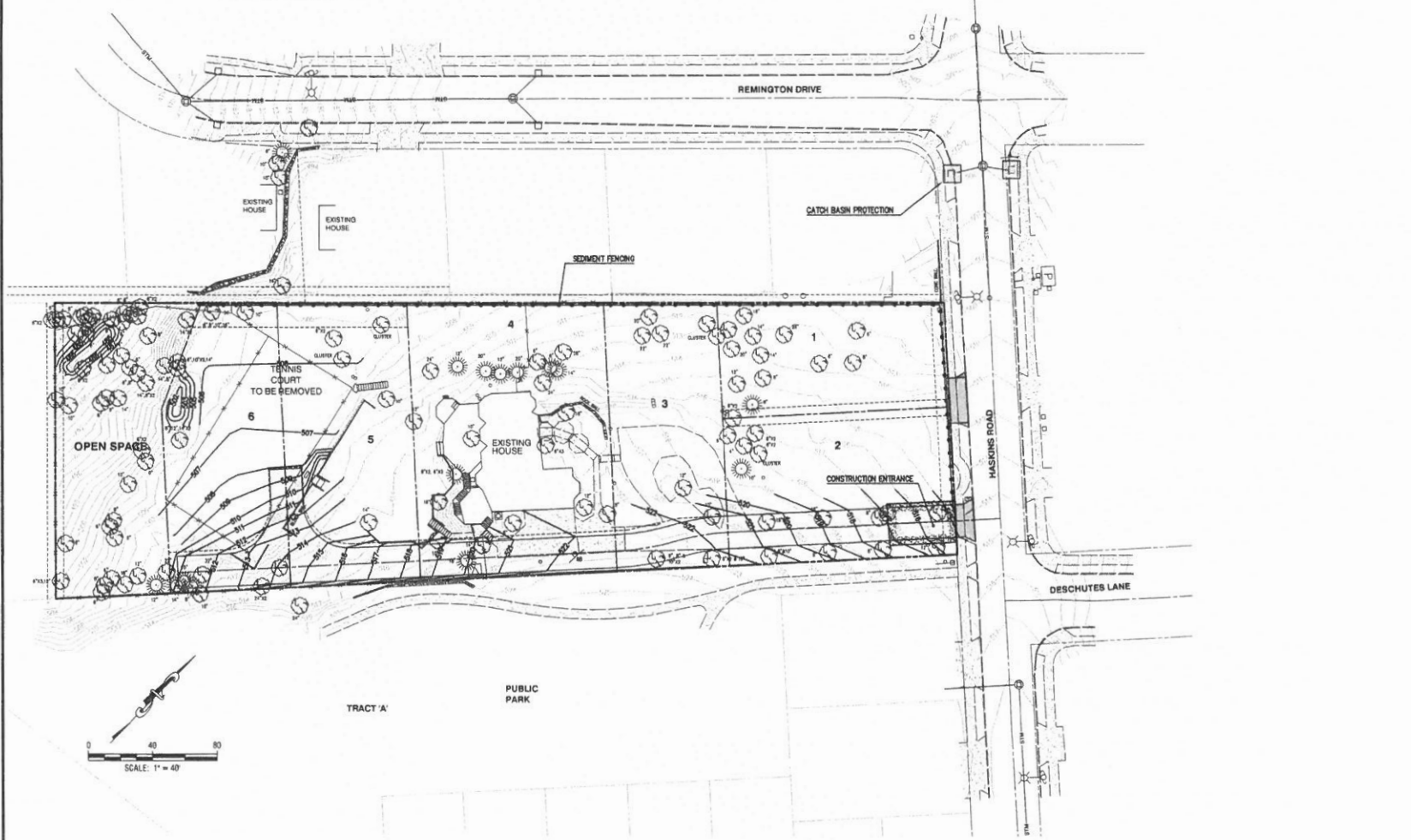
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Stoneking Place
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SHEET:
 2/3

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	135.00	31.51	15.83	31.44	S38°08'39"W	12°22'28"
C2	160.00	37.35	18.76	37.26	N38°08'39"E	12°22'28"



TENTATIVE GRADING AND EROSION CONTROL

2014-129

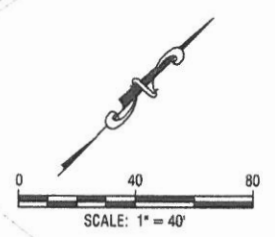
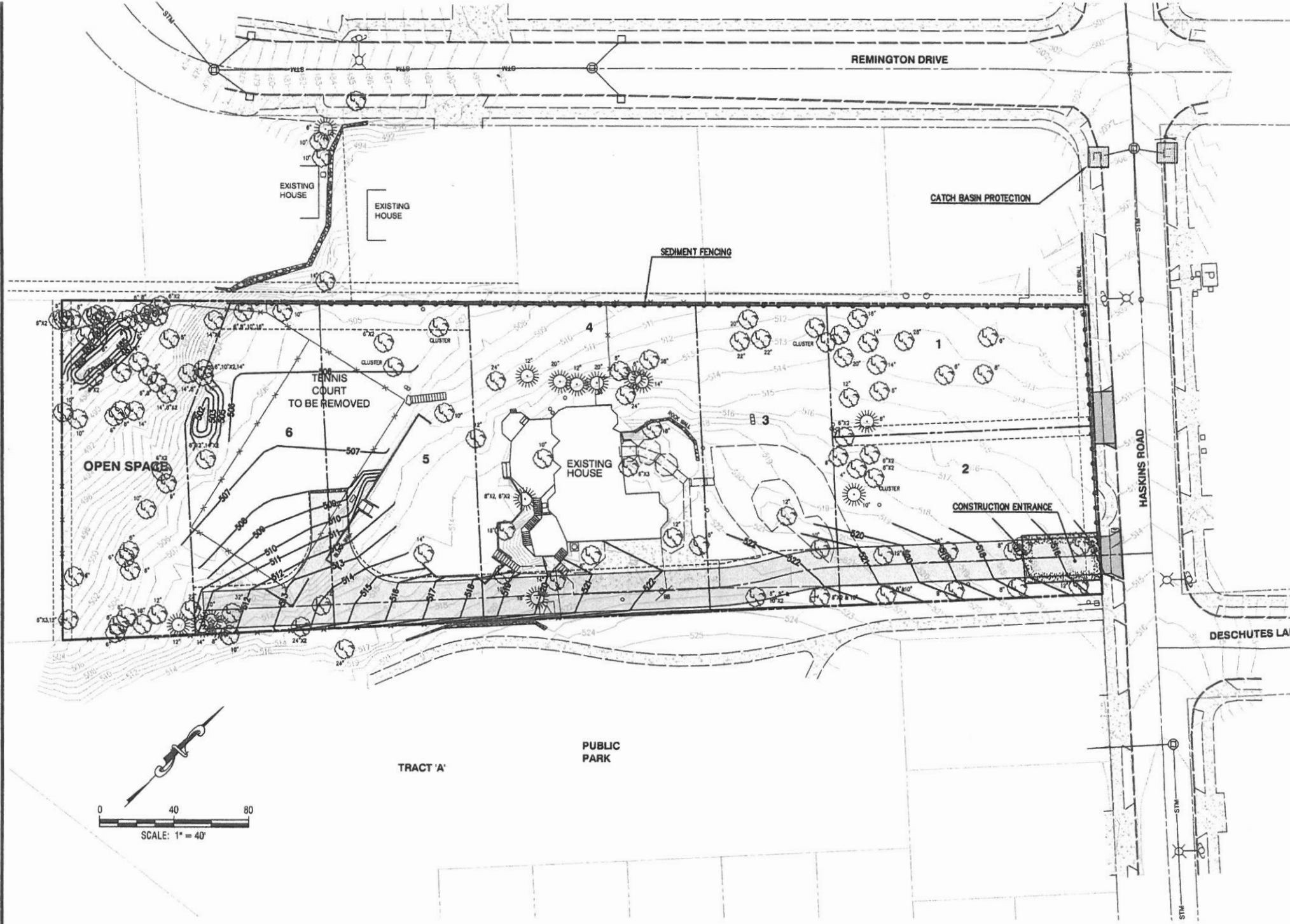
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DRAWN:	BJS		
SCALE:	1" = 40'		
DATE:	June, 2014		
FILE:	Stoneking Prelim1	DATE	NO. REVISION

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SHEET:
3/3



2014-129

TENTATIVE GRADING

DESIGNED: BDG
DRAWN: BJS

11/5/14 PC Meeting
I Meta, LLC

ICON Construction & Development

St.

RECEIVED

SEP 30 2014

PLANNED UNIT DEVELOPMENT
CITY OF WEST LINN
INT. TIME

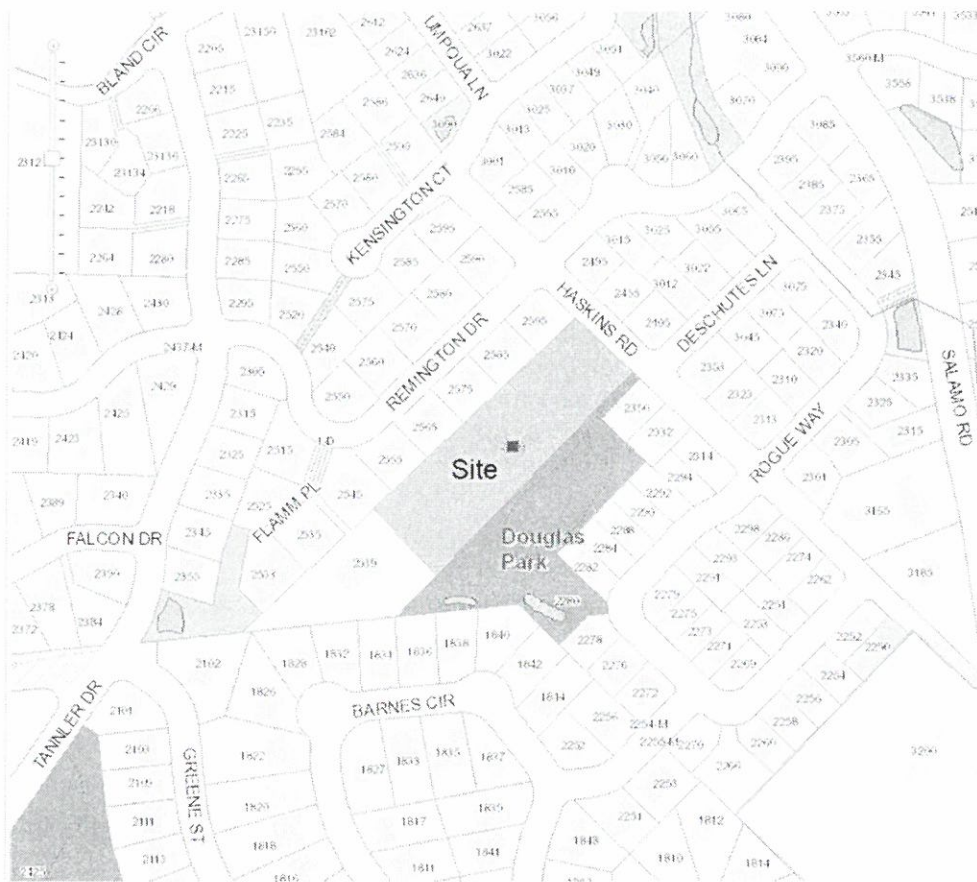
STONEKING PLACE

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 93,612 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.*

Stoneking Place
PUD Application
Page - 5

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 significant trees as mapped on the Tentative Plan and the trees and hillside areas located along the rear portion of this site. The significant trees will be preserved with conservation easements and the hillside areas and associated trees 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 shown in Table 1, below:

Table 1: Density Calculations

	Area in Sq. Ft.
Gross Site Area	93,612
Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested	0
Area in private driveway easement:	14,570
Net Site Area:	79,042
Less minimum lot area required by R-10 zone for Existing Home:	10,000
Net Area to be Available for New Lots:	69,042
Area within Type I or II slopes where Density Will be Transferred:	4,273
Adjustment to Net Area for 75% Transfer Rate from Slopes:	67,974
Number of Additional Lots Allowed = 68,286 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 as modified and shown on the Tentative Plat.

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.

85.170(B) (2): Per the requirements of this section, a traffic analysis is required whenever a proposed development will generate traffic in excess of 250 vehicle trips per day. The ITE trip generation rate for single-family detached homes is 9.57 trips per unit. In the case of this subdivision, the total number of vehicle trips that would be expected to

be generated would be approximately 57 per day. Further, City staff did not identify a specific need for a traffic analysis for this project in the pre-application conference notes. For this reason, a traffic analysis is not required for this application.

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.

Chapter 48 - ACCESS, EGRESS AND CIRCULATION

48.025 ACCESS CONTROL

B. Access control standards.

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.*

Comment: In accordance with these provisions, a minimum spacing of 50 feet is required between driveway approaches. In the case of this application, this standard may only be met by providing a shared driveway approach for Lots 1 and 2 onto Haskins Road. The Tentative Plan shows the use of a shared driveway for these two lots. Discussions with City staff indicate that an amendment to this standard is under consideration by staff and may be taken to the Planning Commission and City Council for public hearing. It is the applicant's preference that Lots 1 and 2 each be permitted a separate driveway approach onto Haskins Road. Therefore, we request that the following language be added to the conditions of approval for this project:

"Lots 1 and 2 shall have a shared driveway approach onto Haskins Road. In the event that a proposed amendment to Section 48.025(B)(6) is adopted by the City of West Linn such that the minimum spacing standards would no longer require a shared driveway approach, then Lots 1 and 2 may be permitted to have separate driveway approaches to this street."

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

Comment: Consistent with the requirements of this section, each lot will have access complying with these standards. Lots 1 and 2 are shown as sharing a driveway onto Haskins Road (note, see discussion above regarding proposed code changes that may allow each to have direct access to Haskins Road). Haskins Road is not an arterial street so prohibitions on access to such streets do not apply. Lots 3 through 6 will share access via a private driveway. Access will not exceed the 4 lot maximum for such private driveways. The private driveway meets the 20' pavement standard and an emergency vehicle turn-around is provided.

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. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

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:

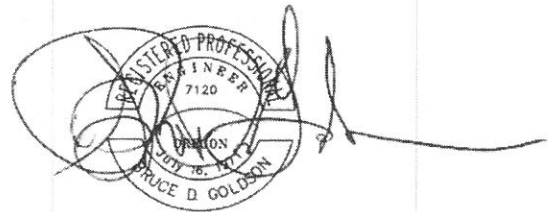
Infiltration of the new impervious surfaces is a satisfactory solution for this development.

Prepared By:

Bruce D. Goldson, PE

Theta, llc

June 30, 2014



EXPIRES: 06-30-15

7/18/14

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

Hello,

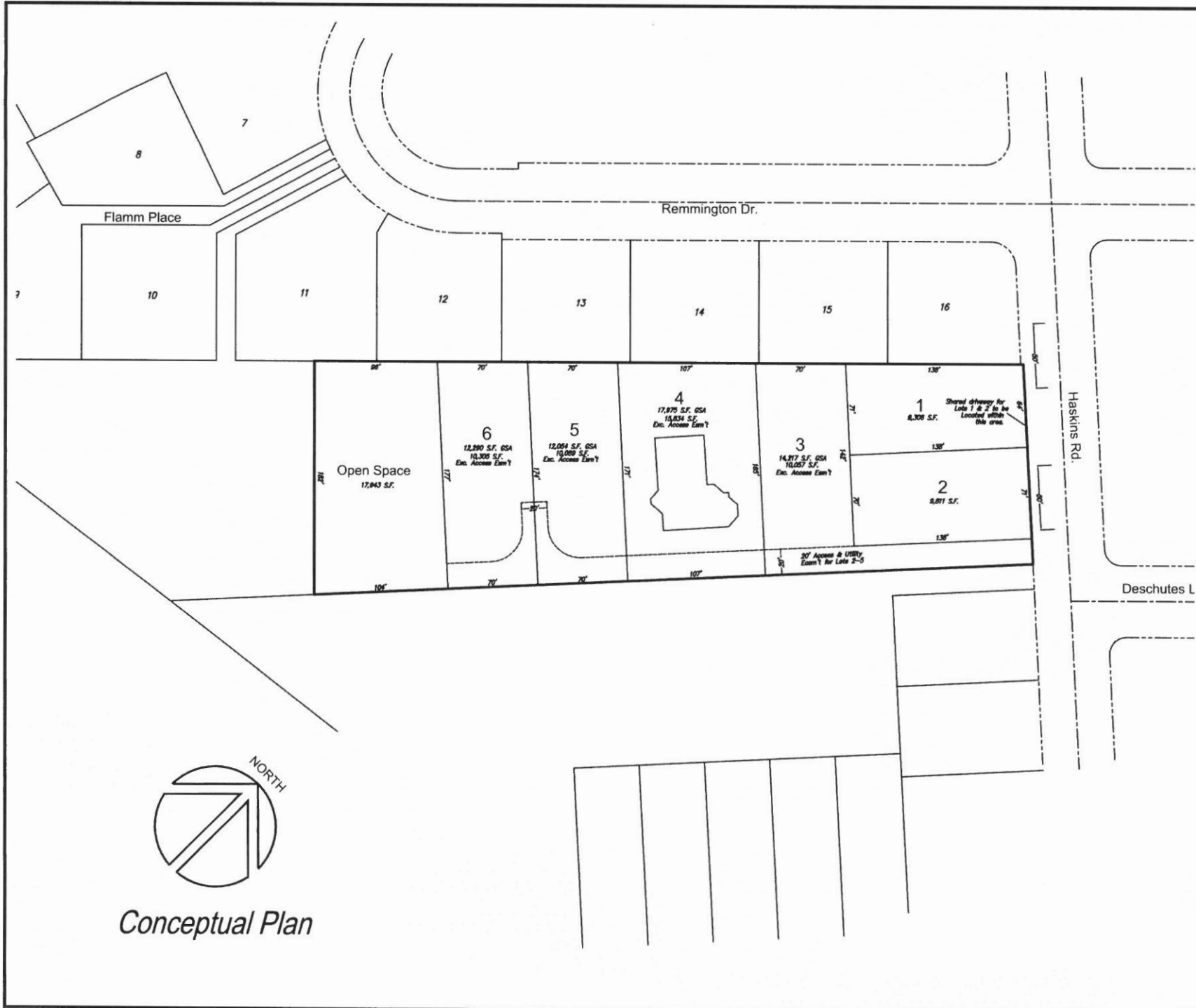
You are invited to attend a neighborhood meeting to discuss a proposed development in your area. Icon Construction & Development, LLC is proposing to construct a 6-lot Planned Unit Development subdivision on property located at 2900 Haskins Road in West Linn.

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.



NORTH

 Conceptual Plan

2900 Haskins Road
 Icon Construction & Development LLC

SCALE 1" = 100'
 DATE: June 2014
 PROJECT 14-ICN-101

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


AFFIDAVIT OF POSTING

STATE OF OREGON)
) SS
County of Clackamas)

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
PLANNING CONSULTANT



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	Postmark	10
Certified Fee	\$3.00	Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00	Total Postage & Fees	\$5.49

06/10/2014

See Reverse for Instructions

PS Form 3800, August 2006

Street, Apt. No. or PO Box No. Ed Schwarz
 2206 Tanner Dr.
 West Linn, OR 97068

City, State, ZIP+4 West Linn, OR 97068

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
 Sandanne Oaks NA Res.
 2206 Tanner Dr.
 West Linn, OR 97068

2. Article Number (Transfer from service label) 7012 0470 0000 0126 1612
 PS Form 3811, July 2013 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X [Signature]

B. Received by (Printed Name) [Signature] C. Date of Delivery 6-11-14

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

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	\$0.55	Postmark	10
Certified Fee	\$3.00	Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00	Total Postage & Fees	\$5.49

06/10/2014

See Reverse for Instructions

PS Form 3800, August 2006

Street, Apt. No. or PO Box No. Julia Simpson
 1671 Killarney Dr.
 West Linn, OR 97068

City, State, ZIP+4 West Linn, OR 97068

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
 Wilkette 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 Agent
 [Signature] Addressed

B. Received by (Printed Name) [Signature] C. Date of Delivery 6-11-14

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

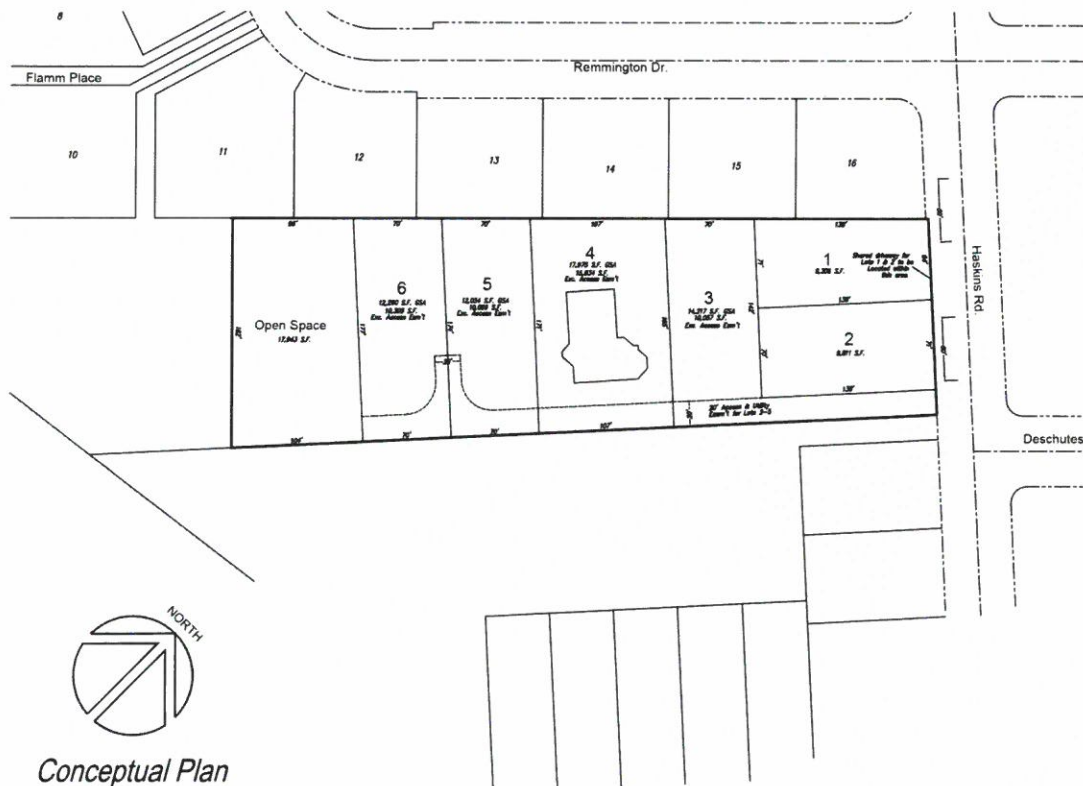
3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

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. 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 5th Ave, Mezzanine
Portland, OR 97204
tel: 503-796-6663 fax: 503-796-6631
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

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	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

Fidelity National Title Company Of Oregon / Clackamas (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
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 Joshuah 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	

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

Fidelity National Title Company Of Oregon / Clackamas (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
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	Glaunert 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	

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

Fidelity National Title Company Of Oregon / Clackamas (OR)

Ref Parcel #	Owner Name	Site Address	Phone #
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 & Niloofer 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*	

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.



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.

SW1/4NE1/4SEC.35 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

2 IE 35AC
WEST LINN

CANCELLED

1000	700
1090	800
701	802
501	800
4590	400

SEE MAP 2 IE 35AD



SEE MAP 2 IE 35B0

SEE MAP 2 IE 35B8

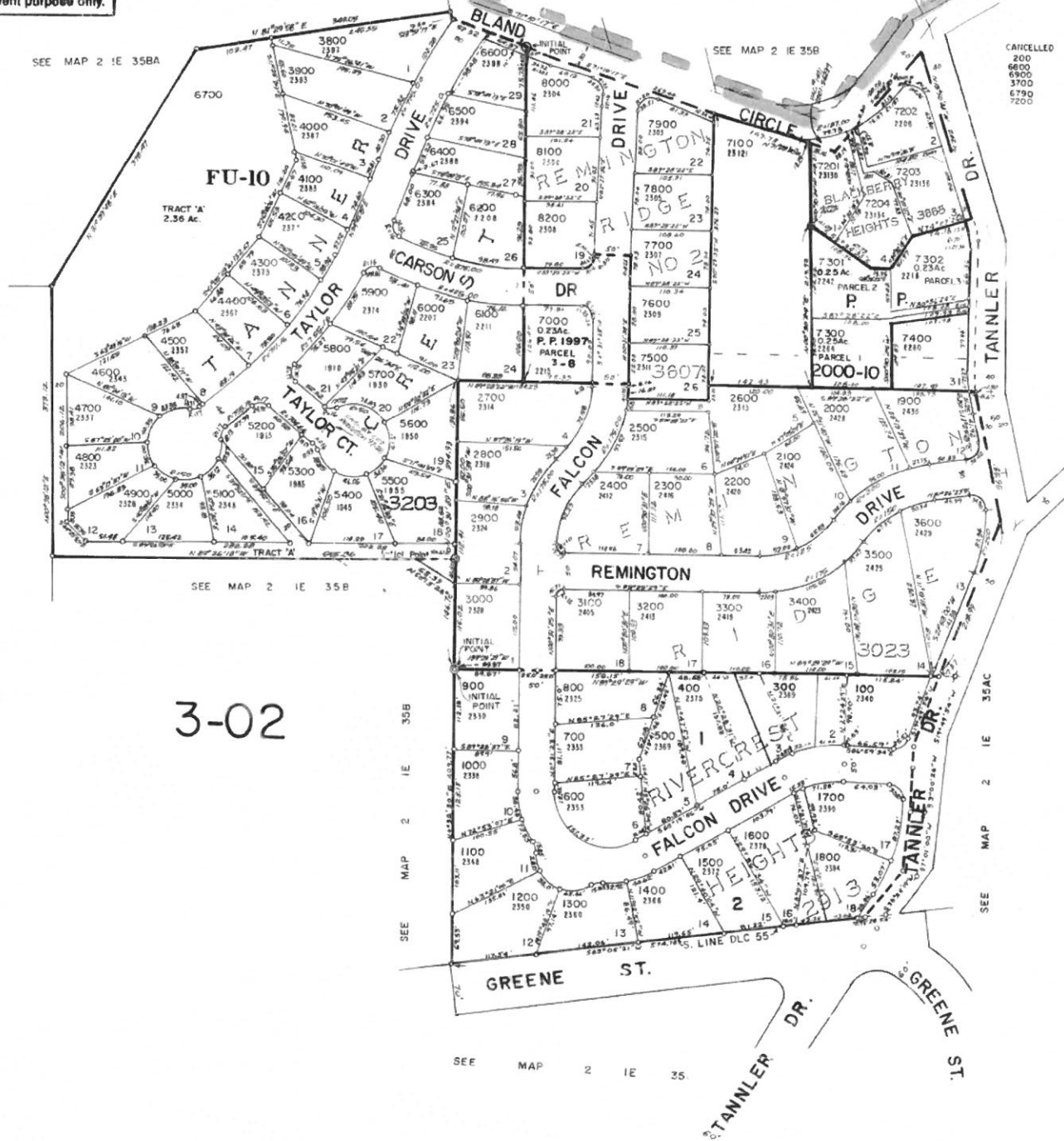
SEE MAP 2 IE 35A

SEE MAP 2 IE 350A

SEE MAP 2 IE 35DA

This map was prepared for
assessment purpose only.

1" = 100'



CANCELLED
200
6600
6900
3700
6790
7200

SEE MAP 2 IE 35BA

SEE MAP 2 IE 35B

SEE MAP 2 IE 35B

3-02

SEE MAP 2 IE 35B

SEE MAP 2 IE 35AC

SEE MAP 2 IE 35

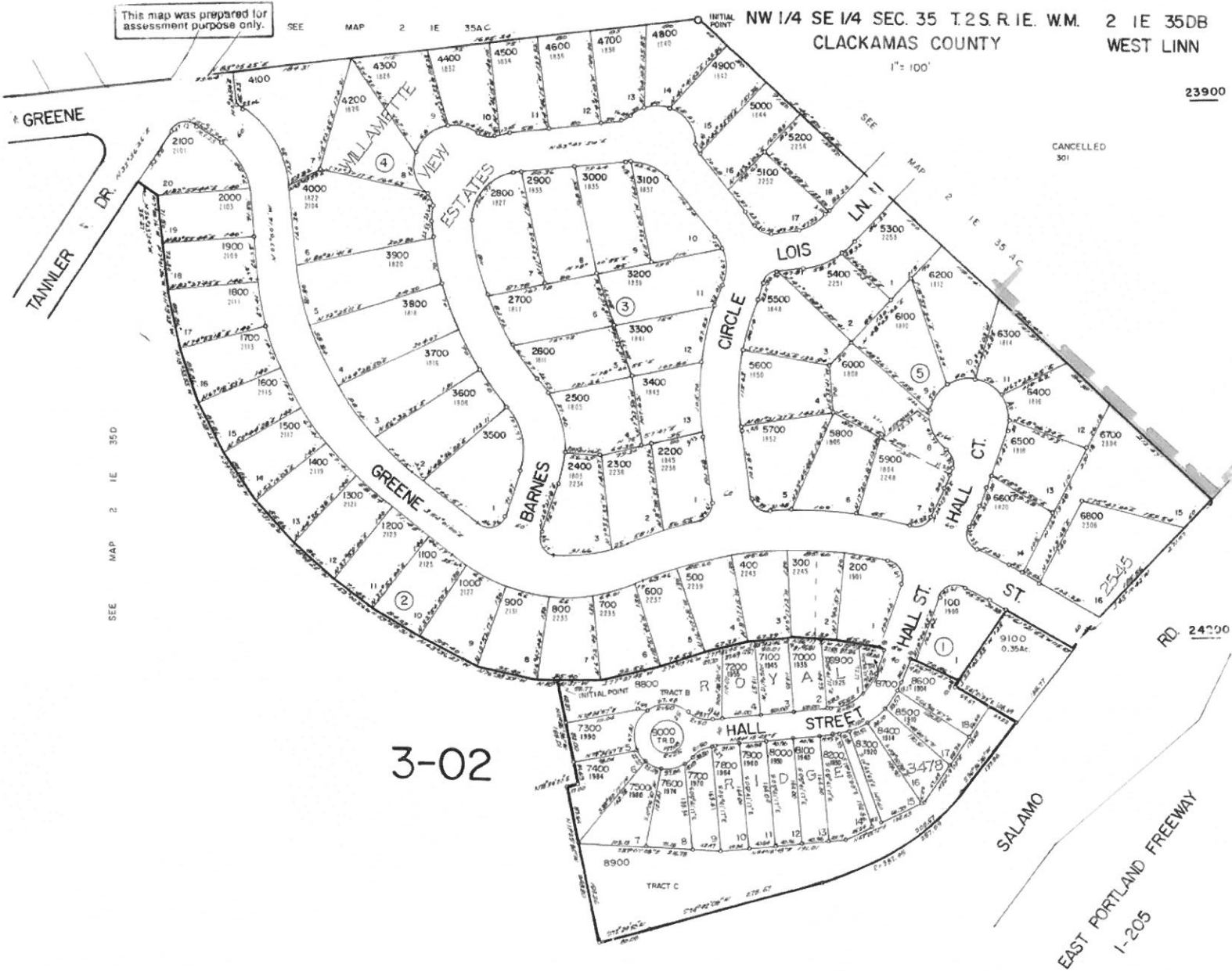
This map was prepared for assessment purpose only.

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
1" = 100'

23900

CANCELLED 301



SEE MAP 2 IE 35D

SEE MAP 2 IE 35D

2600

2800

3100

24400

2 IE 35DB
WEST LINN
BOOK 4

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.

Tree Inventory for 2900 Haskins Rd.

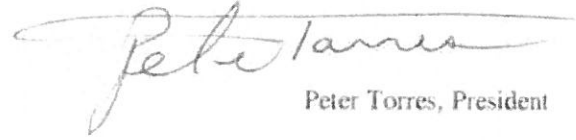
This Tree Inventory pertains to 2900 Haskins Rd., West Linn, Oregon. The attached Tree Table includes the tag number, species, condition, and trunk diameter for all trees that were located on the Existing Conditions Map made on May 7, 2014 by Centerline Concepts Land Surveying, Inc. Trees are numbered in the Tree Table, on the map, and tagged at the site with aluminum tags. There are 122 trees included in the Tree Table, and several of them are off site as noted.

Assumptions and Limiting Conditions

Multnomah Tree Experts, Ltd. 8325 SW 42nd Ave. Portland, OR 97219
(503) 452-8160 Fax (503) 452-2921 peter@multnomahtree.com

1. Client warrants any legal description provided to the Consultant is correct and titles and ownerships to property are good and marketable. Consultant shall not be responsible for incorrect information provided by Client. Client agrees to defend, indemnify, and hold Consultant, its officers, directors, employees, and agents harmless from any claims or damages, including attorney fees, arising out of acts or omissions of Client in connection with work performed pursuant to this Agreement.
2. All data will be verified insofar as feasible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The Consultant shall not be required to give testimony or attend court or hearings by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. The report and any values expressed therein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in the report are intended as visual aids and may not be to scale. The reproduction of information generated by others will be for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, or by Multnomah Tree Experts, Ltd., as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in the report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. The report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measures, tree work, or inspection of tree protection measures, for example, must be contracted separately.

9. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.



Peter Torres, President

CCB# 154349

ISA Board Certified Master Arborist PN 0650-B

Tag	Common Name	DBH	Comments
1	Douglas-fir	12	viable
2	ornamental white pine	18	surface roots, viable
3	Pissard plum	14	surface roots, viable
4	Pissard plum	13	surface roots, viable
5	Pissard plum	10	surface roots, viable
6	Pissard plum	9	surface roots, viable
7	Pissard plum	15	surface roots, viable
8	Pissard plum	10	surface roots, viable
9	Pissard plum	16	dead branches and trunk decay, poor health
10	Pissard plum	12	trunk decay, poor health
11	Japanese snowbell	8	viable
12	Callery pear	13	viable
13	Pissard plum	15	surface roots, viable
14	Pissard plum	15	surface roots, viable
15	sweetgum	17	surface roots, viable
16	weeping cherry	13	viable
17	Alberta spruce	9	viable
18	vine maple	6,7,7	multiple stems, viable
19	flowering dogwood	5	suppressed with trunk cavity, poor health
20	flowering dogwood	7	viable
21	flowering dogwood	7	dead branches and viable
22	red maple	12	needs pruning and viable
23	white pine	7	viable
24	aspen	11	viable
25	Asian pear	7	viable
26	apple	9	viable
27	apple	10	viable
28	apple	10	viable
29	giant sequoia	30	viable
30	dawn redwood	14	viable
31	dawn redwood	15	dead branches and viable
32	dawn redwood	17	viable
33	vine maple	5,5,6,7	multiple stems, viable

SIGNIFICANT
TREES IN ORANGE

9-11-14

Tag	Common Name	DBH	Comments
34	dawn redwood	22	dead branches and viable
35	vine maple	5,6,7	splitting at the base, included bark and multiple stems, poor health
36	vine maple	5,7,8	multiple stems, viable
37	Douglas-fir	24	dead branches and viable
38	Douglas-fir	20	viable
39	Douglas-fir	22	viable
40	pin oak	33	needs pruning and viable
41	grand fir	15	dead branches and viable
42	Deodar cedar	7	suppressed with sweep in lower trunk, viable
43	incense-cedar	24	codominant stems that fork at 10 ft., viable
44	Japese maple	5	suppressed and viable
45	red pine	19	dead branches and viable
46	Scots pine	12	dead branches and viable
47	red pine	20	codominant stems that fork at 12 ft., viable
48	red pine	14	codominant stems that fork at 10 ft., viable
49	pin oak	29	dead branches and viable
50	Katsura	13	multiple stems, viable
51	flowering dogwood	7	chlorotic and anthracnose disease, poor health
52	flowering dogwood	9	chlorotic and anthracnose disease, poor health
53	dawn redwood	14	viable
54	white oak	16	off property and viable
55	bigleaf maple	6,8,12,14	excessive lean, multiple stems with included bark, basal decay, poor health
56	bigleaf maple	14,16	hazardous- basal decay and splitting, poor health
57	bigleaf maple	16	dead
58	bigleaf maple	14	excessive lean, not viable
59	vine maple	8,14	codominant stems at base
60	English hawthorn	14	excessive lean, not viable
61	English hawthorn	6,7	codominat stems at base, viable
62	white oak	6	viable
63	white oak	14	viable
64	white oak	10	viable
65	English hawthorn	6	viable
66	choke cherry	8	viable

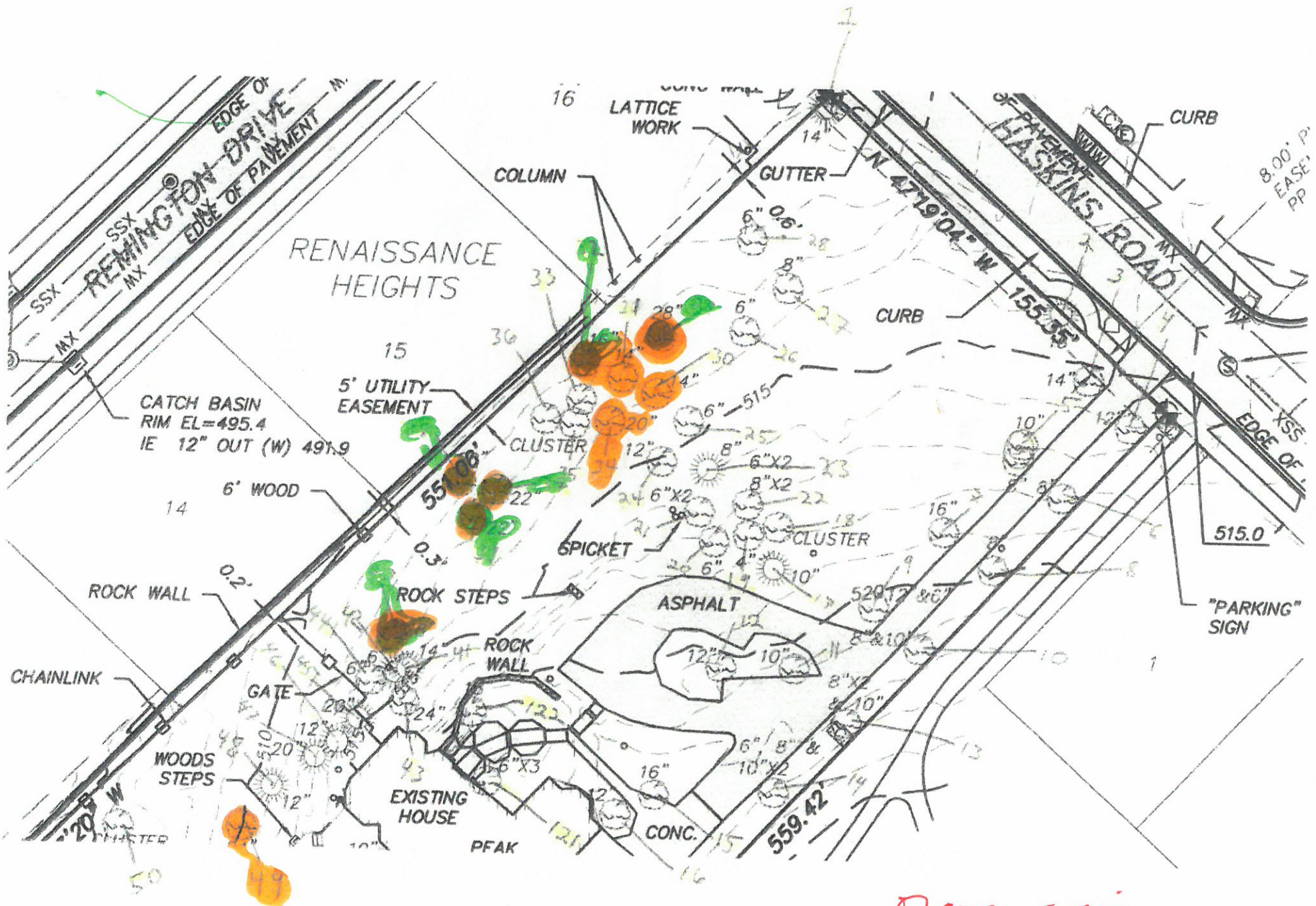
Tag	Common Name	DBH	Comments
67	choke cherry	6,7	on property line, viable
68	choke cherry	6	viable
69	choke cherry	5	viable
70	choke cherry	5	viable
71	choke cherry	5	viable
72	choke cherry	7,8	2 stems from base, viable
73	choke cherry	5,10	2 stems from base, viable
74	choke cherry	5,7	2 stems from base, viable
75	choke cherry	4,5	2 stems from base, viable
76	choke cherry	5	basal decay, poor health
77	choke cherry	6,6,6	basal decay, poor health
78	choke cherry	4,6,7,8	1 dead stem, estimated size, off property, poor health
79	choke cherry	10	viable
80	choke cherry	8	viable
81	Pacific dogwood	7,11,13,15	anthracnose disease but viable
82	choke cherry	5,5,5	multiple stems, viable
83	choke cherry	6	viable
84	choke cherry	12	viable
85	blue spruce	13	viable
86	madrona	26	off property, estimated size, terminal decline, poor health
87	bird cherry	34	codominant stems from 4 ft.
88	black cottonwood	31	viable
89	bird cherry	13	off property, appears viable
90	black pine	7	viable
91	shore pine	9	viable
92	red pine	13	viable
93	shore pine	22	viable
94	Norway spruce	12	viable
95	choke cherry	12	suppressed and viable
96	choke cherry	18	viable
97	choke cherry	5	viable
98	choke cherry	9	viable
99	choke cherry	5	viable

Tag	Common Name	DBH	Comments
100	choke cherry	6	viable
101	choke cherry	7	viable
102	choke cherry	7	viable
103	native willow	7,10	multiple stems, viable
104	choke cherry	8	terminal decline, mechanical damage, poor health
105	white oak	9	viable
106	English hawthorn	10	viable
107	English hawthorn	7,8	2 stems from base, viable
108	choke cherry	5	viable
109	choke cherry	5	viable
110	white oak	15	dead branches, needs pruning, viable
111	crap apple	11	viable
112	Kwanzan cherry	13	viable
113	Chinese lantern	15	viable
114	paperbark maple	13	viable
115	blue spruce	18	viable
116	Kwanzan cherry	20	viable
117	Cryptomeria	16	viable
118	umbrella pine	4,5,7	viable
119	white pine	9	viable
120	laceleaf maple	5	viable
121	Japanese maple	9,10	viable
122	European birch	22	terminal decline due to birch borer, broken stem, poor health

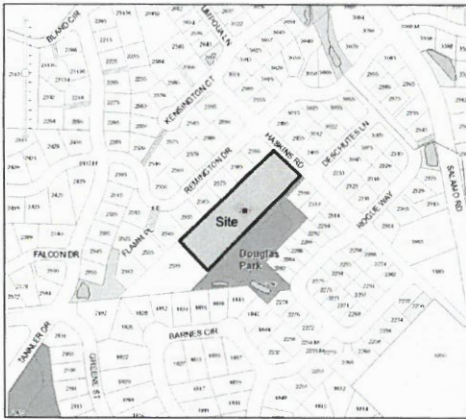
Common Name
Alberta spruce- <i>Picea glauca</i> var. <i>conica</i>
apple- <i>Malus</i> sp.
Asian pear- <i>Pyrus pyrifolia</i>
aspen- <i>Populus tremuloides</i>
bigleaf maple- <i>Acer macrophyllum</i>
bird cherry- <i>Prunus avium</i>
black cottonwood- <i>Populus trichocarpa</i>
black pine- <i>Pinus</i> sp.

Tag	Common Name	DBH	Comments
			blue spruce- <i>Picea pungens</i>
			Callery pear- <i>Pyrus calleryana</i>
			Chinese lantern- <i>Koelruteria paniculata</i>
			choke cherry- <i>Prunus virginiana</i>
			crap apple- <i>Malus</i> sp.
			Cryptomeria- <i>Cryptomeria japonica</i>
			dawn redwood- <i>Metasequoia glyptostroboides</i>
			Deodar cedar- <i>Cedrus deodara</i>
			Douglas-fir- <i>Pseudotsuga menziesii</i>
			English hawthorn- <i>Crataegus</i> sp.
			European birch- <i>Betula pendula</i>
			flowering dogwood- <i>Cornus florida</i>
			giant sequoia- <i>Sequoia giganteum</i>
			grand fir- <i>Abies grandis</i>
			incense-cedar- <i>Calocedrus decurrens</i>
			Japanese maple- <i>Acer palmatum</i>
			Japanese snowbell- <i>Styrax japonica</i>
			Katsura- <i>Cercidiphyllum japonicum</i>
			Kwanzan cherry- <i>Prunus "Kwanzan"</i>
			laceleaf maple- <i>Acer palmatum</i> var. <i>dissectum</i>
			madrona- <i>Arbutus menziesii</i>
			native willow- <i>Salix</i> sp.
			Norway spruce- <i>Acer platanoides</i>
			ornamental white pine- <i>Pinus</i> sp.
			Pacific dogwood- <i>Cornus nutallii</i>
			paperbark maple- <i>Acer griseum</i>
			pin oak- <i>Quercus palustris</i>
			Pissard plum- <i>Prunus cerasifera</i>
			red pine- <i>Pinus rubra</i>
			Scots pine- <i>Pinus sylvestris</i>
			shore pine- <i>Pinus contorta</i> var. <i>contorta</i>
			sweetgum- <i>Liquidambar styraciflua</i>
			umbrella pine- <i>Sciadopitys verticillata</i>

Tag	Common Name	DBH	Comments
			vine maple- <i>Acer circinatum</i>
			weeping cherry- <i>Prunus</i> sp.
			white oak- <i>Quercus alba</i>
			white pine- <i>Pinus</i> sp.



*Orange = sig
green are not*



Vicinity Map
No Scale

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

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

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

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

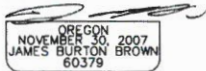
Zoning: R-10

- Street Trees
(Type to match Douglas Park frontage)
- Significant Trees per City Arbonist

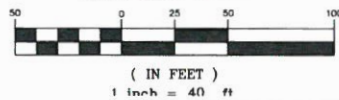
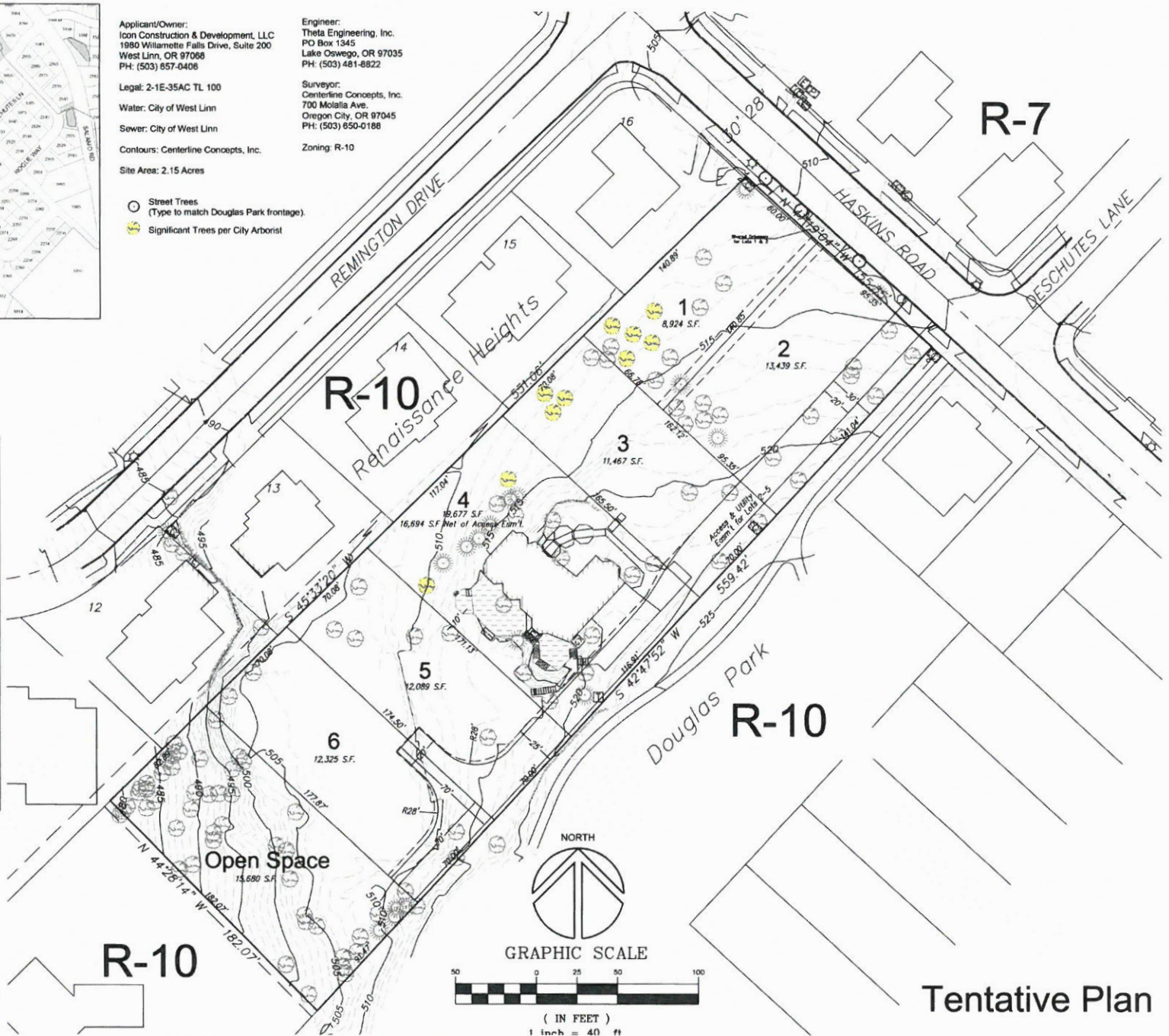
Density Calculations (Areas in sq. ft.)	
Gross Site Area	93,612
Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested:	0
Area in private driveway easement:	14,263
Net Site Area:	79,349
Less minimum lot area required by R-10 zone for Existing Home:	10,000
Net Area to be Available for New Lots:	69,349
Area within Type I or II slopes where Density Will be Transferred:	4,273
Adjustment to Net Area for 75% Transfer Rate from Slopes:	68,281
Number of Additional Lots Allowed = 68,286 square feet /10,000 sq. ft./unit	6 Units
Total allowable density including existing home:	7 Units

SIGNED ON: 8-7-2014

REGISTERED PROFESSIONAL LAND SURVEYOR



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



Tentative Plan

DESIGNED:	REG	8-7-2014	1	Turn-around to TVFR signs, & added notes & tables.
DRAWN:	REG			
SCALE:		1" = 40'		
DATE:		July 2014		
FILE:		14-024-101		

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

9/11/14