City of West Linn
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: PETER SPIR	PROJECT NO(S): MP-14-08	
NON-REFUNDABLE FEE(S): 500.—	REFUNDABLE DEPOSIT(S): 2800.—	TOTAL: 33.00

Type of Review (Please check all that apply):

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

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

Site Location/Address: 5205 1 CASCADE ST. WEST LINN

Assessor's Map No.: 2 2E 30AC
Tax Lot(s): 1800
Total Land Area: 0.75AC

Brief Description of Proposal: 2 LOT PARTITION

Applicant Name: (please print) BRUCE GOULDSON, PE
Address: THETA, LLC P.O. BOX 1345
City State Zip: LAKE OSWEGO OR 97035
Phone: 503-481-8822
Email: thetaengr@comcast.net

Owner Name (required): (please print) CHRIST STATHAKIS
Address: P.O. BOX 2524
City State Zip: YELM, WA 98597
Phone: 360-701-9974
Email: C_STATHAKIS@YAHOO.COM

Consultant Name: (please print)
Address:
City State Zip:
Phone:
Email:

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

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

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature — Date: 10/24/14
Owner's signature ***(required)*** — Date: 10/10/14

2-lot Minor Partition Application

5651 Cascade St, West Linn (T2S R2E 30AC,TL 1800)

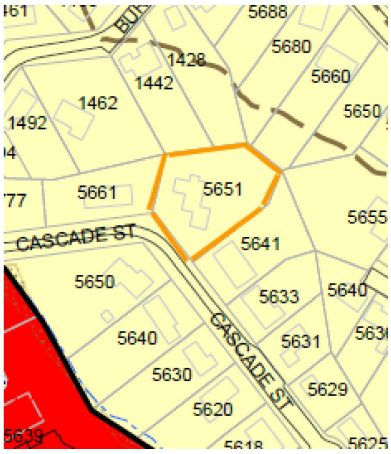
Proposal Overview:

The owner and applicant is submitting a land use application for a two lot minor partition of the subject property located at 5651 Cascade St in West Linn. There are no known previous land use applications for the subject property, but a previous pre-application meeting was held in 2005. A pre-application meeting was held at the City of West Linn on April 3, 2014. The subject property is zoned R-10 with a total of gross area prior to any dedications of 32695 sq ft (0.75 acres). The existing house will be retained and the driveway access for the existing house will also remain. A new driveway for the new parcel 2 will be located at the westerly side of the property and 50-feet away for the existing driveway. The property is currently served with public water and sanitary sewer. The tentative plan illustrates the proposed two (2) future lots which creates a flag lot for the proposed parcel 2. Pursuant to the pre-application meeting no dedication is required on Cascade Street. There are numerous trees on back of the site that will be preserved.

Property Location and Surrounding Development

The subject property is located approximately 350-400 feet from the intersection of Burns St. and Cascade Street. Cascade Street is a dead-end local street without curbs or sidewalks the entire length. North is the plat of Arbordale and to the west is the plat of Unit D of West Oregon City. The subject property is also within the old plat of West Oregon City. All the properties are developed and all surrounding lots are zoned R-10.

The lots in the vicinity of the subject property vary in size from less then 10,000 sq ft to more than ¾ of an acre



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.*

Response:

Both proposed parcels will be in excess of the minimum 10,000 square feet.

24.130 ALLOWABLE DENSITY ON TYPE I AND II LANDS

RESPONSE:

Development per the code means when the footprint of a home is placed. There are Type I and II lands on the property and represent approximately 27% of the area. No development is proposed in those areas.

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

Response:

Parcel 1 is approximately 100 feet

Parcel 2 is approximately 40 feet at the end of the flag.

2. *The average minimum lot width shall be 50 feet.*

Response:

Parcel 1 is approximately 105 feet

Parcel 2 is approximately 75 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. (See diagram below.)*

Response:

Parcel 1 less the type I & II lands averages approximately 125 feet deep.

Parcel 2, less the type I & II lands averages approximately 100 feet deep

Both parcels have a depth of less than 2.5 the width.

3. *The minimum yard dimensions or minimum building setback area from the lot line shall be:*

a. *For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply; and as specified in CDC 26.040(D) for the Willamette Historic District.*

b. *For an interior side yard, seven and one-half feet; except as specified in CDC 26.040(D) for the Willamette Historic District.*

c. For a side yard abutting a street, 15 feet.

d. For a rear yard, 20 feet

Response:

The existing house meets the minimum setback requirements and the future house will be constructed to meet the building setbacks

6. *The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.*

7. The maximum lot coverage shall be 35 percent.

8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

9. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.

10. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1175, 1986; Ord. 1298, 1991; Ord. 1377, 1995; Ord. 1538, 2006)

Response:

The one new home will be constructed to meet the height and coverage requirements.

85.150 APPLICATION – TENTATIVE PLAN

A. *The applicant shall submit a completed application which shall include:*

1. The completed application form(s).

Response:

The application form has been completed and is included with this application.

2. *Copies of the tentative plan and supplemental drawings shall include three copies at the original scale plus three copies reduced in paper size not greater than 11 inches by 17 inches. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.*

Response:

Three full sized (11X17), plus associated exhibits and 8 ½ X11copies of the tentative plans are included with this application along with an electronic file

3. *A narrative explaining all aspects of land division per CDC 85.200.*

Response:

The narrative for section 85.200 is included in this application

Cascade 2-lot partition.

4. *A prerequisite to the filing of an application for development proposals that include greater than 10 multi-family units or commercial/industrial buildings greater than 1,500 square feet in size, a four-lot or more planned unit development, a 10-lot or greater subdivision, or a zone change that requires a Comprehensive Plan amendment is a meeting with the respective City-recognized neighborhood association, per CDC 99.038, at which time the applicant will present their proposal and receive comments.*

Response:

This is an application for a two lot partition and does not require a neighborhood meeting.

B. *The applicant shall pay the requisite fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999)*

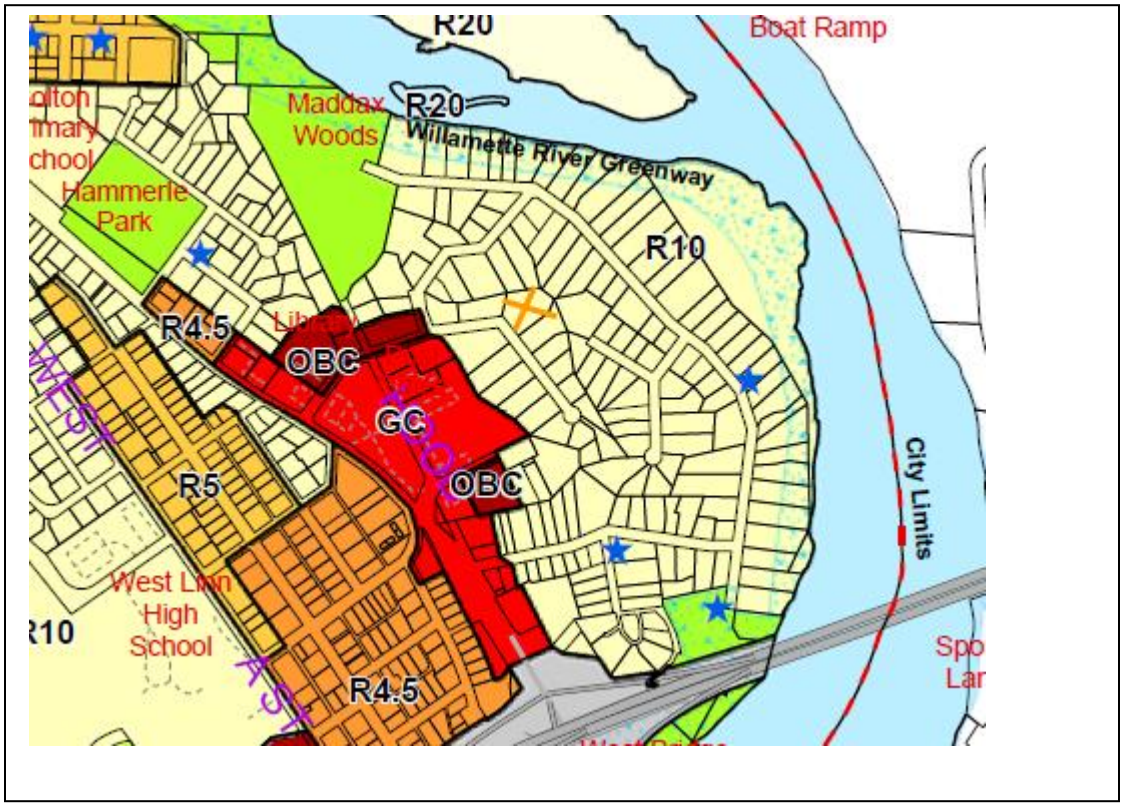
Response:

A check for the required fee is included with this application.

85.160 SUBMITTAL REQUIREMENTS FOR TENTATIVE PLAN

A. *A City-wide map shall identify the site. A vicinity map covering one-quarter-mile radius from the development site shall be provided in the application showing existing subdivisions, streets, and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.*

Response:



A city map illustrating the developments adjacent to the subject property (above) and a separate drawing in addition to the vicinity map show on the tentative plan

B. *The tentative subdivision plan shall be prepared by a registered civil engineer and/or a licensed land surveyor. A stamp and signature of the engineer or surveyor shall be included on the tentative subdivision plan. A tentative minor partition plan (three lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.*

Response:

This is a minor partition and does not require stamped drawings. Drawings have, however, have been prepared under the direction of a registered engineer/land surveyor and are drawn to scale.

C. *The tentative plan of a subdivision or partition shall be drawn at a scale not smaller than one inch equals 100 feet, or, for areas over 100 acres, one inch equals 200 feet.*

Response:

The tentative plans have been drawing to scales greater than 1"=100'

D. plan of subdivision or partition:

1. Proposed name of the subdivision and streets; these names shall not duplicate nor resemble the name of any other subdivision or street in the City and shall be determined by the City Manager or designee. Street names should be easily spelled, pronounced, and of limited length. All new street names must, to the greatest extent possible, respect and be representative of the surrounding geography and existing street names. Street names should consider any prominent historical City figures or neighborhood themes that exist. Subdivision street names may not reference names of the builder or developer.

Response:

Partitions don't have names, no new streets are proposed

2. *Date, north arrow, scale of drawing, and graphic bar scale*

Response:

A date, north arrow, scale and graphic bar scale are show on the drawings

3. *Appropriate identification clearly stating the drawing as a tentative plan.*

Response:

The proposed 2 lot partition is labeled "Tentative Plan"

4. *Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries.*

Response:

The final plat will include ties to the coordinate system where appropriate and will include a legal description meeting the requirements of the City and County.

4. Names and addresses of the owner, developer, and engineer or surveyor

Response:

The name and address of the owner/applicant are clearly shown of the tentative plans.

E. *The following existing conditions shall be shown on the tentative plan of a subdivision or partition:*

1. The location, widths, and names of all existing or platted streets and rights-of-way within or adjacent to the tract (within 50 feet), together with easements and other important features such as section lines, donation land claim corners, section corners, City boundary lines, and monuments.

Response:

The tentative plan illustrate the location, widths and names of all streets and right-of-way within and adjacent to this parcel.

2. *Contour lines related to the U.S. Geological Survey datum or some other established benchmark, or other datum approved by the Planning Director and having the following minimum intervals:*

a. Two-foot contour intervals for ground slopes less than 20 percent.

b. Five-foot contour intervals for ground slopes exceeding 20 percent

Response:

One foot contours are shown on the tentative and existing conditions plan are based on City of West Linn benchmarks

3. *The location of any control points that are the basis for the applicant's mapping.*

Response:

Control points are referenced and labeled on the tentative plans

4. *The location, by survey, and direction of all watercourses and areas subject to periodic inundation or storm drainageway overflow or flooding, including boundaries of flood hazard areas as established by the U.S. Army Corps of Engineers or the City zoning ordinance.*

Response:

There are no watercourses on or near the subject property.

5. *Natural features such as rock outcroppings, wetlands tied by survey, wooded areas, heritage trees, and isolated trees (six-inch diameter at five feet above grade) identified by size, type, and location. All significant trees and tree clusters identified by the City Arborist using the criteria of CDC 55.100(B)(2), and all heritage trees, shall be delineated. Trees on non-Type I and II lands shall have their "dripline plus 10 feet" protected area calculated per CDC 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area.*

Response:

There are no wetlands on or near subject property. The existing trees are shown of the tentative plans and all will be retained except for one tree located in the future driveway. All the threes have been tagged and all trees in the Type 1 & II lands will be retained. The Trees are shown on the tree inventory map.

6. *Existing uses of the property, including location of all existing structures. Label all structures to remain on the property after platting.*

Response:

The existing conditions survey illustrates the existing house with garage. This house and garage will be retained with this redevelopment.

7. *Identify the size and location of existing sewers, water mains, culverts, drain pipes, gas, electric, and other utility lines within the site, and in the adjoining streets and property.*

Response:

Currently the existing house is connected to the public sanitary system as shown on the tentative plan. The house is also connected to the public water. The tentative plan shows how connections will be made from the public systems in Cascade Street for the new parcel. An infiltration test was conducted on the property to determine if on-site disposal of storm water could be used. This test will be conducted using the City of Portland guidelines for determining the feasibility of on-site disposal.

8. *Zoning on and adjacent to the tract.*

Response:

The zoning on the subject property, and to the surrounding properties in all directions are zoned R10.

9. *Existing uses to remain on the adjoining property and their scaled location.*

Response:

The subject property is surrounded by detached single family homes and the adjacent are illustrated on the tentative plan

10. *The location of any existing bicycle or pedestrian ways.*

Response:

There is no existing bicycle or pedestrian ways

11. *The location of adjacent transit stops*

Response:

There are no transit stops within walking distance of the subject property.

F. *The following proposed improvements shall be shown on the tentative plan or supplemental drawings:*

1. *The street - street location, proposed name, right-of-way width, and approximate*

radius of curves of each proposed street and street grades. Proposed street names shall comply with the street naming method explained in CDC 85.200(A)(12).

Response:

The existing streets are named with right-of-way widths. No new streets are proposed.

2. *The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's* Erosion/Sedimentation Control Plans Technical Guidance Handbook*, which are necessary to prevent and control visible or measurable erosion as determined by the following criteria:*

a. *Deposition of soil, sand, dirt, dust, mud, rock, gravel, refuse, or any other organic or inorganic material exceeding one cubic foot in volume in a public right-of-way or public property, or into the City surface water management system either by direct deposit, dropping, discharge, or as a result of erosion; or*

b. *Flow of water over bare soils, turbid or sediment-laden flows, or evidence of on-site erosion such as rivulets or bare soil slopes, where the flow of water is not filtered or captured on the development site; or*

c. *Earth slides, mud flows, land slumping, slope failure, or other earth movement that is likely to leave the property of origin.*

Additional on-site measures may later be required if original measures prove to be inadequate in meeting these attainment standards. For the purposes of this code, "one cubic foot in volume" is defined to include the volume of material, wet or dry, at the time of deposition and includes any water of a discolored or turbid nature

Response:

No improvements are needed and no construction or grading is proposed on the new building pad. When a building permit is obtained the necessary erosion control facilities will be employed.

3. *Any proposed infrastructure improvements that address those identified in the City Transportation System Plan.*

Response:

No frontage improvements are proposed. A fee in lieu is proposed for any required improvements to Cascade Street. Currently Cascade Street doesn't have curbs or walks along its entire length.

4. *Any proposed bicycle or pedestrian paths. The location of proposed transit stops.*

Response:

No bicycle or pedestrian paths are proposed.

5. *Any easement(s) – location, width, and purpose of the easement(s).*

Response:

A PUE will be provided along the frontage of the subject property. Both parcels will have frontage for access. The existing house will continue to use the

current driveway and the new parcel will have a 12-foot access in a 15-foot flag to the new construction.

6. *The lot configuration including location and approximate dimensions and lot area of each parcel, and in the case of a subdivision, the proposed lot and block number.*

Response:

The dimensional size, shape and lot areas are shown on the tentative plan

7. *A street tree planting plan and schedule approved by the Parks Department.*

Response:

There is only one tree that will be removed with the construction of the new driveway. It is anticipated that all the other trees will be retained with the house construction on parcel 2.

8. *Any land area to be dedicated to the City or put in common ownership.*

Response:

No dedication except for a 8-foot PUE across the frontage of the property adjacent to the right of way on Cascade St.

Phase boundaries shall be shown. (Ord. 1382, 1995; Ord. 1403, 1997; Ord. 1544, 2007; Ord. 1565, 2008)

Response:

No phases are proposed

85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE SUBDIVISION OR PARTITION PLAN

The following information shall be submitted to supplement the tentative subdivision plan:

A. General.

1. *Narrative stating how the plan meets each of the applicable approval criteria and each subsection below.*

Response:

This narrative addresses all the required code sections

2. *Statement or affidavit of ownership of the tract (County Assessor's map and tax lot number).*

Response:

The owner/applicant has signed the land use application form attesting to the ownership of the subject property.

3. *A legal description of the tract.*

Response:

The property is described as T2S R2E Sec 30AC, Tax Lot 1800

Cascade 2-lot partition.

4. *If the project is intended to be phased, then such a proposal shall be submitted at this time with drawing and explanation as to when each phase will occur and which lots will be in each phase.*

Response:

The project will not be phased.

5. *Where the land to be subdivided or partitioned contains only a part of the contiguous land owned by the developer, the Commission or Planning Director, as applicable, shall require a master plan of the remaining portion illustrating how the remainder of the property may suitably be subdivided.*

Response:

All the land is to be partitioned and under the current zoning no further division is possible.

6. *Where the proposed subdivision site includes hillsides or where erosion hazard potential exists, including Type I and II lands as defined in CDC 02.030, and any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the standards and requirements of Chapter 24 CDC, Planned Unit Development, as well as the requirements for erosion control as described in CDC 85.160(F)(2), shall be addressed in a narrative.*

Response:

This application is for a 2-lot partition. It has been determined by the slope analysis that there is Type l and Type ll lands are located on the property but no development is proposed within the Type 1 or II lands.

7. *Table and calculations showing the allowable number of lots under the zone and how many lots are proposed.*

Response:

32695 square feet after the dedication - 8727 sq ft (type 1 & II lands over 35%) = 23968/ 10,000 minimum lot size = units or 2maximum.

Parcel 1	*18483sq ft*
Parcel 2	*14212 sq ft*

8. *Map and table showing square footage of site comprising slopes by various classifications as identified in CDC 55.110(B)(3).*

Response:

A slope analysis has been prepared and is illustrated on the tentative plans.

B. Transportation.

1. Centerline profiles with extensions shall be provided beyond the limits of the proposed subdivision to the point where grades meet, showing the finished grade of streets and the nature and extent of street construction.

Response:

No new streets are proposed and therefore a preliminary street profile is not required. No traffic impact study is required.

C. Grading.

1. If areas are to be graded, a plan showing the location of cuts, fill, and retaining walls, and information on the character of soils shall be provided. The grading plan shall show proposed and existing contours at intervals per CDC 85.160(E)(2).

Response:

No grading is proposed at this time with this development. Once a building design has been determined minor grading will be required for the foundation.

2. *The grading plan shall demonstrate that the proposed grading to accommodate roadway standards and create appropriate building sites is the minimum amount necessary.*

Response:

No grading is necessary within Cascade Street. The flat terrain will allow a new asphalt connection without grading except for removal of organic materials and installation of base and asphalt. The existing conditions plan illustrated the existing contours.

D. Water.

1. *A plan for domestic potable water supply lines and related water service facilities, such as reservoirs, etc., shall be prepared by a licensed engineer consistent with the adopted Comprehensive Water System Plan and most recently adopted updates and amendments.*

Response:

Pubic water is available in Cascade Street. Parcel 1 is connection to the public water and Parcel 2 will be provided with a new service connection. No new public lines are proposed.

2. *Location and sizing of the water lines within the development and off-site extensions. Show on-site water line extensions in street stubouts to the edge of the site, or as needed to complete a loop in the system.*

Response:

No street extension is proposed and no extension of the existing public water main is proposed.

3. *Adequate looping system of water lines to enhance water quality.*

Response:

No extension of the public water system is proposed.

4. *For all non-single-family developments, calculate fire flow demand of the site and demonstrate to the Fire Chief. Demonstrate to the City Engineer how the system can meet the demand.*

Response:

This is for residential single family development and not subject to this requirement.

E. Sewer.

1. *A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is efficient. The sewer system must be in the correct zone.*

Response:

Sanitary service is available in Cascade Street, Parcel 1 is currently connected and a new lateral will be installed as shown on the tentative plan for Parcel 2.

2. *Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depths. Show how each lot would be sewered.*

Response:

No public sewer extension is needed. Sewer laterals will be installed from the existing public sewer within the public right-or-way.

3. *Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.*

Response:

The public sanitary sewer is located in a public street. The service laterals will be within the new flag to parcel 2.

4. *Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.*

Response:

The existing public sewer is located in Cascade Street is approximately 16-feet deep and the ground is approximately level with the street making the connection possible with a new lateral to parcel 2.

5. *The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.*

Response:

The private sewer lateral will provide the most direct route to the new parcel.

6. *The sanitary sewer line shall minimize disturbance of natural areas and, in those cases where that is unavoidable, disturbance shall be mitigated pursuant to the appropriate chapters (e.g., Chapter 32 CDC, Water Resource Area Protection).*

Response:

The sewer laterals are the most direct route to Parcel 2 of the subject property, and outside any natural or environmental areas.

7. *Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.*

Response:

No public sanitary sewer extension is needed or proposed.

8. *The sanitary sewer system shall be built pursuant to Department of Environmental Quality (DEQ), City, and Tri-City Service District sewer standards. This report should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.*

Response:

No public sanitary sewer extension is proposed or required.

F. *Storm.*

1. *A proposal shall be submitted for storm drainage and flood control including profiles of proposed drainageways with reference to the most recently adopted Storm Drainage Master Plan.*

Response:

The existing house drains uses on-site infiltration to dispose of impervious surfaces storm water. On-site infiltration will also be used for Parcel 2. Attached is a preliminary storm drainage report.

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 impacts from increased intensity of runoff downstream or constriction-created upstream impacts. 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.*

Response:

The size and location of future home has not been determined at this time. Future calculations will be made to size the facility when the house size is known.

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 10-year storm incident and agree with the factual information provided in response to subsection (F)(2) of this section.*

Response:

At this time the location and size of future home has not been determined. On-site disposal system sized meeting City requirements.

4. *The detention facilities shall be designed by a licensed engineer to meet City standards. The detention facilities should include a vegetation plan for the facility and environs, if applicable. (Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1584, 2008)*

Response:

No detentions system is proposed. The individual on-site storm water facilities will be designed to allow for complete on-site disposal of the storm water.

Cascade 2-lot partition.

85.180 REDIVISION PLAN REQUIREMENT

Response:
This section does not apply to this application.

85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

Response:
This section does not apply to 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.

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped parcels, to topographical conditions, to public convenience and safety, to accommodate various types of transportation (automobile, bus, pedestrian, bicycle), and to the proposed use of land to be served by the streets. The functional class of a street aids in defining the primary function and associated design standards for the facility. The hierarchy of the facilities within the network in regard to the type of traffic served (through or local trips), balance of function (providing access and/or capacity), and the level of use (generally measured in vehicles per day) are generally dictated by the functional class. The street system shall assure an adequate traffic or circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried. Streets should provide for the continuation, or the appropriate projection, of existing principal streets in surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.

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

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

An applicant may submit a written request for a waiver of abutting street improvements if the Transportation System Plan prohibits the street improvement for which the waiver is requested. Those areas with numerous (particularly contiguous) under-developed or undeveloped tracts will be

required to install street improvements. When an applicant requests a waiver of street improvements and the waiver is granted, the applicant shall propose a fee amount that will be reviewed by the City Manager or the Manager's designee. The City Manager or the Manager's designee will revise the proposed fee as necessary and establish the amount to be paid on a case-by-case basis. The applicant shall pay an in-lieu fee for improvements to the nearest street identified by the City Manager or Manager's designee as necessary and appropriate. The amount of the in-lieu fee shall be roughly proportional to the impact of the development on the street system as determined in subsection (A)(22) of this section.

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).

Response:

No new streets are proposed and no future division of the property is possible.

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***
Highway 43	*60 - 80*
Major arterial	*60 - 80*
Minor arterial	*60 - 80*
Major collector	*60 - 80*
Collector	*60 - 80*
Local street	*40 - 60*
Cul-de-sac	*40 - 60*
Radii of cul-de-sac	*48 - 52*
Alley	*16*

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.

Cascade Street is a Local street with an existing 50 right-of-way. No dedication is needed.

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.

Response:

No new streets are proposed. No street improvements on Cascade Street since there are no curbs or walks along the entire length of the street. An 8-foot PUE will be provided across the frontage of the property. A fee in Lieu is proposed for any required street improvements.

4. *The decision-making body shall consider the City Engineer's recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer*

Response:

No additional right-of-way dedication is needed and a fee in lieu is proposed for any required street improvements since there are no curbs and walks along the entire length of Cascade Street.

Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria:

a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.

Response:

No new streets are proposed. No Improvements are proposed on the existing Cascade Street. A fee in lieu is proposed for any required street improvements since there are no existing curbs or walks along the entire length of Cascade Street.

6. *Reserve strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City.*

Response:

No reserve strips are proposed.

7. *Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction and otherwise shall not be less than 100 feet.*

Response:

No new streets are proposed. The alignment of Cascade Street will remain the same

8. *Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (Temporary turnarounds built to Fire Department standards are required when the dead-end street is over 100 feet long.)*

Response:

This is a minor partition with no proposed streets. No temporary turnarounds are necessary.

9. *Intersection angles. Streets shall be laid out to intersect angles as near to right angles as practical, except where topography requires lesser angles, but in no case less than 60 degrees unless a special intersection design is approved. Intersections which are not at right angles shall have minimum corner radii of 15 feet along right-of-way lines which form acute angles. Right-of-way lines at intersections with arterial streets shall have minimum curb radii of not less than 35 feet. Other street intersections shall have curb radii of not less than 25 feet. All radii shall maintain a uniform width between the roadway and the right-of-way lines. The intersection of more than two streets at any one point will not be allowed unless no alternative design exists.*

Response:

No new streets or intersections are proposed.

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.*

Response:

No additional right-of-way is proposed or needed.

11. *Cul-de-sacs. Cul-de-sacs are not allowed except as required by topography, slope, site limitations, and lot shapes. Cul-de-sacs shall have maximum lengths of 400 feet and serve no more than 12 dwelling units, unless by variance per Chapter 75 CDC.*

Response:

No cul-de-sac turnaround is proposed or needed.

12. *Street names. No street names shall be used which will duplicate or be confused with the names of existing streets within the City. Street names that involve difficult or unusual spellings are discouraged. Street names shall be subject to the approval of the Planning Commission or Planning Director, as applicable.*

Response:

No new streets are proposed and no new names are needed.

13. *Grades and curves. Grades shall not exceed 8 percent on major or secondary arterials, 10 percent on collector streets, or 15 percent on any other street unless by variance. Willamette Drive/Highway 43 shall be designed to a minimum horizontal and vertical design speed of 45 miles per hour, subject to Oregon Department of Transportation (ODOT) approval. Arterials shall be designed to a minimum horizontal and vertical design speed of 35 miles per hour. Collectors shall*

be designed to a minimum horizontal and vertical design speed of 30 miles per hour. All other streets shall be designed to have a minimum centerline radii of 50 feet. Super elevations (i.e., banking) shall not exceed four percent. The centerline profiles of all streets may be provided where terrain constraints (e.g., over 20 percent slopes) may result in considerable deviation from the originally proposed alignment.

Response:

No new streets are proposed, existing grades will be used.

14. *Access to local streets.*

Response:

No new streets or intersections are proposed..

15. *Alleys.*

Response:

No alleys are proposed.

16. *Sidewalks. Sidewalks shall be installed per CDC 92.010(H), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per subsection (A)(3) of this section. See also subsection C of this section. Sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., four feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations.*

Response:

A fee in lieu is proposed for any required walks. There are no existing walks for the entire length of Cascade Street.

17. *Planter strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least 6 feet wide to accommodate a fully matured tree without the boughs interfering with pedestrians on the sidewalk or vehicles along the curbline. Planter strip width may be reduced or eliminated, with City Engineer approval, when it cannot be corrected by site plan, to the minimum amount necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or in response to right-of-way limitations.*

Response:

A fee in lieu is proposed for any street improvements because there are not any curbs or walks for the entire length of Cascade street and therefore no landscape strip. The right-of-way is currently landscaped from the edge of asphalt.

18. *Streets and roads shall be dedicated without any reservations or restrictions.*

Response: No dedication is proposed.

19. *All lots in a subdivision shall have frontage on 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.*

Response:-The existing driveway will continue to serve Parcel 1 and a new 12-foot driveway in a 15-flag will serve the new parcel 2. These driveways are 50 feet apart and the driveway to the south east is more than 50-feet away.

Gated streets. Gated streets are prohibited in all residential areas on both public and private streets. A driveway to an individual home may be gated.

Response:

No gated streets are proposed.

21. *Entryway treatments and street isle design. When the applicant desires to construct certain walls, planters, and other architectural entryway treatments within a subdivision*

Response:

No entryway treatment is proposed

22. *Based upon the determination of the City Manager or the Manager's designee, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 85.170(B)(2) that are required to mitigate impacts from the proposed subdivision. The proportionate share of the costs shall be determined by the City Manager or Manager's designee, who shall assume that the proposed subdivision provides improvements in rough proportion to identified impacts of the subdivision. Off-site transportation improvements will include bicycle and pedestrian improvements as identified in the adopted City of West Linn TSP.*

Response:

This is a minor partition and this section does not apply.

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.

Response:

This is a minor 2-lot partition and no new street is proposed.

2. *Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justifies a variation. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. Block sizes and proposed accesses must be consistent with the adopted TSP.*

Response:

No blocks are proposed.

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).

Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Response:

The lots meet or exceed the required minimum size and shape per the R-10 code

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

Response: the existing house on parcel 1 will continue to use the existing driveway and a new 12-foot driveway, 50-feet away will serve the new parcel 2.

5. Through lots and parcels.

Response:

No through lots or parcels are proposed.

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.*

Response:

Lot lines will be at right angles to the right-of-way as far as practicable.

7.Flag lots

Response:

A fag lot is proposed for parcel 2 and will have the required 15-foot wide pole with a 12-foot wide driveway that is 50-feet from the existing driveway for parcel 1 and more than 50' from the next adjacent driveway.

8. *Large lots. In dividing tracts into large lots or parcels which, at some future time, are likely to be redivided, the approval authority may require that the blocks be of such size and shape, and be so divided into building sites, and contain such easements and site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size. Alternately, in order to prevent further partition of oversized lots, restrictions may be imposed on the subdivision or partition plat.*

Response:

Due to the type I & II lands the property cannot be re-divided under the current code.

C. Pedestrian and bicycle trails.

1. Trails or multi-use pathways shall be installed, consistent and compatible with federal ADA requirements and with the Oregon Transportation Planning Rule, between subdivisions, cul-de-

sacs, and streets that would otherwise not be connected by streets due to excessive grades, significant tree(s), and other constraints natural or manmade. Trails shall also accommodate bicycle or pedestrian traffic between neighborhoods and activity areas such as schools, libraries, parks, or commercial districts. Trails shall also be required where designated by the Parks Master Plan.

Response:

No trails or pathways are proposed. No street improvements are proposed on Cascade Street. A fee in Lieu is proposed for any required street improvements because there are not any curbs or sidewalks for the entire length of Cascade Street.

2. *The all-weather surface (asphalt, etc.) trail should be eight feet wide at minimum for bicycle use and six feet wide at minimum for pedestrian use. Trails within 10 feet of a wetland or natural drainageway shall not have an all-weather surface, but shall have a soft surface as approved by the Parks Director. These trails shall be contained within a corridor dedicated to the City that is wide enough to provide trail users with a sense of defensible space. Corridors that are too narrow, confined, or with vegetative cover may be threatening and discourage use. Consequently, the minimum corridor width shall be 20 feet. Sharp curves, twists, and blind corners on the trail are to be avoided as much as possible to enhance defensible space. Deviations from the corridor and trail width are permitted only where topographic and ownership constraints require it.*

Response:

No trails or pathways are proposed.

3. *Defensible space shall also be enhanced by the provision of a three- to four-foot-high matte black chain link fence or acceptable alternative along the edge of the corridor. The fence shall help delineate the public and private spaces.*

Response:

No defensible space is proposed.

4. *The bicycle or pedestrian trails that traverse multi-family and commercial sites should follow the same defensible space standards but do not need to be defined by a fence unless required by the decision-making authority.*

Response:

This is single family and no defensible space is proposed.

5. *Except for trails within 10 feet of a wetland or natural drainageway, soft surface or gravel trails may only be used in place of a paved, all-weather surface where it can be shown to the Planning Director that the principal users of the path will be recreational, non-destination-oriented foot traffic, and that alternate paved routes are nearby and accessible.*

Response:

No trails or pathways are proposed.

6. *The trail grade shall not exceed 12 percent except in areas of unavoidable topography, where the trail may be up to a 15 percent grade for short sections no longer than 50 feet. In any location where topography requires steeper trail grades than permitted by this section, the trail shall incorporate a short stair section to traverse the area of steep grades.*

Cascade 2-lot partition.

Response:

No trials or pathways are proposed.

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. If transit service is planned to be provided within the next two years, then facilities such as pullouts shall be constructed per Tri-Met standards at the time of development. More elaborate facilities, like shelters, need only be built when service is existing or imminent. Additional rights-of-way may be required of developers to accommodate buses.

Response:

No transit facilities are proposed

2. *The applicant shall make all transit-related improvements in the right-of-way or in easements abutting the development site as deemed appropriate by the City Engineer.*

Response:

No transit facilities are proposed.

3. *Transit stops shall be served by striped and signed pedestrian crossings of the street within 150 feet of the transit stop where feasible. Illumination of the transit stop and crossing is required to enhance defensible space and safety. ODOT approval may be required.*

Response:

No transit facilities are proposed.

4. *Transit stops should include a shelter structure bench plus eight feet of sidewalk to accommodate transit users, non-transit-related pedestrian use, and wheelchair users. Tri-Met must approve the final configuration.*

Response:

No transit facilities are proposed.

E. *Lot grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:*

1. All cuts and fills shall comply with the excavation and grading provisions of the Uniform Building Code

Response:

No lot grading is proposed. Minimal site work is required to provide an asphalt driveway approach to parcel 2.

2. *The character of soil for fill and the characteristics of lot and parcels made usable by fill shall be suitable for the purpose intended.*

Response:

No lot grading is proposed. Some grading will be required to construct the and the foundation for the new house on Parcel 2.

3. *If areas are to be graded (more than any four-foot cut or fill), compliance with CDC 85.170(C) is required.*

Response:

No lot grading is proposed. The minor grading for the new asphalt drive is required .

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

Response:

No grading is proposed in Cascade Street. A fee in lieu is proposed for any required street improvements because there are not any curbs or walks for the entire length of Cascade Street.

5. *Where landslides have actually occurred, where the area is identified as a hazard site in the West Linn Comprehensive Plan Report, or where field investigation by the City Engineer confirms the existence of a severe landslide hazard, development shall be prohibited unless satisfactory evidence is additionally submitted by a registered geotechnical engineer which certifies that methods of rendering a known hazard site safe for construction are feasible for a given site. The City Engineer's field investigation shall include, but need not be limited to, the following elements:*

   a. *Occurrences of geotropism.*
   b. *Visible indicators of slump areas.*
   c. *Existence of known and verified hazards.*
   d. *Existence of unusually erosive soils.*
   e. *Occurrences of unseasonably saturated soils.*

The City Engineer shall determine whether the proposed methods or designs are adequate to prevent landslide or slope failure. The City Engineer may impose conditions consistent with the purpose of these ordinances and with standard engineering practices including limits on type and intensity of land use, which have been determined necessary to assure landslide or slope failure does not occur.

Response:

No landslides are known to have occurred on or near this site. The property has not been identified as a hazard site in the West Linn Comprehensive Plan Report.

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

Response:

No lot or street grading is proposed. The minor grading for the new access improvements will conform to all codes.

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.*

   b. *Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists (as described in subsection (G)(5) of this section).*

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.

d. Retaining walls shall be constructed pursuant to Section 2308(b) of the Oregon State Structural Specialty Code.

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

Response:

No street grading is proposed. The minor grading for the new access for parcel 2 is required.

8. *Land over 50 percent slope shall be developed only where density transfer is not feasible. The development will provide that:*

a. At least 70 percent of the site will remain free of structures or impervious surfaces.

b. Emergency access can be provided.

c. Design and construction of the project will not cause erosion or land slippage.

d. Grading, stripping of vegetation, and changes in terrain are the minimum necessary to construct the development in accordance with subsection J of this section.

Response:

There are type I & II lands on the property but no development will occur in those areas.

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.

Response:

No extension of the public water system is proposed. An existing public main in Suncrest will be tapped for a new water service lateral.

2. *Adequate location and sizing of the water lines.*

Response:

No extension of the public water system is proposed. An existing public main in Cascade Street will serve the property.

3. *Adequate looping system of water lines to enhance water quality.*

Response:

No extension of the public water system is proposed. No looping is required for this minor partition.

4. *For all non-single-family developments, there shall be a demonstration of adequate fire flow to serve the site.*

Response:

This is a single family development and therefore not a requirement.

5. *A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of on-site and off-site improvements and that such water service has sufficient volume and pressure to serve the proposed development's domestic, commercial, industrial, and fire flows.*

Response:

At the pre-application meeting it was noted that water flows were adequate for this development.

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.*

Response:

The sanitary sewer service will be a gravity connection to a public main in Cascade Street via a service laterals for Parcel 2. Parcel 1 is connected to the public sanitary and no extension of the public sewer is required. The pre-application meeting did not indicate any capacity issues.

2. *Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.*

Response:

The new sewer lateral for Parcel 2 is shown on the plans. No extension of the public sanitary sewer is proposed.

3. *Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.*

Response:

The existing sanitary sewer is located in Cascade Street and is the most direct connection to the subject property.

4. *Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.*

Response:

The connection to the public sanitary sewer in Cascade Street approximately 16-feet deep and parcel 2 is level with the street thus allowing for connection by gravity sewer.

5. *The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.*

Response:

The connections to the public sewer minimize the distance from available public sewer for gravity service.

6. *The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter 32 CDC, Water Resource Area Protection, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.*

Response:

The service laterals are not in wetlands or environmental sensitive areas and none are near this site.

7. *Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.*

Response:

No extension of the public sanitary sewer is proposed or needed or required.

8. *The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.*

Response:

No extension of the public sanitary sewer is needed or proposed.

9. *A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity is available to the City to serve the proposed development.*

Response:

At the pre-application meeting and subsequent meeting for this application did not require an extension and found adequate capacity for this partition.

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.*

Response:

On site disposal of for Parcel 2 is proposed. Preliminary investigation indicates that this is feasible.

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.*

Response:

Onsite disposal of the storm water is proposed. The final design will be determined with the building permit application. No additional improvements are needed or proposed.

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.*

Response:

Onsite disposal of the new impervious surfaces is proposed. Preliminary investigations indicate that this is feasible for individual facilities. With building permit application the facility will be sized to meet the city requirements for onsite disposal without any connection to the public system.

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

Response:

Onsite disposal will treat and dispose of the storm water to meet the City requirements.

I. Utility easements. Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision.

Response:

A new 8-foot PUE will be created along the Cascade Street frontage to accommodate public utilities.

J. *Supplemental provisions.*

1. *Wetland and natural drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 32 CDC, Water Resource Area Protection. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.*

Response:

There are no wetlands or natural drainage ways on or near this site.

2. *Willamette and Tualatin Greenways. The approval authority may require the dedication to the City or setting aside of greenways which will be open or accessible to the public. Except for trails or paths, such greenways will usually be left in a natural condition without improvements. Refer to Chapter 28 CDC for further information on the Willamette and Tualatin River Greenways.*

Response:

This property is not in the Willamette or Tualatin Greenway

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

Response:

There are existing trees to be retained along the frontage. No additional street trees are proposed.

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.*

Response:

There is an existing street light at the northerly boundary of the property. No additional street lights are proposed.

. *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.*

Response:

No dedication is required.

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.*

Response:

Parcel 1 has above ground power and communication lines. Underground utilities will be provided to parcel 2.

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.*

Response:

Partitions are exempt from these requirements.

8. *Mix requirement. The "mix" rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing.*

Response:

The property is zoned R-10, and therefore this standard does not apply.

9. *Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist,*

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

Response:

All the trees on the site have been tagged, and shown the tentative plan documents. No arborist report has been made because only one tree is proposed to be removed and all the trees in the Type I & II lands are to be preserved. The drip line + 10' for trees within the Type I & II lands have been shown on the tentative plan that are adjacent to the building area of parcel 2.

10. *Annexation and street lights. Developer and/or homeowners association shall, as a condition of approval, pay for all expenses related to street light energy and maintenance costs until annexed into the City, and state that: "This approval is contingent on receipt of a final order by the Portland Boundary Commission, approving annexation of the subject property." This means, in effect, that any permits, public improvement agreements, final plats, and certificates of occupancy may not be issued until a final order is received. (Ord. 1377, 1995; Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1403, 1997; Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1584, 2008; Ord. 1590 § 1, 2009)*

Response:

Existing street lights are shown on the tentative plan. No additional light are proposed.

EXISTING CONDITIONS SURVEY BY:
CENTERLINE CONCEPTS
APRIL 8TH, 2014

TREES HAVE BEEN TAGGED IN THE FIELD

2014-127

EXISTING CONDITIONS
CASCADE PARTITION

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	April, 2014			
FILE:	Cascade PreApp2	DATE	NO.	REVISION

Theta, llc
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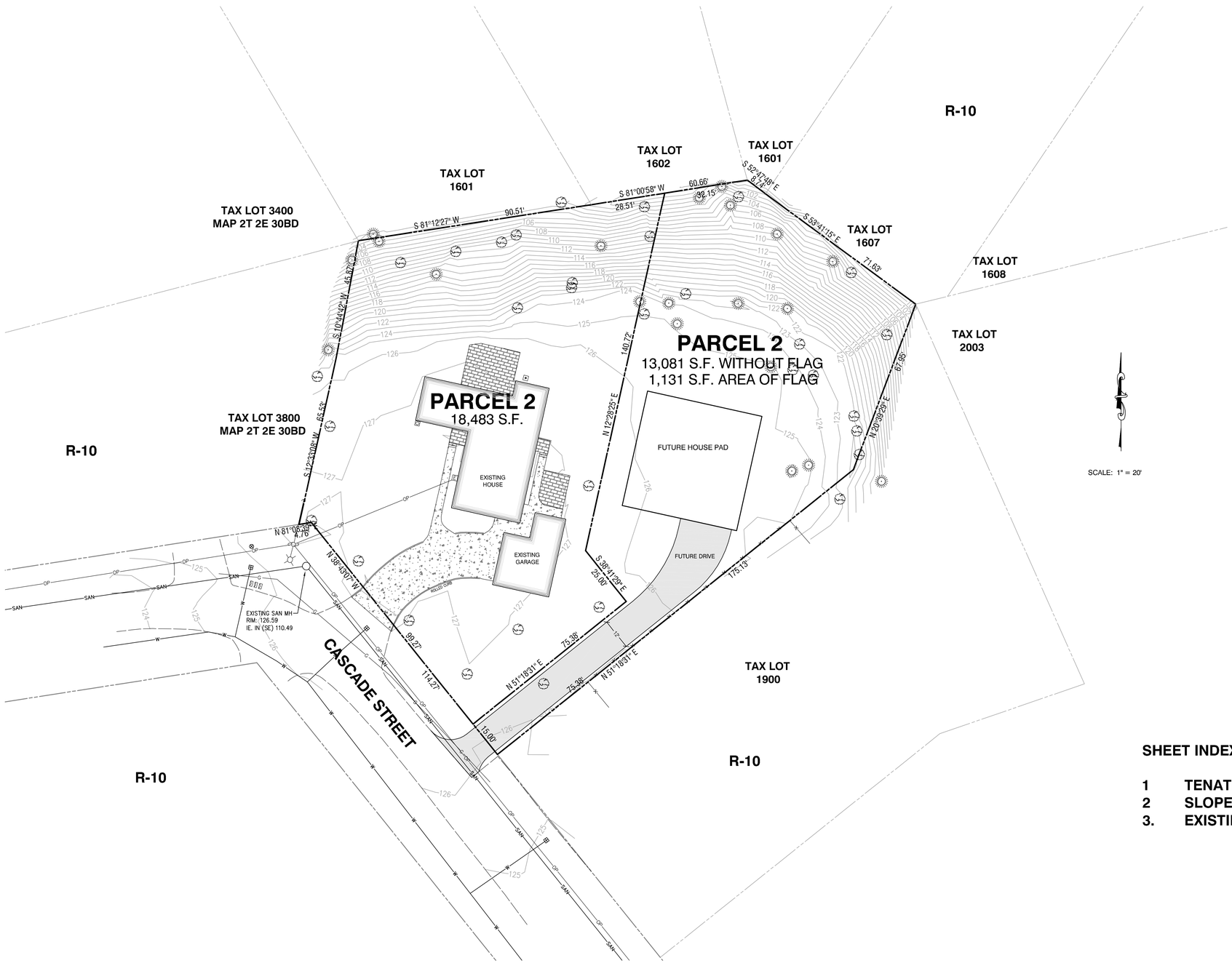
Clackamas County, Oregon

SHEET: 3/3



VICINITY MAP
NTS

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

ZONE: R-10
AREA: 32,697 S.F.

DATUM:
GEODETIC SURVEY #VM723 @ HWY 205 & 99E
ELEV: 62.48 (88 DATUM)

SHEET INDEX:

1 TENATIVE PLAN
2 SLOPE ANALYSIS AND TREE PROTECTION
3. EXISTING CONDITIONS

TENATIVE PLAN
CASCADE PARTITION

2014-127

DESIGNED:	BDG			
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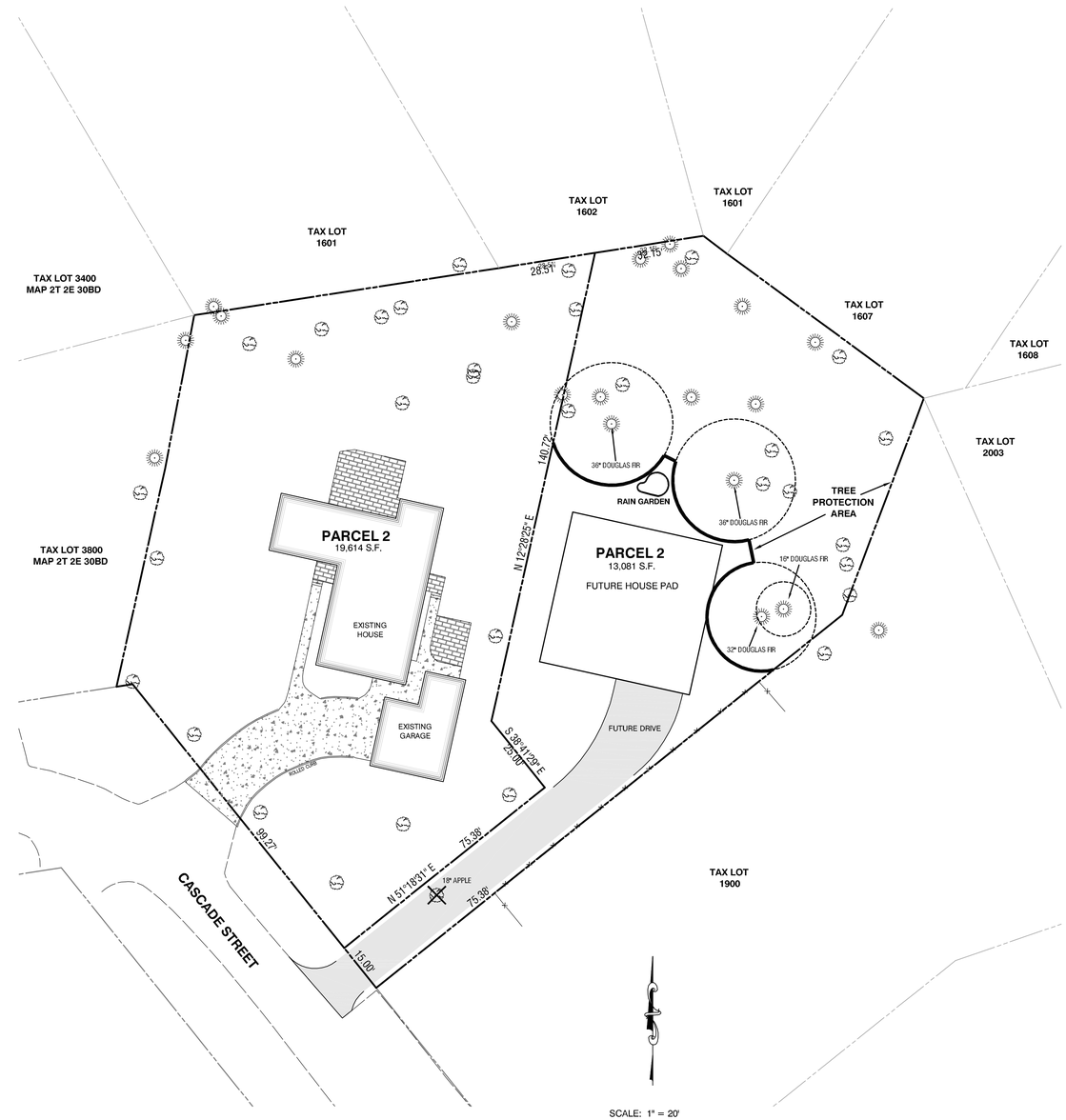
SHEET: 1/3

SLOPE ANALYSIS PLAN

SCALE: 1" = 20'



TREEE PROTECTION PLAN

SCALE: 1" = 20'

Color	Range Beg.	Range End	Percent	Area
□	0.00	15.00	67.1	20310.66
■	15.00	25.00	3.8	1145.64
■	25.00	35.00	0.3	93.50
■	35.00	100.00	28.8	8727.18

SLOPE ANALYSIS AND TREE PROTECTION PLAN
CASCADE PARTITION

2014-127

DESIGNED:	BDG			
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SHEET: 2/3