



**CITY OF WEST LINN**  
**PLANNING COMMISSION PUBLIC HEARING**  
**DATE: JUNE 3, 2009**

**FILE NO.:** PUD-09-01/SUB-09-01/WAP-09-02

**REQUEST:** 6-LOT PUD SUBDIVISION AT 19650 SUNCREST DRIVE  
 REQUIRING A WATER RESOURCES AREA PERMIT DUE  
 TO THE PRESENCE OF FERN CREEK ON SITE

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**City of West Linn  
PLANNING & DEVELOPMENT  
STAFF REPORT**

**TO:** West Linn Planning Commission (for June 3, 2009 meeting)  
**FROM:** West Linn Planning Staff (Tom Soppe, Associate Planner)  
**DATE:** Report completed June 20, 2009  
**FILE NO:** PUD-09-01/SUB-09-01/WAP-09-02  
**SUBJECT:** 6-lot planned unit development (PUD) subdivision at 19650 Suncrest Drive requiring a subdivision application, a PUD application, and a water resources area application due to the presence of Fern Creek on site.

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Planning Director's Initials *TS* City Engineer's Initials **KQL**

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**SPECIFIC DATA**

**OWNER/  
APPLICANT:** Icon Construction, 1980 Willamette Falls Drive, Ste. 200, West Linn, OR 97068

**CONSULTANT:** Kirsten Van Loo, Emerio Design LLC, 6107 SW Murray Blvd., Ste. 147, Beaverton, OR 97008

Michael C. Robinson, Perkins Coie, 1120 NW Couch St., 10<sup>th</sup> Floor, Portland, OR 97209-4128

**SITE LOCATION:** 19650 Suncrest Drive

**SITE SIZE:** 3.8 acres

**LEGAL  
DESCRIPTION:** 2 1E 23BD, Tax Lot 6700

**COMP PLAN  
DESIGNATION:** Low-density Residential

**ZONING:** R-10

**APPROVAL  
CRITERIA:** CDC Chapter 24, Planned Unit Development; Chapter 32, Water Resource Area Protection; Chapter 85, Land Division

**120-DAY RULE:** The application was completed On May 6, 2009. Therefore, the City must exhaust all local review by September 3, 2009 per the 120-day rule.

**PUBLIC NOTICE:** Mailed public notice to property owners within 500 feet on May 13, 2009. The property was posted with a sign on May 19, 2009. The notice was also posted on the city's website. At least 10 days prior to the hearing, notice was published in the West Linn Tidings. Therefore, public notice requirements of Chapter 99 of the Community Development Code have been satisfied. In addition, the applicant has participated in a neighborhood meeting per CDC Section 99.038.

## **EXECUTIVE SUMMARY**

The applicant proposes a 6-lot Planned Unit Development on this site which is located on the east side of Suncrest Drive in the Hidden Springs neighborhood in West Linn. The site is located just north of Carriage Way on Suncrest Drive, directly across the street from where the cul-de-sac Gallery Way heads west from Suncrest Drive. The site is 247 feet wide along Suncrest Drive and is 670 feet deep. Much of the central and eastern areas of the site are comprised by Fern Creek and the steep ravine on each side of the creek. The only street frontage is on Suncrest Drive on the west edge of the site. The area of the tract east of Fern Creek mainly consists of sloped land and does not front on a street. The site is heavily wooded from approximately the top of the Fern Creek ravine at its west edge, to the east end of the site. The west end of the site is a mixture of grasslands and wooded areas and contains one house and its garage. The house and garage are proposed for removal by the applicant. Due to the presence of Fern Creek and the lack of access and east of Fern Creek, all development is proposed west of the Fern Creek ravine.

Lots 1-3 will front on Suncrest Drive, while lots 4-6 will front on a private street that begins at Suncrest Drive across from Gallery Way and turns north at the lot line that separates lots 1-3 from lots 4-6. The private street is a dead end. Lots 1 and 2 will take driveway access from Suncrest, while lots 3-6 will take access from the private street. The CDC allows up to 4 houses are allowed access from a private street. There are two other tracts proposed, Tract A and Tract B. Tract A will include the private storm water detention pond and part of the emergency turnaround for the private street. Tract B will be designated with a conservation easement on the final plat and will include all of Fern Creek and its transition area, a narrow area between the transition area and the residential lots, and all lands east of Fern Creek including those outside the transition area. 2.4 of the 3.8 acres of land on site are proposed to be within Tract B. Development will be prohibited in the water resource area or its transition area, but a water resource area permit is needed per the provisions of 32.020. Gross lot sizes range from 7,646 to 11,792 square feet, but net lot sizes (lot size minus the access easement for the private street) range from 6,498 to 8,915 square feet. While this is in the R-10 zone which has a 10,000 square foot lot size minimum when the PUD overlay is not applied, under the PUD overlay there is no minimum lot size. Under the PUD the base zone requirement is respected in that the number of lots must not exceed the size of the site divided by 10,000, but individual lots may have less than 10,000 square feet.

The site was recently a "county island" within the City of West Linn until its annexation in 2008. As discussed above it is located within Hidden Springs neighborhood but is across Suncrest Drive from the Marylhurst neighborhood. With the exception of R-7 lands directly across the street on the northwest corner of Gallery Way and Suncrest Drive, the site is immediately surrounded by other R-10 zone lands. Other R-10 lands comprise most of the land in all directions from the site except for the R-7 lands southwest of the Carriage-Suncrest intersection; another small area of R-7 approximately 2 blocks north on the west side of Suncrest Drive; and, R-15 lands comprising much of the Marylhurst neighborhood further west and north. There are still 2 single-parcel county islands within two blocks, and the west edge of the city limits is approximately 2 blocks west as well. Most of the surrounding area within the city limits has been developed to the approximate density level allowed within its respective zone, but the three lots that border the site to the south are all large enough to be divided in this zone in terms of their square footage (restrictions on development due to Fern Creek and its transition area notwithstanding).

## **PUBLIC COMMENTS**

### **Jerry Grates, No Address Given, Summary of Comments on April 8, 2009**

The City shouldn't allow lot sizes substantially less than 10,000 square feet in the R-10 zone. Lot 4 is reduced by approximately 1/3 of the base zone sizes. Someone wouldn't get this on a variance. Why should it be allowed in a PUD? Lots 1 and 2 are each 24% undersized. Lot 3 is 11% undersized which is more acceptable. The applicant should ask for a regular zone change instead of, or in addition to, a PUD.

Please see attachments for commentary from neighborhood associations and association representatives.

## **RECOMMENDATION**

Based upon the findings prepared by the applicant and supplemented by staff, staff recommends approval of the application. The following conditions of approval would be appropriate:

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. Tract A and the stormwater facility in Tract A shall be private, and the applicant shall enter into a maintenance agreement with the City for the facility. The stormwater line under the private street shall be private.
2. A 20-foot wide trail easement extending north-to-south through the site shall be provided on the final plat within Tract B, east of Fern Creek. The exact location of the easement shall be determined cooperatively between the applicant and the City.

3. The applicant shall mitigate for the loss of the 5 trees determined to be significant by the City Arborist that are proposed for removal. These shall be mitigated for on an inch per inch basis per 55.100(B)(2)(f), preferably on site. The City Arborist shall determine preferred on-site locations. If on site mitigation is not possible for all mitigation planting, the applicant shall work with the Parks and Recreation Department to mitigate at an appropriate city-owned site. Street trees shall not count towards the mitigation required in this condition.
4. Applicant shall underground all new and existing utilities.
5. Houses on lots 1-3 shall have front facades oriented to Suncrest Drive.
6. Turning radii on the private street/shared driveway turnaround shall be at least 25 degrees.
7. Applicant shall be responsible for funding waterline upsizing along his frontage. The upsizing requirement is a Capital Improvement Project in the 2008 Water System Master Plan and SDC eligible at 56%. It shall be the City's option whether to contract directly for the improvement or have the developer contract for the work. If the City decides to upsize a greater length of water line replacement than the site frontage, the applicant will still only be responsible for funding the portion along the site frontage.
8. The private street/shared driveway shall be built to City street structural standards.
9. The applicant shall commission a lighting study of the project's frontage, and provide this to the Engineering Department who will use it to determine the street lighting needed to meet the City's lighting standards. If needed the applicant will install street lights to meet City lighting standards.
10. The applicant shall perform fire flow tests , install hydrants, and install "No Parking" signs to the satisfaction of TVFR.
11. The applicant shall remove all non-native plant species in the drainageway and transition area and replace these with native species without bringing motor vehicles into the drainageway and transition area.
12. The front yard setbacks of lots 1-3 shall be those of the underlying base zone R-10, which is 20 feet (15 to porch) as measured from the front property line after the 10 foot ROW dedication.
13. The applicant shall provide 5-foot utility easement along the front and rear of each lot in areas not already covered by the proposed utility easements overlaid on the proposed private street.
14. A conservation easement shall be placed on the final plat on the entirety of Tract B.

## APPROVAL CRITERIA AND FINDINGS

### PUD-09-01/SUB-09-01

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

#### 24.000 PLANNED DEVELOPMENT

##### 24.100 APPROVAL CRITERIA

*A. The approval criteria of Section 55.100, Design Review, shall apply to non-exempted projects per Section 55.025. Single-family detached, single family attached, and duplex residential units proposed shall comply with the provisions of Chapter 43 at time of building permit application. (Ord. 1463) (Ord 1547)*

##### **FINDING NO. 1:**

The project proposes only single-family detached houses. The project is exempt from Chapter 55.

*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.*

##### **FINDING NO. 2:**

The proposal is to develop only the west end of the site, outside the Fern Creek transition area and ravine. Therefore development is proposed only for the flattest, least wooded, least environmentally sensitive parts of the site. Condition of Approval 14 ensures that a conservation easement will be placed on the entirety of Tract B (which includes the entire Fern Creek corridor and its transition area) on the final plat. The criterion is 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.*

##### **FINDING NO. 3:**

The PUD consists of single-family detached houses as does the surrounding developed area. Lot sizes are compatible with the R-7 zoning across the street and also with nearby R-10 areas where some lots are less than 10,000 square feet as well, such as the Ridgebrook Park Estates subdivision which borders the site to the north. The preservation of the ravine and the land east of the ravine on site preserves these areas from development and therefore helps keep the site in harmony with the surrounding area including other preserved areas of

the Fern Creek ravine to the north. A conservation easement will be placed over the entirety of Tract B, which includes all of the Fern Creek corridor and its transition area. The criterion is met.

*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.*

**FINDING NO. 4:**

The proposal is to develop only the west end of the site, outside the Fern Creek transition area and ravine. Therefore development is proposed only for the flattest, least wooded, least environmentally sensitive parts of the site. The building footprints have been proposed to be distributed fairly evenly within the area proposed for development. The private street junction is across Suncrest Drive from the Gallery Way intersection, a placement that reduces traffic conflict and safety issues on Suncrest Drive. Driveways have been placed in a manner that is in keeping with code requirements for driveway spacing on Suncrest Drive, including having one of the front lots (Lot 3) access from the private street to ensure driveway spacing on the street complies with the CDC. The stormwater tract is located at the south end of the private street, facilitating easy access to Suncrest Drive. An emergency turnaround is provided as part of the private street. The criterion is met

*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.*

**FINDING NO. 5:**

As discussed above lot sizes are compatible with surrounding areas. Specific house plans are not proposed at this time but will be required to comply with FAR standards, single-family house transition standards, and other CDC standards at time of building permit issuance. The criterion is met.

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

**FINDING NO. 6:**

Density has been transferred from the two non-buildable tracts to the residential lots. Per the 10,000 base lot size of the R-10 zone, the site could theoretically have 16 lots. Therefore it is acceptable to have 6 lots with reduced square footage as long as the remaining square footage is in the non-buildable tracts per the provisions of this chapter.

24.180(D)(1) says "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." In the section of their narrative proposing PUD setbacks different from the base zone setbacks the applicant states "These adjustments apply to the interior yards of the project, with the understanding that the perimeter yards (the side yards of lot 1 and lot 6) will meet the requirements of the underlying base zone standard." Staff agrees with this statement but

finds that the front of lots 1-3 also are on the perimeter of the project, meaning that their front yard setbacks must be those of the underlying base zone R-10. Condition of Approval 12 ensures that they will be.

With the proposed condition of approval, the criterion is met.

## **85.000 LAND DIVISION**

### **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, find that the following standards have been satisfied, or can be satisfied by condition of approval. (ORD 1544)*

#### **A. Streets**

##### *1. General*

*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:*

##### *3. Street Widths.*

*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 of the following criteria:*

- a. The type of road as set forth in the Transportation Master Plan.*
- b. The anticipated traffic generation.*
- c. On-street parking requirements.*
- d. Sidewalk and bikeway requirements.*
- e. Requirements for placement of utilities.*
- f. Street lighting.*
- g. Drainage and slope impacts.*
- h. Street trees.*
- i. Planting and landscape areas.*
- j. Existing and future driveway grades.*
- k. Street geometry.*
- l. Street furniture needs, hydrants.*

*5. 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.*

- b. Streets intended to serve as signed but unstriped bike routes should have the travel lane widened by two feet.*
- c. Collectors should have two travel lanes and may accommodate some parking. Bike routes are appropriate.*
- d. Arterials should have two travel lanes. On-street parking is not allowed unless part of a Street Master Plan. Bike lanes are required as directed by the Parks Master Plan and Transportation Master Plan.*

**FINDING NO. 7:**

10 feet of right-of-way (ROW) is being dedicated on Suncrest Drive, increasing the ROW from 50 to 60 feet, making this an acceptable ROW width for a collector street per the table in 85.200(A)(2). No new public streets are proposed. Street trees are proposed, complying with Chapter 54. Half street improvements are proposed on Suncrest Drive that will bring the total pavement width to 40 feet. The criteria are met.

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

*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.*

*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.)*

**FINDING NO. 8:**

There are no new public streets, stub streets requiring future extension, or reserve strips. The criteria are not applicable.

*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.*

*10. Additional Right-of-Way for Existing Streets. Wherever existing street right-of-ways 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.*

**FINDING NO. 9:**

10 feet of ROW is being dedicated on Suncrest Drive, increasing the ROW from 50 to 60 feet, making this an acceptable ROW width for a collector street per the table in 85.200(A)(2). No new public streets are proposed, and the private street/shared driveway proposed will intersect with Suncrest Drive at a right angle. The criteria are met.

*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 CDC Chapter 75. All cul-de-sacs shall terminate with a turnaround built to one of the following specifications (measurements are for the traveled way and do not include planter strips or sidewalks.*

*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. Continuations of existing streets shall have the name of the existing street. Streets, drives, avenues, ways, boulevards, lanes, shall describe through streets. Place and court shall describe cul-de-sacs. Crescent, terrace, and circle shall describe loop or arcing roads.*

*13. Grades and Curves.*

**FINDING NO. 10:**

No public cul-de-sacs are proposed. Also, the private street/shared driveway will have 4 lots accessing from it and will have a length of less than 400 feet. There will be no new curves on the public street. A street name is not proposed for the private street/shared driveway, so the houses on it will have Suncrest Drive addresses. The criterion is met.

*14. Access to Local Streets. Intersection of a local residential street with an arterial street may be prohibited by the decision-making authority if suitable alternatives exist for providing interconnection of proposed local residential streets with other local streets. Where a subdivision or partition abuts or contains an existing or proposed major arterial street, the decision-making authority may require marginal access streets, reverse frontage lots with suitable depth, visual barriers, noise barriers, berms, no access reservations along side and rear property lines, and/or other measures necessary for adequate protection of residential properties from incompatible land uses, and to ensure separation of through traffic and local traffic.*

15. Alleys.

**FINDING NO. 11:**

There are no arterial streets at the site. No alleys are proposed. The criteria are not applicable.

16. Sidewalks. Sidewalks shall be installed per Section 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 Section 85.200(A)(3)(e). See also Section 85.200(C). Sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., 4 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.

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 curblin. 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. (ORD. 1408)

**FINDING NO. 12:**

The sidewalk and planter strip on Suncrest Drive are each six feet wide. Since the planter strip will be used as a stormwater swale, street trees will be planted on the east of the sidewalk. The criteria are met.

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

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. (ORD. 1442)

20. 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. (ORD. 1408)

21. Entryway Treatments and Street Isle Design. When the applicant desires to construct certain walls, planters, and other architectural entryway treatments within a subdivision, the following standards shall apply:

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. 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 identified impacts of the subdivision. (ORD. 1526) (ORD. 1544)

**FINDING NO. 13:**

The newly dedicated ROW on Suncrest Drive will be dedicated without any reservations or restrictions. Lots 1-3 directly border Suncrest Drive, and lots 4-6 have access via the private street/shared driveway which is acceptable per CDC 48.030(D) and 85.200(B)(7)(f) (see also findings 16 and 19 below). No gated streets, entry way treatments, or street isles are planned, and no off-site street improvements have been identified as necessary. The criteria are 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 limitation and opportunities of topography and solar access.*

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 justify a variation. The recommended minimum distance between intersections on arterial streets is 500 feet. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications.*

**FINDING NO. 14:**

There are no new blocks proposed in this infill development. The criterion is not applicable.

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). (ORD. 1401)*

*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.*

**FINDING NO. 15:**

Lot size, width, shape, and orientation are appropriate. All lots are placed outside of Fern Creek and its transition area. Lots 3-6 contain part of the proposed private street; this is a PUD, so no minimum lot size standard is violated due to this. Lots 1-3 all border both the private street and the existing public through street Suncrest Drive. For the most attractive streetscape on Suncrest Drive, Condition of Approval 5 ensures house orientation will front to Suncrest Drive (regardless of where the driveway accesses for each lot). The criterion is met.

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

**FINDING NO. 16:**

Lots 1 and 2 will be accessed via driveways off Suncrest Drive. Lots 3-6 will be accessed via the proposed private street/shared driveway which will have an access easement. There are no double-frontage lots as lots 1-3 border both Suncrest Drive and the shared driveway, but do not border two public streets. The shared driveway does not need to stub to any surrounding developable parcels because there will already be four houses (the maximum number allowed) accessing this shared driveway. New public streets providing street connectivity are not desired across the site as this would require building a street through the protected Fern Creek drainageway corridor, a significant riparian corridor. Shared driveway pavement will be 22 feet wide in the western section and 28 feet wide in the north-south section. All individual house driveways are proposed to be at least 20 feet long. A turnaround is provided in the shared driveway. All driveways including the shared driveway on Suncrest Drive are at least 75 feet from each other and from other driveways or streets accessing the same side of Suncrest Drive. A turnaround is provided in the shared driveway. The turnaround is sufficient per the graphic in CDC 85.200(A)(11) as long as the turning radii on its corners are at least 25 degrees. Condition of Approval 6 requires this. For City maintenance vehicles and emergency vehicles, Condition of Approval 8 requires the private street/shared driveway to be built to City street structural standards.

*5. Through Lots and Parcels. Through lots have frontage on a street at the front and rear of the lot. They are also called double frontage lots. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.*

**FINDING NO. 17:**

There are no lots with frontage on two public streets. Lots 1-3 have front frontage on Suncrest Drive and rear frontage on the private street. This is necessary as the private street must be placed in the area between the rows of lots to best protect the Fern Creek significant riparian corridor and transition area east of the proposed residential lots. 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.*

**FINDING NO. 18:**

All lot side lines run perpendicular to the street. The criterion is met.

*7. Flag Lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be 8 feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements. The following dimensional requirements shall apply to flag lots:*

- a. Setbacks applicable to the underlying zone shall apply to the flag lot.
- b. Front yard setbacks may be based on the rear property line of the parcel which substantially separates the flag lot from the street from which the flag lot gains access. Alternately, the house and its front yard may be oriented in other directions so long as some measure of privacy is ensured, or it is part of a pattern of development, or it better fits the topography of the site.
- c. The lot size shall be calculated exclusive of the accessway; the access strip may not be counted towards the area requirements.
- d. The lot depth requirement contained elsewhere in this Code shall be measured from the rear property line of the parcel which substantially separates the flag lot from the street from which the flag lot gains access.
- e. As per Section 48.030, the accessway shall have a minimum paved width of 12 feet.
- f. If the use of a flag lot stem to access a lot is infeasible because of a lack of adequate existing road frontage, or location of existing structures, the proposed lot(s) may be accessed from the public street by an access easement of a minimum 15 foot width across intervening property.  
(ORD 1442)

**FINDING NO. 19:**

Lots 4-6 are flag lots in that they do not directly border a street but access a street via an access easement, per (f) above. The lots meet PUD size and dimensional standards and will use the PUD setbacks proposed by the applicant. The accessway and its pavement will be 22 feet wide in some areas and up to 28 feet wide in others. The criterion is met.

*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.*

**FINDING NO. 20:**

There are no large lots. The criterion is met.

**C. Pedestrian and Bicycle Trails**

**FINDING NO. 21:**

Trails are not proposed but Condition of Approval 2 requires a 20-foot wide trail easement to go north and south across Tract B, the exact location of which will be determined later cooperatively by the City and applicant.

**D. Transit Facilities.**

**FINDING NO. 22:**

There are no transit lines in the area. The criteria is not applicable.

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

**FINDING NO. 23:**

Engineering staff has found the grading plan to meet the CDC criteria.

***F. Water***

- 1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.*
- 2. Adequate location and sizing of the water lines.*
- 3. Adequate looping system of water lines to enhance water quality.*
- 4. For all non single-family developments, there shall be a demonstration of adequate fire flow to serve the site.*
- 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.*

**FINDING NO. 24:**

Water meters for lots 1-3 will be located on their respective lots and meters for lots 4-6 will be located at the entrance to the private street. Private water lines will connect each lot to its meter. The meters connect to the existing water line in Suncrest Drive. The applicant will replace the existing 8 inch pipe with a 12 inch pipe for the Suncrest Drive waterline. The Water Division of Public Works plans to require the applicant to replace the water line in Suncrest Drive along the site frontage, and perhaps beyond the site frontage to a point decided by the City. Therefore Condition of Approval 7 requires the water line to be replaced to the satisfaction of the Water Division; the condition does exclude the applicant from financial responsibility for replacing the line beyond the project site frontage. TVFR's letter regarding the application calls for a fire flow test, the possible establishment of new fire hydrants, and the installation of "No Parking" signs on the private street/shared driveway. Condition of Approval 10 requires the applicant to comply with these concerns to the satisfaction of TVFR. The criterion is met upon the fulfillment of the conditons of approval.

***G. Sewer***

***H. Storm***

**FINDING NO. 25:**

The sewer and storm plans meet the CDC criteria. Per Condition of Approval 1, the pond and the storm line within the private street will be private, with a maintenance agreement with the City for the pond.

***I. Utility Easements.*** *All subdivisions and partitions shall establish, at minimum, five-foot utility easements on front and rear lot lines. Easements may be wider and side yard easements established, as determined by the City Engineer to accommodate the particular service. 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. (ORD. 1382)*

**FINDING NO. 26:**

The applicant provides utility easements along the entire shared driveway/private street; these are more than 5 feet wide as they are the width of the shared driveway/private street. Condition of Approval 13 requires the applicant to provide 5-foot easements along the front and back of each lot in the areas not covered by the shared driveway/private street.

***J. Supplemental Provisions***

*1. Wetland and Natural Drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 30, Wetland and Riparian Area Protection, and Chapter 32, Natural Drainageway Areas. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required. (ORD. 1463)*

*2. Willamette and Tualatin Greenways*

**FINDING NO. 27:**

There is a natural drainageway, Fern Creek, and its ravine and transition area on site. Utilities will not be routed through the protected corridor. The applicant has applied for a Water Resources Area permit. See findings 35-48 regarding Chapter 32. The site is not within a river greenway, so (2) is not applicable.

*3. Street Trees. Street trees are required as identified in the appropriate section of the Municipal Code and Chapter 54 of this Code.*

**FINDING NO. 28:**

Street trees are provided. 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.*

**FINDING NO. 29:**

Condition of Approval 9 requires the applicant to provide a lighting study to the Engineering Department, which the department will use to determine the street lighting to be provided by the applicant. Staff finds that this condition satisfies the lighting provisions of CDC Chapter 92.

*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. (ORD. 1442)*

*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.*

**FINDING NO. 30:**

Condition of Approval 4 ensures all new and existing utilities will be undergrounded. The applicant is dedicating 10 feet of ROW on Suncrest Drive.

*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 Section 02.000. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt. (ORD. 1408)*

**FINDING NO. 31:**

This criteria does not apply as density is being transferred from Type I and II lands to Type III and IV lands.

*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.*

**FINDING NO. 32:**

The site contains no R-2.1 or R-3 zoning. The criterion is not applicable.

*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 Section 55.100(B)(2). Trees are defined per the Municipal Code as having a trunk 6" in diameter or 19" in circumference at a point five feet above the mean ground level at the base of the trunk.  
(ORD. 1403)*

**FINDING NO. 33:**

20% or more of Type III and IV lands must consist of dripline + 10 areas of preserved significant trees. 20% of the site containing land with less than a 25% slope (Type III and IV) totals 23,435 square feet. Areas within Tract B east of Fern Creek that will remain undeveloped contain over 33,000 square feet. This entire area east of Fern Creek is considered significant tree canopy area by the city arborist. The 33,000 square foot section of this eastern area that consists of Type III and IV lands constitutes over 20% of the Type III and IV areas of the site, and therefore no significant trees need to be preserved in the Type III and IV lands in Tract A or the proposed residential lots. No significant trees on Type I and II lands are proposed for removal. While it is acceptable per 55.100(B)(2) to remove the 5 significant trees on Type III and IV lands in the proposed residential lots due to the 20% minimum being achieved east of Fern Creek, staff still finds a compelling public interest to mitigate for the loss of these significant trees. Condition of Approval 3 requires inch-per-inch mitigation for these 5 trees.

*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. 1408)*

**FINDING NO. 34:**

The site is already within the city limits. The criterion is not applicable.

**32 WATER RESOURCE AREA PROTECTION**

**32.050 APPROVAL CRITERIA**

*A. Proposed development submittals shall identify all water resource areas on the project site. The most currently adopted Surface Water Management Plan) shall be used as the basis for determining existence of drainageways. The exact location of drainageways identified in the Surface Water Management Plan, and drainageway classification (e.g., open channel vs. enclosed storm drains), may have to be verified in the field by the City Engineer. T shall be used as the basis for determining existence of wetlands. The exact location of wetlands identified in the Local Wetlands Inventory on the subject property shall be verified in a wetlands delineation analysis prepared for the applicant by a certified wetlands specialist. The Riparian Corridor inventory shall be used as the basis for determining existence of riparian corridors.*

**FINDING NO. 35:**

The creek on site is identified. On the Surface Water Management Plan there is an open channel identified along the border of this site and the subdivision to the north. Both Public Works and Planning staff have confirmed in the field that there is not an actual open channel at this location. Please see the memo initialed by the Planning Director and the Public Works Director within Exhibit PC-1. The criterion is met.

*B. Proposed developments shall be so designed as to maintain the existing natural drainageways and utilize them as the primary method of stormwater conveyance through the project site unless the most recently adopted West Linn Surface Water Management Plan calls for alternate configurations (culverts, piping, etc.). Proposed development shall, particularly in the case of subdivisions, facilitate reasonable access to the drainageway for maintenance purposes.*

*C. Development shall be conducted in a manner that will minimize adverse impact on water resource areas. Alternatives which avoid all adverse environmental impacts associated with the proposed action shall be considered first. For unavoidable adverse environmental impacts, alternatives that reduce or minimize these impacts shall be selected. If any portion of the water quality resource area is proposed to be permanently disturbed, the applicant shall prepare a mitigation plan as specified in CDC 32.070 designed to restore disturbed areas, either existing prior to development or disturbed as a result of the development project, to a healthy natural state.*

**FINDING NO. 36:**

Fern Creek and its ravine and transition area are not proposed for development. Treated stormwater will drain to the creek ravine. The criterion is met.

*D. Water resource areas shall be protected from development or encroachment by dedicating the land title deed to the City for public open space purposes if either: 1) a finding can be made that the dedication is roughly proportional to the impact of the development; or, 2) the applicant chooses to dedicate these areas. Otherwise, these areas shall be preserved through a protective easement. Protective or conservation easements are not preferred because water resource areas protected by easements have shown to be harder to manage and, thus, more susceptible to disturbance and damage. Required 15-foot wide structural setback areas do not require preservation by easement or dedication.*

**FINDING NO. 37:**

Tract B, which includes all of Fern Creek and its transition area, is proposed to be held in ownership by the developer with preservation provided by an easement. As stated above in (D) “easements are not preferred because water resource areas protected by easements have shown to be harder to manage and, thus, more susceptible to disturbance and damage.” As it is the majority of the site, staff finds that the dedication of Tract B to the city would not be proportional to the impact of the development. Staff adopts applicant’s finding that there will be a protective easement placed over the entire tract. Condition of Approval 2 establishes a 20-foot trail easement in Tract B as well.

*E. The protected water resource area shall include the drainage channel, creek, wetlands, and the required setback and transition area. The setback and transition area shall be determined using the following table:*

**FINDING NO. 38:**

In Table 32-1, creeks surrounded by slopes of 25 or more percent that terminate at a distinct top of ravine have their transition areas designated by measuring 50 feet beyond the top of ravine. When there is no distinct top of ravine, per the same table, and the 25%+ slopes continue for more than 150 feet, the edge of the transition area is 200 feet from the stream. Approximately the southern half of the site is in the former category, and approximately the northern half of the site is in the latter. The applicant’s submittal only shows the 50 foot setback from the top of the ravine; please see PC-7 which is staff’s graphic illustrating the transition area as appropriately shown north and south throughout the site, based on either the former or latter category standard where appropriate.

As can be seen on Exhibit PC-7, the edge of the transition area is east of the line separating Tract B to the east and the residential lots to the west, so the transition area is protected as required. Rear yard setbacks for this PUD are proposed to be 15 feet, so the 15 foot structural setback required beyond the transition area boundary will be respected. The criterion is met.

*F. Roads, driveways, utilities, or passive use recreation facilities may be built in and across water resource areas when no other practical alternative exists. Construction shall minimize impacts. Construction to the minimum dimensional standards for roads is required. Full mitigation and revegetation is required, with the applicant to submit a mitigation plan pursuant to CDC Section 32.070 and a revegetation plan pursuant to CDC Section 32.080. The maximum disturbance width for utility corridors is as follows:*

- a. For utility facility connections to utility facilities, no greater than 10 feet wide.*
- b. For upgrade of existing utility facilities, no greater than 15 feet wide.*

*c. For new underground utility facilities, no greater than 25 feet wide, and disturbance of no more than 200 linear feet of Water Quality Resource Area, or 20% of the total linear feet of Water Quality Resource Area, whichever is greater.*

**FINDING NO. 39:**

No roadways, driveways, or utilities will be built across the water resource area. No recreation facilities are proposed at this time but the City would like to keep open the possibility that this creek corridor could eventually contain a trail that is part of a larger trail network. Condition of Approval 2 requires the developer to establish 20-foot trail easement north-to-south through Tract B, the exact location of which is to be determined collaboratively by the City and applicant before final platting. This allows for an appropriate location as to how a trail could connect to city-owned parcels along the creek to the north, and potentially eventually south to Carriage Way upon the further development of parcels to the south.

*G. Prior to construction, the water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed except as specifically allowed by an approved water resource area permit. Such fencing shall be maintained until construction is complete. The water resource area shall be identified with City-approved permanent markers at all boundary direction changes and at 30- to 50-foot intervals that clearly delineate the extent of the protected area.*

**FINDING NO. 40:**

The applicant has agreed to these provisions. The criterion is met.

*H. Paved trails, walkways, or bike paths shall be located at least 15 feet from the edge of a protected water feature except for approved crossings. All trails, walkways, and bike paths shall be constructed so as to minimize disturbance to existing native vegetation. All trails, walkways, and bike paths shall be constructed with a permeable material and utilize Low Impact Development (LID) construction practices.*

**FINDING NO. 41:**

The applicant does not propose paths in the transition area. Condition of Approval 2 requires the developer to work collaboratively with the City to establish an appropriate trail easement north-south through Tract B. The City will comply with all Chapter 32 criterion including this one upon the eventual possible installation of trails.

*I. Sound engineering principles regarding downstream impacts, soil stabilization, erosion control, and adequacy of improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse. Inter-basin transfers of storm drainage shall not be permitted.*

*J. Appropriate erosion control measures based on CDC Chapter 31 requirements shall be established throughout all phases of construction.*

**FINDING NO. 42:**

Treated stormwater from the site will drain to the ravine, which is its natural watercourse, so no inter-basin transfers will occur. The applicant agrees to the sound engineering principles listed here. The criteria are met.

*K. Vegetative improvements to areas within the water resource area may be required if the site is found to be in an unhealthy or disturbed state, or if portions of the site within the water resource area are disturbed during the development process. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than 80% of the water resource area and less than 50% tree canopy coverage in the water resource area. "Vegetative improvements" will be documented by submitting a revegetation plan meeting CDC Section 32.080 criteria that will result in the water resource area having a combination of native trees, shrubs, and groundcover on more than 80% of its area, and more than 50% tree canopy coverage in its area. Where any existing vegetation is proposed to be permanently removed, or the original land contours disturbed, a mitigation plan meeting CDC Section 32.070 criteria shall also be submitted. Interim erosion control measures such as mulching shall be used to avoid erosion on bare areas. Upon approval of the mitigation plan, the applicant is responsible for implementing the plan during the next available planting season.*

**FINDING NO. 43:**

The large water resource area and transition area on site likely does include some non-native and invasive species. Therefore Condition of Approval 11 requires the applicant to remove all non-native plant species (without bringing a motor vehicle into the transition area) and replacing these with natives.

*L. Structural Setback area: where a structural setback area is specifically required, development projects shall keep all foundation walls and footings at least 15 feet from the edge of the water resource area transition and setback area if this area is located in the front or rear yard of the lot, and 7 ½ feet from the edge of the water resource area transition and setback area if this area is located in the side yard of the lot. Structural elements may not be built on or cantilever over the setback area. Roof overhangs of up to three feet are permitted in the setback. Decks are permitted within the structural setback area.*

**FINDING NO. 44:**

At all areas of the site the edge of the transition area is east of the rear lot lines of lots 4-6, and these lots are proposed to have a 15-foot rear setback for structures. The criterion is met.

*M. Stormwater Treatment Facilities may only encroach a maximum of 25 feet into the outside boundary of the water resource area; and the area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property. Facilities that infiltrate storm water onsite, including the associated piping, may be placed at any point within the water resource area outside of the actual drainage course so long as the forest canopy and the areas within ten feet of the driplines of significant trees are not disturbed. Only native vegetation may be planted in these facilities.*

**FINDING NO. 45:**

The stormwater treatment facility will be fully outside the transition area. The facility will not be within the driplines of any significant trees required to be preserved. The criterion is met.

*N. As part of any proposed land division or Class II Design Review application, any covered or piped drainageways identified on the Surface Water Quality Management Plan Map shall be opened, unless the City Engineer determines that such opening would negatively impact the affected storm drainage system and the water quality within that affected storm drainage system in a manner that could not be reasonably mitigated by the project's site design. The*

*design of the reopened channel and associated transition area shall be considered on an individualized basis, based upon the following factors:*

- 1. The ability of the reopened storm channel to safely carry storm drainage through the area.*
- 2. Continuity with natural contours on adjacent properties*
- 3. Continuity of vegetation and habitat values on adjacent properties.*
- 4. Erosion control*
- 5. Creation of filters to enhance water quality*
- 6. Provision of water temperature conducive to fish habitat*
- 7. Consideration of habitat and water quality goals of the most recently adopted West Linn Surface Water Management Plan.*
- 8. Consistency with required site Mitigation Plans, if such plans are needed.*

*The maximum required setback under any circumstance shall be the setback required as if the drainage way were already open.*

*The maximum required setback under any circumstance shall be the setback required as if the drainage way were already open.*

**FINDING NO. 46:**

There are no known piped drainageways on site. The criterion is not applicable.

*O. The decision-making authority may approve a reduction in applicable front yard setbacks abutting a public street to a minimum of fifteen feet and a reduction in applicable side yard setbacks abutting a public street to 7 ½ feet if the applicant demonstrates that the reduction is necessary to create a building envelope on an existing or proposed lot of at least 5,000 square feet.*

**FINDING NO. 47:**

No side yards will abut a public street. The applicant already proposes rear and front yard setbacks of 15 feet, which is acceptable as this is a PUD. The criterion is not applicable.

*P. Storm Drainage Channels not identified on the Surface Water Management Plan Map, but identified through the development review process, shall be subject to the same setbacks as equivalent mapped storm drainage channels.*

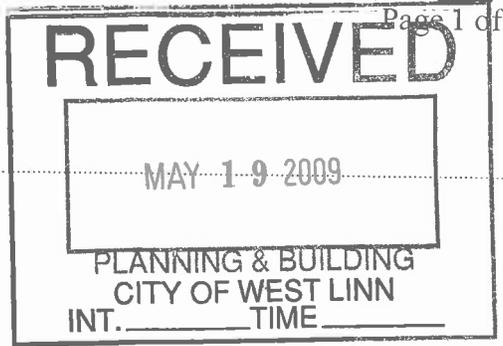
**FINDING NO. 48:**

No channels have been identified in the development review process. The criterion is not applicable.

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# EXHIBITS

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**Soppe, Tom**

**From:** Soppe, Tom  
**Sent:** Tuesday, May 19, 2009 10:28 AM  
**To:** 'Hidden Springs Neighborhood Assoc.'  
**Subject:** RE: 19650 Suncrest

Yes, West Linn calls these PUDs but many communities call them PDs. If the applicant is referring to a PD he likely means what we call a PUD.

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

**From:** Hidden Springs Neighborhood Assoc. [mailto:WLHSNA@msn.com]  
**Sent:** Tuesday, May 19, 2009 8:59 AM  
**To:** Soppe, Tom  
**Subject:** Re: 19650 Suncrest

I thought I read it was a PD and did not have to be a PUD. Are a PD and a PUD the same thing?

Lynn

----- Original Message -----  
**From:** Soppe, Tom  
**To:** Hidden Springs Neighborhood Assoc.  
**Sent:** Tuesday, May 19, 2009 8:06 AM  
**Subject:** RE: 19650 Suncrest

This is applied for as a PUD, and qualifies to be one. The open space of a PUD doesn't have to be dedicated to the city in order for the subdivision to be a PUD per code. The open space tract will be protected from development by a conservation easement.

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

**From:** Hidden Springs Neighborhood Assoc. [mailto:WLHSNA@msn.com]  
**Sent:** Monday, May 18, 2009 11:09 PM  
**To:** Soppe, Tom  
**Subject:** Fw: 19650 Suncrest

Hello Tom,

Thank you for sending this information.

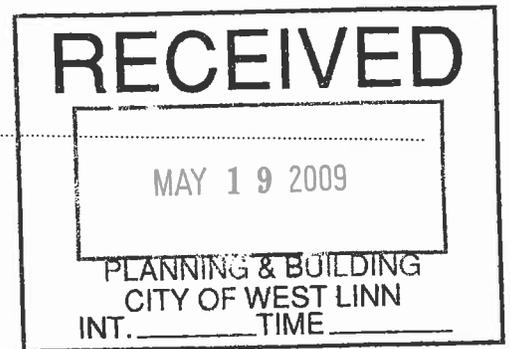
I am a little confused. Why doesn't this qualify as a PUD since the developer promised to deed the treed open space to the city prior to the annexation election? Since the site contains type I and type II soils, steep slopes and a riparian area why is it exempt from a PUD? What will happen to the treed space that we were told would remain undeveloped and be dedicated to the city?

**Soppe, Tom**

**From:** Soppe, Tom  
**Sent:** Tuesday, May 19, 2009 8:07 AM  
**To:** 'Hidden Springs Neighborhood Assoc.'  
**Subject:** RE: 19650 Suncrest

This is applied for as a PUD, and qualifies to be one. The open space of a PUD doesn't have to be dedicated to the city in order for the subdivision to be a PUD per code. The open space tract will be protected from development by a conservation easement.

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



**From:** Hidden Springs Neighborhood Assoc. [mailto:WLHSNA@msn.com]  
**Sent:** Monday, May 18, 2009 11:09 PM  
**To:** Soppe, Tom  
**Subject:** Fw: 19650 Suncrest

Hello Tom,

Thank you for sending this information.

I am a little confused. Why doesn't this qualify as a PUD since the developer promised to deed the treed open space to the city prior to the annexation election? Since the site contains type I and type II soils, steep slopes and a riparian area why is it exempt from a PUD? What will happen to the treed space that we were told would remain undeveloped and be dedicated to the city?

Please let me know as soon as possible so I can provide answers at the meeting tomorrow evening.

Lynn Fox, President  
Hidden Springs NA  
----- Original Message -----

**From:** Soppe, Tom  
**To:** Hidden Springs Neighborhood Assoc.  
**Sent:** Monday, May 18, 2009 4:55 PM  
**Subject:** RE: 19650 Suncrest

It is complete and scheduled for a June 3 hearing. The file is here for you to look at.

Also here is the project page online, with the submittals:

<http://westlinnoregon.gov/planning/19650-suncrest-drive-6-lot-pud>

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

24

## Memorandum

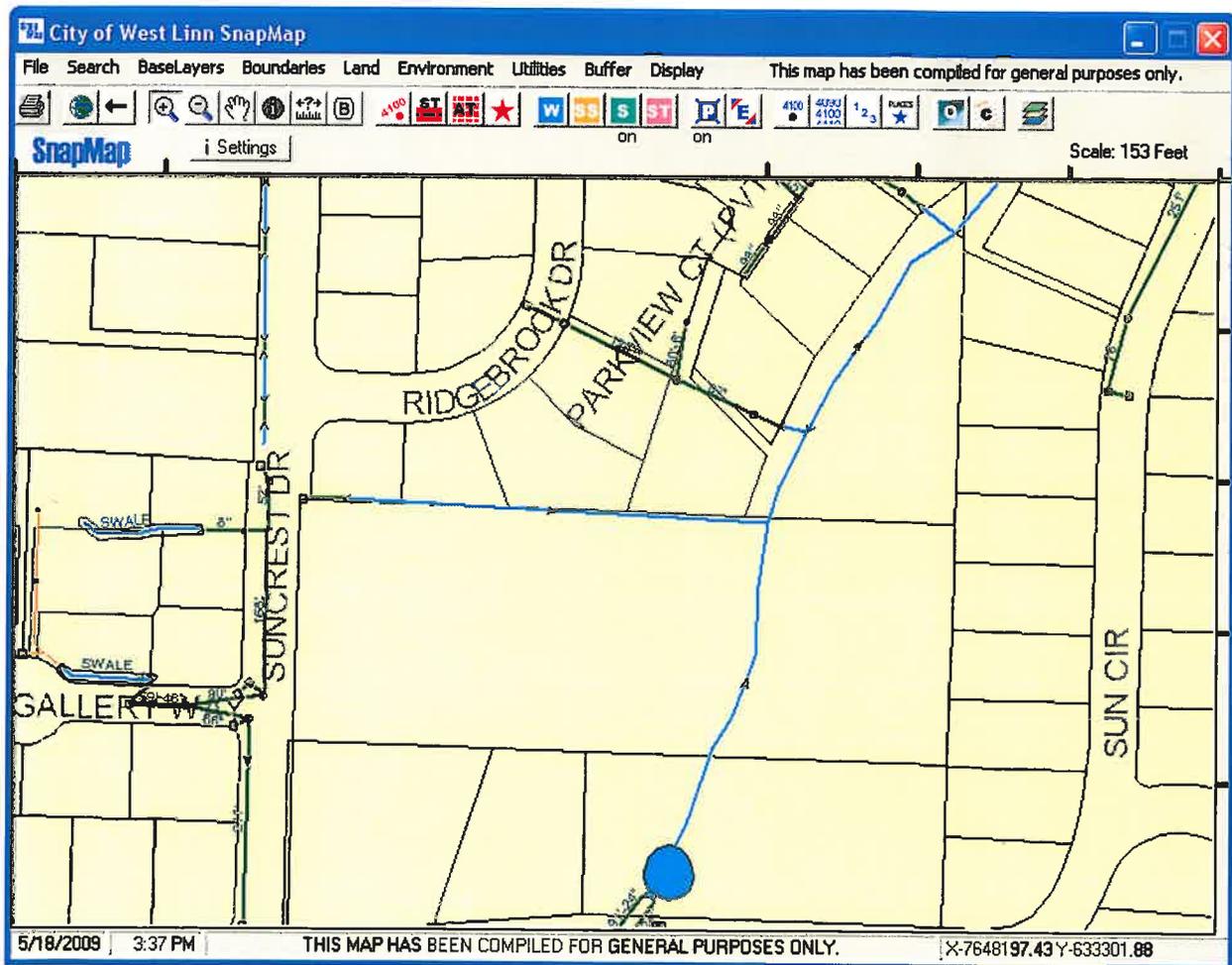
Date: May 18, 2009

To: Chris Kerr, Acting Planning Director; <sup>GC</sup> Gene Green, Public Works Director

From: Tom Soppe, Associate Planner

Subject: Surface Water Management Plan storm line north of 1965 Suncrest Drive

Below the City GIS (as well as the Surface Water Management Plan of 2006) shows an open storm channel along the northern border of the site. Both Planning and Public Works staff have confirmed in the field that this has no detectable point of outfall, no physical channel, and does not function as an open channel. The channel is therefore not protected by the provisions of CDC Chapter 32, per 32.050(A).



**Soppe, Tom**

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**From:** Soppe, Tom  
**Sent:** Monday, May 18, 2009 12:46 PM  
**To:** 'Robinson, Michael C. (Perkins Coie)'; kirsten@emeriodesign.com  
**Cc:** Kerr, Chris  
**Subject:** FW: City of West Linn File No. PUD-09-01/SUB-09-01/WAP-09-01

See Khoi's commentary on the transferring and oversizing. Otherwise agreed.

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

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**From:** Le, Khoi  
**Sent:** Monday, May 18, 2009 12:36 PM  
**To:** Soppe, Tom  
**Cc:** Kerr, Chris; Wright, Dennis  
**Subject:** RE: City of West Linn File No. PUD-09-01/SUB-09-01/WAP-09-01

Tom-

Agree with the idea. Again, I am not sure about the credit transferring or paying for the additional oversizing cost. If it's a concern, my suggestion is that they must check to see if this is something that the City allows.

Thanks,

Khoi

---

**From:** Soppe, Tom  
**Sent:** Monday, May 18, 2009 10:53 AM  
**To:** Le, Khoi  
**Subject:** FW: City of West Linn File No. PUD-09-01/SUB-09-01/WAP-09-01

Does the part about the water line look right?

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

---

**From:** Ryan, Corinne F. (Perkins Coie) [mailto:CRyan@perkinscoie.com] **On Behalf Of** Robinson, Michael C. (Perkins Coie)  
**Sent:** Monday, May 18, 2009 10:49 AM  
**To:** Kerr, Chris  
**Cc:** Soppe, Tom; Kirsten Vanloo; handris@aol.com; Robinson, Michael C. (Perkins Coie)  
**Subject:** City of West Linn File No. PUD-09-01/SUB-09-01/WAP-09-01

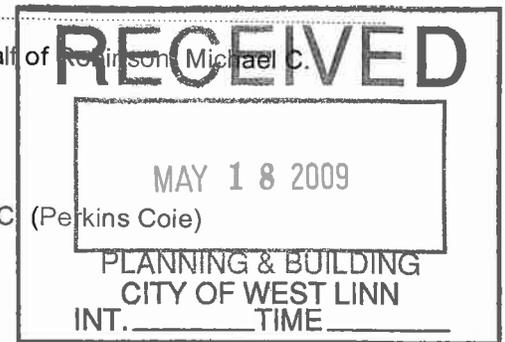
Dear Chris and Tom,

26

5/18/2009

**Soppe, Tom**

**From:** Ryan, Corinne F. (Perkins Coie) [CRyan@perkinscoie.com] on behalf of Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Monday, May 18, 2009 10:49 AM  
**To:** Kerr, Chris  
**Cc:** Soppe, Tom; Kirsten Vanloo; handris@aol.com; Robinson, Michael C. (Perkins Coie)  
**Subject:** City of West Linn File No. PUD-09-01/SUB-09-01/WAP-09-01



Dear Chris and Tom,

I am writing to confirm the results of our meeting last Friday. If you believe that I have misstated anything concerning our meeting, please let me know at once.

**1. Street Lighting.**

Kirsten is going to provide an updated lighting study by Northstar. We agreed that the City would impose a condition of approval providing that the lighting study shall show that there is street frontage lighting sufficient to address the requirements of West Linn Community Development Code, Title 92.

**2. Oversized Water Line.**

The City has asked that the water line in Suncrest on the west side of the street be increased in size from six (6) inches to twelve (12) inches consistent with the City's Water Master Plan. The City has agreed that the oversizing is eligible for system development charge ("SDC") credits. Assuming that the water SDC charge is about \$6,000 per lot, the six (6) lot subdivision will require about \$36,000 in water SDCs. Khoi estimated that the cost of the oversizing would be about \$20,000. As long as the oversizing cost is no greater than the amount of water SDC credits for the oversized water line, my client has no objection to this requirement. If the reasonable cost of oversizing the water line is greater than the water SDC charges for the subdivision, my client would like an agreement that the credits can be transferred to the Douglas Park Subdivision (which Khoi said was not possible) or that the City will pay for the additional oversizing cost.

**3. Trail.**

We discussed the proposed trail following the drainageway.. Kirsten and I agreed to discuss with Mark Handris a proposed condition of approval that will allow Mr. Handris and the City to agree on the location of a 20-foot wide pedestrian trail easement on the east side of the drainageway. We will forward your proposed language to Mark and get back to you. We also agreed that dedication of Tract "B" to the City will not be required.

Thanks for all of your assistance and time thus far.  
 Mike

Michael C. Robinson | Perkins Coie LLP  
 1120 N.W. Couch Street

Tenth Floor  
Portland, OR 97209-4128  
PHONE: 503.727.2264  
MOBILE: 503.407.2578  
FAX: 503.346.2264  
E-MAIL: mrobinson@perkinscoie.com

**sent by Corinne F. Ryan | Perkins Coie LLP**

LEGAL SECRETARY TO:

**Michael C. Robinson | Seth J. King**

1120 N.W. Couch Street

Tenth Floor

Portland, OR 97209-4128

PHONE: 503.727.2137

FAX: 503.727.2222

E-MAIL: cryan@perkinscoie.com

\*\*\*\*\*

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**Soppe, Tom**

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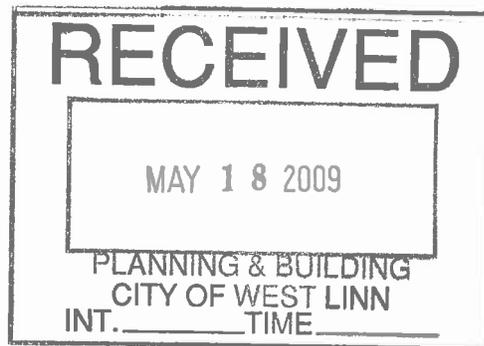
**From:** Hidden Springs Neighborhood Assoc. [WLHSNA@msn.com]  
**Sent:** Saturday, May 16, 2009 2:14 AM  
**To:** Soppe, Tom  
**Subject:** 19650 Suncrest

Hello Mr. Soppe,

HSNA members have requested an update on the current status of the proposed development at 19650 Suncrest for presentation at the HSNA meeting on May 19th. Please let me know if you prefer to email the information or would like me to pick it up at City Hall.

Cordially,

Lynn Fox, President  
Hidden Springs NA



**Soppe, Tom**

---

**From:** Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Friday, May 15, 2009 2:10 PM  
**To:** Soppe, Tom  
**Cc:** kirsten@emeriodesign.com  
**Subject:** Re: draft condition regarding trail easement

Thanks, Tom. Mike

-----Original Message-----

From: Soppe, Tom <tsoppe@westlinnoregon.gov>  
To: Robinson, Michael C. (Perkins Coie)  
CC: kirsten@emeriodesign.com <kirsten@emeriodesign.com>  
Sent: Fri May 15 13:55:54 2009  
Subject: FW: draft condition regarding trail easement

Chris' proposed addition

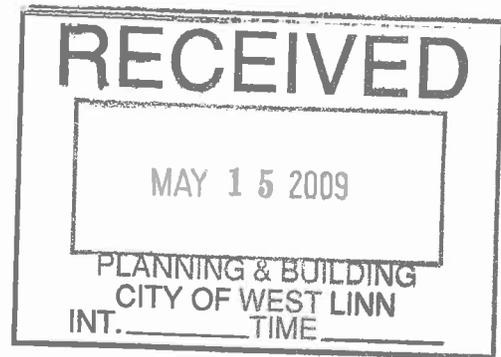
Tom Soppe

Associate Planner

City of West Linn

22500 Salamo Road

West Linn, OR 97068



---

From: Kerr, Chris  
Sent: Friday, May 15, 2009 1:33 PM  
To: Soppe, Tom  
Subject: FW: draft condition regarding trail easement

Thanks tom – let's add...

---

From: Soppe, Tom  
Sent: Friday, May 15, 2009 12:43 PM  
To: Robinson, Michael C. (Perkins Coie); kirsten@emeriodesign.com  
Cc: Kerr, Chris  
Subject: draft condition regarding trail easement

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Mike and Kirsten,

Here is some draft wording:

“A 20-foot wide [Kerr, Chris] public trail easement extending north-to-south through the site shall be [Kerr, Chris] placed on the final plat within Tract B. The exact location of the easement shall be determined cooperatively between the applicant and the City.”

Feel free to tweak or let me know what you think. Thanks again for a productive meeting on this project today.

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

Public Records Law Disclosure

This e-mail is a public record of the City of West Linn and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

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\*\*\*\*\*

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**Soppe, Tom**

---

**From:** Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Thursday, May 14, 2009 4:42 PM  
**To:** Soppe, Tom  
**Subject:** Re: Suncrest new plan - Fire Plan Review

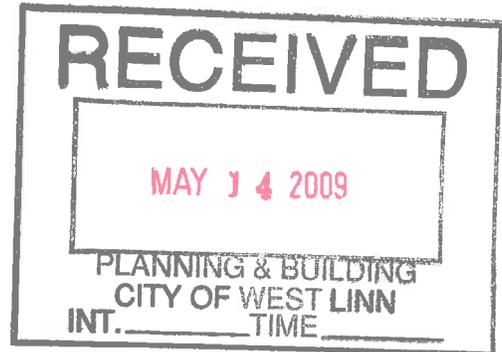
Thanks, Tom.

-----Original Message-----

From: Soppe, Tom <tsoppe@westlinnoregon.gov>  
To: kirsten@emeriodesign.com <kirsten@emeriodesign.com>; Robinson, Michael C. (Perkins Coie)  
Sent: Thu May 14 16:37:38 2009  
Subject: FW: Suncrest new plan - Fire Plan Review

Here is TVFR's follow up letter.

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



---

From: Mohling, Karen A. [mailto:Karen.Mohling@tvfr.com]  
Sent: Thursday, May 14, 2009 4:32 PM  
To: Soppe, Tom  
Subject: Suncrest new plan - Fire Plan Review

From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]  
Sent: Tuesday, April 28, 2009 1:25 PM  
To: Mohling, Karen A.  
Subject: Suncrest new plan

Karen,

The developer for 1650 Suncrest (PUD-09-01 et al.) has resubmitted an updated plan and will be declared complete as soon as they submit the money for the water resources area permit.

**Soppe, Tom**

---

**From:** Mohling, Karen A. [Karen.Mohling@tvfr.com]  
**Sent:** Thursday, May 14, 2009 4:32 PM  
**To:** Soppe, Tom  
**Subject:** Suncrest new plan - Fire Plan Review  
**Attachments:** PUD # 2.doc

---

**From:** Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]  
**Sent:** Tuesday, April 28, 2009 1:25 PM  
**To:** Mohling, Karen A.  
**Subject:** Suncrest new plan

Karen,

The developer for 1650 Suncrest (PUD-09-01 et al.) has resubmitted an updated plan and will be declared complete as soon as they submit the money for the water resources area permit.

We are sending you a paper copy of the new plans, within which they appear to have addressed your turnaround and width concerns. Will you please let me know in the next 2 weeks whether this plan works for TVFR?

Thanks very much.

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





**TUALATIN VALLEY FIRE & RESCUE - SOUTH DIVISION**  
COMMUNITY SERVICES • OPERATIONS • FIRE PREVENTION

May 14, 2009

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

**Re: PUD 09-01 1650 Suncrest – Resubmitted Plans dated April 27, 2009**

Dear Mr. Soppe;

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (IFC 503.2.5) ***“T” turnaround area is acceptable for fire district use – provide “No Parking - Fire Department turnaround” in the area shown as “access& utility easement” on plans.***
- 2) **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, “NO PARKING” signs shall be installed on both sides of the roadway and in turnarounds as needed. ***Provide “No Parking” sign locations for approval.***
- 3) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, “No Parking” signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Signs shall read “NO PARKING - FIRE LANE” and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (IFC D103.6)
- 4) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (IFC D102.1)
- 5) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked “NO PARKING FIRE LANE” at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (IFC 503.3) ***May be required in addition “No Parking” signs.***
- 6) **GRADE:** Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5). (IFC 503.2.7 & D103.2) ***The grade of less than 10% is acceptable.***

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- 7) **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to IFC Appendix B. (IFC B105.1) ***Prior to issuance of a building permit, provide evidence of a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure.***
  
- 8) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (IFC 1410.1 & 1412.1)

If you have questions, please call me at (503) 612-7012.

Sincerely,

*Karen Mohling*

Karen Mohling  
Deputy Fire Marshal

**MAILED**  
5/14/09 *wf*

PC-2

**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-09-01 Applicant's Name ILON CONSTRUCTION  
Development Name b-101 PUD 14650 Suncrest Dr  
Scheduled Meeting/Decision Date June 3, 2009

**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 one below)

**Type A** X

- A. The applicant (date) 5/13/09 (signed) wf
- B. Affected property owners (date) 5/13/09 (signed) wf
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) 5/13/09 (signed) wf
- E. Affected neighborhood assns. (date) 5/13/09 (signed) wf
- F. All parties to an appeal or review (date) 5/13/09 (signed) wf

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) May 21, 2009 (signed) 13  
City's website (posted date) May 12, 2009 (signed) 13

**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 one 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) \_\_\_\_\_

**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) \_\_\_\_\_ (signed) \_\_\_\_\_

**STAFF REPORT** mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

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

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. PUD-09-01/SUB-09-01/WAP-09-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday June 3, 2009, **starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of Icon Construction to subdivide the property at 19650 Suncrest Drive as a planned unit development (PUD), requiring Subdivision, PUD, and Water Resource Area permits. The Water Resource Area permit is needed due to the presence of Fern Creek and its ravine on site. The creek and ravine will be set aside in an open space tract. The base zone on site is R-10. Subdivision criteria are found in Chapter 85 of the Community Development Code (CDC), PUD criteria are found in Chapter 24 of the CDC, and Water Resource Area permit criteria are found in Chapter 32 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. A summary of the approval criteria is enclosed.

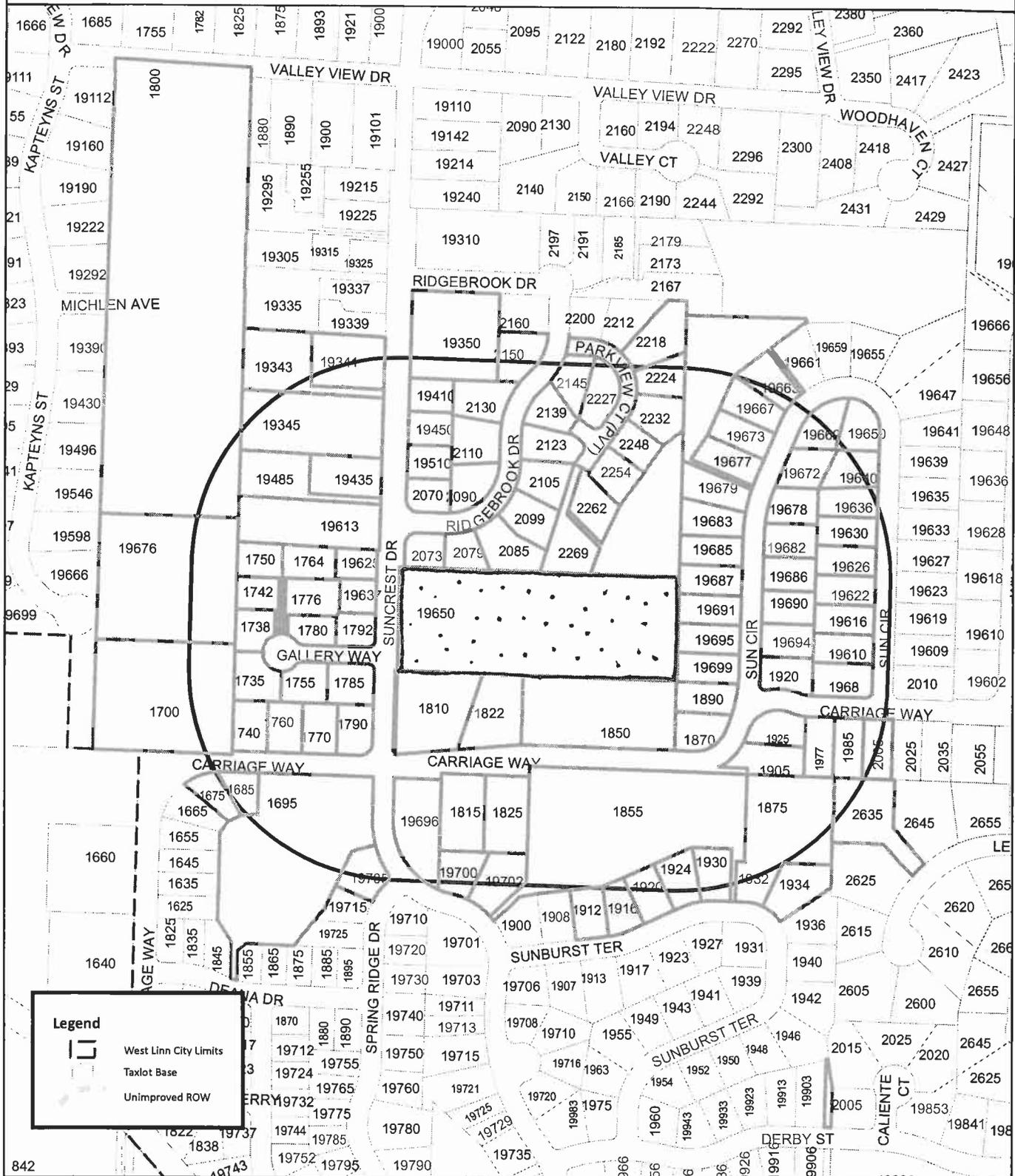
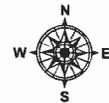
You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site located at tax lot 6700 of Clackamas County Assessor's Map 2-1E-23BD and/or as required by Chapter 99 of the West Linn Community Development Code.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/19650-suncrest-drive-6-lot-pud>, 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 Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, [tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov), or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. 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 report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. 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.

TERESA ZAK  
Planning Administrative Assistant

# PUD-09-01 1965 Suncrest Drive



**Legend**

- West Linn City Limits
- Taxlot Base
- Unimproved ROW

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.

Taxlot Base Source: Metro RLIS

NOT TO SCALE



SNAPNOTIFY.MXD / APP 2-11-09

User Name: T Zak  
Map Creation Date: May 12, 2009

ADAMS PAUL A TRUSTEE  
1790 CARRIAGE WAY  
WEST LINN, OR 97068

AGEE MIKE EARL & GAYLE KOSKA  
2090 RIDGEBROOK DR  
WEST LINN, OR 97068

ALLEN KENNETH L & PHYLLIS M  
19450 SUNCREST DR  
WEST LINN, OR 97068

ANDERSON MICHAEL R  
19637 SUNCREST AVE  
WEST LINN, OR 97068

ART ROBERT & KAREN  
19702 SUNCREST DR  
WEST LINN, OR 97068

ATYEH ROBERT V & DEBRA C  
19341 SUNCREST DR  
WEST LINN, OR 97068

BAKER ALLAN L & MARSHA L  
2224 PARKVIEW CT  
WEST LINN, OR 97068

BISCHEL BRETT & ANNALISE  
19435 SUNCREST DR  
WEST LINN, OR 97068

BLANCHARD DALE C & SALLY R  
19683 SUN CIR  
WEST LINN, OR 97068

BOCK PETER A & LAURA A  
19410 SUNCREST DR  
WEST LINN, OR 97068

BURKE W ROMNEY & MARY SUSAN  
2635 LEXINGTON TER  
WEST LINN, OR 97068

BURNETT KENNETH E & JUNE D  
19687 SUN CIR  
WEST LINN, OR 97068

CHARGOIS PARRIS & JAN  
18880 NIXON AVE  
WEST LINN, OR 97068

CIRAULO STANLEY R & VICKI B  
2200 LOUIS HOLSTROM DR  
MORGAN HILL, CA 95037

CLUBB STUART M  
1776 GALLERY WAY  
WEST LINN, OR 97068

COXEN STEPHEN ALLEN  
19510 SUNCREST DR  
WEST LINN, OR 97068

CROMWELL SPENCER L &  
MAURINE L  
2150 RIDGEBROOK DR  
WEST LINN, OR 97068

CUNDALL OSWALD R & VERNA A  
2218 PARKVIEW CT  
WEST LINN, OR 97068

DAMIANO ALBERT & PRISCILLA  
1890 CARRIAGE WAY  
WEST LINN, OR 97068

DASWICK GREGORY PHILLIP  
TRUSTEE  
2099 RIDGEBROOK DR  
WEST LINN, OR 97068

DAVIDSON ANDREW & MARGOT  
NELLE  
2123 RIDGEBROOK DR  
WEST LINN, OR 97068

DAVIS DANIEL JAY & WINIFRED  
1932 SUNBURST TER  
WEST LINN, OR 97068

DEPAULA JULIO & VALERIE A  
1780 GALLERY WAY  
WEST LINN, OR 97068

DJODIE BRUNOT MONOUE & M  
2212 PARKVIEW CT  
WEST LINN, OR 97068

DOEL JOHN & MICHELLE M  
3529 SOUTH RD  
WEST LINN, OR 97068

DUCHENE JOSEPH A & ARLYNN R  
1760 CARRIAGE WAY  
WEST LINN, OR 97068

EGGSPUEHLER PETE ROMAN  
19685 SUN CIR  
WEST LINN, OR 97068

EINSTEIN PETER M TRUSTEE  
1850 CARRIAGE WAY  
WEST LINN, OR 97068

ELSAHILI ISSAM H & LINA N  
19662 SUN CIR  
WEST LINN, OR 97068

ESSER MORGAN  
19625 SUNCREST AVE  
WEST LINN, OR 97068

ETESAMI FARYAR  
19630 SUN CIR  
WEST LINN, OR 97068

FALLS WM DAVID & MARSHA  
1977 CARRIAGE WAY  
WEST LINN, OR 97068

FENIMORE JILL ANNE  
1755 GALLERY WAY  
WEST LINN, OR 97068

FIELDHOUSE JEFFREY A & KARA A  
1203 NW NEWPORT AVE  
BEND, OR 97701

FISCHER PHIL & MARCIA  
2269 PARKVIEW CT  
WEST LINN, OR 97068

FOSES SHARON  
PO BOX 388  
WELCHES, OR 97067

FRIEND THOMAS F  
19686 SUN CIR  
WEST LINN, OR 97068

GALLEY MICHAEL G  
2254 PARKVIEW CT  
WEST LINN, OR 97068

GIRARD DAVID T & ELIZABETH  
19636 SUN CIR  
WEST LINN, OR 97068

GOE SEAN W  
19695 SUN CIR  
WEST LINN, OR 97068

GOKEY MICHAEL G & LYNN  
PETTITT  
2085 RIDGEBROOK DR  
WEST LINN, OR 97068

HANDRIS PROPERTIES LLC  
1980 WILLAMETTE FALLS DR STE  
200  
WEST LINN, OR 97068

HORNER WAYNE G & DIANNE  
2079 RIDGEBROOK DR  
WEST LINN, OR 97068

HUGHES JOHN C JR & SANDRA L  
19663 SUN CIR  
WEST LINN, OR 97068

HUNT KAROL J  
1685 CARRIAGE WAY  
WEST LINN, OR 97068

JONES CLIFFORD T & JANICE C  
1785 GALLERY WAY  
WEST LINN, OR 97068

JONES DAVID D & BRANDY A  
SARGENT  
19667 SUN CIR  
WEST LINN, OR 97068

JONES ZCHON & KIMBERLY  
2232 PARKVIEW CT  
WEST LINN, OR 97068

JONES-BROUDY BARBARA E  
19678 SUN CIR  
WEST LINN, OR 97068

KILSTROM APRIL K  
19640 SUN CIR  
WEST LINN, OR 97068

KNOWLES MATTHEW P & DARIA O  
1810 CARRIAGE WAY  
WEST LINN, OR 97068

LAIRD LINDSAY A  
19696 SUNCREST DR  
WEST LINN, OR 97068

LANDAMERICA  
22 NW 23RD PL STE 203  
PORTLAND, OR 97210

LARLEE DANIEL C & WENDY C  
1918 SUNBURST TER  
WEST LINN, OR 97068

LARSEN KENNETH E  
1792 GALLERY WAY  
WEST LINN, OR 97068

LAWRENCE ROBERT & LINDA G  
1925 CARRIAGE WAY  
WEST LINN, OR 97068

LESLIE DAVID A & LEIGH M  
1920 CARRIAGE WAY  
WEST LINN, OR 97068

LICHTENBERG STEPHEN & LAYLA  
1920 SUNBURST TER  
WEST LINN, OR 97068

LIE GWAN ENG TRUSTEE  
2073 RIDGEBROOK DR  
WEST LINN, OR 97068

LUNDBERG PHILIP B & RACHEL M  
19694 SUN CIR  
WEST LINN, OR 97068

MACKRILL NOLAN N  
2005 CARRIAGE WAY  
WEST LINN, OR 97068

MARSHALL CHARLES A & NANCY J  
19345 S SUNCREST DR  
WEST LINN, OR 97068

MARTINEZ JUDITH J & ANTONIO A  
19691 SUN CIR  
WEST LINN, OR 97068

MARTO ISAAC P & VERGINIE I  
19682 SUN CIR  
WEST LINN, OR 97068

MCBRIDE SHANNON W  
19350 S SUNCREST DR  
WEST LINN, OR 97068

MORRIS CHARLOTTE A  
19616 SUN CIR  
WEST LINN, OR 97068

MURRAY SUSAN W  
19690 SUN CIR  
WEST LINN, OR 97068

NELSON GORDON K & KIMBERLY M  
2145 RIDGEBROOK DR  
WEST LINN, OR 97068

OLSON JUNE F TRUSTEE  
1930 SUNBURST TER  
WEST LINN, OR 97068

OREGON DEPT OF  
TRANSPORTATION  
885 AIRPORT RD BLDG 35  
SALEM, OR 97310

OSBURN EVERT D & NOZOMI I  
19626 SUN CIR  
WEST LINN, OR 97068

PANOW NAIMA S TRUSTEE  
19699 SUN CIR  
WEST LINN, OR 97068

PARNELL GAIL E  
19672 SUN CIR  
WEST LINN, OR 97068

PARRISH MARK  
1968 CARRIAGE WAY  
WEST LINN, OR 97068

PHAN ANDREW KYANH  
19679 SUN CIR  
WEST LINN, OR 97068

PIERSON J CHRISTOPHER &  
LYNETTE  
1825 CARRIAGE WAY  
WEST LINN, OR 97068

PONTI CRISTINE C  
19610 SUN CIR  
WEST LINN, OR 97068

POWELL RICHARD L & LISA J  
2248 PARKVIEW CT  
WEST LINN, OR 97068

PRUZEK JOSHUA WILLIAM & LIISA  
1764 GALLERY WAY  
WEST LINN, OR 97068

QUINN DAVID G & LAURA A  
18993 WALLING CIR  
WEST LINN, OR 97068

REUTER-HARRAH JOHN M &  
SUSAN  
1770 CARRIAGE WAY  
WEST LINN, OR 97068

REYNDERS FRANCISCO  
2015 CARRIAGE WAY  
WEST LINN, OR 97068

RIVERA BENJAMIN & MARY J  
19613 S SUNCREST DR  
WEST LINN, OR 97068

ROYSE LARIANN E  
2130 RIDGEBROOK DR  
WEST LINN, OR 97068

SAWCHUK LEONARD & TAMMI  
19700 SUNCREST DR  
WEST LINN, OR 97068

SCHAUER JAMES H S  
19650 SUN CIR  
WEST LINN, OR 97068

SCHNEIDER RICHARD R & KELLY  
1870 CARRIAGE WAY  
WEST LINN, OR 97068

SCHRAGE ALEX M TRUSTEE  
701 COLUMBIA ST STE 402  
VANCOUVER, WA 98660

SCHWARZENBERGER PETER A &  
MARY E  
19343 SUNCREST DR  
WEST LINN, OR 97068

SEXTON MICHAEL B & COLLEEN G  
1905 CARRIAGE WAY  
WEST LINN, OR 97068

SHRUM JACQUELINE M  
3433 NE 44TH AVE  
PORTLAND, OR 97213

SIMMONS STEVEN F  
19677 SUN CIR  
WEST LINN, OR 97068

SIMPSON TERRY LEE  
1924 SUNBURST TER  
WEST LINN, OR 97068

SKOGMO RICHARD B & NANCY  
SNIDER  
2139 RIDGEBROOK DR  
WEST LINN, OR 97068

SUNBURST II HOMEOWNERS ASSN  
19363 WILLAMETTE DR #139  
WEST LINN, OR 97068

TSIKAYI AMOS & CHRIS  
1815 CARRIAGE WAY  
WEST LINN, OR 97068

VERMEULEN YASMIN & PETER  
48560 URSA DR  
FREMONT, CA 94539

WANG XIONG  
19485 SUNCREST DR  
WEST LINN, OR 97068

WANNARKA SCOTT D & ANDREA K  
2105 RIDGEBROOK DR  
WEST LINN, OR 97068

WASHINGTON MUTUAL BANK  
7255 BAYMEADOWS WAY  
JACKSONVILLE, FL 32256

WENDLING SUE E  
340 OSWEGO POINTE DR STE 208  
LAKE OSWEGO, OR 97035

WHITE STEVEN L  
1912 SUNBURST TER  
WEST LINN, OR 97068

WILSON BRENDA RASHELLE  
1735 GALLERY WAY  
WEST LINN, OR 97068

WILSON DEAN R  
19705 SPRING RIDGE DR  
WEST LINN, OR 97068

WOOD STEVE N & KRISTEN K  
1742 GALLERY WAY  
WEST LINN, OR 97068

YOUNG CLINTON C  
1738 GALLERY WAY  
WEST LINN, OR 97068

PERKINS COIE  
ATTN: MICHAEL C. ROBINSON  
1120 NE COUCH ST, 10TH FLOOR  
PORTLAND, OR 97209

TVFR  
ATTN: KAREN MOHLING  
7401 SW WASHO CT, STE 101  
TUALATIN, OR 97062

KARIE OAKES  
1125 MARYLHURST DRIVE  
WEST LINN, OR 97062

EMERIO DESIGN  
ATTN: KIRSTEN VAN LOO  
6107 SW MURRAY BLVD, STE 147  
BEAVERTON, OR 97008

ICON CONSTRUCTION  
ATTN: MARK HANDRIS  
1980 WILLAMETTE FALLS DR STE  
200  
WEST LINN, OR 97068

HIDDEN SPRING NA & ALL

**Soppe, Tom**

**From:** Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Wednesday, May 13, 2009 4:17 PM  
**To:** Soppe, Tom; kirsten@emeriodesign.com  
**Subject:** Re: Meeting Friday; Tract B issue

I'd still like to meet; Kirsten?

-----Original Message-----

From: Soppe, Tom <tsoppe@westlinnoregon.gov>  
To: Robinson, Michael C. (Perkins Coie); kirsten@emeriodesign.com <kirsten@emeriodesign.com>  
Sent: Wed May 13 16:15:11 2009  
Subject: Meeting Friday; Tract B issue

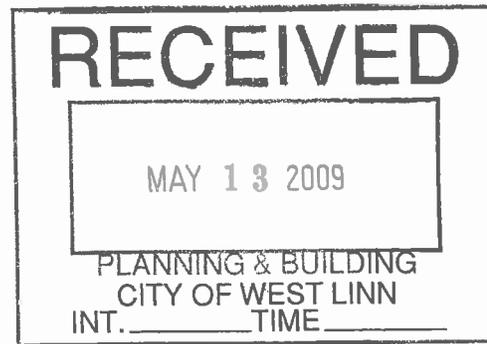
Mike and Kirsten,

The city has decided to not pursue ownership of Tract B in the Suncrest subdivision. We will of course condition that to be entirely a conservation easement, with trail easements through it likely connecting west through the subdivision access to Suncrest as well as north/south along the creek.

I know that this was to be a main focus of our Friday meeting, and I don't know how much your other concerns you were going to discuss Friday have been answered. In which case, I am fine with still meeting on Friday if you need to, and I am fine if you at this point don't need to. Just let me know.

Thanks,

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



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This e-mail is a public record of the City of West Linn and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

\*\*\*\*\*

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with Treasury Department and IRS

43

**Soppe, Tom**

---

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**Sent:** Wednesday, May 13, 2009 4:15 PM  
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Tom Soppe  
Associate Planner  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

44

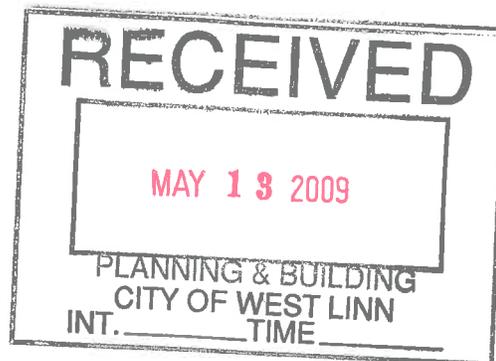
**Soppe, Tom**

---

**From:** Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Tuesday, May 12, 2009 5:10 PM  
**To:** Kirsten Vanloo; Soppe, Tom  
**Cc:** Handris@aol.com  
**Subject:** RE: Your questions from yesterday

thanks, Kirsten

**Michael C. Robinson | Perkins Coie LLP**  
PHONE: 503.727.2264



---

**From:** Kirsten Vanloo [mailto:kirsten@emeriodesign.com]  
**Sent:** Tuesday, May 12, 2009 4:49 PM  
**To:** 'Soppe, Tom'; Robinson, Michael C. (Perkins Coie)  
**Cc:** Handris@aol.com  
**Subject:** RE: Your questions from yesterday

I have a lighting study/site plan done by Northstar that I will bring on Friday. Mr. Bob Bailey with ICON will be able to discuss the SDC credit process with the engineering staff for the waterline.

Kirsten Van Loo

---

**From:** Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]  
**Sent:** Tuesday, May 12, 2009 4:24 PM  
**To:** Robinson, Michael C. (Perkins Coie); kirsten@emeriodesign.com  
**Subject:** Your questions from yesterday

Mike, and Kirsten,

Street lighting is one of the requirements in the CDC. Since there are existing street lights across the street, we need the illumination study regarding these street lights to make sure they are adequate. If they are not adequate, then new street lights shall be required installing along the applicant's development's frontage.

For the water line replacement, the applicant shall receive SDC credit. If they want, they welcome to find out more about this now so they can plan their budget. Khoi would be the person to talk to.

I will get back to you ASAP about the open space tract as well.

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

45

5/13/2009

**Soppe, Tom**

**From:** Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Tuesday, May 12, 2009 5:09 PM  
**To:** Soppe, Tom; kirsten@emeriodesign.com  
**Subject:** RE: Your questions from yesterday

Tom, this is very helpful. Thanks for getting back to me. See you on Friday. Mike



**Michael C. Robinson | Perkins Coie LLP**  
PHONE: 503.727.2264

**From:** Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]  
**Sent:** Tuesday, May 12, 2009 4:24 PM  
**To:** Robinson, Michael C. (Perkins Coie); kirsten@emeriodesign.com  
**Subject:** Your questions from yesterday

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City of West Linn  
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West Linn, OR 97068

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\* \* \* \* \*

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46

**Soppe, Tom**

.....

**From:** Robinson, Michael C. (Perkins Coie) [MRobinson@perkinscoie.com]  
**Sent:** Monday, May 11, 2009 1:59 PM  
**To:** Soppe, Tom; kirsten@emeriodesign.com; Robinson, Michael C. (Perkins Coie); Kerr, Chris  
**Subject:** Suncrest Subdivision

Tom, thanks for the letter to Mark Handris. I have a couple of questions in advance of our meeting on Friday.

1. What is the lighting study? What is its purpose?
2. Is the city proposing to pay the applicant for the over-sized water line?
3. Mark is willing to dedicate Tract B to an HOA but not to the public. We'd like to understand better the city's basis for requiring dedication since this small subdivision doesn't merit a public dedication.

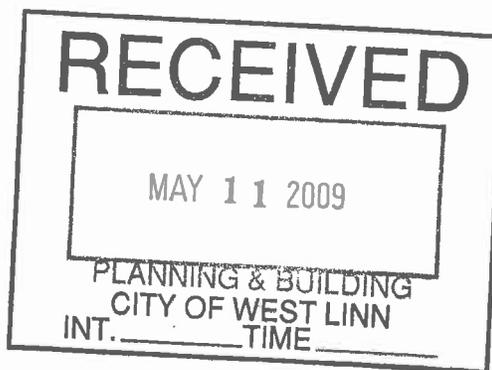
Thanks, Tom. Mike

\*\*\*\*\*

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\*\*\*\*\*

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CITY OF  
**West Linn**

PC-5

May 7, 2009

Mark Handris  
Icon Construction  
1980 Willamette Falls Dr.  
Suite 200  
West Linn, OR 97068

**MAILED**  
5-7-09

SUBJECT: PUD-09-01/SUB-09-01/WAP-09-01

Dear Mr. Handris:

Staff finds that the application for the PUD subdivision and Water Resources Area permit at 19650 Suncrest Drive is **complete** as of your submittal on May 6, 2009. The City now has 120 days (until September 3, 2009) to exhaust all local review per state statute. The application has been scheduled for a Planning Commission hearing on June 3, 2009.

Please be aware of the following issues

- The City plans to include a condition of approval that Tract B, the open space tract including Fern Creek and its transition area, be deeded to the City.
- The City also plans to condition this so Tract A is public so the storm water treatment facility is owned by the City.
- The private street will have to be built to public structural standards to withstand public maintenance vehicles.
- Applicant will be required to install water service as well as pay dig in fee. Applicant will be required to install a minimum 300' lf of 12" DI (tee to tee) on Suncrest locating separately from the existing 6" AC line, and to abandon the existing 6" AC water pipe on Suncrest after the new 12" DI installed and tested.
- The City will condition this to require a lighting study.

Please contact me at 503-742-8660, or by email at [tsope@ci.west-linn.or.us](mailto:tsope@ci.west-linn.or.us) if you have any questions or comments, or if you wish to meet with planning and engineering staff regarding these issues.

Sincerely,

Tom Soppe  
Associate Planner

48

c: Kirsten Van Loo, Emerio Design LLC, 6107 SW Murray Blvd., Ste. 147, Beaverton, OR  
97008

c: Michael C. Robinson, Perkins Coie, 1120 NW Couch St., 10<sup>th</sup> Floor, Portland, OR  
97209-4128

p:/devrvw/completeness check/compl-PUD-09-01

PC-6

WAP-09-07

CITY OF WEST LINN  
22500 Salamo Rd.  
West Linn, OR. 97068  
(503) 656-4211

PLANNING RECEIPT  
Receipt: # 934490  
Date : 05/06/2009  
Project: #PUD-09-3  
BY: JN

\*\*\*\*\*

NAME : HANDRIS PROPERTIES  
ADDRESS : 1980 WILLAMETTE FALLS DR #200  
CITY/STATE/ZIP: WEST LINN OR 97068  
PHONE # : 657-0406

SITE ADD. : SUNCREST WATER RESOURCE

\*\*\*\*\*

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I ( ), Level II ( )	DR	\$
HISTORIC REVIEW	Residential Major ( ), Minor ( ), New ( )	DR	\$
	Commercial Major ( ), Minor ( ), New ( )		
SIGN PERMIT	Face ( ), Temporary ( ), Permanent ( )	DR	\$
SIDEWALK USE PERMIT		DR	\$
APPEALS	Plan. Dir. Dec. ( ), Subdivision ( ),	DR	\$
	Plan Comm./City Coun. ( ), Nbhd ( )		

LOT LINE ADJUSTMENT		LA	\$
CITY/METRO BUSINESS LICENSE		BL	\$

\*\*\*\*\*

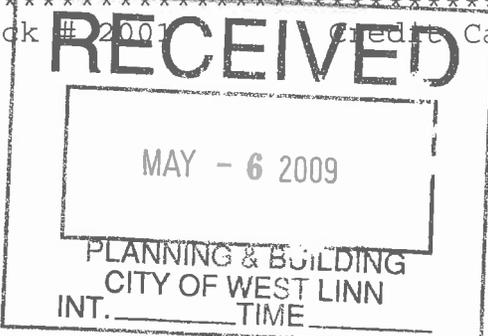
The following items are paid by billing against the up-front deposit estimate. If the amount of time billed to your project exceeds the amount covered by the deposit, additional payment may be required.

DESIGN REVIEW	Class I ( ), Class II ( )	RD	\$
VARIANCE	Class I ( ), Class II ( )	RD	\$
SUBDIVISION	Standard ( ), Expedited ( )	RD	\$
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$ 1850.00
Boundry Adjustments	( )		
Modification to approval	( )	Water Resource	
Code Amendments	( )	Area Protection	(X)
Comp. Plan Amendments	( )	Street Vacations	( )
Temporary Permit Admin.	( )	Easement Vacations	( )
Temporary Permit Council	( )	Will. River Greenway	( )
Flood Management	( )	Tualatin River Grwy.	( )
Inter-Gov. Agreements N/C	( )	Street Name Change	( )
Alter Non-Conforming Res.	( )	Code Interpretations	( )
Alter Non-Conforming Comm.	( )	Type II Home Occ.	( )
Measure 37 Claims	( )	Planned Unit Dev. PUD	( )

TOTAL REFUNDABLE DEPOSIT		RD	\$ 1850.00
GENERAL MISCELLANEOUS Type:		PM	\$

\*\*\*\*\*

TOTAL	Check # 2001	Credit Card ( )	Cash ( )	\$ 1850.00
-------	--------------	-----------------	----------	------------





# LETTER OF TRANSMITTAL

<b>Date:</b>	April 27, 2009	<b>Job No:</b>	082-001
<b>Attn:</b>	Tome Soppe		
<b>RE:</b>	SunCrest PUD Final Submittal for Application		

<b>To:</b>	City of West Linn
	Salamo Road
	West Linn, OR

**We Are Sending You Via:**

- Messenger  
 U.S. Mail  
 Courier  
 Hand Deliver  
 Prints  
 Plans  
 CD

COPIES	DATE	NO.	DESCRIPTION
3			Findings and 11 x 17 drawings
3			Full size dwgs,
1			CD Disk with electronic copy of materials

**THESE ARE TRANSMITTED as checked below:**

- For your use  
 For your approval  
 As requested  
 For review & comment

<b>REMARKS</b>
Please call with questions/comments. <b>ICON staff will deliver check for additional fees directly.</b>

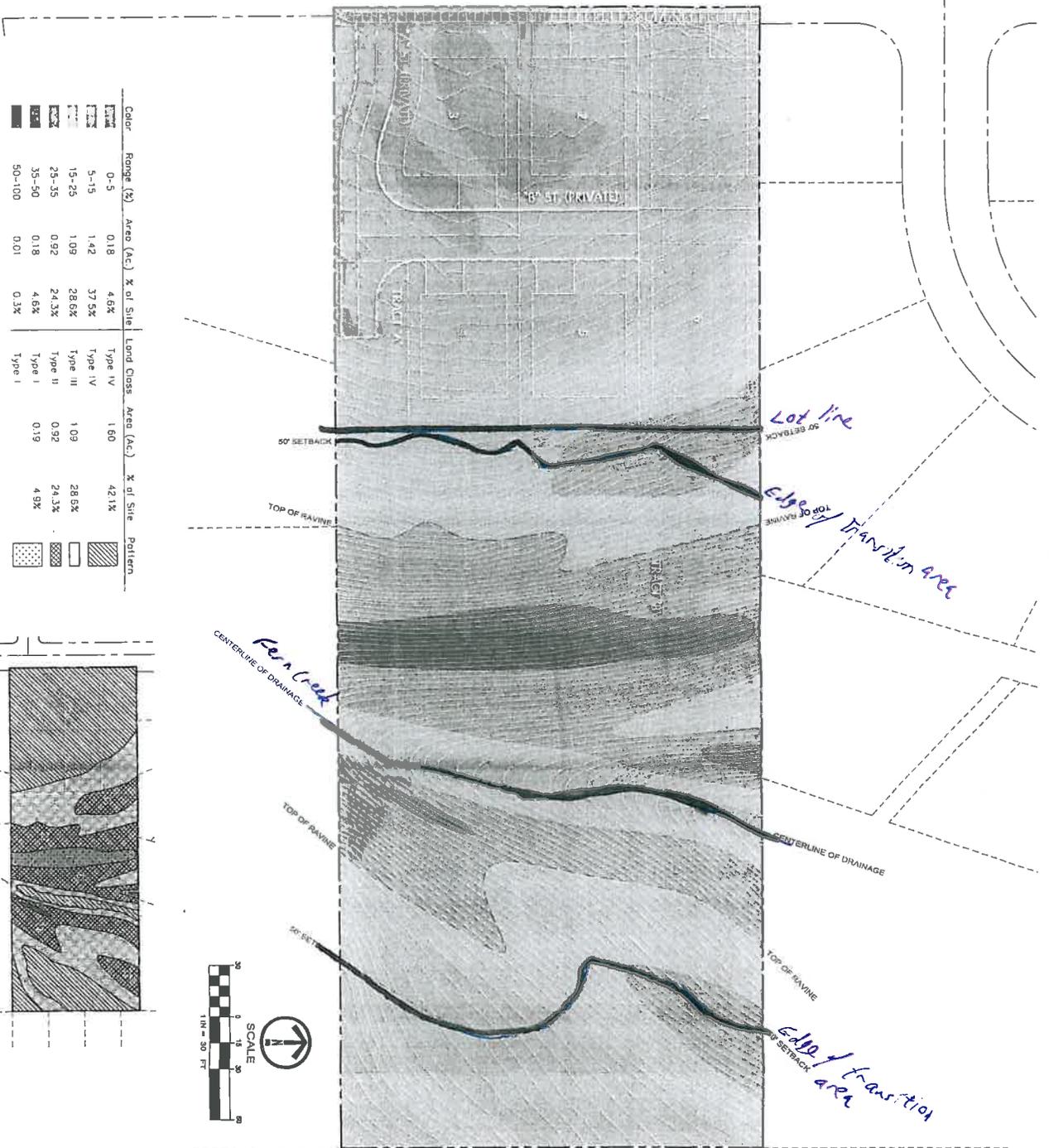
<b>Copy To:</b> File, ICON Construction	<b>Signed:</b> Kirsten Van Loo kirsten@emeriodesign.com c: 503.956.4180
---	---

Emerio Design, LLC  
 Mail: 6107 SW Murray Blvd | Suite 147 | Beaverton, Oregon 97008  
 Office: 6900 SW 105<sup>th</sup> Ave | Suite "Emerio" | Beaverton, Oregon 97008  
 Phone: 503.515.5528 | Fax: 503.639.9592

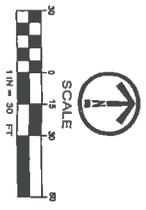
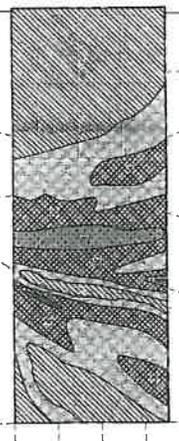
PC-7

GALLERY WAY

SUNCREST DRIVE



Color	Range (%)	Area (Ac.)	% of Site	Land Class	Area (Ac.)	% of Site	Pattern
[Pattern]	0-5	0.18	4.6%	Type IV	1.60	42.1%	[Pattern]
[Pattern]	5-15	1.42	37.5%	Type IV	1.09	28.5%	[Pattern]
[Pattern]	15-25	1.09	28.6%	Type III	0.92	24.3%	[Pattern]
[Pattern]	25-35	0.92	24.3%	Type II	0.19	4.9%	[Pattern]
[Pattern]	35-50	0.18	4.6%	Type I			[Pattern]
[Pattern]	50-100	0.01	0.3%	Type I			[Pattern]



7  
7

**EMERIO**  
Designer  
6107 SW MURRAY BLVD, SUITE 147  
BEAVERTON, OREGON 97008  
PH: (503) 515-5528  
FAX: (503) 639-8992

REVISIONS	
NO.	DATE
0	01/23/08
	1st SUBMITAL
52	

SLOPE ANALYSIS

SUNCREST DRIVE  
6-LOT SUBDIVISION  
TAX LOT 6700  
T2S R1E, SECTION 23 BD  
WEST LINN, OREGON

**CITY OF WEST LINN  
PLANNING AND DEVELOPMENT**

## **EXHIBIT PC-8**

### **APPLICANT'S FINAL SUBMITTAL (MINUS WAP FEE)**

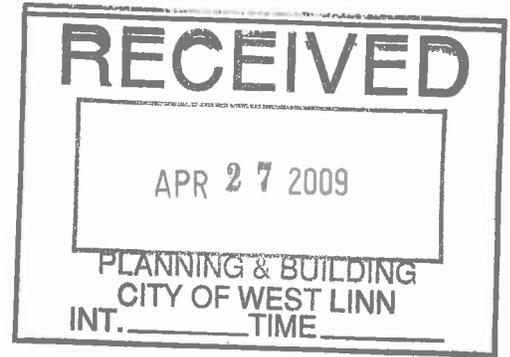
**FILE NO.: PUD-09-01/SUB-09-01/WAP-09-02**

**REQUEST: 6-LOT PUD SUBDIVISION AT 19650 SUNCREST DRIVE  
REQUIRING A WATER RESOURCES AREA PERMIT DUE  
TO THE PRESENCE OF FERN CREEK ON SITE**



LETTER OF TRANSMITTAL

<b>Date:</b>	April 27, 2009	<b>Job No:</b>	082-001
<b>Attn:</b>	Tom Soppe		
<b>RE:</b>	SunCrest PUD Final Submittal for Application		



<b>To:</b>	City of West Linn
	Salamo Road
	West Linn, OR

We Are Sending You Via:

- Messenger  
  U.S. Mail  
  Courier  
  Hand Deliver  
  Prints  
  Plans  
  CD

COPIES	DATE	NO.	DESCRIPTION
3			Findings and 11 x 17 drawings
3			Full size dwgs,
1			CD Disk with electronic copy of materials

THESE ARE TRANSMITTED as checked below:

- For your use  
  For your approval  
  As requested  
  For review & comment

<b>REMARKS</b>
Please call with questions/comments. ICON staff will deliver check for additional fees directly.

<b>Copy To:</b>	File, ICON Construction	<b>Signed:</b>	Kirsten Van Loo kirsten@emeriodesign.com c: 503.956.4180
-----------------	-------------------------	----------------	--

Emerio Design, LLC  
 Mail: 6107 SW Murray Blvd | Suite 147 | Beaverton, Oregon 97008  
 Office: 6900 SW 105<sup>th</sup> Ave | Suite "Emerio" | Beaverton, Oregon 97008  
 Phone: 503.515.5528 | Fax: 503.639.9592



**SUNCREST DRIVE PUD SUBDIVISION  
FOR  
SIX LOTS AND TWO TRACTS**

**I. PROPOSAL SUMMARY**

**GENERAL INFORMATION**

Property Owner/Applicant	Icon Construction 1980 Willamette Falls Dr., Ste. 200 West Linn, OR 97068 (T) 503.657.0406
Applicant's Representative	Emerio Design Kirsten Van Loo 6107 SW Murray Blvd., Ste. 147 Beaverton, OR 97008 (T) 503.956.4180
Map and Tax Lot	TL 2S 1E 23BD # 6700
Site Location	19650 Suncrest Drive
Size	3.75 acres
Comprehensive Plan Designation	Residential
Zoning	R-10
Pre-Application Meeting Date	July 17, 2008
Neighborhood Meeting Dates	August 19, 2008, August 26, 2008

**EXECUTIVE SUMMARY**

This project is designed as a six-lot Planned Development on 3.8 acres in the City of West Linn, Oregon. The site contains land with significant slope, with a drainage course traversing the property on the eastern section. Based on development code requirements for protection of the drainage course and the



adjacent lands providing water quality filtration to that drainage, the project is planned with six single family lots on the western portion of the site. While the property has a base zone of R-10, requiring one single family dwelling on each 10,000 square foot (minimum) lot, the Planned Development provision of the Development Code allow for reductions in base zone standards if the requirements for that provision are met.

The six lots range from 7600 square feet to over 11,000 square feet, while accommodating a private easement access to four of the six homesites. The private access easement will have a paved two-way drive for access to lots 3, 4, 5, and 6. Lot 1 and 2 will take vehicular access from Suncrest Drive. A small detention/water quality facility has been designed for location on Tract A, providing required storm water management of the waters draining through the site. Tract B is 103,793 square feet of land that is set out as an open space tract. That tract will remain in the ownership of the project, but will have required open space easements applied to protect it as vegetated corridor for the associated drainage.

There are numerous trees on the total property, as well as a small home and detached garage. These two buildings will be removed as part of the construction process for the infrastructure. Included with this application is a list of the trees slated for removal. Mitigation/restoration planting for removal of on-site trees will be accomplished on the upper reaches of Tract B, currently an open meadow.

**SURROUNDING AREA**

As evidenced by reviewing the aerial photograph, the surrounding area is comprised of single family development on both subdivision lots (Ridgebrook Park Estates) and large lots remaining from earlier rural and ex-urban homesites. Suncrest Drive is a collector street, as classified by the City of West Linn Transportation Plan. Property to the south has been divided into four lots, along Carriage Way. The drainage that travels north through the subject property originates from the south, at or near Carriage Way, and travels north to the Wildwood Open Space Tracts after crossing open space tracts associated with Ridgebrook Park Estates. Currently the closest public elementary school is CedarOak Park Elementary, and the closest middle school is at the intersection of Rosemont and Salamo. West Linn School District is applying for annexation of the Erickson Parcel to the City in order to build a new elementary school near Hidden Springs, between Rosemont and Santa Anita.



## II. COMPLIANCE WITH THE CITY OF WEST LINN DEVELOPMENT CODE

### LOW DENSITY

#### 11.000 SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

##### 11.010 PURPOSE

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and to public facilities and public transportation. This zone is intended to implement the Comprehensive Plan policies and locational criteria, and is applicable to areas designated as Low Density Residential on the Comprehensive Plan Map and Type I and Type II lands identified under the Buildable Lands Policy.

##### 11.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. Single-family detached residential unit.

RESPONSE: The application for a six lot PD subdivision is for a use allowed in the R-10 zoning district as reviewed under the applicable criteria.

##### 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.
5. 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 Section 41.010 shall apply; and as specified in Section 26.040(D) for the Willamette Historic District. (ORD. 11175)
  - b. For an interior side yard, 7-1/2 feet; except as specified in Section 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.
6. The maximum building height shall 35 feet, except for steeply sloped lots in which case the provisions of Section 41.000 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 .45.
10. The sidewall provisions of CDC Chapter 43 shall apply.

RESPONSE: The six proposed lots do not meet the standard R-10 district requirements for area, and length dimensions, however, they do meet the approval criteria for a planned development as demonstrated further in this document.

All six lots are a minimum of 50 feet wide. All lots are a minimum of 90 feet deep. R-10 zoning setbacks for dwellings require 20 foot front yards, 7 1/2 foot side yards, 15 foot street (or private accessway) side yards, and 20 foot rear yards. These setbacks may be adjusted through the Planned Development provisions. The developer requests reductions in the setbacks for the homes as detailed in the PUD section of this document.



The private accessway easement is 24 feet wide at its intersection with Suncrest Drive and widens to 30 feet as it serves the eastern three lots, to accommodate vehicular movement and utility installation.

Lot coverage, sidewall provisions as described in Chapter 43, and FAR requirements will be addressed in detail and met at the time of issuance of building permits.

**24.000 PLANNED UNIT DEVELOPMENT**

**24.010 PURPOSE**

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

RESPONSE: The application for a six lot PD subdivision is submitted with findings demonstrating compliance to this section of the West Linn CDC in order to preserve a significant open space tract associated with a drainage traversing through the eastern portion of the site. The flexibility afforded through these provisions allows development of six single family homesites compatible with the surrounding development neighborhood while preserving an important vegetated corridor.

**24.020 ADMINISTRATION AND APPROVAL PROCESS**

A. The Planned Unit Development (PUD) zone is an overlay zone and a preapplication conference is a precondition to the filing of an application.

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, Procedures for Decision-Making: Quasi-Judicial.

RESPONSE: The application for a six lot PD subdivision was preceded by a pre-submittal application conference as documented by the pre-app notes. The application is filed by the property owner. It is understood that the action taken on this application is in compliance with the applicable procedures set forth in CDC Chapter 99.

**24.060 AREA OF APPLICATION**

A. Planned Unit Developments (PUDs) may be established in all residential, commercial, and industrial districts .....

B. All qualifying non-residential, all mixed use developments, and all qualifying residential developments .....

1. Any development site composed of more than 25 percent of Type I or Type II lands, as defined by Section 24.060(C), shall be developed as a PUD.

RESPONSE: The application for a six lot PD subdivision includes land that is Type I and Type II land because it is steeply sloped and adjacent to a drainage way.



**24.070 EXEMPTIONS FROM PLANNED UNIT DEVELOPMENT REQUIREMENTS**

A Planned Unit Development (PUD) shall not apply in cases where all the following conditions exist:

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

RESPONSE: The application for a six lot PD subdivision is not exempt from the requirements of the PUD because of the above requirement and finding related to Type I and Type II lands.

**24.080 SUBMITTAL REQUIREMENTS**

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

- 1. Narrative discussing proposal and applicability of the PUD and addressing approval criteria of this chapter and Design Review Section 55.100.

**55.025 EXEMPTIONS**

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions,

- 2. Narrative and table showing applicable density calculations.

RESPONSE: Density calculations for the site are as follows:

- Site – 3.80 acres or 165,528 square feet.
- Maximum density for the site – 16 dwelling units (one dwelling unit per 10,000 square feet).
- Land area set aside in Open Space Tract – 103,793 square feet (exempt from min. density req).
- Net developable area – 61,735 square feet.
- Maximum density of developable area – 6 dwelling units.
- Minimum density of developable area – 4 dwelling units (70% of maximum density).

**Table: Density Calculations**

Max Density	1 unit	10,000sf	Min. Density	1 unit	10,000sf	70%
Site Gross	16.5 units	165,528sf	Site Gross	16.5 units		11.5 units
Site Net	6 units	61,735sf	Site Net	6 units		5 units

- 3. Map showing how the densities will be distributed within the project site.
- 4. Compliance with submittal requirements of Chapter 55, Design Review, including full response to approval criteria for Chapter 55, Design Review, and Chapter 85, if it is a single-family PUD.

**55.025 EXEMPTIONS**

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions,



- 6. Tables and maps identifying all Type I, II, III and IV lands by acreage, location and type
  - Type I lands. Lands that have severe constraints that preclude the use of standard development techniques and technical criteria. Type I lands exist in the following areas:
    - Slope: All lands with 35 percent or more slopes.
    - Drainage: All lands within the 100 year flood plain.
    - Geological Hazard: All existing or known landslide areas.
  - Type II lands. Lands which have constraints that are sufficient to preclude most standard types of development. Constraints in these areas generally do not constitute a health or safety hazard, but require the use of non-standard technical design criteria. Type II lands exist in the following areas:
    - Slope: All lands with slopes between 25 and 35 percent.
    - Drainage: All drainage courses.
    - Geology: All known mineral and aggregate deposits.

RESPONSE: The western portion of the site **proposed for development** contains no type I and very little type II land as defined by the CDC. All of the type I and type II lands (with the exception of a small section of proposed lot 6) are contained in Tract B. See the graphics package (sheet 7) for distribution of Type I and II land. The total site contains approximately 1.1 acres of Type I and Type II lands as defined by the West Linn CDC.

Type III lands. These lands are considered within the major portion of the City’s developable lands. Standard development criteria can be applied through normal implementation measures. Type III lands have slopes between 15 and 25 percent.

Type IV lands. These lands are considered to have few, if any, constraints to development and are within the major portion of the City’s developable lands. Normal development standards will apply in these areas. Type IV lands have slopes between 0 and 15 percent.

RESPONSE: The total site contains 1.6 acres of Type IV land and 1.09 acres of Type III land as defined by the West Linn CDC.

- 7. Other material as required by the Planning Director.

RESPONSE: The application package for a six lot PD subdivision contains all of the applicable materials necessary for review and approval as required by the CDC. The only portion of Chapter 55.100 that is applicable to this small residential PUD project is the review of the existing trees on the property. Similar criteria are found in Chapter 85 relating to land divisions. The criteria relating to existing trees on the property are thus addressed under Chapter 85.

**24.090 APPLICABILITY AND ALLOWED USES**

Subject to the provisions of Sections 24.080, 24.070 and 24.090, the PUD Overlay Zone may be applied to all residential, commercial, and industrial zones.

A. In addition to the uses allowed outright in the underlying zone the following uses shall be allowed outright where all other applicable standards are met.

- 1. Single-family, duplex, attached housing and multiple family housing.

RESPONSE: The application for a six lot PD subdivision is for single family development.



**24.100 APPROVAL CRITERIA**

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

**55.025 EXEMPTIONS**

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions,

RESPONSE: The application for a six lot PD subdivision for single family detached dwelling units and as such, is exempt from the requirements of Chapter 55.

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.

RESPONSE: The application for a six lot PD subdivision preserves over 100,000 square feet of land as an open space tract to protect the steep slopes and the vegetated corridor associated with the drainage.

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.

RESPONSE: The application for a six lot PD subdivision is designed for homes of equal size and construction quality to promote compatibility with the existing subdivision and single family houses on individual lots in the neighborhood. The proposed infrastructure will be constructed to integrate with the existing facilities in the neighborhood.

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.

RESPONSE: The project is designed to accommodate six new single family homes with architectural design common to the northwest. Individual landscaping will complement the surrounding neighborhood. Street trees are proposed to enhance the Suncrest Drive streetscape as required by the development code.

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.

RESPONSE: The project is designed to accommodate six new single family homes with architectural design common to the northwest. The current CDC regulates setbacks, building scale and size, and maximum building footprint to ensure the development will be of similar size and scope to the existing homes in the neighborhood.



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

RESPONSE: The application for a six lot PD subdivision proposes transfer of “density” from the large open space tract to the developable portion of the site. The proposed development meets the project density requirements for the zoning district.

**24.110 RESIDENTIAL DENSITY CALCULATIONS**

RESPONSE: Density calculations for the site are as follows:

Site – 3.80 acres or 165,528 square feet.

Maximum density for the site – 16 dwelling units (one dwelling unit per 10,000 square feet).

Land area set aside in Open Space Tract – 103,793 square feet (exempt from min. density req).

Developable area – 61,735 square feet

Access Easement – 9864 square feet

Net developable area – 51,871 square feet

Maximum regular density of developable area – 5 dwelling units.

Minimum regular density of developable area – 4 dwelling units (70% of maximum density).

Density proposed for project under the density transfer provisions afforded the property owner through the PUD provisions – 6 dwelling units. The lots average approx. 8000 square feet net useable area after subtracting the impacts of the on-site access easement and Tract A for storm water quality treatment.

**24.170 USABLE OPEN SPACE REQUIRED**

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

1. PUDs that contain multi-family units shall comply with the requirements of Section 55.100(F).
2. 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.

RESPONSE: The application for a six lot PD subdivision is not required to set aside usable open space.

**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 Chapter 24.
- B. Lot coverage. The lot coverage provisions of the base zone shall apply for detached single-family units.
- C. Building height. The building height provisions of the underlying zone shall apply.

RESPONSE: The application for a six lot PD subdivision will comply with the lot coverage and building height provisions, as determined at the time of issuance of building permits for each individual platted lot.



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.
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 CDC Chapter 38.
5. The setback **for a garage in the front yard that opens onto the street shall be 20 feet** unless the provisions of Section 41.010 apply. Garages in the rear yard may meet the standards of Section 34.050.
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.

RESPONSE: The application for a six lot PD subdivision requests modification of the R-10 zoning district yard setbacks as allowed above in CDC 24.180 (D). Front and Rear yards will be a minimum of 15 feet, Side Yards will be a minimum of five feet, the street Side Yard will be a minimum of 10 feet, and the garage vehicle door setback will be a minimum of 20 feet. These adjustments apply to the interior yards of the project, with the understanding that the perimeter yards (the side yards of lot 1 and lot 6) will meet the requirements of the underlying base zone standard.

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

RESPONSE: The application for a six lot PD subdivision will comply with base zone provisions, with modifications approved through this review process for a PUD, as determined at the time of issuance of building permits for each individual platted lot.

**32.000 WATER RESOURCE AREA PROTECTION**

RESPONSE: The application for a six lot PD subdivision includes a request for a water resource area review.

- The applicable fee and application form are submitted with the application package.
- A Pre-app conference was held, as referenced earlier. A site plan, topographic map, and slope analysis are all included in the drawings package.
- Findings addressing all of the applicable criteria are enclosed.
- No alterations to the water resource or the transition area are proposed.
- The area of the water resource and the associated vegetated corridor has 100% ground coverage and 80% tree canopy coverage.
- The vegetation consists of native grasses, blackberries, and native trees including maple, alder, and douglas fir.
- No mitigation or revegetation plan is necessary because no disturbance or encroachment into the required corridor or transition area is proposed.



**32.050 APPROVAL CRITERIA**

No application for development on property containing a water resource area shall be approved unless the decision-making authority finds that the following standards have been satisfied, or can be satisfied by conditions of approval.

A. Proposed development submittals shall identify all water resource areas on the project site. ....

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection. Refer to Sheet 7 to view a detailed slope analysis of the property. Based on the requirements of this section, the "Break in Slope" that defines the top of the ravine has been mapped, and a 50 foot "Transition Setback" has been mapped to define the total resource and it's vegetated corridor buffer. These two physical features are most important on the western portion of the project, as they define the buildable vs. non-buildable portion of the site. Note that the entire project DEVELOPMENT IMPACT is well outside the mapped Transition Setback on the western section of the site.

B. Proposed developments shall be so designed as to maintain the existing natural .....

RESPONSE: The application for a six lot PD subdivision includes all of the necessary drawings as required by this section. The drainage way has been identified by a survey, and mapped as the existing stream on the existing conditions plan. The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

C. Development shall be conducted in a manner that will minimize adverse impact on water resource areas. ....

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

D. Water resource areas shall be protected from development or encroachment by dedicating the land title deed to the City for public open space purposes if either: 1) a finding can be made that the dedication is roughly proportional to the impact of the development; or, 2) the applicant chooses to dedicate these areas. Otherwise, these areas shall be preserved through a protective easement. ....

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection. Tract B is designed as a tract to be held in ownership by the developer with preservation provided by a protective easement as stipulated. No dedication is warranted because the "impact of the development" is nominal on both the City as a whole and on the immediate neighborhood. The development of the site will provide six high quality homes and will remove an abandoned dwelling that is an attractive nuisance and overgrown hazardous vegetation that is unsightly and a fire hazard.



E. The protected water resource area shall include the drainage channel, creek, wetlands, and the required setback and transition area. ....

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

F. Roads, driveways, utilities, or passive use recreation facilities may be built in and across water resource areas when no other practical alternative exists. ....

G. Prior to construction, the water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed .....

H. Paved trails, walkways, or bike paths shall be located at least 15 feet from the edge of a protected water feature except for approved crossings. ....

I. Sound engineering principles regarding downstream impacts, soil stabilization, erosion control, and adequacy of improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse. Inter-basin transfers of storm drainage shall not be permitted.

J. Appropriate erosion control measures based on CDC Chapter 31 requirements shall be established throughout all phases of construction.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

No construction is proposed in the resource. Sound engineering design principles have been used to craft the water quality facility and outfall to ensure that filtered drainage stays in the existing basin. Erosion control measures have been described on the preliminary grading plan and will be installed and maintained throughout the construction period. This erosion control and construction fencing will include a chain link fence along the east boundary of the development site to protect the water resource during construction. A permanent fence with "city-approved" markers will be installed at the rear of lots 4, 5, and 6 and at the rear of Tract A to protect the water resource and vegetated corridor after construction is complete.

K. Vegetative improvements to areas within the water resource area may be required if the site is found to be in an unhealthy or disturbed state, or if portions of the site within the water resource area are disturbed during the development process. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than 80% of the water resource area and less than 50% tree canopy coverage in the water resource area. "Vegetative improvements" will be documented by submitting a revegetation plan .....

RESPONSE: The natural resource and significant setback are not unhealthy or disturbed and do not require or warrant any improvements, restoration or mitigation.

L. Structural Setback area: where a structural setback area is specifically required, .....

M. Stormwater Treatment Facilities may only encroach a maximum of 25 feet into the outside boundary of the water resource area; and the area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property. Facilities that infiltrate storm water onsite, including the associated piping, may be placed at any point within the water resource area outside of the actual drainage course so long as the forest canopy and the areas within ten feet of the driplines of significant trees are not disturbed. Only native vegetation may be planted in these facilities.

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RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection. No construction is proposed in the resource. Sound engineering design requires the installation of an "outfall" and a shallow hand-dug swale to "channelize" the treated storm water back into the existing drainage on-site. These small hand-placed drainage facilities are permitted within the vegetated corridor protecting the drainageway.

N. As part of any proposed land division or Class II Design Review application, any covered or piped drainageways identified on the Surface Water Quality Management Plan Map shall be opened, unless the City Engineer determines that such opening would negatively impact the affected storm drainage system .....

RESPONSE: There are no piped or covered drainageways on this site and the project does not require or warrant any restoration or mitigation.

O. The decision-making authority may approve a reduction in applicable front yard setbacks abutting a public street to a minimum of fifteen feet and a reduction in applicable side yard setbacks abutting a public street to 7 1/2 .....

P. Storm Drainage Channels not identified on the Surface Water Management Plan Map, but identified through the development review process.....

RESPONSE: No setback adjustments are requested for compensation for THIS section of the development code. There are no piped or covered drainageways or channels on this site and the project does not require or warrant any restoration or mitigation.

**LAND DIVISION  
85.000 GENERAL PROVISIONS**

**85.010 PURPOSE**

A. The purpose of the land division provisions of this Code is to implement the Comprehensive Plan; to provide rules and standards governing the approval of plats of subdivisions (four lots or more) and partitions (three lots or fewer); to help direct the development pattern; to lessen congestion in the streets; to increase street safety; to efficiently provide water, sewage, and storm drainage service; and to conserve energy resources.

**85.130 LAND DIVISION APPLICATION IN CONJUNCTION WITH OTHER  
LAND USE APPLICATIONS**

As provided by Section 99.070, a land division application filed under this Code may be heard concurrently with another application, upon applicant's request.

RESPONSE: The application for a six lot PD subdivision is reviewed in conjunction with the PUD application.

**85.140 PRE-APPLICATION CONFERENCE REQUIRED**

A. An applicant shall participate in a pre-application conference with staff prior to the submission of a complete tentative plan.

RESPONSE: The application for a six lot PD subdivision was preceded by a pre-submittal application conference as documented by the pre-app notes. The application is filed by the property owner. It is understood that the action taken



on this application is in compliance with the applicable procedures set forth in CDC Chapter 99.

**85.150 THE APPLICATION - THE TENTATIVE PLAN**

- A. The applicant shall submit a completed application which shall include:
  - 1. The completed application form(s).
  - 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 X 17 inches. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.
  - 3. A narrative explaining all aspects of land division per Section 85.200.
  - 4. A pre-requisite to the filing of an application for development proposals that include greater than 10 multi-family units or commercial/industrial buildings greater than 1500 square feet in size, a 4-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 Section 99.038, at which time the applicant will present their proposal and receive comments.
- B. The applicant shall pay the requisite fee.

RESPONSE: The application for a six lot PD subdivision contains the required application form, the application fee, copies of the required drawings as stipulated on the application form, a narrative addressing the approval criteria demonstrating compliance therewith, and evidence that the necessary pre-submittal meeting was conducted with the neighborhood group. A photograph of the posted sign and an electronic copy of the taped meeting are included in the application package

**85.160 SUBMITTAL REQUIREMENTS FOR THE TENTATIVE PLAN**

- A. A city-wide map shall identify the site. A vicinity map covering 1/4-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.
- 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 (3 lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.
- 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.
- D. The following general information shall be shown on the tentative plan of subdivision or partition:
  - 1. Proposed name of the subdivision and streets
  - 2. Date, north arrow, scale of drawing, and graphic bar scale.
  - 3. Appropriate identification clearly stating the drawing as a tentative plan.
  - 4. Location of the proposed division of land, with a tie to the City coordinate system,
  - 5. Names and addresses of the owner, developer, and engineer or surveyor.
- 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 right-of-ways within
  - 2. Contour lines related to the U.S. Geological Survey datum or some other established benchmark
    - a. Two-foot contour intervals for ground slopes less than 20 percent.
    - b. Five-foot contour intervals for ground slopes exceeding 20 percent.
  - 3. The location of any control points that are the basis for the applicant's mapping.
  - 4. The location, by survey, and direction of all watercourses and areas subject to periodic inundation
  - 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

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significant trees and tree clusters identified by the City Arborist using the criteria of CDC Section 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 Section 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area.

- 6. Existing uses of the property, including location of all existing structures.
- 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.
- 8. Zoning on and adjacent to the tract.
- 9. Existing uses to remain on the adjoining property and their scaled location.
- 10. The location of any existing bicycle or pedestrian ways.
- 11. The location of adjacent transit stops.

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the project.

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 Section 85.200(A)(12).

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the proposed private un-named accessway.

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: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the proposed grading and erosion control measures necessary.

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

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the proposed public street improvements on the adjacent public ROW.

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

RESPONSE: The application for a six lot PD subdivision contains no requirement for a bicycle or pedestrian path, or any transit stops.



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

RESPONSE: The required easements are shown on the plans.

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 proposed plat includes all of the identified required information.

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

RESPONSE: The proposed street trees are indicated on the plans.

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

RESPONSE: The application for a six lot PD subdivision contains no requirement for any land to be conveyed to the City, or to public or common ownership at this time.

9. Phase boundaries shall be shown.

RESPONSE: The application for a six lot PD subdivision does not include any phases.

**85.170 SUPPLEMENTAL SUBMITTAL REQ'S FOR A 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.

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

3. A legal description of the tract.

4. If the project is intended to be phased

5. Where the land to be subdivided or partitioned contains only a part of the contiguous land owned

6. Where the proposed subdivision site includes hillsides or where erosion hazard potential exists, including Type I and II lands as defined in Section 24.060(C), and any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the standards and requirements of Chapter 24, Planned Unit Development, as well as the requirements for erosion control as described in Section 85.170(C), shall be addressed in a narrative.

RESPONSE: The application for a six lot PD subdivision contains the required narrative as addressed above, the project will not be phased, and will be developed in one project. The project is a planned unit development (PUD) due to the presence of Type I and Type II lands as required.

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

RESPONSE: Density calculations for the site are as follows:

Site – 3.80 acres or 165,528 square feet.

Maximum density for the site – 16 dwelling units (one dwelling unit per 10,000 square feet).

Land area set aside in Open Space Tract – 103,793 square feet (exempt from min. density req).

Net developable area – 61,735 square feet.

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Maximum density of developable area – 6 dwelling units.  
 Minimum density of developable area – 4 dwelling units (70% of maximum density).

**Table: Density Calculations**

Max Density	1 unit	10,000sf	Min. Density	1 unit	10,000sf	70%
Site Gross	16.5 units	165,528sf	Site Gross	16.5 units		11.5 units
Site Net	6 units	61,735sf	Site Net	6 units		5 units

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

RESPONSE: The site contains all four slope classifications of land as defined by the CDC. Section 55.110(B)(3) requires a different slope analysis than the separation of the Type I-IV lands addressed. The six different classifications of land requested have been mapped and quantified. The slopes are graphically illustrated on sheet 7 of the plan set. The “break in slope” used as the delineation for the water resource has also been mapped using this same slope analysis data.

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: The drawings include centerline profiles for the public street.

2. A If the City Engineer determines that the proposed development may have off-site traffic impacts, the city shall commission a traffic analysis.....

RESPONSE: The application for a six lot PD subdivision does not require a traffic analysis as determined by the City staff at the pre-app conference.

C. Grading.

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

RESPONSE: The drawings include a grading and erosion control plan.

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: The drawings include a grading and erosion control plan.

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.

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RESPONSE: The drawings include a utility plan with proposed water service to each of the six new lots.

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: The drawings include a utility plan with proposed water service to each of the six new lots.

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

RESPONSE: The drawings include a utility plan with proposed water service to each of the six new lots.

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: The application for a six lot PD subdivision is for single family development and no fire flow calculations are required.

#### 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.

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.

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.

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

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

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 30, Wetland and Natural Drainageway).

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.

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 preconstruction phase.

RESPONSE: The drawings include a utility plan with proposed sanitary sewer service to each of the six new lots.

#### 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.

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.



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 F(2) above.

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.

RESPONSE: The drawings include a utility plan with the proposed storm water management design.

**85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS**

A. The Planning Director may require additional information as part of the application subject to the provisions of Section 99.035(A).

B. The applicant may request a waiver of any requirements for the application subject to the provisions of Section 99.035(B) and (C).

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

**A. Streets**

RESPONSE: The application for a six lot PD subdivision does not include any new public streets. The private accessway meets all of the applicable standards for the project. The proposed public street improvements to the adjacent street – Suncrest Drive – will meet all of the applicable standards. Due to the fact that Suncrest Drive is a collector street, it is appropriate that SDC credits be granted to the developer for a portion of the cost of the public frontage improvements made to that street – in compliance with the West Linn Transportation Plan and applicable capital improvements plans.

**B. Blocks and Lots**

RESPONSE: The application for a six lot PD subdivision has no blocks.

**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 man-made. 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.

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.

3. Defensible space shall also be enhanced by the provision of a 3-4 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.



- 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.
- 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
- 6. 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.
- 7. The trail grade shall not exceed 12% except in areas of unavoidable topography, where the trail may be up to a 15% 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.

D. Transit Facilities.

RESPONSE: The application for a six lot PD subdivision includes no trails or requirement for trails.

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

RESPONSE: The drawings include a grading and erosion control plan.

F. Water

RESPONSE: The drawings include a water service plan.

G. Sewer

RESPONSE: The drawings include a sewer service plan.

H. Storm

RESPONSE: The drawings include a storm water control plan.

Utility Easements.

RESPONSE: The drawings include required and desired easements.

J. Supplemental Provisions

1. Wetland and Natural Drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 30, Wetland and Riparian Area Protection, and Chapter 32, Natural Drainageway Areas. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.

RESPONSE: The application for a six lot PD subdivision includes vegetated corridor protecting the drainage on the property. No utilities are routed through the vegetated corridor.

2. Willamette and Tualatin Greenways.

RESPONSE: The application for a six lot PD subdivision does impact the Willamette or Tualatin Greenways.

3. Street Trees.

RESPONSE: The application for a six lot PD subdivision includes street trees on the plans.



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: The application for a six lot PD subdivision does not include street lights, since there are already streetlights on Suncrest Drive.

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.

RESPONSE: The application for a six lot PD subdivision includes dedication of required ROW on Suncrest Drive.

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.

RESPONSE: The application for a six lot PD subdivision proposes underground utilities as possible within the project.

7. Density Requirement.

RESPONSE: Density calculations have been included in several responses earlier in this document.

8. Mix Requirement.

RESPONSE: The application for a six lot PD subdivision has no mix of uses.

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 Section 55.100(B)(2). Trees are defined per the Municipal Code as having a trunk 6" in diameter or 19" in circumference at a point five feet above the mean ground level at the base of the trunk.

RESPONSE: The application for a six lot PD subdivision includes a survey of all trees within the 62,000 square feet of developable area of the site. No heritage trees are located on the property. Approximately 74 identified trees are scheduled for removal totaling approximately 1100 caliper inches. The impacted "dripline area" associated with those trees is approximately 6,250 square feet. The "dripline plus 10 feet" area is approximately 27,850 square feet.

The City Arborist identified five trees as "significant". One large pine is within the public street ROW and cannot be preserved if the required street improvements are constructed. Three fir trees are located in the middle of the private access and cannot be preserved. The final fir tree is within the lot area of Lot 3, but is located close to a proposed house foundation. Additionally it has been practical experience that single douglas fir trees do not survive well when the surrounding supporting vegetation is removed. Additionally, they act as giant



“sails” and catch all of the winter winds, so that when left standing individually, they tend to uproot and cause significant mess and property damage.

The total area of the site containing land with less than a 25% slope (Type III and IV) is 2.69 acres, or approximately 117,175 square feet. The “development” is located on approximately 62,000 square feet, on the western portion of the site. Of the 62,000 square feet of development – 27,850 square feet (including some nominal area located off-site) is the tree canopy plus root protection – over 35% of the actual development area.

All of the identified trees must be removed for public or private utilities, infrastructure and homes. However, 55,175 square feet of the site containing land with less than a 25% slope (Type III and IV) is not impacted by any development. This includes land at the bottom of the drainage way and over 33,000 square feet of land on the eastern slope of the site, within Tract B, outside of the area defined as the “ravine”. 20% of the site containing land with less than a 25% slope (Type III and IV) totals 23,435 square feet. The eastern slope area of the site containing land with less than a 25% slope (Type III and IV) contains over 33,000 square feet. It is predominantly covered with large trees, whose canopy is virtually complete (see aerial photo).

Thus, while the development of the site for this PUD subdivision requires removal of a number of existing trees, the protection provided by creation of Tract B, including drainage-way, vegetated corridors, and additional area on the eastern slope above the delineated ravine and setback area **satisfies the required 20% of the site with less than a 25% slope (Type III and IV) as a set-aside for significant tree protection.**

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,.....

RESPONSE: The application for a six lot PD subdivision does not include any new street lights that will be added into the City’s lighting system. The property is already annexed into the City.

**85.200 APPROVAL CRITERIA**

A. Streets

12. **Street Names.** No street names shall be used which will duplicate or be confused with the names of existing streets within the City.

RESPONSE: the unnamed private drive will remain unnamed unless the City chooses to apply a street name.



- 16. **Sidewalks.**
- 17. **Planter Strip.**

RESPONSE: the sidewalk and planter strip are shown on the accompanying plans. The planter strip is used as a grassy swale for water quality filtration as requested by the city staff. Street trees will be planted behind the sidewalk in the front yards of each lot on the public street.

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.

RESPONSE: Three of the six lots have frontage on a public street. Two of the lots will take direct vehicular access to that public street, with driveways located to meet the access spacing requirements for that street. Four of the proposed lots will take access to the public street via a private driveway defined as an access easement crossing several lots.

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 ....
- 2. **Sizes.** The recommended block size is 400 feet in length to encourage greater connectivity....
- 3. **Lot Size and Shape.** Lot size, width, shape, and orientation shall be appropriate for the location .....

RESPONSE: This project is an infill PUD subdivision. Creation of BLOCKS is not possible with this project. No public streets are created with this project. One private driveway access is designed to intersect Suncrest Drive directly across from an existing public street to promote traffic safety through correct intersection spacing. No stubbed streets, accessways or paths connect to the subject property and as such, no connections or extensions of any transportation elements are required or possible. Two of the six lots will take direct access from Suncrest Drive, with the driveways spaced to meet the required access spacing for the street classification. The lots are designed to accommodate homes that are of equal size and value as those in the existing neighborhood. All of the lots are buildable, with utility service to each lot and grading designed to facilitate construction of homes with standard construction techniques. The shape and location of the existing parcel precludes design of any of the lots to meet the specific requirements for perfect solar access orientation. This application is for a PUD subdivision in order to protect the adjacent drainage corridor and the vegetated property that filters water draining into that drainageway.

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

RESPONSE: Two of the lots will take direct vehicular access to the public street, with driveways located to meet the access spacing requirements for that street. Four of the proposed lots will take access to the public street via a private driveway defined as an access easement crossing several lots. Preliminary



review by the City engineering staff indicates that the proposed private access driveway meets or exceeds all of the applicable design and construction standards for such a driveway.

**5. Through Lots and Parcels.** Through lots have frontage on a street at the front and rear of the lot. They are also called double frontage lots. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

RESPONSE: There is no alternative design solution for development of this parcel that would eliminate the need for three "through lots". Two of the lots will have direct vehicular access onto the adjacent public street and the third lot will have opportunity to "front" that street with the home design. There is no need or mandate for any type of screen or impact mitigation easement along the public street because all of the other homes along this street front on it and take vehicular access as well. This site is designed as a PUD in order to adjust development requirements specifically to protect a drainage corridor and to overcome the impact of topography on the property.

**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: All side lot lines are designed to be at right angles to the adjacent street.

**7. Flag Lots.** Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be 8 feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements.

RESPONSE: Based on staff's explanation, Lots 4, 5, and 6 are considered flag lots. These three lots have no street frontage, but do take access via a 24 foot – widening to 30 foot – access and utility easement crossing Lot 1, Lot 4 and Lot 5. The access has a minimum width of 22 feet of paving. Due to the particular situation that this application is for a subdivision PUD, the specific standards for lot area and lot setbacks for Flag Lots do not apply, as they are superceded by the PUD standards and PUD flexibility allowances.

**8. Large Lots.**

RESPONSE: No "large lots" are proposed with this project.

**D. Transit Facilities.**

RESPONSE: No "transit facilities" are proposed with this project, because no public bus lines (other than perhaps school buses) are proposed to run on Suncrest Drive in the predictable future.

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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 and the following:
  - a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade).
  - b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade). Please see the following illustration.
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.
3. If areas are to be graded (more than any four-foot cut or fill), compliance with Section 85.170(C) is required.
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.

RESPONSE: The preliminary grading plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards.

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, .....

RESPONSE: No landslides have occurred on the subject property thus, this standard does not apply to the project.

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

RESPONSE: The preliminary grading plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards.

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 Section 85.170.C.3.).
  - 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: The preliminary grading plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards.

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 Section 85.200(J).



RESPONSE: The portion of the site proposed for development does not contain slopes over 50 % and thus this standard does not apply to this project.

F. Water

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.
2. Adequate location and sizing of the water lines.
3. Adequate looping system of water lines to enhance water quality.

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of water to each lot.

5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of onsite and off-site improvements .....

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of water to each lot.

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 .....
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.
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.
4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of sanitary sewer service to each lot.

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 30, Wetland, and Chapter 32, Natural Drainageway, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.

RESPONSE: The project has sanitary sewer service through existing public lines in the adjacent public street and is not required to construct new public sanitary sewer lines in any wetland or drainage way, thus, this standard does not apply to this project.

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: This is an infill project and there is no adjacent undeveloped property for which sanitary sewer service needs to be provided. It appears that this provision was not in place when Ridgebrook Estates was developed to the



north as no similar provision was enforced to provide sanitary sewer to this project at the north property line.

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, .....

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 .....

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of sanitary sewer service to each lot.

H. Storm

1. A storm water quality and detention plan shall be submitted which complies with the submittal criteria and approval standards contained within CDC Chapter 33. It shall include profiles of proposed drainageways with reference to the adopted Storm Drainage Master Plan. (ORD. 1463)

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 .....

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. ....)

4. Treatment of storm runoff shall meet Municipal Code standards.

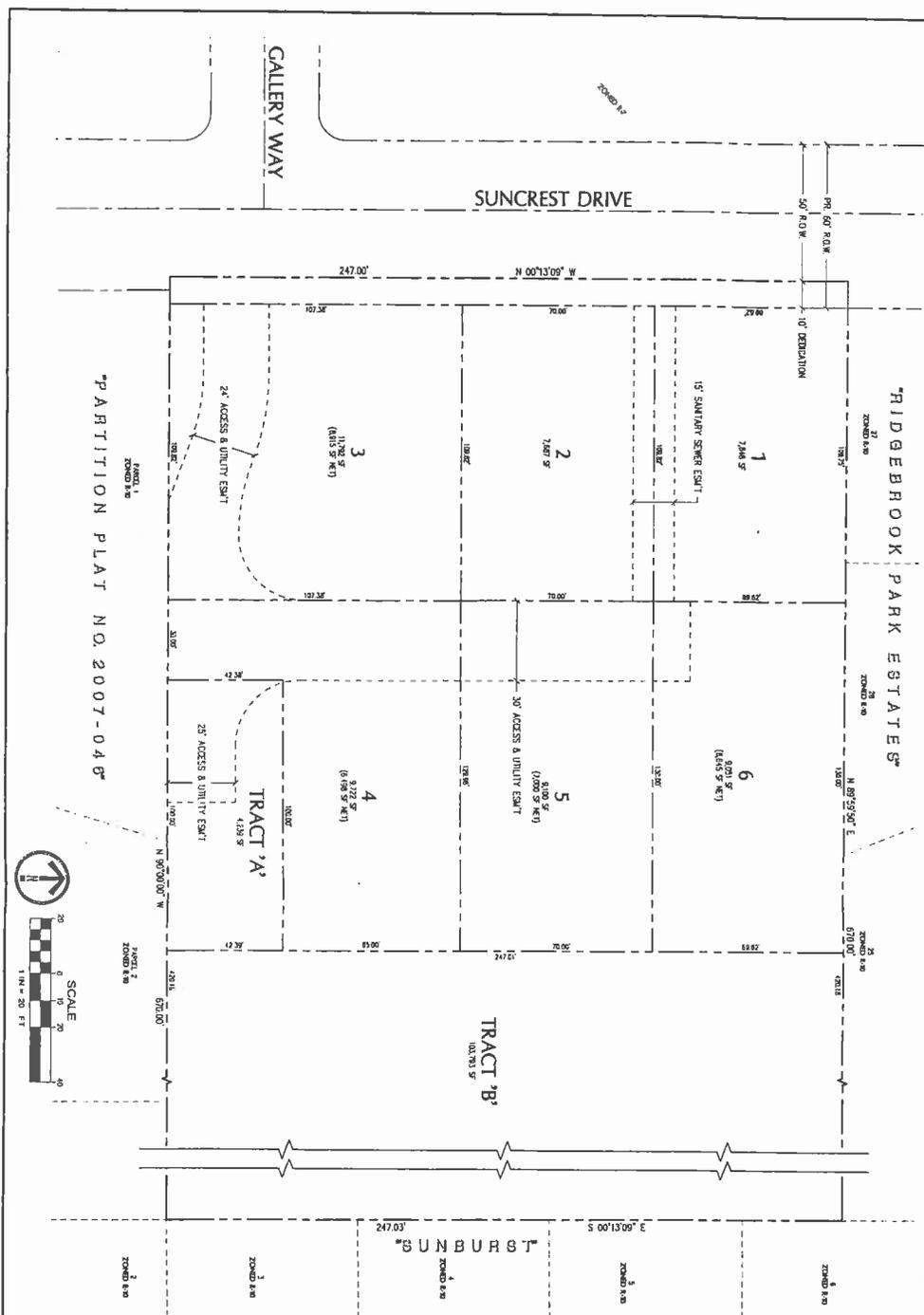
RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of storm water quality and detention as required by the City standards.

**III. CONCLUSION**

The application for a six lot PD subdivision complies with all of the applicable approval criteria and can be approved by the City of West Linn.

# SUNCREST DRIVE

A 6-LOT SUBDIVISION OF T2S R1E SEC. 23, TAX LOT 6700  
 CITY OF WEST LINN  
 CLACKAMAS COUNTY, OREGON



**APPLICANT/OWNER:**  
 ICHT CONSTRUCTION  
 1930 WILLAMETTE FALLS DR. SUITE 200  
 WEST Linn, OR 97068  
 P: 503.555.5581  
 F: 503.555.5581  
 CONTACT: MARK HANDBOS

**PLANNING/ENGINEER:**  
 EMERIO DESIGN, LLC  
 6107 SW URBAN BLVD. SUITE 147  
 BEAVERTON, OREGON 97008  
 P: 503.636.0592  
 F: 503.636.0592  
 CONTACT: NICHOLE VAN LOO OR NEIL FERNANDEZ

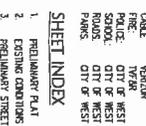
**SURVEYOR:**  
 HUBERT HOOT FLETCHER, REGISTERED P.L.C.  
 206 S. PERDUE STREET, SUITE 200  
 PORTLAND, OR 97202  
 P: 503.221.1151  
 F: 503.221.1151  
 CONTACT: PAT DALTON/DO

**BENCHMARK:**  
 ELEVATIONS ARE BASED ON A BENCHMARK OF 0239  
 HAVING AN ELEVATION OF 130.31 FEET (980.85)

**SITE INFORMATION:**  
 AREA: 3.891 ACRES  
 TAX MAP: T2S R1E SEC. 23  
 TAX LOT: 6700  
 PROPOSED NO. OF LOTS: 6

**UTILITIES AND SERVICES**  
 WATER: CITY OF WEST LINN  
 SEWER: CITY OF WEST LINN  
 GAS: CITY OF WEST LINN  
 CABLE: NORTHWEST NATURAL  
 POWER: CITY OF WEST LINN  
 PHONE: CITY OF WEST LINN  
 SCHOOLS: CITY OF WEST LINN  
 PAVING: CITY OF WEST LINN

**SHEET INDEX**  
 1. PRELIMINARY PLAT  
 2. CEILING CONDITIONS PLAN  
 3. PRELIMINARY SHEET AND UTILITY PLAN  
 4. PRELIMINARY STREET FRONT ELEVATION PLAN  
 5. PRELIMINARY SIGN AND EROSION CONTROL PLAN  
 6. PRELIMINARY SIGN AND EROSION CONTROL PLAN  
 7. SITE ANALYSIS AND GRADING PLAN



**SCALE**  
 1" = 20' FT

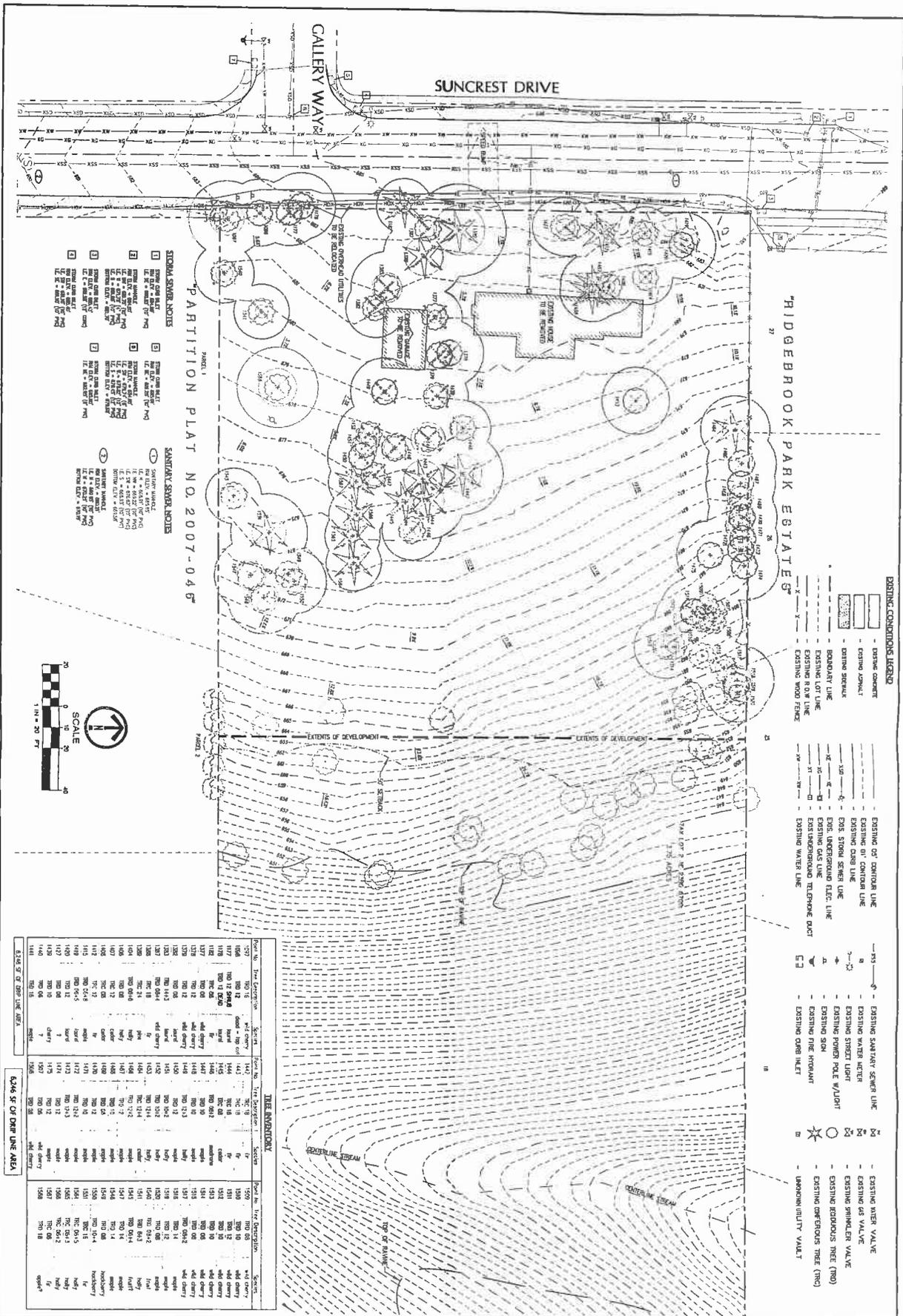
**PRELIMINARY PLAT**

SUNCREST DRIVE  
 6-LOT SUBDIVISION  
 TAX LOT 6700  
 T2S R1E, SECTION 23 BD  
 WEST LINN, OREGON

**EMERIO Design**  
 6107 SW MURRAY BLVD. SUITE 147  
 BEAVERTON, OREGON 97008  
 PH: (503) 536-5581  
 FAX: (503) 636-9592

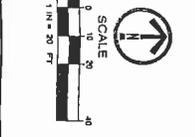
REVISIONS	
NO.	DATE DESCRIPTION
80	

SHEET 1 OF 7



- EXISTING CONDITIONS LEGEND**
- EXISTING CONCRETE
  - EXISTING ASPHALT
  - EXISTING DRIVE
  - EXISTING SIDEWALK
  - EXISTING LOT LINE
  - EXISTING R.O.W. LINE
  - EXISTING WOOD FENCE
  - EXISTING LOT CENTER LINE
  - EXISTING DRIVE CENTER LINE
  - EXISTING SIDEWALK CENTER LINE
  - EXISTING UNDERGROUND ELEC. LINE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND TELEPHONE DUCT
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING STREET LIGHT
  - EXISTING POWER POLE W/ LIGHT
  - EXISTING FIRE HYDRANT
  - EXISTING OVER INLET
  - EXISTING WATER VALVE
  - EXISTING GAS VALVE
  - EXISTING RIMLOCK VALVE
  - EXISTING REBIDIOUS TREE (TR)
  - EXISTING OVERGROWN TREE (TR)
  - UNKNOWN UTILITY VALVE

- SIGNAL SYMBOL NOTES**
- 1. SIGNAL SYMBOL
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  - 99. SIGNAL SYMBOL
  - 100. SIGNAL SYMBOL



Point No.	Tree Description	Species	Point No.	Tree Description	Species	Point No.	Tree Description	Species
1176	120 12 20 18	Red Oak	1176	120 12 20 18	Red Oak	1176	120 12 20 18	Red Oak
1177	120 12 20 18	Red Oak	1177	120 12 20 18	Red Oak	1177	120 12 20 18	Red Oak
1178	120 12 20 18	Red Oak	1178	120 12 20 18	Red Oak	1178	120 12 20 18	Red Oak
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1180	120 12 20 18	Red Oak	1180	120 12 20 18	Red Oak	1180	120 12 20 18	Red Oak
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1200	120 12 20 18	Red Oak	1200	120 12 20 18	Red Oak	1200	120 12 20 18	Red Oak

**EMERIO**  
*Design*

147 SITE 147  
BEAVERTON, OREGON 97008  
PH: (503) 251-5528  
FAX: (503) 251-5529

REVISIONS

NO.	DATE	DESCRIPTION

81

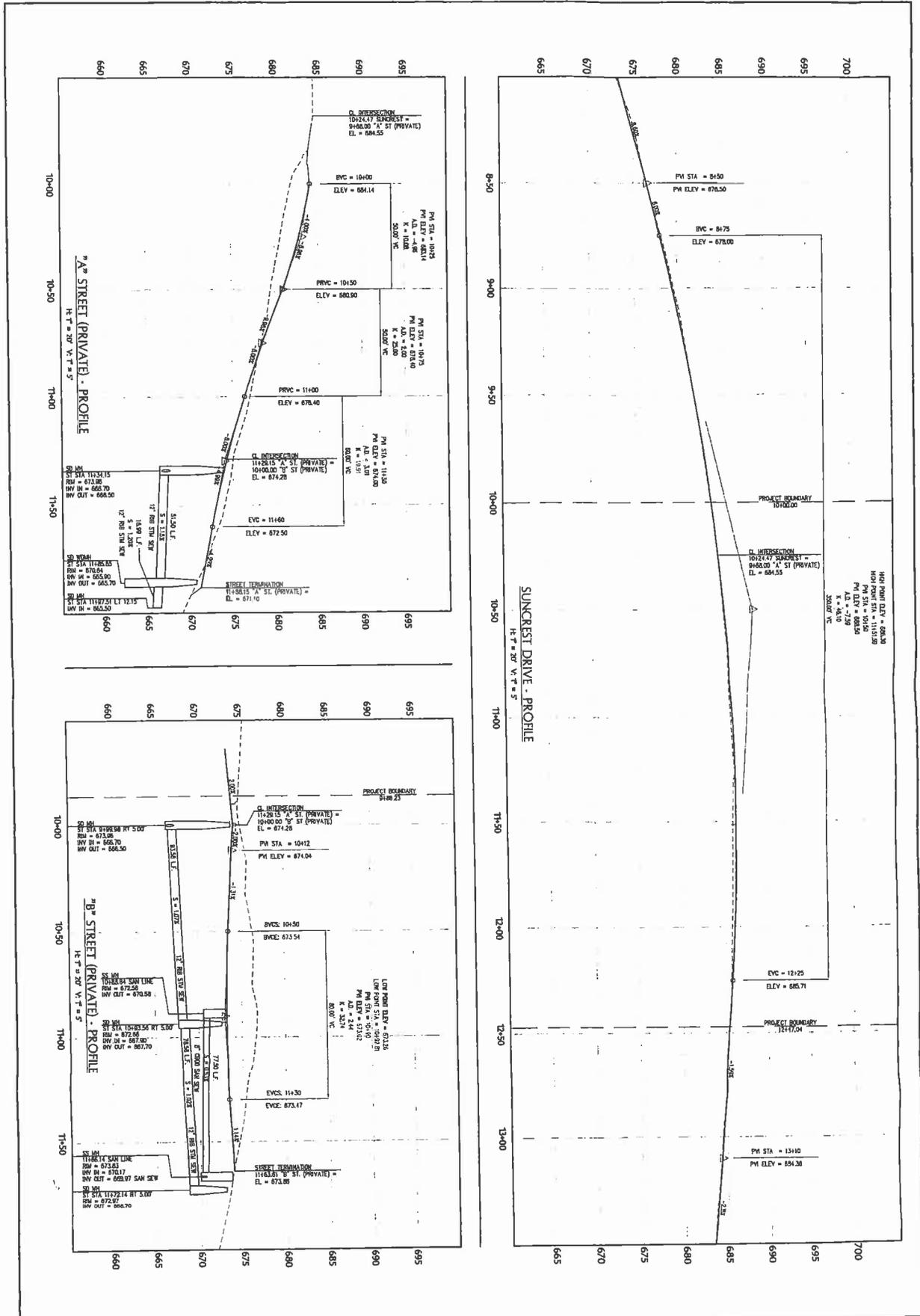
**EXISTING CONDITIONS PLAN**

SUNCREST DRIVE  
6-LOT SUBDIVISION  
TAX LOT 6700  
T2S R1E, SECTION 23 BD  
WEST LINN, OREGON

SHEET  
**2**  
OF  
**7**

EMERIO PROJECT NO. 202-001





4  
7

**EMERIO**  
*Design*  
 6107 SW MURRAY BLVD. SUITE 147  
 BEAVERTON, OREGON 97008  
 PH. (503) 515-8528  
 FAX. (503) 639-9592

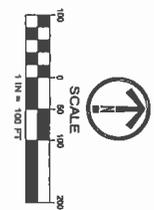
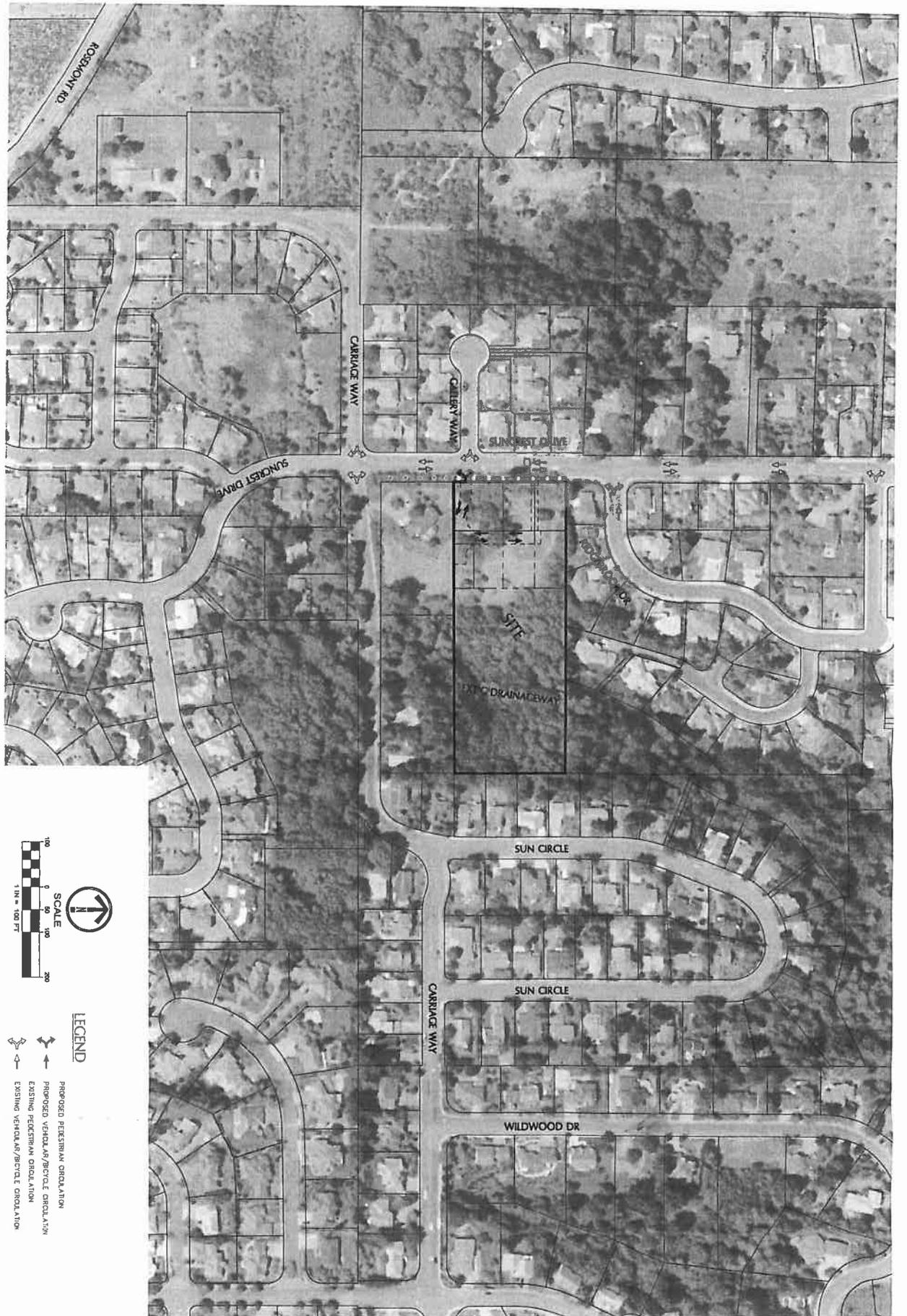
REVISIONS	
NO.	DESCRIPTION
83	

**PRELIMINARY STREET PROFILES**

SUNCREST DRIVE  
 6-LOT SUBDIVISION  
 TAX LOT 6700  
 T2S R1E, SECTION 23 BD  
 WEST LINN, OREGON







- LEGEND**
- PROPOSED PEDESTRIAN CIRCULATION
  - PROPOSED VEHICULAR/BICYCLE CIRCULATION
  - EXISTING PEDESTRIAN CIRCULATION
  - EXISTING VEHICULAR/BICYCLE CIRCULATION

SHEET  
6  
7

**EMERIO**  
*Design*  
6107 SW MURRAY BLVD SUITE 147  
BEAVERTON, OREGON 97008  
PH: (503) 515-5528  
FAX: (503) 639-9592

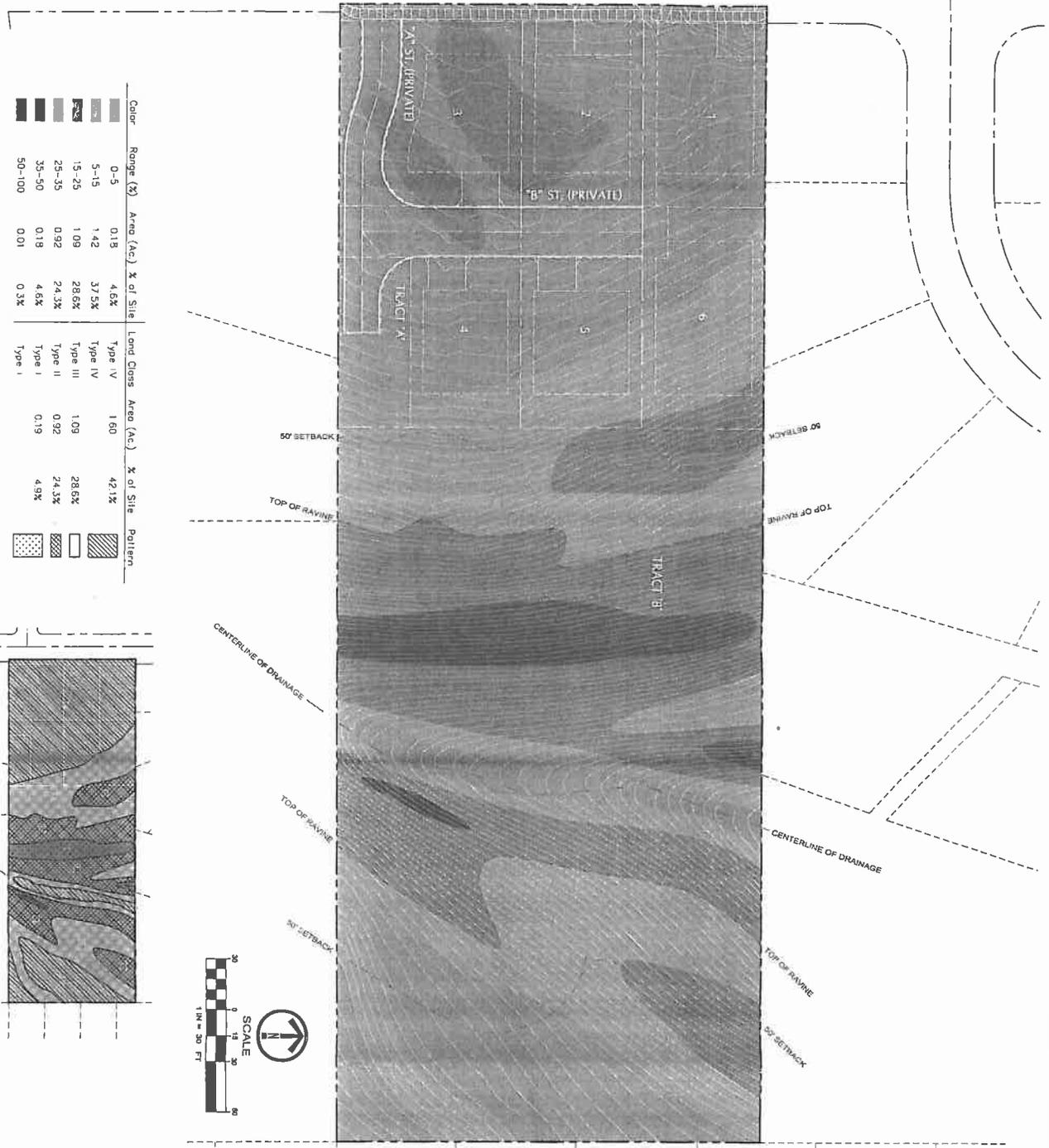
REVISIONS	
NO.	DESCRIPTION
86	

**AERIAL PHOTOGRAPH  
& CIRCULATION PLAN**

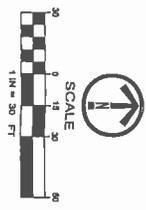
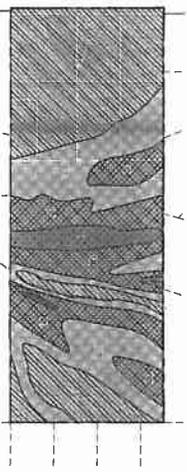
SUNCREST DRIVE  
6-LOT SUBDIVISION  
TAX LOT 6700  
T2S R1E, SECTION 23 BD  
WEST LINN, OREGON

GALLERY WAY

SUNCREST DRIVE



Color	Range (%)	Area (Ac)	% of Site	Land Class	Area (Ac)	% of Site	Pattern
[Color swatch]	0-5	0.18	4.6%	Type IV	1.60	42.1%	[Pattern swatch]
[Color swatch]	5-15	1.42	37.5%	Type IV	1.09	28.6%	[Pattern swatch]
[Color swatch]	15-25	1.09	28.6%	Type III	0.92	24.3%	[Pattern swatch]
[Color swatch]	25-35	0.92	24.3%	Type II	0.19	4.9%	[Pattern swatch]
[Color swatch]	35-50	0.18	4.6%	Type I			
[Color swatch]	50-100	0.01	0.3%	Type I			



7  
7

**EMERIO**  
*Design*  
8107 SW MURRAY BLVD. SUITE 147  
BEAVERTON, OREGON 97008  
PH: (503) 515-5528  
FAX: (503) 639-9582

REVISIONS	
NO.	DATE
0	01/23/08
1st SUBMITTAL	
87	

SLOPE ANALYSIS

SUNCREST DRIVE  
6-LOT SUBDIVISION  
TAX LOT 6700  
T2S R1E, SECTION 23 BD  
WEST LINN, OREGON



TUALATIN VALLEY FIRE & RESCUE - SOUTH DIVISION  
COMMUNITY SERVICES • OPERATIONS • FIRE PREVENTION

PC-9

April 3, 2009

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



Re: PUD 09-01 Suncrest

Dear Mr. Soppe;

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval being addressed and approved:

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (IFC 503.1.1)
- 2) **DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (IFC 503.2.5) ***Provide an approved fire access turnaround.***
- 3) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (IFC 503.1.1)
- 4) **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (IFC 503.2.1) ***The Fire District does not endorse the design concept wherein twenty feet of unobstructed roadway width is not provided.***
- 5) **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (IFC D103.1)
- 6) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (IFC D103.6) ***Provide "No Parking" signs on both sides of Tract "A" and on one side of Tract "B"; show locations for approval.***

ES

- 7) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (IFC D102.1)
- 8) **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (IFC 503.2.4 & D103.3)
- 9) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (IFC 503.3)  
***Painted curbs may be required.***
- 10) **GRADE:** Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5). (IFC 503.2.7 & D103.2)
- 11) **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to IFC Appendix B. (IFC B105.1) ***Prior to issuance of a building permit, provide evidence of a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure.***
- 12) **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (IFC 508.5.1) ***Show hydrant locations for approval.***
- 13) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (IFC C102.1)
- 14) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (IFC 1410.1 & 1412.1)
- 15) Resubmit plans for final approval.

If you have questions, please call me at (503) 612-7012.

Sincerely,

*Karen Mohling*

Karen Mohling  
Deputy Fire Marshal

89



# CITY OF West Linn

PC-10

**MAILED**  
3-6-09

April 6, 2009

Mark Handris  
Icon Construction  
1980 Willamette Falls Drive, Ste. 200  
West Linn, OR 97068

SUBJECT: PUD-09-01/SUB-09-01

Dear Mr. Handris:

You submitted this application on February 5, 2009 and provided resubmittal materials on March 30, 2009. The Planning Department finds that the PUD subdivision application to still be **incomplete**. The Engineering Department finds the application complete per engineering requirements, but both departments must be satisfied, of course. You still have until August 4, 2009 to make this application complete.

Incomplete items per the Planning Department, as listed by their Community Development Code section, are as follows:

**Section 24.080(6)**

Label land types on map and provide table on their acreage... do this for Type I and II categories as well as the slopes that you've already done them for.

**Section 32.040(A)**

Pay fee and fill out application for Water Resources Area permit.

**Section 32.040(C) & 85.150(2)**

Reduced size copies of the new map sets needed.

**Section 32.040(G)**

Provide this, can be very simple description.

**Section 32.050(G)**

Respond to fencing, etc. in this criterion.

**Section 32.060(B)(5)**

On the map that shows the location of the drainageway, show the transition area boundaries also, so it can be seen in context the way this section apparently demands.

**Section 85.150(A)(4)**

Provide certified letter and receipt for Marylhurst NA meeting per 99.038(5)(b) and posted notice for Marylhurst meeting per 99.038(5)(c) (I'm assuming the posted notice you submitted was for Hidden Springs?). Marylhurst meeting IS required as it is a neighborhood association within 500 feet, per 99.038(2), therefore all materials submitted for Hidden Springs must also be submitted for Marylhurst. Does the audio tape only cover Hidden Springs (audio needed for both to be complete, please advise)?

90

**Section 85.160(E)(5)**

6,246 square feet is the dripline area; this section requires the dripline + 10 feet square footage. Delineate, calculate, and show percentage as explained for dripline + 10 foot area for all trees in buildable area.

**Section 85.160(E)(8)**

Delineate and label zoning on and adjacent to tract.

**Section 85.160(F)(1)**

Show the curve radius for the private street.

**Section 85.170(A)(8)**

Provide slope classifications map, per 55.110(B)(3) as requested in this section. This requires the categories to be 0-5%, 5-15%, 15-25%, 25-35%, 35-50%, 50+%.

**Section 85.200(B)(7)**

This is not a completeness item since you did respond. But since you will have to resubmit some items anyway, I wanted to tell you that lots 4-6 are considered flaglots per our definition on CDC Page 2-12 and in 85.200(B)(7) even though they do not have a stem. Please respond to 85.200(B)(7) in this context.

Please contact me at 503-742-8660, or by email at [tsoppe@ci.west-linn.or.us](mailto:tsoppe@ci.west-linn.or.us) if you have any questions or comments, or if you wish to meet with planning staff regarding these issues. I will be out of the office April 10-21, and during that time you can ask for any other member of the planning staff who may be able to assist you.

Sincerely,



Tom Soppe  
Associate Planner

c: Kirsten Van Loo, Emerio Design, 6107 SW Murray Blvd., Ste. 147, Beaverton, OR 97008

p:/devrvw/completeness check/incompl-PUD-09-01 April



PC-12

Soppe, Tom

**From:** Soppe, Tom  
**Sent:** Monday, March 30, 2009 4:41 PM  
**To:** ~~karie@westlinn.gov~~  
**Subject:** RE: PUD-09-01 Suncrest Drive

Karie,

The applicant for PUD-09-01 on Suncrest Dr. has responded with a new submittal that you can come look at anytime. They actually have not paid for the new WAP they are having to get as part of it even though they have written a narrative for Ch. 32, so it can't be declared complete until they do that, which I have informed them of. Beyond this item, it may or may not be otherwise complete as I have not gotten a chance to look at it yet. It just came in this afternoon.

Thanks,

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

---

**From:** ~~karie@westlinn.gov~~  
**Sent:** Wednesday, March 25, 2009 12:47 PM  
**To:** Soppe, Tom  
**Subject:** Re: PUD-09-01 Suncrest Drive

Thank you, Tom. Please let me know when the applicant responds with a new submittal.

Karie

-----Original Message-----

**From:** Soppe, Tom <tsoppe@westlinnoregon.gov>  
**To:** ~~karie@westlinn.gov~~  
**Sent:** Wed, 25 Mar 2009 10:27 am  
**Subject:** RE: PUD-09-01 Suncrest Drive

Here is the original incomplete letter. Also attached is one20I sent later when I realized it does need a WAP.

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

---

**From:** ~~karie@westlinn.gov~~ [mailto:~~karie@westlinn.gov~~]  
**Sent:** Wednesday, March 25, 2009 9:08 AM  
**To:** Soppe, Tom  
**Subject:** Re: PUD-09-01 Suncrest Drive

Thank you, Tom.

Do you have an electronic copy of the incompleteness letter that you would please send me?

93

Karie

-----Original Message-----

From: Soppe, Tom <tsoppe@westlinnoregon.gov>

To: Karie Oakes <~~karie.oakes@westlinnoregon.gov~~>

Sent: Wed, 25 Mar 2009 8:46 am

Subject: PUD-09-01 Suncrest Drive

Karie,

< SPAN style="FONT-SIZE: 10pt; FONT-FAMILY: Arial">I contacted the applicant who said the storm facility is proposed above ground. It never says above ground in the current submittal but does refer to it as a "pond" in the stormwater report so I guess that is a clue that it is meant to be above ground. One of the incomplete items in the incompleteness letter requested a response to each individual criteria regarding stormwater, so it should be better explained in the resubmittal.

Here is the link to the webpage on the project:

<http://westlinnoregon.gov/planning/19650-suncrest-drive-6-lot-pud>

The webpage right now has a map of the project location and has the entire submittal thus far.

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

---

Need a job? [Find employment help in your area.](#)

---

Need a job? [Find employment help in your area.](#)

94

5/12/2009

PC-13



Emerio Design, LLC  
mailing address:  
6107 SW Murray Blvd.  
Suite 147  
Beaverton, OR 97008

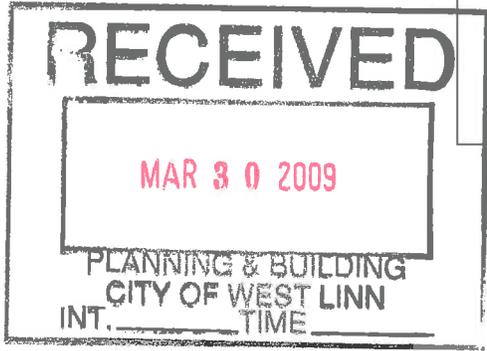
street address:  
6900 SW 105th  
EMERIO Suite  
Beaverton, OR 97008

Letter of Transmittal

Fax 503.639.9592

Phone 503.956.4180  
kirsten@emeriodesign.com

Date: March 30, 2009  
Project Number: 082-001  
Project Name: SunCrest Drive  
Plan Check No:  
RE: PUD appl.  
Attention: T. Soppe



To: Tom Soppe  
City of West Linn

Copies	Description
4	Updated findings Document and Drawings
1	Updated Disc with electronic data - including Neighborhood Meeting

These are transmitted:

For Approval     
  For Your Use     
  As Requested     
  For Review and Comment     
  See Below

Remarks:

Please insert these updated documents into the master files for review as requested by the "Letter of Incomplete" for this application.

By: Kirsten Van Loo  
Kirsten Van Loo

Cc: One Set - Icon Construction/Development 95

**MEETING NOTICE**  
**PROPOSAL: 6LOT FUDS&D**

**DATE: 8-19-08 TIME: 7:00 PM**

**LOCATION: ADULT COMM. CTR  
1180 ROSE MOUNT RD.**

**CONTACT: FIRSTEN 503-956-4180**

**POSTED 7-30-08 EVC**

**Soppe, Tom**

---

**From:** Kirsten Vanloo [kirsten@emeriodesign.com]  
**Sent:** Tuesday, March 24, 2009 4:57 PM  
**To:** Soppe, Tom  
**Subject:** RE: PUD-09-01 (Suncrest Drive)

yes

---

**From:** Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]  
**Sent:** Tuesday, March 24, 2009 1:05 PM  
**To:** kirsten@emeriodesign.com  
**Subject:** PUD-09-01 (Suncrest Drive)

Kirsten,

Someone had a question about the proposed stormwater treatment facility, whether it was proposed to be above ground or below. It doesn't specify this per se, but should I assume it is above ground since it is referred to as a "pond"?

Thanks,

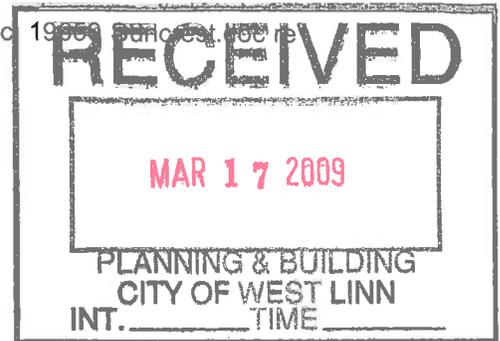
Tom Soppe  
Associate Planner  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068



97

**Soppe, Tom**

**From:** Hidden Springs Neighborhood Assoc. [WLHSNA@msn.com]  
**Sent:** Tuesday, March 17, 2009 10:59 AM  
**To:** Soppe, Tom  
**Subject:** HSNA FEBRURY 17, 2009 SUNCREST APPLICATION FOR DEVELOPMENT PUD 0901 SUNCREST  
**Attachments:** 2-17-09 Minutes Draft.doc; 8-19-08 Minutes Approved.doc 19650 Suncrest.doc; dedication.doc



Dear Mr. Soppe,

Attached please find a copy of the draft minutes of the HSNA 2/17/09 regular meeting. The membership passed a motion "contingent upon review of the pre-application meeting tape and application documents, if the water resources area part of the property was promised to be deeded to the city, the HSNA does not support the application without this provision." Twenty two members approved the motion, no members voted against the motion and three members abstained. The motion became a resolution of the Hidden Springs Neighborhood Association.

Pursuant to the 2/17/2009 resolution of the HSNA I have reviewed the August 30, 2007 pre-annexation HSNA meeting tape with Ben Altman of SFA Design Group representing the owner of 19650 Suncrest Drive, Mark Handris, and members of HSNA. In addition, I have reviewed the minutes to the August 19, 2008 post-annexation meeting with HSNA and the owner's representative K. Van Loo of VanLoo2 Associates. These reviews confirm that Marc Handris, owner of the subject property, employed Ben Altman of SFA Design Group, as his agent and Mr. Altman who advised HSNA members on August 30, 2007 that "all the treed areas will be dedicated to the city" if the property is annexed and developed. Relying on the representation made by Mr. Altman on Mr. Handris' behalf, the HSNA members understood it was the owner's intention to protect the treed area from development under County rules and voted for annexation of the property and relied on Mr. Handris to honor his commitment. It is the HSNA's understanding that the 19650 Suncrest Drive development, as currently presented to the City does not propose to deed the treed areas to the city.

Accordingly, HSNA does not support approval of the 19650 Suncrest application 09-01.

Therefore, pursuant to a review of the records, on February 17, 2009 HSNA passed the following resolution regarding 19650 Suncrest:

"THE HIDDEN SPRINGS NEIGHBORHOOD ASSOCIATION DOES NOT SUPPORT THE APPLICATION FOR DEVELOPMENT OF PUD 09 01 SUNCREST DRIVE."

Please make this email and the HSNA Resolution a part of the record and forward it to the members of the Planning Commission and the City Council.

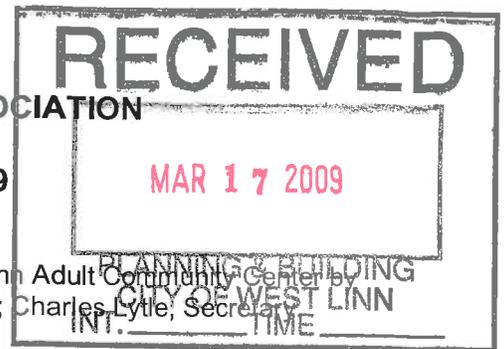
Respectfully submitted,

98

Lynn Fox, President  
Hidden Springs NA

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**HIDDEN SPRINGS NEIGHBORHOOD ASSOCIATION  
MINUTES  
MEETING OF FEBRUARY 17, 2009**



**CALL TO ORDER.** The meeting was called to order at 7:05 PM at the West Linn Adult Community Center by President, Lynn C. Fox. Other officers in attendance: Donna Baker, Treasurer; Charles Lytle, Secretary.

**QUORUM DATA.** Thirty one members have attended meetings in 2009. Therefore the quorum was three. There were 20 members at the beginning of the meeting, 24 total.

**PREVIOUS MEETING MINUTES.** The minutes of the January 20, 2009 meeting were approved as written.

**TREASURER'S REPORT.** The current balance is \$1873.12.

**POLICE REPORT.** None.

**ANNOUNCEMENTS:**

1) President Fox stated that the new mayor and council have set up a series of training sessions for neighborhood associations. The schedule has not been finalized, and she urged interested members to contact Kristen Wyatt at city hall.

2) In the city's "Community Aspirations Report" to METRO on the future of the Stafford Triangle, Planning Director Brian Brown stated that the city "was eager" to see Rosemont Road developed into what METRO calls a "high-speed corridor." This seems to fly in the face of the council's going on record that the Stafford Triangle should remain in the rural reserve. A number of citizens have complained to both the Planning Director and council about this statement.

3) The METRO decision on the Stafford Triangle should be made within the month. If it's designated as *urban reserve*, development most probably will go east from I-205 right up to Rosemont Road.

**GUEST SPEAKERS:**

1) **Kari Oakes, Marylhurst NA.** Ms. Oakes reported on the proposed development on Suncrest close to the Carriage Way intersection. About one-third of the property is in a water resource zone and contains an ephemeral stream. At the pre-application meeting, this portion of the property was to be deeded to the city. The city supported this because it would be able to maintain the land and thus protect the water resource. This provision has now "disappeared," and the developer plans on retaining the land. Ms. Oakes asked if the HSNA would send a letter to the Planning Commission and council urging that the original deeding to the city be kept. The following motion was made by member Jim Brown and seconded by Carrie Pellet:

*"Contingent upon review of the pre-application meeting tape and application documents, if the water resource part of the property was promised to be deeded to the city, the HSNA does not support the application without this provision."*

The motion carried 22 – 0 -3.

2) **Roberta Schwartz, Tanner Basin NA.** Ms. Schwartz reported on the council's recent decision to purchase all but 5 acres of the Tannler East property. She showed an animated PowerPoint highlighting the natural features of the tract. Five acres were retained by the owner because of good access and topography for commercial development. However, since that time the deteriorating economy has lessened the likelihood of finding anchor tenants, so the owner is now willing to sell the tract to the city. Ms. Schwartz circulated a suggested resolution in support of the city purchasing the five acre parcel (attached to end of minutes). A motion in support of the resolution was made by Charles Lytle and seconded by Richard Burkhardtmeier. During discussion on the motion, member Jerry Newville objected to spending money on a proposed park when the economy was in such bad shape. Ms. Schwartz pointed out that by statute, allocated money cannot be used for other purposes such as schools or streets and sidewalks. After further discussion, the motion carried 18 – 3 - 2.

**3) Julia Simpson, League of West Linn Neighbors.** Ms. Simpson reviewed the history and current status of the organization and then reviewed recent accomplishments and ongoing projects. The city withdrew recognition of the League a few years ago, and the League is now seeking to re-establish a formal relationship with the city. Ms. Simpson read a suggested resolution that the HSNA could pass urging the council to again formally recognize the League. After a brief discussion, no motion was forthcoming.

**4) Kevin Bryck, Bolton NA.** Mr. Bryck gave a presentation on the current status of Hwy 43 and urged the re-establishment of the Hwy 43 task force. Previously, the city and the NA received a \$50,000 grant from ODOT to study current problems, such as lack of sidewalks, bicycle paths, and left turn lanes. However, by the time the funds were allotted, there were only three months to complete the study, and the city reserved \$7,000 of the grant for "administrative overhead." The resultant consultant-led study was cursory at best and did not begin to address all the problems and concerns. Mr. Bryck urged members to contact city staff and the council urging that the city seek grant money and allocate sufficient staff resources to fund a functional task force to finally do the job right.

#### **OLD BUSINESS:**

**1) Erickson Property.** President Fox noted that interim planning director Chris Kerr never brought the file to the January meeting at which Dr. Woehl of the school district made his presentation. At that meeting, Mr. Kerr stated that there was no file, which is not true. Ms. Fox noted that there were several procedural errors made by city staff regarding notice to the neighborhood association, providing materials in advance of planning commission and council hearings, etc. The slipshod rush through the process seems to be to accommodate the district's desire to get the annexation on the May ballot.

**2) Palomino Loop Trail.** President Fox distributed an overlay map provided by Parks Director Ken Worcester showing the portion of the trail in back of Palomino Way and the dogleg north in back of Palomino Circle from the Pimlico intersection to the park. Mr. Worcester is still talking about a trail master plan. He wants to defer further discussions until the plan is written and vetted through the Planning Commission and council. Members living on Palomino again stated that long ago the city told them that they had to maintain the trail area because the city lacked funds to do it. Although no one stated that the city had given them written permission to build fences or decks or other structures into the trail area, it was generally believed by those living along the trail that the city had no problem historically with that being done. Thus the letter from Ken Worcester stating that all such structures and other intrusions into the trail, such as gardens and material storage, had to be removed came as a complete surprise. President Fox noted that only communications in support of vacating the trail were forwarded to her and that all communications to the contrary were not. Both Ms. Fox and Secretary Lytle voiced the opinion that the Parks Department was trying to cover its own mistakes by trying to blame the HSNA for the dust-up, where the city actually caused the problem long ago. Currently, METRO is pushing for the establishment of trails, and the city decided that an easy way to comply would be to formally "re-activate" ALL of the Palomino Loop Trail. When reminded by citizens that the city had willingly allowed intrusions into portions of the trail, they realized they had painted themselves into a corner and tried to push the whole thing off on the NA. Members living along the trail were still upset that the HSNA had forwarded a letter in support of removing all intrusions, even after it was pointed out that the areas in question still belonged to the city. Member Jerry Newville made the following motion, seconded by Scott Howard:

*"I move that the July 15, 2008 resolution regarding the Palomino Loop Trail that HSNA submitted to the West Linn City Council be rescinded, and that the Secretary be instructed to so notify the City Council in writing, delivered via the US Postal Service within the next ten (10) days."*

After a lengthy discussion on the legalities of occupying city property, the motion carried by a vote of 15 – 1 - 5.

**ADJOURNMENT.** There being no other business to come before the membership, the meeting was adjourned at approximately 9:15 PM by President Lynn C. Fox.

**NEXT MEETING DATE IS MARCH 17, 2009.**

**Recorded by HSNA Secretary Charles Lytle.**

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**Hidden Springs Neighborhood Association Resolution**

**Whereas the White Oak Savanna located at the corner of Blankenship Road and Tannler Drive in West Linn is a significant wildlife habitat and**

**Whereas the White Oak Savanna contains rare Oregon White Oak trees which are not found on a savanna elsewhere in the Portland Metro area and, therefore, should be preserved and**

**Whereas some of the trees on the Savanna are hundreds of years old and**

**Whereas the Savanna aids in protection of the Willamette River by filtering rainwater runoff before it reaches the river,**

**Therefore be it resolved on this the 17<sup>th</sup> day of February, 2009 that the Hidden Springs Neighborhood Association endorse the purchase and preservation of the entire White Oak Savanna as a natural park.**

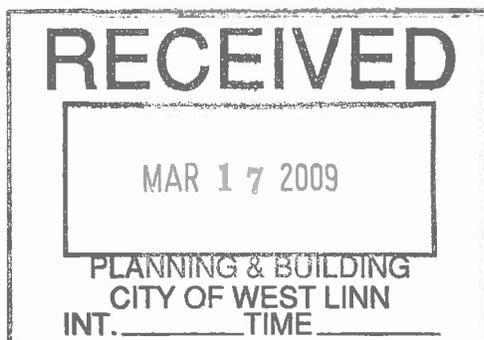
**After a discussion, a vote was taken and this resolution was passed by a vote of**

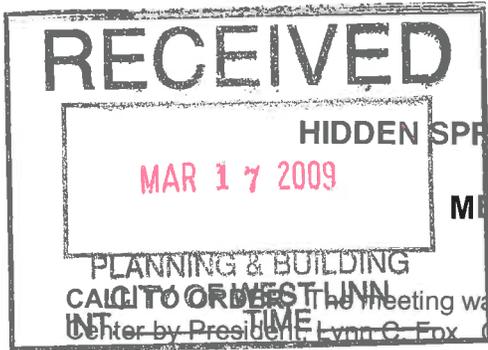
Aye	<u>18</u>
Nay	<u>3</u>
Abstain	<u>2</u>

Signed,



**Lynn Fox  
Hidden Springs Neighborhood  
Association President**





**HIDDEN SPRINGS NEIGHBORHOOD ASSOCIATION  
MINUTES  
MEETING OF AUGUST 19, 2008**

The meeting was called to order at 7:00 PM at the West Linn Adult Community Center by President Lynn C. Fox. Other officers in attendance: Harvey Schultz, Vice President; Donna Baker, Treasurer; Charles Lytle, Secretary.

**QUORUM DATA.** Quorum for this meeting was five. There were 13 members at the beginning of the meeting, with a final total of 20.

**MINUTES OF THE JULY 15, 2008 MEETING.** There being no additions or corrections, President Fox declared the minutes approved as submitted.

**TREASURER'S REPORT.** Current balance is \$779.44.

**POLICE REPORT.** There was no police officer present at the meeting.

**ANNOUNCEMENTS.** n/a.

**OLD BUSINESS.**

1) **Bicycle Blvd.** The transportation plan was supposed to be before the Planning Commission at their July 16<sup>th</sup> meeting and was scheduled to be before Council sometime in August, however there is no word if it will be finished in time.

2) **Palomino Loop Trail.** Three fences have been identified that are crossing the public trail area. President Fox discussed her efforts to involve public school students in trail cleanup and maintenance.

3) **Stafford Hamlet.** The Hamlet had a meeting just last night, West Linn's elected representative to Metro, Carlotta Collette spoke and informed everyone that the current infrastructure costs for a new home in West Linn are approximately \$70,000 according to information supplied to her by West Linn staff. Approximately \$40,000 of these costs are paid by the developer and the rest is paid by existing taxpayers. Thus WL residents can expect more fees in the future to maintain existing infrastructure, as their tax dollars are used to pay for new infrastructure the developers are not required to pay for on newly annexed lands.

4) **Proposed Commission For Citizen Involvement (CCI).** Discussion and any proposed action on this was tabled by the Council after Councilperson Eberly moved that the CCI be composed of other members in addition to Planning Commission members. Councilperson Eberly's motion was not voted on and will have to be addressed when the issue is brought back before the Council.

5) **South Fork Water Board Resolution.** President Fox stated that she had presented the HSNA resolution to the council but had received no comments or acknowledgment from the Council. A discussion ensued regarding the fact that the council ignored the NA resolution regarding it's request for a referendum to require a public vote to change West Linn equity ownership of Southfork Water Board. Former City Finance Director Andy Parks advised the members that the City is under no obligation to respond to the Neighborhood Association's advisory recommendations. It was pointed out to Mr. Parks, who was apparently attending as a paid consultant representing the City, that mutual respect and civility require that the Council at least recognize receipt of the of the HSNA recommendation.

## NEW BUSINESS.

**1) Neighborhood Association "Meet The Candidates" Picnic/Potluck.** President Fox explained that the city refused to waive the fee for the potluck. Thus, we would have to pass a motion authorizing the expenditure of \$96.00 for the use of the Adult Community Center. This would be HSNA's contribution towards the event. The potluck will be held on Friday evening September 12<sup>th</sup> at 6:30 PM. Other NAs will be contributing food and will be helping with set up and clean up. All candidates for city office will be invited, but there will be no speeches. People are encouraged to bring something. Charles Lytle made the following motion, which was seconded by Dan Blankenheim:

*"Resolved that the HSNA pay the \$96.00 fee for use of the West Linn Adult Community Center for the Meet The Candidates forum to be held Friday evening, September 12, 2008."*

The motion passed 6 – 0 – 0.

## GUEST SPEAKERS

**1) Steve Daiber.** Mr. Daiber lives in the Suncrest area close to the Rosemont/Carriage Way water tower. He first presented a brief history of the water tower, including siting and design selection. He then explained that as part of the original process, there was to be no commercial use of the tower. This was re-affirmed during the Thorn administration. Mr. Daiber explained that the current council changed this without asking for any citizen input and without making any public notice. Thus, there are now several commercial antennas on top of the tank, and the city may now do this without any public notice or citizen involvement.

**2) Kirsten Van Loo, Van Loo 2 Associates, representing ICON Development.** Ms. Van Loo presented an overview of the proposed Planned Unit Development at 19650 Suncrest Drive. Ms. Van Loo stated that the West Linn fire marshall was present at the Preap meeting when in fact a copy of the Pre-application Conference meeting dated July 17, 2008 states that Applicants: Mark Handris, Kirsten Van Loo, Eric Evans; Staff: Tom Soppe (Planning Department); Khoi Le (Engineering Division); Neighborhood: Lynn Fox (Hidden Springs NA) were present at the meeting. The "West Linn Fire Marshall" was not listed as a participant at that meeting.

Ms. Van Loo stated the proposal is to go before the planning commission in September, 2008 and that her presentation was part of the formal process required for Planned Unit Developments and that all property owners within 500 feet of the proposed development would receive notice of the Planning Commission meeting. Ms. Van Loo also stated that the property has a drainage way and significant setbacks, so only about 1/3 of the parcel can be used for housing. Thus, some of the proposed six houses will be on lots less than the zoned 10,000 sq ft lots required by the West Linn CDC for this site. A number of trees will have to be removed to accommodate the developer's desire to move a water recovery area in order to increase the size of the lots and meet the developer's preferences for access. Ms. Van Loo suggested that the proposed swale functions as a sponge similar to the Storm Water Disconnect system currently in use in Portland, Or. A number of citizens present own property that backs up to the proposed development and had questions about lot lines, flag lots, the proposed handling of storm water, access for fire vehicles, slope of the land in areas proposed for houses, and the tipping capacity of the water supply system. Ms Van Loo was unable to answer HSNA resident Bob Thomas's questions regarding the impact of this development on the Rosemont zone. Ms. Van Loo advised the membership that the fire truck access she defined as a hammerhead was not a normal hammerhead and would require that the fire department and emergency vehicles back out during a

fire or other emergency before backing out on to Suncrest. Mr. Thomas expressed concerns regarding the danger created by garbage trucks and fire trucks that may have difficulty accessing the properties and that residents might be required to drag their garbage and yard debris several hundred feet to the entry area of the Planned Unit Development which might lead to visual blight, line of sight safety issues, create a hardship for the elderly or disabled residents and be inconsistent with the manner in which garbage service is provided to the surrounding neighborhood.

Bob Thomas also asked if the proposed swale was above ground and if it required any pipes and maintenance. Ms. Van Loo advised him that the proposed swale would require some piping of storm water. Ms. Van Loo did not present answers to questions regarding who would be financially responsible for maintaining the swale and the pipes. Ms. Van Loo stated that there was a 25% slope on some of property but did not discuss their location or the significance of Type I and Type II land on the property. Ms. Van Loo discussed the break in slope and 200 foot setback requirement and stated that they were nearly the same. Ms. Van Loo stated that, "The developer pays 100% of the infrastructure costs plus SDCs (System Development Charges)."

Ms. Van Loo stated that a slope study to evaluate landslides was not required at this time. She further stated that a structural setback will be part of the open space tract. Ms. Van Loo stated that the owner will not dedicate the open space land to the city at this time. Several attendees referred to the preannexation meeting of August 30, 2007 and a Marylhurst Neighborhood Association meeting where Mr. Sparks apparent co-owner of the property at the time, advised the members they would dedicate the open space to the City. Ms. Van Loo stated that she was not employed on this proposed development at that time and would obtain information from the previous consultant and make that information available. Ms. Van Loo was advised that prior to annexation, the owners, Messrs. Sparks and Handris, agreed to work with city attorney Gordon Howard to craft an agreement prior to annexation that would assure dedication of the open space to the City and was asked to review those records so that she has a complete understanding of the owner's commitments. Ms. Van Loo advised those attending that they needed to produce the records of those meetings. A resident attending this meeting requested that it be placed in the record that:

"there are concerns regarding promises made by the property owner prior to annexation to dedicate the open space to the city and a verbal agreement wherein the owners agreed to dedicate the open space to the city following annexation and city attorney Gordon Howard would provide the necessary documents to assure such dedication following annexation."

After a lengthy discussion, the following motion was made by Mike Gokey and seconded by Bob Thomas:

*"Resolved that the HSNA opposes the development at 19650 Suncrest Drive."*

In the discussion on the motion, member Charles Lytle stated that neither the planning commission nor city council would take cognizance of such a motion without clear reasons, such as failure to meet specific requirements of the community development code or storm water master plan. This would entail a detailed study of the development plans, which the NA has not done. Others present with experience in testifying before the commission and council agreed that there was little either would or could do without hard facts. After a lengthy discussion, the motion was withdrawn.

HSNA Meeting Minutes  
August 19, 2008  
-- Page 4 --

**NEXT MEETING DATE IS SEPTEMBER 16, 2008.**

**ADJOURNMENT.** There being no other business to come before the membership, the meeting was adjourned at 9:40 PM by President Lynn C. Fox.

**Recorded by HSNA Secretary Charles Lytle and transcribed by HSNA President Lynn Fox.**

November 10, 2008

Kirsten VanLoo  
VanLoo 2 Associates LLC  
14845 SW Murray Scholls Drive, Suite 110  
Beaverton, Oregon 97007

RE: 19650 Suncrest Drive

Dear Ms. VanLoo,

Pursuant to your request for information regarding the owner's promise to dedicate the open space at 19650 Suncrest Avenue, West Linn, Oregon to the city please find the enclosed DVD of the September 18, 2007 HSNA meeting. A presentation was given by Mr. Ben Altman of SFA Design Group, LLC (503) 641-8311, 8020 SW Washington Square Drive, Suite 350, Portland, Oregon 97223 representing the property owner Handris Properties, LLC. Title to 19650 Suncrest, West Linn, Oregon passed from David W. and Jacqueline M Sparks to Handris Properties, LLC on September 12, 2007. Mr. Altman makes several references to "the property owner" which legally was Handris Properties, LLC at the time of the presentation on September 18, 2007. As the representative of the owner, Handris Properties, Mr. Altman also states that "all the treed area will be dedicated to the city".

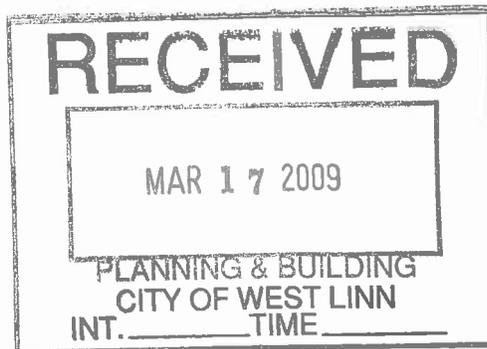
The presentation by the Handris Properties, LLC representative, Ben Altman of SFA Design Group begins at approximately 3600 on the DVD.

Please let me know if I can be of any further assistance.

Cordially,

Lynn Fox, President  
Hidden Springs Neighborhood Association  
PO Box 236  
Marylhurst, Oregon 97036

Enc. - 1 dvd





# CITY OF West Linn

PC - 15

March 2, 2009

Icon Construction  
1980 Willamette Falls Drive, Ste. 200  
West Linn, OR 97068

**MAILED**  
3/3/09

SUBJECT: PUD-09-01/SUB-09-01

To Whom It May Concern:

I sent you a letter regarding incomplete items per chapters 24 and 85 for this application, on February 23. I have realized since that my previous reading of Chapter 32 Water Resource Area protection is incorrect. 32.020(A) states "This section (Chapter 32) applies to properties upon which a natural drainageway, wetland, riparian corridor, and/or associated transition and setback area, is located. For example, the subject property may be defined as one property that contains a wetland or creek plus an adjacent property of different ownership that includes the transition area or setback area." While I realized that 32.020(D) Exceptions excepted many types of applications from the Water Resource Area permit if they involved no proposed development within the transition area, I was apparently wrong in concluding that this was the case for subdivisions. As you can see for yourself upon reading the list of exceptions in 32.020(D), subdivisions are not excepted from the permit even if proposed development meets all setbacks, as would be the case certain other types of development such as new houses on existing lots of record.

I apologize for not catching this misinterpretation of my own before your pre-application conference, your application, or my first incomplete letter. Consider this an addendum to the first incompleteness letter of February 23, informing you that full submittal requirements for Chapter 32 and full narrative response to the criteria of 32.050 will also now be required before the application can be declared complete.

Please contact me at 503-742-8660, or by email at [tsoppe@ci.west-linn.or.us](mailto:tsoppe@ci.west-linn.or.us) if you have any questions or comments, or if you wish to meet with staff regarding these issues.

Sincerely,

Tom Soppe  
Associate Planner

c: Kirsten Van Loo, Emerio Design, 6107 SW Murray Blvd., Ste. 147, Beaverton, OR 97008

p:/devrvw/completeness check/incompl-PUD-09-01-Ch-32

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**Soppe, Tom**

PC-16

**From:** Mohling, Karen A. [Karen.Mohling@tvfr.com]  
**Sent:** Friday, February 27, 2009 4:02 PM  
**To:** Soppe, Tom  
**Subject:** RE: Suncrest tentative plan  
**Attachments:** Suncrest Dr - 6 lots.doc

Tom,

I am providing comments based on the site plan provided. I realize that this proposal had a pre ap a while ago and I am unaware if the fire district provided any prior comments.

Can you please provide a copy of my letter to the applicant?

Thank you,

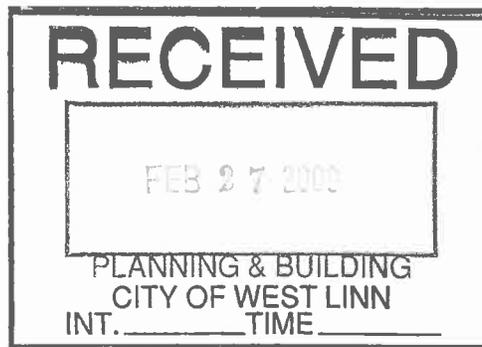
Karen

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**From:** Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]  
**Sent:** Thursday, February 26, 2009 4:37 PM  
**To:** Mohling, Karen A.  
**Subject:** Suncrest tentative plan

Let me know if this works for you

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



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**TUALATIN VALLEY FIRE & RESCUE - SOUTH DIVISION**  
COMMUNITY SERVICES • OPERATIONS • FIRE PREVENTION

February 27, 2009

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

**Re: PUD Suncrest Drive 6 lot subdivision**

Dear Mr. Soppe;

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (IFC 503.1.1)
- 2) **DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (IFC 503.2.5)

***Provide an approved turnaround.***

- 3) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (IFC 503.1.1)
- 4) **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (IFC 503.2.1)
- 5) **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (IFC D103.1)
- 6) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (IFC D103.6)

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- 7) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (IFC D102.1)
- 8) **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (IFC 503.2.4 & D103.3)
- 9) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (IFC 503.3)
- 10) **GRADE:** Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5). (IFC 503.2.7 & D103.2)
- 11) **GATES:** Gates securing fire apparatus roads shall comply with all of the following: (IFC D103.5)
  - Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island.
  - Gates shall be set back at minimum of 30 feet from the intersecting roadway.
  - Gates shall be of the swinging or sliding type
  - Manual operation shall be capable by one person
  - Electric gates shall be equipped with a means for operation by fire department personnel
  - Locking devices shall be approved.
- 12) **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to IFC Appendix B. (IFC B105.1)
- 13) **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (IFC 508.5.1)

***Show hydrant location(s) for approval.***

- 14) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (IFC C102.1)
- 15) **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (IFC 508.5.4)
- 16) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (IFC 1410.1 & 1412.1)
- 17) Resubmit plans for final approval.

If you have questions, please call me at (503) 612-7012.

Sincerely,

*Karen Mohling*

Karen Mohling  
Deputy Fire Marshal

///

**Soppe, Tom**

PC-17

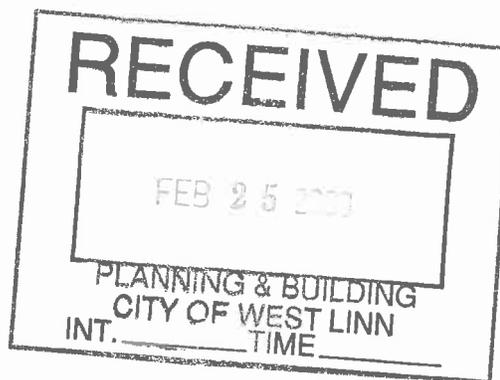
**From:** Hidden Springs Neighborhood Assoc. [WLHSNA@msn.com]  
**Sent:** Tuesday, February 24, 2009 5:40 PM  
**To:** Soppe, Tom  
**Subject:** Re: 19650 Suncrest development

Mr. Soppe,

Thank you for your prompt and helpful reply. I am somewhat confused regarding item #3. Are you saying the trail easement would be on a shared private driveway? Does this mean the trail would be placed on asphalt on a driveway shared by two households? Would that be safe for pedestrians? Wouldn't that create a hazard for both the homeowner and the trail user and create possible liability issues for the homeowner and possibly the city? Please tell me if I misunderstood your response regarding item #3.

Cordially,

Lynn Fox, President  
 Hidden Springs NA



----- Original Message -----

**From:** Soppe, Tom  
**To:** Hidden Springs Neighborhood Assoc.  
**Sent:** Tuesday, February 24, 2009 1:20 PM  
**Subject:** RE: 19650 Suncrest development

Ms. Fox,

I'll answer your questions per their numbers in your email.

1. As of the 2007 changes to Chapter 32, Water Resource Area permits are not needed if all development on site is proposed outside the transition area boundary. As this is a significant riparian corridor with 25%+ slopes along the west side and no distinct top of bank for over 150 feet, the transition area on the west side of the site stretches to 200 feet west of the creek. No development is proposed within the 200 foot buffer so the WRA is not required. All areas within 200 feet will have to be part of the protected open space tract.
2. Staff's job is to get this complete per everything required in the narrative per code. Currently many items are missing, and the incompleteness letter to the applicant listing all these has just gone out in the mail today. Once it is complete per code staff will declare it complete, and citizens can then continue to make their own judgments as to whether it is clear and strong enough. The Planning Commission can demand more if they feel it is necessary, at the hearing, and citizens can certainly advise them about this before and during the hearing.
3. Easements across the open space tracts and perhaps down the shared driveway for trails are definitely something we would like to condition this to have.
4. From what I can tell it isn't clear in the narrative or the maps whether the storm facility is above or under ground. In the completeness letter, this is one of the narrative sections that I have asked them to respond more completely to in the form of individual responses to each storm criteria. So hopefully we will find out with their next submission; obviously they will have to be clear about this at some point in this process. The City wants above ground facilities, perhaps unless there are special circumstances or something, which I don't see any at this site at this time. Ch. 33 regulates storm water facilities, and

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85.200(H) is the section that regards storm in the land division chapter.

There is an IT dept., and you can contact the administration front desk upstairs at 503-657-0331 to be connected to one of the people in it regarding the computer issue.

The general email for the planning commission is [planningcommission@westlinnoregon.gov](mailto:planningcommission@westlinnoregon.gov). Staff can't give out the personal emails or other personal contact info for the commissioners. But since you have submitted this to us it will go in the record and get to them as part of the eventual staff report when this is complete and going to hearing.

Thanks,

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

---

**From:** Hidden Springs Neighborhood Assoc. [mailto:WLHSNA@msn.com]  
**Sent:** Tuesday, February 24, 2009 12:33 PM  
**To:** Soppe, Tom  
**Subject:** 19650 Suncrest development

Mr. Soppe,

I am requesting your assistance regarding the development application for 19650. After reviewing the application on the city's website additional information and clarification is requested regarding the following:

- 1.) I was unable to locate a Water Resource Permit. Shouldn't there be one? If so, where is it?
- 2.) The narrative is weak and requires that interested citizens look for information that should be provided in the narrative itself. Can the request an improved narrative from the applicant or is that the responsibility of the Planning Commission?
- 3.) To comply with the Comp Plan and the current WL Parks Master Plan shouldn't there be a right of way dedication for a future trail to connect with the existing trail or proposed trails?
- 4.) It was my understanding that the City did not desire any underground storm water detention facilities yet it appears that the applicant is proposing an underground storm water detention facility on a steep slop between two homes that could possibly impact soil stability under those homes, leading to a situation similar to that in Portland along Terwilliger Boulevard where homes literally slide down hillsides. Is this application actually proposing an underground storm water retention facility? If so what code applies and how will the city be protected from a Terwilliger scenerio?

I would have like to have forwarded this inquiry to the entire planning commission but can find no way on the city web site to do so. Would you please forward this inquiry to all the members and the chair of the Planning Commission and provide the PC's email contact to me so that I can copy them myself in the future.

By the way, when I exited the city website following my attempt to review this application a virus was inserted into my computer. Is there a department I should contact for assistance with this problem. Other users have advised me they have had similar problems.

Cordially,

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Lynn Fox, President  
Hidden Springs NA

I look forward to your prompt and professional response.

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**Soppe, Tom**

**From:** Hidden Springs Neighborhood Assoc. [WLHSNA@msn.com]  
**Sent:** Tuesday, February 24, 2009 12:33 PM  
**To:** Soppe, Tom  
**Subject:** 19650 Suncrest development

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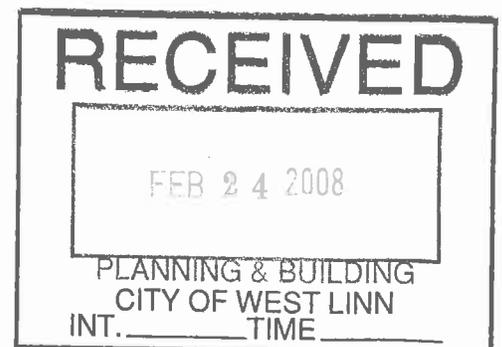
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By the way, when I exited the city website following my attempt to review this application a virus was inserted into my computer. Is there a department I should contact for assistance with this problem. Other users have advised me they have had similar problems.

Cordially,

Lynn Fox, President  
Hidden Springs NA

I look forward to your prompt and professional response.



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# CITY OF West Linn

PC-18

February 23, 2009

Icon Construction  
1980 Willamette Falls Drive, Ste. 200  
West Linn, OR 97068

**MAILED**  
02/24/09

SUBJECT: PUD-09-01/SUB-09-01

To Whom It May Concern:

You submitted this application on February 5, 2009. The Planning and Engineering departments find that the PUD subdivision application to be **incomplete**. You have 180 days (until August 4, 2009) to make this application complete.

Incomplete items per the Planning Department, as listed by their Community Development Code section, are as follows:

**Section 24.080(1)**

Provide in table form also.

**Section 24.080(6)**

Label land types on map and provide table on their acreage.

**Section 24.100(C)**

There is density transfer in that you have lots below 10,000 square feet proposed. Please answer in this context.

**Section 24.110(B)(2)**

Factor in access easement as this cannot count toward lot size.

**Section 85.150(A)(4)**

Provide certified letter and receipt for Marylhurst NA meeting per 99.038(5)(b) and posted notice for both NA's meetings per 99.038(5)(c) and audio tapes of meetings per 99.038(5)(e).

**Section 85.160(D)(1)**

Will Suncrest Drive be the name of the subdivision as perhaps indicated on the tentative plan? If not please provide a subdivision name. Propose street name for the private street also (or explain that this is intended to be a nameless shared driveway with Suncrest Drive addresses).

**Section 85.160(E)(1)**

Label Gallery Way across the street from the site.

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**Section 85.160(E)(4)**

Include another map scaled to show entire property, so drainageway can be shown in perspective. Alternately you can also just show the drainageway on the aerial map.

**Section 85.160(E)(5)**

List the types of trees in the tree list, for each tree. Delineate, calculate, and show percentage as explained for dripline + 10 foot area for all trees in buildable area.

**Section 85.160(E)(8)**

Delineate and label zoning on and adjacent to tract.

**Section 85.160(F)(1)**

Propose a street name if you plan for the private street/shared driveway to have a separate name from Suncrest Drive. Show the curve radius for the private street.

**Section 85.160(F)(6)**

Show lot sizes without counting access easement square footage.

**Section 85.160(F)(7)**

Provide street tree planting schedule.

**Section 85.170(A)(1)**

Provide in table form also.

**Section 85.170(A)(8)**

Provide slope classifications map.

**Section 85.170(D)(2)**

Show water lines within site.

**Section 85.200(A)(12)**

Respond to this if/how you are proposing name for private street.

**Section 85.200(A)(16-17)**

Respond to these per your plans for sidewalk and planter strip on Suncrest Drive.

**Section 85.200(A)(19)**

Respond to this because you have some lots accessed only from an access easement.

**Section 85.200(B)**

Respond to each criterion; these deal with lots as well as blocks.

**Section 85.200(D)**

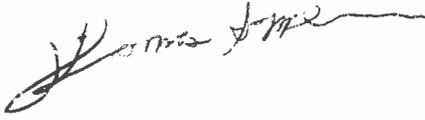
Respond to this section (even if just to explain it doesn't apply).

**Section 85.200(E-H)**

Respond to each numbered criteria individually within each of these sections.

The Engineering Department's comments are provided below. Please contact me at 503-742-8660, or by email at [tsoppe@ci.west-linn.or.us](mailto:tsoppe@ci.west-linn.or.us) if you have any questions or comments, or if you wish to meet with planning and engineering staff regarding these issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Soppe", with a long horizontal flourish extending to the right.

Tom Soppe  
Associate Planner

c: Kirsten Van Loo, Emerio Design, 6107 SW Murray Blvd., Ste. 147, Beaverton, OR  
97008

p:/devrvw/completeness check/incompl-PUD-09-01

## Memorandum

Date: February 23, 2009

To: Tom Soppe  
Planning Department

From: Khoi Le, PE  
Public Works – Engineering Division

Subject: Completeness Review

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Project: 19650 Suncrest Drive – 6 Lot Subdivision  
Project Number: PUD-09-01

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The land uses application package for the 6-Lot Subdivision located at 19650 Suncrest Drive has been reviewed and found it incomplete. Followings are incomplete items:

### STREET IMPROVEMENTS

Show existing speed bump on Suncrest Drive along the project frontage. Replacement of existing of speed bump shall be required. Show new speed bump on site plan.

Suncrest Drive – Typical Street Section shall be modified indicating the followings:

- 5.0' Bike Lane
- 6.0' Planter Strip – (Measured from face of curb)
- 6.0' Sidewalk
  
- New pavement shall be shown to the center line of the street.
- Provide new pavement for the replacement of the existing water line.
  
- Street Section Structure shall be modified indicating 5" of AC (3 lifts).

Show shading for the street improvement on Suncrest Drive along the project frontage.

Private Drive – Typical Street Section shall be modified indicating 4" of AC (2 lifts).

Show shading for the street improvement on the private drive.

### STORM DRAINAGE IMPROVEMENTS

Collect and treat run-off from new sidewalk along the project frontage. (Widening of the planter strip for construction of street swale or rain garden is an option)

Provide a new inlet on Suncrest Drive at the end of the improvement to collect and convey run-off generated from the development.

Storm main line in the private drive shall be public.

Provide a note indicating the manhole in front of the pond to be a pollution control manhole.

Provide a note indicating the manhole or the double inlet to be a flow control facility.

Show approach and driveway for the treatment and detention facility.

Show fence around the treatment and detention facility.

Provide cross sections of the treatment and detention facility including the retaining wall.

Provide landscaping plan for the pond and street swale.

Show rim and invert elevations as well as material, size, and slope for all storm pipes and conveyance facilities.

Show the existing drainage way along the property line on the North. Address how the drainage way is to be improved.

#### **SANITARY SEWER IMPROVEMENTS**

Sanitary sewer main line shall be public line. Make sure the slope of pipe met the minimum requirement.

Show rim and invert elevations as well as material, size, and slope for all sanitary sewer pipes and conveyance facilities.

#### **WATER IMPROVEMENTS**

Show 300 lineal feet of existing 8" AC water line along Suncrest Drive in front of the project frontage to be replaced with 10" DI pipe. (Water replacement shall be 50% SDC creditable)

Provide a note indicating that "City crews to install water services. Developer pay appropriate dig-in fee."

#### **ADDITIONAL REQUIREMENTS**

Provide existing street light illumination analysis. New street shall be shown if required.

Provide approval from TVF&R Fire Marshal.

**CITY OF WEST LINN  
PLANNING AND DEVELOPMENT**

## **EXHIBIT PC-19**

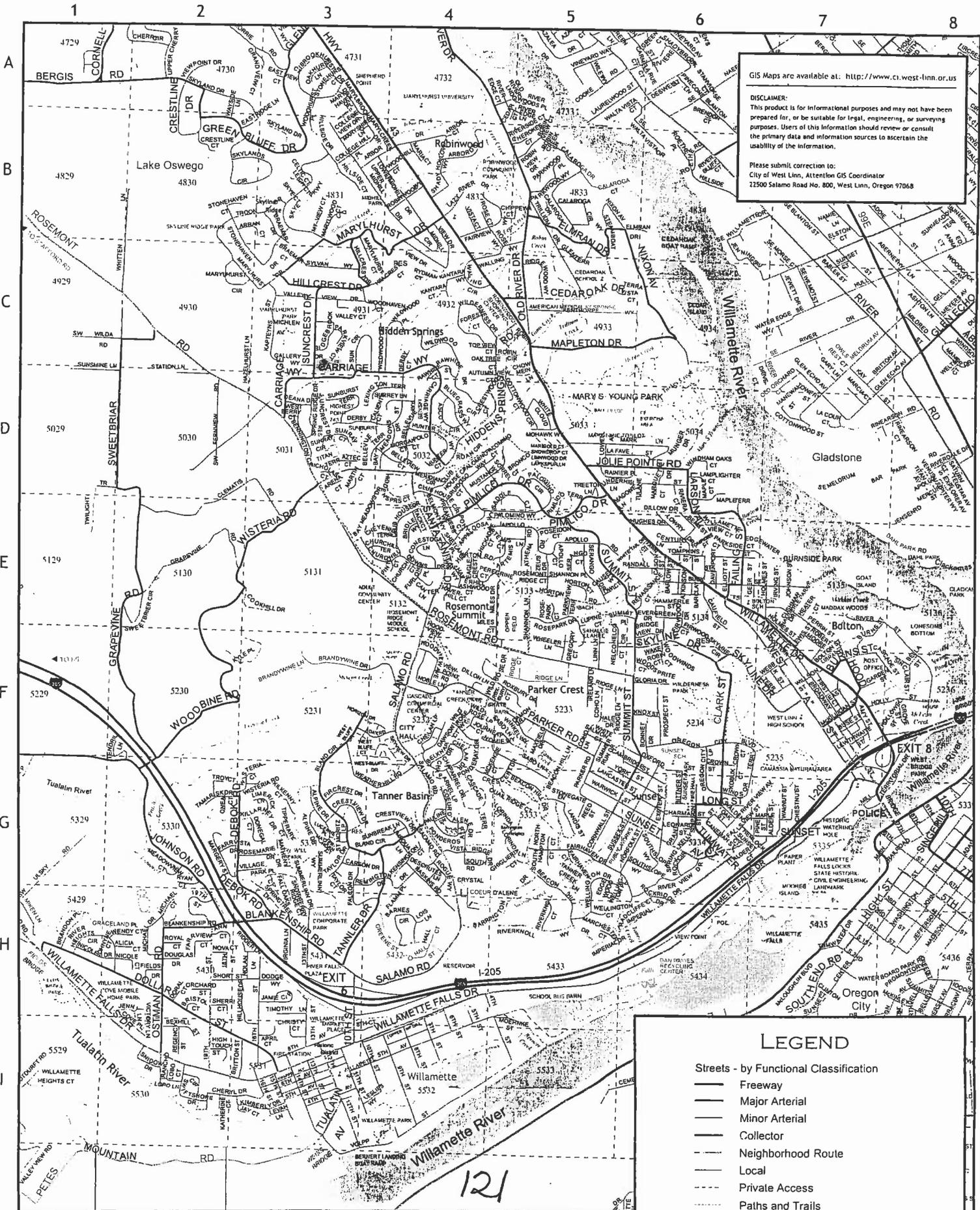
### **APPLICANT'S ORIGINAL SUBMITTAL**

**FILE NO.: PUD-09-01/SUB-09-01**

**REQUEST: 6-LOT PUD SUBDIVISION AT 19650 SUNCREST DRIVE**



# CITY OF WEST LINN ROAD MAP



GIS Maps are available at: <http://www.ci.west-linn.or.us>

**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.

Please submit correction to:  
City of West Linn, Attention GIS Coordinator  
22500 Salamo Road No. 800, West Linn, Oregon 97068

### LEGEND

Streets - by Functional Classification

- Freeway
- Major Arterial
- Minor Arterial
- Collector
- Neighborhood Route
- Local
- Private Access
- Paths and Trails

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## Marylhurst Neighborhood Association

Meeting Minutes  
August 26<sup>th</sup>, 2008

### OPENING:

The regular meeting of the Marylhurst Neighborhood Association was called to order at 7:05 pm on Tuesday, July 26<sup>th</sup> 2008 at the West Linn Adult Community Center by President Jeff Treece

### Present:

13 association members were present.

### Approval of Minutes:

A motion was made by Ralph Olson and seconded by Mike Anderson to approve the minutes of the July 22nd 2008 meeting minutes. This motion was approved on a voice vote.

### GUEST SPEAKERS

#### Development Application Proposal, 19650 Suncrest Ave.

Kirsten Vanloo of Emerio Design presented the preliminary land use application for a new 6 lot PUD located at 19650 Suncrest Ave. This subdivision will be in the Hidden Springs Neighborhood Association, but seeing as it shares Suncrest Ave with the Marylhurst NA, the developer thought a presentation would be appropriate.

Mrs. Vanloo explained the general plan for the development, which will comprise 6 new homes on part of 3.75 acres. Since the parcel contains Fern creek and surrounding riparian land, the development will take place on about ½ of the total land owned by the developer. The remainder will remain as open space per the CDC chapter 32 regarding water resource protections.

Two houses will access Suncrest Ave directly. The other 4 homes will be accessed via a private road that will also access Suncrest Ave.

The site will contain a stormwater detention pond that will filter runoff prior to releasing it to Fern Creek.

Some issues relating to sewer facilities, access points and lot boundaries are still being worked out.

The developer expects to have the final application submitted to the city in 3-4 weeks, at which point the city Planning Department will have 30 days to review

the application and determine if it is complete. Once deemed complete, the city will have 120 days during which to review the plan in more detail, hold public hearings and approve or deny the application.

Mrs. Vanloo then fielded several questions from the members relating to access, lot size and approximate home size. Several questions related to the fact that the NA was told at a presentation prior to the annexation vote that the open space land buffering Fern Creek would be dedicated to the city, but this had not been done. Mrs. Vanloo explained that it was the intention of the developer to dedicate the land, but that for tax reasons, it would make sense to do it later, to offset the capital gains of selling the completed houses.

## **COMMITTEE REPORTS:**

### **Treasurer's Report:**

Treasurer Jim Koll provided a report showing a current balance of \$2402.41

### **Neighborhood Representative to Land Use Pre-Applications Conference Report**

Karie Oakes reported there were no new land use applications in the neighborhood.

Mrs. Oakes subsequently provided information on the pre-application status of a planned single home development at 18000 Hillside Ct in the Robinwood Neighborhood. Two lots have been combined to allow for home development on what is a fairly constrained site due to steep slope and the presence of Robinwood Creek. The developer will be applying for a hardship condition under CDC 32 regarding water resource areas.

## **OLD BUSINESS:**

### **Neighborhood Picnic**

President Jeff Treece announced that the neighborhood picnic would be occurring on Sunday, September 7<sup>th</sup> from 4:30 – 7:30pm. He asked for volunteers for the event. The NA board was appointed to plan and execute the event.

### **Neighborhood Cleanup Day**

President Jeff Treece reported that the neighborhood cleanup day on August 16<sup>th</sup> had been successful. Two bins were filled. About 40 families participated.

### **Ice Cream Social**

Secretary Brian Eastman reported that the ice cream social on August 17<sup>th</sup> had also been a success. About 45 people attended and had a good time. The group consisted of about 50% return guests from the July ice cream social and 50% neighbors who had not attended the first event.

## **NEW BUSINESS:**

### **Committee for Citizen Involvement**

President Jeff Treece introduced this topic, indicating that the City Council has been working to create a new "Committee for Citizen Involvement" to meet a state guideline relating to land use Goal 1 and public involvement in the land use process. As proposed, the Planning Commission would serve in this new capacity – essentially formalizing the de-facto role of the Planning Commission currently.

There was a hearing before the City Council on August 11<sup>th</sup>, the public testimony underscored a feeling of confusion and concern regarding what the purpose, formation and use of this new city commission would be. There was a perception that the CCI would not just focus on land use, but would become an additional layer between the citizens and city government relating to all city issues.

During the hearing the city council discussed adding some citizen volunteers not on the planning commission. Ultimately the meeting ran long and the issue was continued.

Discussion followed with most relating to the concept of including citizens in the CCI. Seeing as the planning commission is appointed, it was generally felt the additional members should be volunteers elected by the various neighborhood associations.

A motion was made by Teri Cummings to have the Marylhurst Neighborhood Association recommend that the CCI include a member elected by any Neighborhood Association that wishes to participate. This motion was seconded by Brian Eastman.

Subsequent to brief discussion, this motion passed unanimously on a voice vote.

### **Legislative and Land Use Update**

Teri Cummings opened a discussion regarding administrative changes to the Land Use Pre-Application Meeting rules. The new rules limit citizen participation to not more than two, trained representatives from the neighborhood association in which the land use application will be filed. She expressed concern, echoed by several other members, that citizen access to this process and the ability to provide positive input before an application is filed (and therefore more likely to be adopted) is being limited by this action.

Mrs. Cummings then made a motion seconded by Jim Koll that the Marylhurst Neighborhood Association ask the city to revise the administrative rules regarding land use pre-application meetings and open participation to any interested, trained pre-application representative.

This motion passed unanimously on a voice vote.

## Neighborhood Announcements

Mrs. Cummings stated that the League of West Linn Neighborhoods will be holding candidate forums in October, and is seeking the submission of questions from neighborhood associations.

## Adjourn

A motion to adjourn was presented by Jim Koll and seconded by Brian Eastman. The motion passing, President Treece adjourned the meeting at 8:38 pm. The next regular association meeting will be at 7:00pm on Tuesday, September 23rd, 2008 at the West Linn Adult Community Center.

Minutes submitted by:

Brian Eastman, Secretary

**HIDDEN SPRINGS NEIGHBORHOOD ASSOCIATION  
MINUTES  
MEETING OF AUGUST 19, 2008**

**CALL TO ORDER.** The meeting was called to order at 7:00 PM at the West Linn Adult Community Center by President, Lynn C. Fox. Other officers in attendance: Harvey Schultz, Vice President; Donna Baker, Treasurer; Charles Lytle, Secretary.

**QUORUM DATA.** Quorum for this meeting was five. There were 13 members at the beginning of the meeting, with a final total of 20.

**MINUTES OF THE JULY 15, 2008 MEETING.** There being no additions or corrections, President Fox declared the minutes approved as submitted.

**TREASURER'S REPORT.** Current balance is \$779.44.

**POLICE REPORT.** There was no police officer present at the meeting.

**ANNOUNCEMENTS.** n/a.

**OLD BUSINESS.**

**1) Bicycle Blvd.** The transportation plan was supposed to be before the Planning Commission at their July 16<sup>th</sup> meeting and was scheduled to be before Council sometime in August, however there is no word if it will be finished in time.

**2) Palomino Loop Trail.** Three fences have been identified that are crossing the public trail area. President Fox discussed her efforts to involve public school students in trail cleanup and maintenance.

**3) Stafford Hamlet.** The Hamlet had a meeting just last night, West Linn's elected representative to Metro, Carlotta Collette spoke and informed everyone that the current infrastructure costs for a new home in West Linn are approximately \$70,000 according to information supplied to her by West Linn staff. Approximately \$40,000 of these costs are paid by the developer and the rest is paid by existing taxpayers. Thus WL residents can expect more fees in the future to maintain existing infrastructure, as their tax dollars are used to pay for new infrastructure the developers are not required to pay for on newly annexed lands.

**4) Proposed Commission For Citizen Involvement (CCI).** Discussion and any proposed action on this was tabled by the Council after Councilperson Eberly moved that the CCI be composed of other members in addition to Planning Commission members. Councilperson Eberly's motion was not voted on and will have to be addressed when the issue is brought back before the Council.

**5) South Fork Water Board Resolution.** President Fox stated that she had presented the HSNA resolution to the council but had received no comments or acknowledgment from the Council. A discussion ensued regarding the fact that the council ignored the NA resolution regarding it's request for a referendum to require a public vote to change West Linn equity ownership of Southfork Water Board. Former City Finance Director Andy Parks advised the members that the City is under no obligation to respond to the Neighborhood Association's advisory recommendations. It was pointed out to Mr. Parks, who was apparently attending as a paid consultant representing the City, that mutual respect and civility require that the Council at least recognize receipt of the of the HSNA recommendation.

## NEW BUSINESS.

**1) Neighborhood Association "Meet The Candidates" Picnic/Potluck.** President Fox explained that the city refused to waive the fee for the potluck. Thus, we would have to pass a motion authorizing the expenditure of \$96.00 for the use of the Adult Community Center. This would be HSNA's contribution towards the event. The potluck will be held on Friday evening September 12<sup>th</sup> at 6:30 PM. Other NAs will be contributing food and will be helping with set up and clean up. All candidates for city office will be invited, but there will be no speeches. People are encouraged to bring something. Charles Lytle made the following motion, which was seconded by Dan Blankenheim:

*"Resolved that the HSNA pay the \$96.00 fee for use of the West Linn Adult Community Center for the Meet The Candidates forum to be held Friday evening, September 12, 2008."*

The motion passed 6 – 0 – 0.

## GUEST SPEAKERS

**1) Steve Daiber.** Mr. Daiber lives in the Suncrest area close to the Rosemont/Carriage Way water tower. He first presented a brief history of the water tower, including siting and design selection. He then explained that as part of the original process, there was to be no commercial use of the tower. This was re-affirmed during the Thorn administration. Mr. Daiber explained that the current council changed this without asking for any citizen input and without making any public notice. Thus, there are now several commercial antennas on top of the tank, and the city may now do this without any public notice or citizen involvement.

**2) Kirsten Van Loo, Van Loo 2 Associates, representing ICON Development.** Ms. Van Loo presented an overview of the proposed Planned Unit Development at 19650 Suncrest Drive. Ms. Van Loo stated that the West Linn fire marshall was present at the Preap meeting when in fact a copy of the Pre-application Conference meeting dated July 17, 2008 states that Applicants: Mark Handris, Kirsten Van Loo, Eric Evans; Staff: Tom Soppe (Planning Department); Khoi Le (Engineering Division); Neighborhood: Lynn Fox (Hidden Springs NA) were present at the meeting. The "West Linn Fire Marshall" was not listed as a participant at that meeting.

Ms. Van Loo stated the proposal is to go before the planning commission in September, 2008 and that her presentation was part of the formal process required for Planned Unit Developments and that all property owners within 500 feet of the proposed development would receive notice of the Planning Commission meeting. Ms. Van Loo also stated that the property has a drainage way and significant setbacks, so only about 1/3 of the parcel can be used for housing. Thus, some of the proposed six houses will be on lots less than the zoned 10,000 sq ft lots required by the West Linn CDC for this site. A number of trees will have to be removed to accommodate the developer's desire to move a water recovery area in order to increase the size of the lots and meet the developer's preferences for access. Ms. Van Loo suggested that the proposed swale functions as a sponge similar to the Storm Water Disconnect system currently in use in Portland, Or. A number of citizens present own property that backs up to the proposed development and had questions about lot lines, flag lots, the proposed handling of storm water, access for fire vehicles, slope of the land in areas proposed for houses, and the tipping capacity of the water supply system. Ms Van Loo was unable to answer HSNA resident Bob Thomas's questions regarding the impact of this development on the Rosemont zone. Ms. Van Loo advised the membership that the fire truck access she defined as a hammerhead was not a normal hammerhead and would require that the fire department and emergency vehicles back out during a

fire or other emergency before backing out on to Suncrest. Mr. Thomas expressed concerns regarding the danger created by garbage trucks and fire trucks that may have difficulty accessing the properties and that residents might be required to drag their garbage and yard debris several hundred feet to the entry area of the Planned Unit Development which might lead to visual blight, line of sight safety issues, create a hardship for the elderly or disabled residents and be inconsistent with the manner in which garbage service is provided to the surrounding neighborhood.

Bob Thomas also asked if the proposed swale was above ground and if it required any pipes and maintenance. Ms. Van Loo advised him that the proposed swale would require some piping of storm water. Ms. Van Loo did not present answers to questions regarding who would be financially responsible for maintaining the swale and the pipes. Ms. Van Loo stated that there was a 25% slope on some of property but did not discuss their location or the significance of Type I and Type II land on the property. Ms. Van Loo discussed the break in slope and 200 foot setback requirement and stated that they were nearly the same. Ms. Van Loo stated that, "The developer pays 100% of the infrastructure costs plus SDCs (System Development Charges)."

Ms. Van Loo stated that a slope study to evaluate landslides was not required at this time. She further stated that a structural setback will be part of the open space tract. Ms. Van Loo stated that the owner will not dedicate the open space land to the city at this time. Several attendees referred to the preannexation meeting of August 30, 2007 and a Marylhurst Neighborhood Association meeting where Mr. Sparks apparent co-owner of the property at the time, advised the members they would dedicate the open space to the City. Ms. Van Loo stated that she was not employed on this proposed development at that time and would obtain information from the previous consultant and make that information available. Ms. Van Loo was advised that prior to annexation, the owners, Messrs. Sparks and Handris, agreed to work with city attorney Gordon Howard to craft an agreement prior to annexation that would assure dedication of the open space to the City and was asked to review those records so that she has a complete understanding of the owner's commitments. Ms. Van Loo advised those attending that they needed to produce the records of those meetings. A resident attending this meeting requested that it be placed in the record that:

"there are concerns regarding promises made by the property owner prior to annexation to dedicate the open space to the city and a verbal agreement wherein the owners agreed to dedicate the open space to the city following annexation and city attorney Gordon Howard would provide the necessary documents to assure such dedication following annexation."

After a lengthy discussion, the following motion was made by Mike Gokey and seconded by Bob Thomas:

*"Resolved that the HSNA opposes the development at 19650 Suncrest Drive."*

In the discussion on the motion, member Charles Lytle stated that neither the planning commission nor city council would take cognizance of such a motion without clear reasons, such as failure to meet specific requirements of the community development code or storm water master plan. This would entail a detailed study of the development plans, which the NA has not done. Others present with experience in testifying before the commission and council agreed that there was little either would or could do without hard facts. After a lengthy discussion, the motion was withdrawn.

HSNA Meeting Minutes  
August 19, 2008  
-- Page 4 --

**NEXT MEETING DATE IS SEPTEMBER 16, 2008.**

**ADJOURNMENT.** There being no other business to come before the membership, the meeting was adjourned at 9:40 PM by President Lynn C. Fox.

**Recorded by HSNA Secretary Charles Lytle and transcribed by HSNA President Lynn Fox.**

## Marylhurst Neighborhood Association

Meeting Minutes  
September 25th, 2007

### Opening:

The regular meeting of the Marylhurst Neighborhood Association was called to order at 7:03 pm on Tuesday, September 25th, 2007 at the West Linn Adult Community Center by President Frank Wesson.

### Present:

11 association members were present.

### Approval of Minutes:

A motion was made by Jeff Treece and seconded by Arlo Martendale to approve the minutes of the August 28th regular meeting. The motion carried unanimously on a voice vote.

A motion was made by Jim Koll and seconded by Arlo Martendale to approve the minutes of the September 11<sup>th</sup> special meeting. The motion carried unanimously on a voice vote.

### Treasurer's Report:

Treasurer Jim Koll presented a budget report listing recent expenses and the current balance of \$1518.21

A motion was made by Brian Eastman and seconded by Jeff Treece to approve the treasurer's report. This motion carried unanimously on a voice vote.

### Committee Reports:

#### Neighborhood Representative to Land Use Pre-Applications Conference Report

##### 19650 Suncrest Ave - Annexation

In advance of the report by Land Use Liason Karie Oakes, a special pre-application presentation was made by Ben Altman of SFA Design Group regarding the property at 19650 Suncrest Ave.

Mr. Altman explained that the property is currently undergoing the city annexation process. The annexation will likely be on the May, 2008 ballot.

The property is approximately 3.8 acres, about half of which contains riparian habitat along Fern Creek. The owners plan to dedicate to the city as a

conservation easement the riparian portion of the property. The annexation request is for the property to be zoned R-10, which would allow for about 7-8 homes through the use of a Planned Unit Development. Access will be via a new street off Suncrest Ave directly opposite Gallery Way.

The land is in the Hidden Springs neighborhood, and Mr. Atman made a presentation to that neighborhood association in August. Seeing as the property abuts a street bisecting the Marylhurst and Hidden Springs neighborhoods, Mr. Altman agreed to a request by Karie Oakes to make a presentation to the association.

Mr. Altman then answered several questions from the members about the planned development.

The membership thanked Mr. Altman for his time and willingness to present to the Neighborhood Association.

**19295 Suncrest – 2 lot Partition with Variance for number of lots on a private drive.**

Mrs. Oakes then provided an updated on the application for partition at 19295 Suncrest Ave. The application originally requested two variances; for number of lots accessed by a private drive and for lot depth on the new lots to be created by the partition. The initial application was denied by the Planning Commission on September 13<sup>th</sup>, primarily due to the variance request relating to lot depth when the property would easily allow for the 90' lot depth required by city code.

The property owner has re-submitted an application with lot lines that will meet the city lot depth requirement. There is still a request for a variance to allow 5 homes to be accessed from a private drive (code allows for 4 homes). The re-submitted application will be heard before the Planning Commission on October 11<sup>th</sup>, 2007.

The neighborhood association had voted in August to request a pedestrian access easement to the Marylhurst Park as a condition of approval should the Planning Commission approve the application.

A motion was made by Teri Cummings and seconded by Arlo Martendale that the Marylhurst Neighborhood Association send a letter to the Planning Commission requesting that as a condition of approval for the partition at 19295 Suncrest Ave., the owner grant an easement for pedestrian access to Marylhurst Park.

An amendment to this motion was forwarded by Jeff Treece and seconded by Karie Oakes that the letter first state the neighborhood's opposition to the approval of the application based on the requested variance for 5 homes on a private road.

The amendment passed on a voice vote with one vote against.

The amended motion passed on a voice vote with one vote against.

Frank Wesson agreed to present verbal testimony on behalf of the neighborhood association at the Planning Commission hearing on October 11<sup>th</sup>.

\*\* Note, the applicant subsequently requested the hearing be delayed until October 25<sup>th</sup>, 2007.

### **Change in City Land Use Process**

Mrs. Oakes then informed the membership that the City Council and Planning Commission held a joint work session on September 17<sup>th</sup> to discuss the topic of creating a Land Use Review Board consisting of 3 members to hear land use applications. The Planning Commission would no longer hear land use applications, and would focus its efforts on long range planning issues.

Concern was voiced by several members that a 3 member board would not represent as broad a set of citizen viewpoints as the current 7 member Planning Commission.

It was agreed to place this topic on the agenda for the October meeting of the neighborhood association, where it could be discussed further once more information was available.

### **New Business:**

#### **Expand Neighborhood Association Boundaries to include Ridgebrook Estates and homes on the East side of Suncrest Ave. North of Carriage Way.**

President Frank Wesson introduced this topic, noting that residents of this area frequently attend Marylhurst Neighborhood Association events and meetings thinking they belong to the neighborhood. The topic was forwarded by members who pointed out that it would be beneficial to have the residents on both sides of Suncrest Ave. in the same neighborhood association to more effectively communicate with the city on issues affecting the street.

A motion was made by Mary Jean Rivera and seconded by John Huntsman to petition the city for a neighborhood association boundary change to include in the Marylhurst Neighborhood Association the homes in Ridgebrook Estates and on the East side of Suncrest Ave. North of Carriage Way.

During discussion, a new motion was introduced by Teri Cummings and seconded by Jeff Treece to withdraw the prior motion and substitute a new motion that notice be given to residents of the Marylhurst Neighborhood Association and the residents of the area proposed to be added to the association of a discussion and vote on this topic at the October 23<sup>rd</sup> regular meeting of the Marylhurst Neighborhood Association.

This motion passed on a voice vote.

It was subsequently agreed that the executive committee would draft and distribute a door flyer or letter to the residents of the area proposed to be added to the Marylhurst Neighborhood Association.

### **Election of Officers**

President Frank Wesson then asked for nominations for board members to serve from November 2007 to October 2008. The following nominations were made:

Secretary	Brian Eastman
Treasurer	Jim Koll
Vice President	Dave Richards (pending his acceptance of the nomination)
President	Jeff Treece

Note that additional nominations may be made any time prior to the elections to be held at the regular meeting of the Marylhurst Neighborhood Association on October 23<sup>rd</sup>, 2007.

### **Police Chief Terry Timeus**

West Linn Chief of Police Terry Timeus attended the meeting, and took a few minutes at this juncture to introduce himself to the membership and respond to any questions members might have regarding the West Linn Police Department.

A question was asked about the Community Policing Program. Chief Timeus noted that this is a desired program, but is currently not fully active due to staffing limitations. The department is currently 7 officers short of desired staffing, and is undergoing a recruiting campaign. The department hopes to be able to provide officers to regularly attend neighborhood association meetings once more officers have been hired.

### **Measure 49**

Teri Cummings then made a brief presentation regarding Measure 49. She noted this was a compromise land use package developed by the state legislature to fix certain problems with Measure 37 relating to claims by large development interests while retaining many of Measure 37's benefits to small landowners.

### **Marylhurst Park Planning Commission Hearing**

President Frank Wesson reminded the membership that the Parks & Recreation Department Application for development of Marylhurst Park will be heard before the Planning Commission on Thursday, October 11<sup>th</sup>, 2007.

**Agenda Items for Next Meeting:**

- Discussion relating to the city plan to change the land use decision process by introducing a land use review board. A work session will be held October 17<sup>th</sup> to discuss this topic and related changes to CDC 99. Public hearings are tentatively scheduled for mid-November.
- Marylhurst Neighborhood Plan. Subsequent to the close of public hearings, the City Council directed staff to make “minor edits” to the neighborhood plan prior to approval. Based on review by neighborhood association members, some of these “minor” changes have altered the document to directly oppose certain goals expressed by the neighborhood in drafting and ratifying the neighborhood plan.
- Neighborhood Association Boundary Change. Discussion and vote on the topic of petitioning the city council for a boundary change to incorporate the homes in the Ridgebrook Estates and on the North East corner of Suncrest Ave and Carriage Way into the Marylhurst Neighborhood. Notice will be provided to the affected homes, which are currently in the Hidden Springs Neighborhood Association. These residents will be invited to participate in the discussion. Non-residents of the Marylhurst Neighborhood will not, however, have a vote.
- Election of Officers

**Adjournment:**

The meeting was adjourned at 8:20pm by Frank Wesson. The next regular association meeting will be at 7:00pm on Tuesday, October 23rd, 2007 at the West Linn Adult Community Center.

Minutes submitted by:

Brian Eastman, Secretary

U.S. Postal Service  
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 97036

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July 30, 2008

A pre-submittal presentation is on the agenda for a proposed 6 lot PUD subdivision with open space tracts – on property located at 19650 SunCrest Drive @ the Hidden Springs Neighborhood Association regularly scheduled neighborhood meeting.

The meeting date is: Tuesday August 19<sup>th</sup>, 2008

The meeting will be held at: West Linn Adult Community Center  
1180 Rosemont Road  
West Linn, Oregon 97068

The meeting will start at: 7:00 PM

The property involved is: Tax Lot 6700 – 2 1E 23 BD

The purpose of this meeting is to describe the proposed development, and to provide a neighborhood forum for input and comments. Your attendance is encouraged, so you can be informed regarding the project, the process, and your opportunities for participation in the land use approval. No decisions will be made at this meeting; this is an informational gathering as required by Section 99.038 of the City of West Linn CDC.

Please contact me via e-mail at [kirsten@emeriodesign.com](mailto:kirsten@emeriodesign.com) if you have comments or questions.

Subsequent to this neighborhood meeting the plans will be finalized and an application for land use approval will be submitted to the City of West Linn Planning Department for review and eventual approval. The project may be adjusted to meet additional approval criteria, and plans presented at this meeting are conceptual.

Kirsten Van Loo, Planner

503-956-4180

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EMERIO DESIGN, LLC  
6107 SW Murray Boulevard  
Suite 147  
Beaverton, OR 97008



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Address  
19650 S SUNCREST DR  
WEST LINN, OR. 97068

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ANDERSON MICHAEL R  
19637 SUNCREST AVE  
WEST LINN, OR 97068

MURRAY SUSAN W  
19690 SUN CIR  
WEST LINN, OR 97068

MARTINEZ JUDITH J & ANTONIO A  
19691 SUN CIR  
WEST LINN, OR 97068

MORRIS CHARLOTTE A  
19616 SUN CIR  
WEST LINN, OR 97068

YOUNG CLINTON C  
1738 GALLERY WAY  
WEST LINN, OR 97068

LARSEN KENNETH E  
1792 GALLERY WAY  
WEST LINN, OR 97068

DEPAULA JULIO & VALERIE A  
1780 GALLERY WAY  
WEST LINN, OR 97068

LUNDBERG PHILIP B & RACHEL M  
19694 SUN CIR  
WEST LINN, OR 97068

KIRKLAND GREGORY O & TAMRA J  
19695 SUN CIR  
WEST LINN, OR 97068

PONTI CRISTINE C  
19610 SUN CIR  
WEST LINN, OR 97068

CITY OF WEST LINN  
22500 SALAMO RD #600  
WEST LINN, OR 97068

PANOW NAIMA S TRUSTEE  
19699 SUN CIR  
WEST LINN, OR 97068

WILSON BRENDA RASHELLE  
1735 GALLERY WAY  
WEST LINN, OR 97068

LESLIE DAVID A & LEIGH M  
1920 CARRIAGE WAY  
WEST LINN, OR 97068

PARRISH MARK  
1968 CARRIAGE WAY  
WEST LINN, OR 97068

FENIMORE JILL ANNE  
1755 GALLERY WAY  
WEST LINN, OR 97068

JONES CLIFFORD T & JANICE C  
1785 GALLERY WAY  
WEST LINN, OR 97068

DAMIANO ALBERT & PRISCILLA  
1890 CARRIAGE WAY  
WEST LINN, OR 97068

WENDLING SUE E  
340 OSWEGO POINTE DR STE 208  
LAKE OSWEGO, OR 97035

DUCHENE JOSEPH A & ARLYNN R  
1760 CARRIAGE WAY  
WEST LINN, OR 97068

REUTER-HARRAH JOHN M & SUSAN  
1770 CARRIAGE WAY  
WEST LINN, OR 97068

ADAMS PAUL A TRUSTEE  
1790 CARRIAGE WAY  
WEST LINN, OR 97068

LAWRENCE ROBERT & LINDA G  
1925 CARRIAGE WAY  
WEST LINN, OR 97068

SCHNEIDER RICHARD R & KELLY  
1870 CARRIAGE WAY  
WEST LINN, OR 97068

FALLS WM DAVID & MARSHA  
1977 CARRIAGE WAY  
WEST LINN, OR 97068

LAMAR ARNOLD PAUL  
1985 CARRIAGE WAY  
WEST LINN, OR 97068

MACKRILL NOLAN N  
2005 CARRIAGE WAY  
WEST LINN, OR 97068

SEXTON MICHAEL B & COLLEEN G  
1905 CARRIAGE WAY  
WEST LINN, OR 97068

SUNBURST II HOMEOWNERS ASSN  
19363 WILLAMETTE DR #139  
WEST LINN, OR 97068

DAVIS DANIEL JAY & WINIFRED  
1932 SUNBURST TER  
WEST LINN, OR 97068

KILSTROM APRIL K  
19640 SUN CIR  
WEST LINN, OR 97068

WANG XIONG  
19485 SUNCREST DR  
WEST LINN, OR 97068

BISCHEL BRETT & ANNALISE  
19435 SUNCREST DR  
WEST LINN, OR 97068

PHAN ANDREW KYANH  
19679 SUN CIR  
WEST LINN, OR 97068

WANNARKA SCOTT D & ANDREA K  
2105 RIDGEBROOK DR  
WEST LINN, OR 97068

AGEE MIKE EARL & GAYLE KOSKA  
2090 RIDGEBROOK DR  
WEST LINN, OR 97068

FISCHER PHIL & MARCIA  
2269 PARKVIEW CT  
WEST LINN, OR 97068

VERMEULEN YASMIN & PETER  
48560 URSA DR  
FREMONT, CA 94539

DOEL JOHN & MICHELLE M  
2070 RIDGEBROOK DR  
WEST LINN, OR 97068

GIRARD DAVID T & ELIZABETH  
19636 SUN CIR  
WEST LINN, OR 97068

BROUDY MICHAEL R  
19678 SUN CIR  
WEST LINN, OR 97068

DASWICK GREGORY PHILLIP TRUSTEE  
2099 RIDGEBROOK DR  
WEST LINN, OR 97068

BLANCHARD DALE C & SALLY R  
19683 SUN CIR  
WEST LINN, OR 97068

RIVERA BENJAMIN & MARY J  
19613 S SUNCREST DR  
WEST LINN, OR 97068

ETESAMI FARYAR  
19630 SUN CIR  
WEST LINN, OR 97068

GOKEY MICHAEL G & LYNN PETTITT  
2085 RIDGEBROOK DR  
WEST LINN, OR 97068

OREGON DEPT OF TRANSPORTATION  
885 AIRPORT RD BLDG 35  
SALEM, OR 97310

MARTO ISAAC P & VERGINIE I  
19682 SUN CIR  
WEST LINN, OR 97068

HORNER WAYNE G & DIANNE  
2079 RIDGEBROOK DR  
WEST LINN, OR 97068

LIE GWAN ENG TRUSTEE  
2073 RIDGEBROOK DR  
WEST LINN, OR 97068

EGGSPUEHLER PETE ROMAN  
19685 SUN CIR  
WEST LINN, OR 97068

OSBURN EVERT D & NOZOMI I  
19626 SUN CIR  
WEST LINN, OR 97068

CIRAULO STANLEY R & VICKI B  
2200 LOUIS HOLSTROM DR  
MORGAN HILL, CA 95037

PRUZEK JOSHUA WILLIAM & LIISA  
1764 GALLERY WAY  
WEST LINN, OR 97068

ESSER MORGAN  
19625 SUNCREST AVE  
WEST LINN, OR 97068

FRIEND THOMAS F  
19686 SUN CIR  
WEST LINN, OR 97068

BURNETT KENNETH E & JUNE D  
19687 SUN CIR  
WEST LINN, OR 97068

CHARGOIS PARRIS & JAN  
18880 NIXON AVE  
WEST LINN, OR 97068

WOOD STEVE N & KRISTEN K  
1742 GALLERY WAY  
WEST LINN, OR 97068

CLUBB STUART M  
1776 GALLERY WAY  
WEST LINN, OR 97068

CITY OF WEST LINN  
22500 SALAMO RD #600  
WEST LINN, OR 97068

MCBRIDE SHANNON W  
19350 S SUNCREST DR  
WEST LINN, OR 97068

CUNDALL OSWALD R & VERNA A  
2218 PARKVIEW CT  
WEST LINN, OR 97068

CITY OF WEST LINN  
22500 SALAMO RD #600  
WEST LINN, OR 97068

SCHWARZENBERGER PETER A & MARY E  
19343 SUNCREST DR  
WEST LINN, OR 97068

CROMWELL SPENCER L & MAURINE L  
2150 RIDGEBROOK DR  
WEST LINN, OR 97068

DJODIE BRUNOT MONOUE & M  
2212 PARKVIEW CT  
WEST LINN, OR 97068

ATTIYEH ROBERT V & DEBRA C  
19341 SUNCREST DR  
WEST LINN, OR 97068

HUGHES JOHN C JR & SANDRA L  
19663 SUN CIR  
WEST LINN, OR 97068

BAKER ALLAN L & MARSHA L  
2224 PARKVIEW CT  
WEST LINN, OR 97068

NELSON GORDON K & KIMBERLY M  
2145 RIDGEBROOK DR  
WEST LINN, OR 97068

SHRUM JACQUELINE M  
2227 PARKVIEW CT  
WEST LINN, OR 97068

JONES DAVID D & BRANDY A SARGENT  
19667 SUN CIR  
WEST LINN, OR 97068

BOCK PETER A & LAURA A  
19410 SUNCREST DR  
WEST LINN, OR 97068

ROYSE LARIANN E  
2130 RIDGEBROOK DR  
WEST LINN, OR 97068

SKOGMO RICHARD B & NANCY SNIDER  
2139 RIDGEBROOK DR  
WEST LINN, OR 97068

MARSHALL CHARLES A & NANCY J  
19345 S SUNCREST DR  
WEST LINN, OR 97068

JONES ZCHON & KIMBERLY  
2232 PARKVIEW CT  
WEST LINN, OR 97068

ELSAHILI ISSAM H & LINA N  
19662 SUN CIR  
WEST LINN, OR 97068

SCHAUER JAMES H S  
19650 SUN CIR  
WEST LINN, OR 97068

FIELDHOUSE JEFFREY A & KARA A  
19673 SUN CIR  
WEST LINN, OR 97068

ALLEN KENNETH L & PHYLLIS M  
19450 SUNCREST DR  
WEST LINN, OR 97068

ROBINSON JOHN R  
PO BOX 541  
WEST LINN, OR 97068

SIEGEL TIMOTHY EDWARD & MARI  
2248 PARKVIEW CT  
WEST LINN, OR 97068

DAVIDSON ANDREW & MARGOT NELLE  
2123 RIDGEBROOK DR  
WEST LINN, OR 97068

CITY OF WEST LINN  
22500 SALAMO RD #600  
WEST LINN, OR 97068

SIMMONS STEVEN F & CATHERINE C  
19677 SUN CIR  
WEST LINN, OR 97068

GALLEY MICHAEL G  
2254 PARKVIEW CT  
WEST LINN, OR 97068

COXEN STEPHEN ALLEN  
19510 SUNCREST DR  
WEST LINN, OR 97068

PARNELL GAIL E  
19672 SUN CIR  
WEST LINN, OR 97068

HUNT KAROL J  
1685 CARRIAGE WAY  
WEST LINN, OR 97068

PERALTA JESSE C  
1675 CARRIAGE WAY  
WEST LINN, OR 97068

TSIKAYI AMOS & CHRIS  
1815 CARRIAGE WAY  
WEST LINN, OR 97068

CITY OF WEST LINN  
22500 SALAMO RD #600  
WEST LINN, OR 97068

PIERSON J CHRISTOPHER & LYNETTE  
1825 CARRIAGE WAY  
WEST LINN, OR 97068

BURKE W ROMNEY & MARY SUSAN  
2635 LEXINGTON TER  
WEST LINN, OR 97068

LAIRD LINDSAY A  
1966 SUNCREST DR  
WEST LINN, OR 97068

SIMPSON TERRY LEE  
1924 SUNBURST TER  
WEST LINN, OR 97068

OLSON JUNE F TRUSTEE  
1930 SUNBURST TER  
WEST LINN, OR 97068

WILSON DEAN R & MADONNA M  
19705 SPRING RIDGE DR  
WEST LINN, OR 97068

SAWCHUK LEONARD & TAMMI  
19700 SUNCREST DR  
WEST LINN, OR 97068

ART ROBERT & KAREN  
19702 SUNCREST DR  
WEST LINN, OR 97068

DAVIS DANIEL JAY & WINIFRED  
1932 SUNBURST TER  
WEST LINN, OR 97068

SCHRAGE ALEX M TRUSTEE  
701 COLUMBIA ST STE 402  
VANCOUVER, WA 98660

BLANK RANDALL L & SUZANNE K  
103 EASY ST  
DUBLIN, GA 31021

LARLEE DANIEL C & WENDY C  
1918 SUNBURST TER  
WEST LINN, OR 97068

WHITE STEVEN L  
1912 SUNBURST TER  
WEST LINN, OR 97068

TRAPP BARBARA ANNE  
19650 S SUNCREST DR  
WEST LINN, OR 97068

QUINN DAVID G & LAURA A  
1810 CARRIAGE WAY  
WEST LINN, OR 97068

QUINN DAVID G & LAURA A  
1810 CARRIAGE WAY  
WEST LINN, OR 97068

EINSTEIN PETER M TRUSTEE  
1850 CARRIAGE WAY  
WEST LINN, OR 97068

## Kirsten Vanloo

---

**From:** Hidden Springs Neighborhood Assoc. [WLHSNA@msn.com]  
**Sent:** Tuesday, July 29, 2008 4:56 PM  
**To:** kirsten@emeriodesign.com  
**Cc:** Brian Brown  
**Subject:** Addresses for NA officers

Ms. Van Loo,

In response to your message today, Hidden Springs NA officers and addresses are:

Lynn Fox, President  
Hidden Springs NA  
PO Box 236  
Marylhurst, Oregon 97036

Harvey Schulz, Vice President  
20520 Suncrest Drive  
West Linn, Oregon

Dr. Charles R. Lytle, Secretary  
2006 Conestoga Lane  
West Linn, Oregon 97068

Donna Baker, Treasurer  
1925 Aztec Court  
West Linn, Oregon 97068

If you need to locate the officers of a NA, the names of the officers should be noted in the minutes of the NA meetings which are on line. You can then usually google them or look under whitepages.com. I too have have thought the code language was a little vague regarding notice requirements. Common sense says it is reasonable to notify all neighborhood association officers. Otherwise, the NA president is consigned to be present at all times to receive notices and the developer can be constrained if the president is not available. Since that is not reasonable and the purpose of a board it to provide a functioning organization, it does seem that notice should be provided to all officers in the event the president and the vice president are unavailable to sign the return receipt that developer's are required to obtain.

Cordially,

Lynn Fox, President  
(503)655-6347

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**APPLICANT PLEASE NOTE:**  
This is to be submitted as part of your Land Development application

**NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE**

Name of Applicant Applicant's Rep - Kirsten Van Loo  
Subject Property: Tax Lot(s) TL 6700 Tax Map(s) 21E 23BD  
Address or General Location: 19650 SunCrest Drive

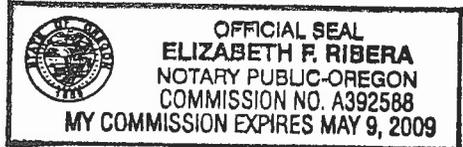
I, Kirsten Van Loo, do swear or affirm that I am (represent) the party  
initiating interest in a proposed 6 lot subdivision  
affecting the land located at 19650 SunCrest Drive  
and that pursuant to R&O No. 2006-20, did on the 24th <sup>30th</sup> day of May ~~July~~, 20 08  
personally post the notice indicating that the site may be proposed for a 10 lot subdivision  
application.

The sign was posted at 19650 SunCrest Drive  
(state location of sign on property)

This 10th day of September, 20 08

[Signature]  
Signature

Subscribed and sworn to, or affirmed, before me this 10th day of September, 20 08.



Elizabeth Ribera  
Notary Public for the State of Oregon  
County of Washington

My Commission expires: May 9, 2009

City of West Linn  
**PRE-APPLICATION CONFERENCE MEETING**  
July 17, 2008

SUBJECT: 6-lot PUD subdivision at 19650 Suncrest Drive.

ATTENDEES: Applicants: Jeff Vanderdasson, Kirsten Van Loo; Staff: Tom Soppe (Planning Department); Khoi Le (Engineering Division); Lynn Fox (Hidden Springs NA)

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*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

**Project Details**

The 3.75-acre parcel is located along the east side of Suncrest Drive, between Carriage Way and Ridgebrook Drive in the Hidden Springs neighborhood of West Linn. Suncrest Drive, a designated collector street, provides the only street access to the property, which is 247 feet wide along Suncrest Drive, but is 660 feet deep to the east. The site was recently annexed as R-10 zoning, and is surrounded by other R-10 zoning and some small areas of R-7 zoning, including the Gallery Way area across Suncrest Drive. Much of the immediate area consists of relatively new neighborhoods that are built to their capacity of density within their respective zones, but some other subdividable or partitionable parcels, mainly smaller than the site, still exist in the area, including the three that border the site to the south.

Approximately the eastern two-thirds of the site consists of Fern Creek and its ravine. This area of the property is undevelopable, and the east side of it is not even accessible by a street or other public ROW. The applicant proposes a planned unit development (PUD) with 6 single family home lots and two open space tracts, one of which at least roughly coincides with the boundaries of the water resource transition area. All six lots will be on the west end of the site due to the location of the creek and transition area. On the conceptual plan lots 1-3 will front on Suncrest Drive, and lots 4-6 behind these will take access from a hammerhead access easement that enters the site at its southwest corner. Because Suncrest is a collector, a minimum of 75 feet between driveways must be maintained. For this reason, one of the three front lots will have to take access from the access easement as well, to maintain this standard. It appears it would be most practical to do this with Lot 3. The house on whichever lot, 1-3, takes driveway access from the easement can still have a front façade and front door facing Suncrest. Up to four houses may take access from a single shared driveway/private street; therefore having one of the

three front lots taking access from the access easement along with lots 4-6 is feasible without a variance.

The lots as shown on the preliminary plan range in size from 7,700-11,778 square feet. This is the R-10 base zone with a minimum lot size of 10,000, but lots can be smaller in a PUD as long as the number of lots does not exceed the non-ROW areas of the site divided by 10,000. That being said, the applicant could theoretically propose up to 15 lots on the site and still maintain this average. If the applicant was to propose more houses here, 15 lots would likely not be achieved due to the ROW that would be needed with more houses sharing non-Suncrest access, and also due to the fact that only detached single family dwellings are permitted in the R-10 zone. However, the applicant would likely be able to achieve more than 6 lots here and still meet code not only in terms of PUD density but other code provisions as well. However, this 6-lot proposal would also meet code and the applicant is not obligated to apply for more. The requirement in 85.200(J)(7) that a site be developed to 70% of base zone density excludes both Type I and II lands (which include the drainageway and the steep slopes that make up its transition area) and density transfers from Type I and II lands. Therefore only the western 2/3 of the site counts as areas to be measured to the 70%, and the conceptual plan meets the density requirement. If the applicant applies for a straight subdivision where all lot sizes have to be 10,000 square feet in buildable area, applicant should know that buildable area does not include access easements that are within the lot boundaries.

There is an undeveloped trail easement along Fern Creek on the property to the north, so the applicant should dedicate a trail easement to connect with this one along Fern Creek on this site; since the trail system should connect to a public ROW in the area, the applicant should also dedicate a trail easement uphill west from the creek. This should be proposed to go through Tract A and the public access easement to connect with Suncrest Drive. Applicant shall construct a four foot wide gravel path down towards the creek that could reasonably be extended by the City to provide a path along the creek corridor in the future. The applicant shall install permanent and visible markers at 40 foot intervals that delineate the west, north and south edge of tract B west of the creek and identify the tract as owned by the City of West Linn.

Tract A is presumably provided for a storm treatment/detention facility. Per GIS it is at an elevation higher than the house will be on lot 6. Perhaps the lots on the east side of the access easement should be reversed with the treatment facility.

There is a distinct top of ravine, but it is over 150 feet from the creek itself throughout the property. Therefore the border of the transition area should be considered to be the line 200 feet from the creek, rather than measuring this from the top of the ravine (per Table 32-1 in CDC 32.050[D]). This "200 foot line" happens to be similar in location, but not exactly so, to the top of the ravine, so it would require virtually no reconfiguration of the conceptual plan except for modification of Tract B's boundaries. Since the transition area itself is required to be dedicated as its own tract or easement, Tract B should include anything between this "200 foot line" and the creek, and is welcome to include any areas further west than this that are still below the top of the ravine. Per Table 32-1, no

structures shall be built within 215 feet of the creek (15 feet from this line), at least without applying for a Water Resources Area permit as well. It appears as if all of the houses will easily be able to be built further away than this.

The applicant will need to prepare a tree survey of the property, indicating location, size, and species of each tree on the site. Each tree needs to be tagged in the field with a number that corresponds to the tree inventory map. CDC Section 55.100(B)(2) requires that up to 20% of the relatively flatter non-type I and II lands can be set aside to protect the dripline plus 10 feet of significant trees. (B)(2) also requires that all trees on Type I and II lands be preserved. That requirement can have a significant impact on some applications.

Water meters shall be located on Suncrest as that is the public street. According to the Public Works Water Division, if TVFR requires the fire hydrant is required on site versus on Suncrest then the private drive will need to be made a public street built to City standards in terms of width, etc. This would require resizing lots. This is unlikely to be demanded by TVFR however.

#### **ENGINEERING REVIEW AND COMMENTS**

For 6 lot subdivision, followings are general comments on the requirements for street and utility improvements.

**STREET**

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January 30, 2009

City of West Linn - Engineering Department  
22500 Salamo Road, #800  
West Linn, OR 97068

RE: Suncrest Drive, 6-Lot Subdivision - Conveyance, Water Quality and Detention Analysis

To Whom It May Concern:

I have attached the supportive calculations for the Conveyance, Water Quality and Detention Analysis for the 6-lot Subdivision on the east side of Suncrest Drive, opposite the Gallery Way intersection. This analysis takes into account the entire property including the proposed offsite improvements.

The development area with dedications and vacations is 1.56 acres having 0.16 acres of existing impervious surface as a result of the drives, homes and concrete walks. The proposed development will create 0.76 acres of impervious surface to be treated for water quality within the water quality/detention pond.

Due to the increase in impervious surface and per the City of West Linn's storm code, we propose to provide detention for the additional runoff on site. We will be releasing the developed runoff at the pre-developed flow rates for the 2, 5, 10 and 25 year storm events. The required detention volume for a 2 foot deep pond with 3:1 side slopes at the 25 year event is 1,162 cubic feet. The required detention volume is stored in the pond from elevation 666.00 to 667.4.

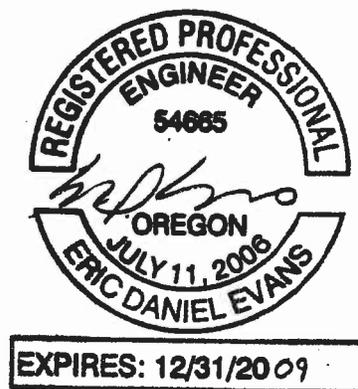
Sincerely,



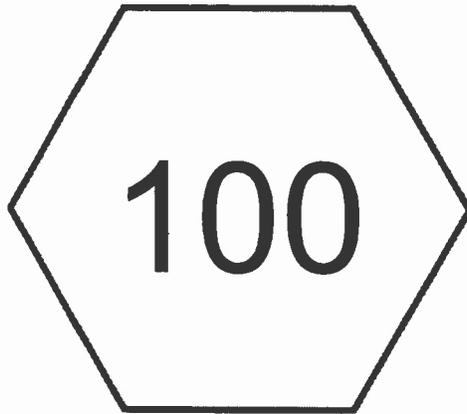
Ryan Walker  
Project Designer

Reviewed By.

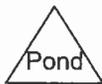
Eric Evans, P.E.  
Project Manager



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Pre-Developed



Drainage Diagram for Suncrest Prelim Storm Calc 012609  
Prepared by Emerio Design, LLC 1/30/2009  
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**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

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Pre-Developed  
Type IA 24-hr 2-year Rainfall=2.40"

Page 2  
1/30/2009

**Subcatchment 100: Pre-Developed**

Runoff = 0.45 cfs @ 8.02 hrs, Volume= 0.159 af, Depth= 1.23"

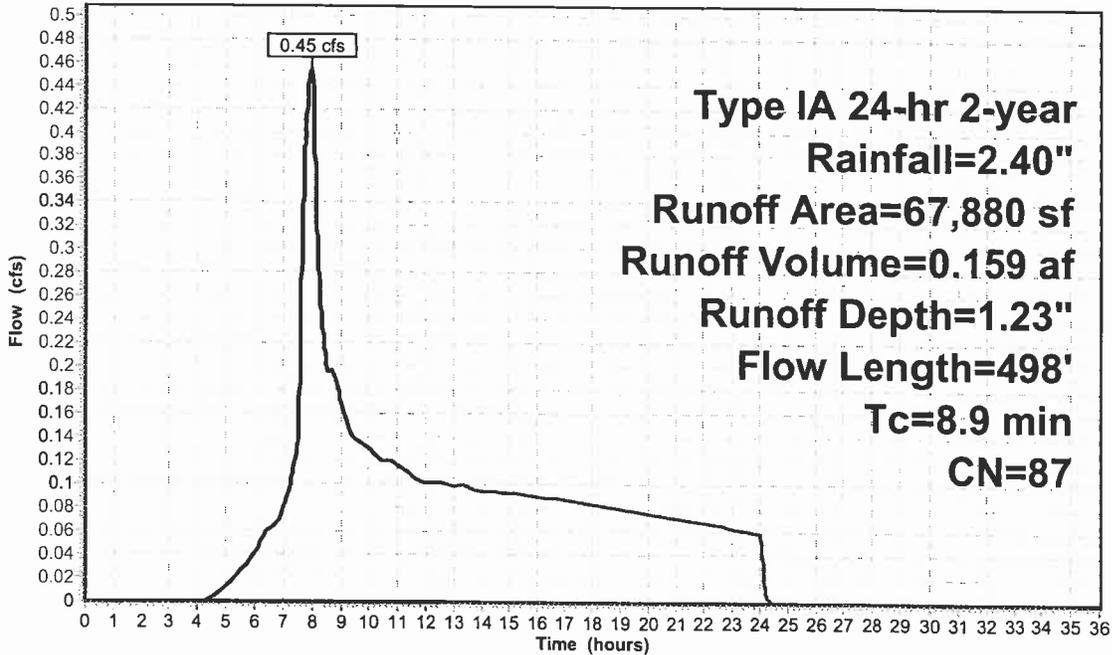
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2-year Rainfall=2.40"

Area (sf)	CN	Description
4,100	98	Existing Frontage
2,327	98	Existing Home
400	98	Driveway
61,053	86	Lawns Etc. (check cn)
67,880	87	Weighted Average
61,053		Pervious Area
6,827		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0730	0.25		Sheet Flow, 1st 100
2.3	398	0.1660	2.85		Grass: Short n= 0.150 P2= 2.50" Shallow Concentrated Flow, Next 400
8.9	498	Total			Short Grass Pasture Kv= 7.0 fps

**Subcatchment 100: Pre-Developed**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Pre-Developed

Type IA 24-hr 5-year Rainfall=2.90"

Page 3

1/30/2009

**Subcatchment 100: Pre-Developed**

Runoff = 0.63 cfs @ .8.00 hrs, Volume= 0.215 af, Depth= 1.65"

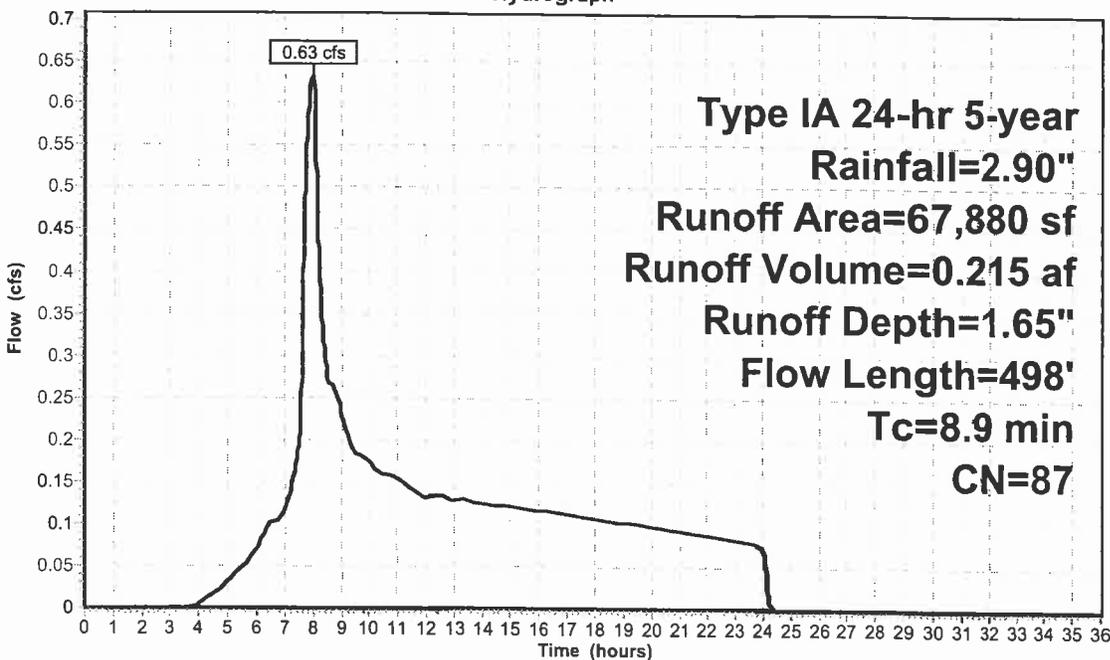
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 5-year Rainfall=2.90"

Area (sf)	CN	Description
4,100	98	Existing Frontage
2,327	98	Existing Home
400	98	Driveway
61,053	86	Lawns Etc. (check cn)
67,880	87	Weighted Average
61,053		Pervious Area
6,827		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0730	0.25		<b>Sheet Flow, 1st 100</b>
					Grass: Short n= 0.150 P2= 2.50"
2.3	398	0.1660	2.85		<b>Shallow Concentrated Flow, Next 400</b>
					Short Grass Pasture Kv= 7.0 fps
8.9	498	Total			

**Subcatchment 100: Pre-Developed**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Pre-Developed

Type IA 24-hr 10-year Rainfall=3.40"

Page 4

1/30/2009

**Subcatchment 100: Pre-Developed**

Runoff = 0.82 cfs @ 7.98 hrs, Volume= 0.272 af, Depth= 2.09"

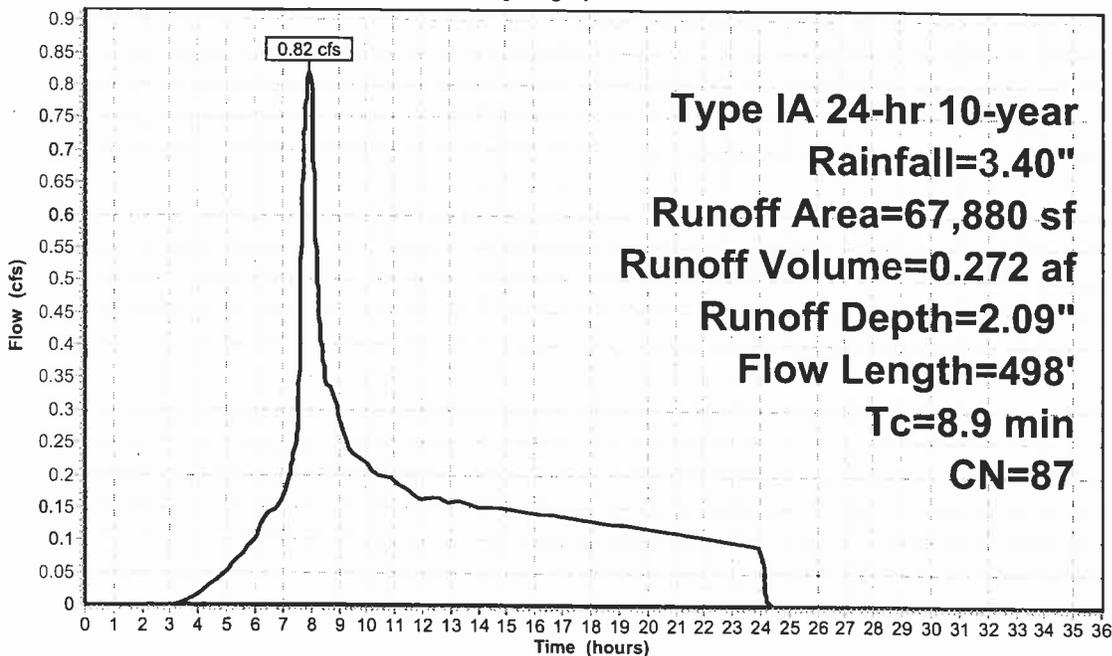
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10-year Rainfall=3.40"

Area (sf)	CN	Description
4,100	98	Existing Frontage
2,327	98	Existing Home
400	98	Driveway
61,053	86	Lawns Etc. (check cn)
67,880	87	Weighted Average
61,053		Pervious Area
6,827		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0730	0.25		<b>Sheet Flow, 1st 100</b>
					Grass: Short n= 0.150 P2= 2.50"
2.3	398	0.1660	2.85		<b>Shallow Concentrated Flow, Next 400</b>
					Short Grass Pasture Kv= 7.0 fps
8.9	498	Total			

**Subcatchment 100: Pre-Developed**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

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Type IA 24-hr 25-year Rainfall=3.90"

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1/30/2009

**Subcatchment 100: Pre-Developed**

Runoff = 1.01 cfs @ 7.98 hrs, Volume= 0.331 af, Depth= 2.55"

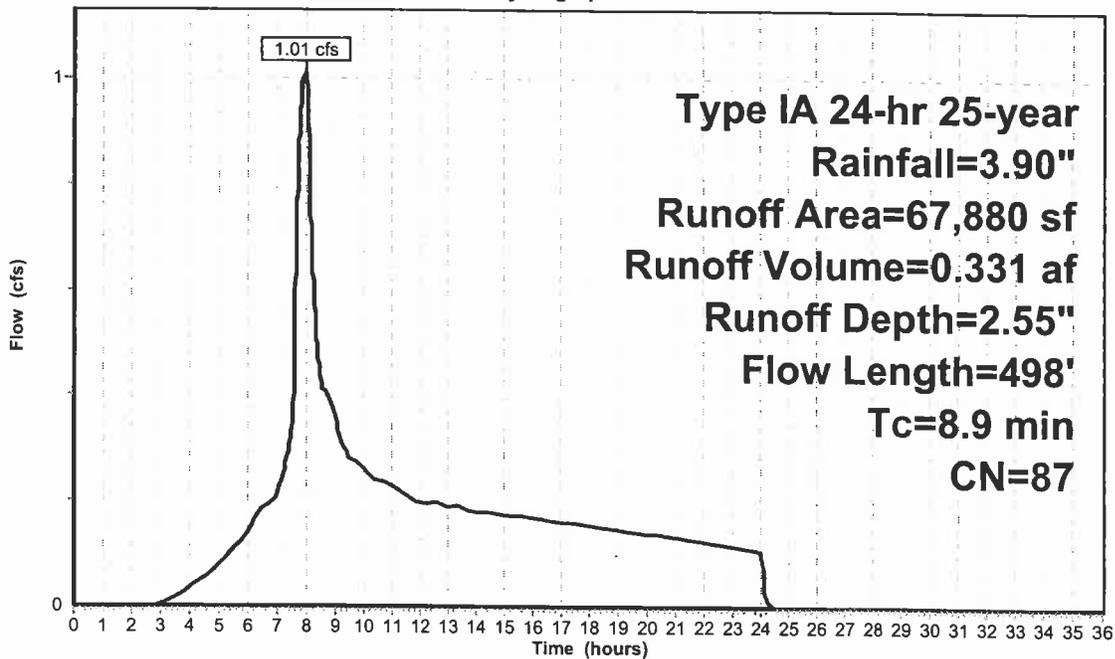
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25-year Rainfall=3.90"

Area (sf)	CN	Description
4,100	98	Existing Frontage
2,327	98	Existing Home
400	98	Driveway
61,053	86	Lawns Etc. (check cn)
67,880	87	Weighted Average
61,053		Pervious Area
6,827		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0730	0.25		Sheet Flow, 1st 100
2.3	398	0.1660	2.85		Grass: Short n= 0.150 P2= 2.50" Shallow Concentrated Flow, Next 400
8.9	498	Total			Short Grass Pasture Kv= 7.0 fps

**Subcatchment 100: Pre-Developed**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Pre-Developed  
Type IA 24-hr 100-year Rainfall=4.40"

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1/30/2009

**Subcatchment 100: Pre-Developed**

Runoff = 1.20 cfs @ 7.98 hrs, Volume= 0.390 af, Depth= 3.01"

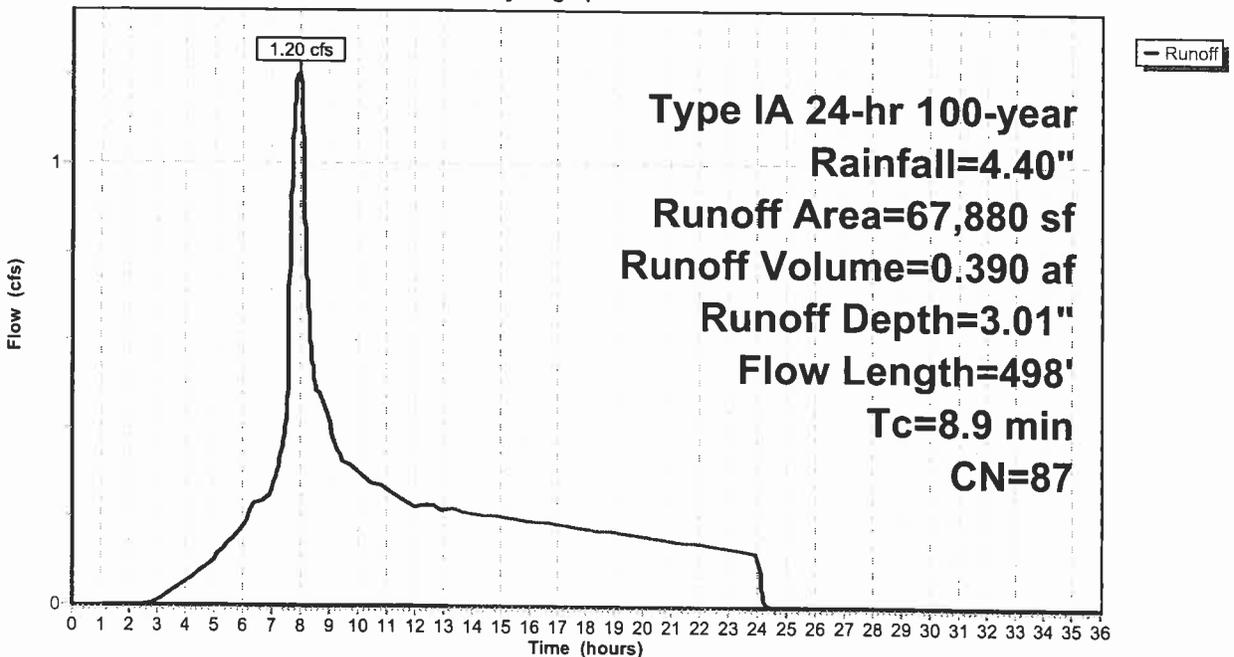
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 100-year Rainfall=4.40"

Area (sf)	CN	Description
4,100	98	Existing Frontage
2,327	98	Existing Home
400	98	Driveway
61,053	86	Lawns Etc. (check cn)
67,880	87	Weighted Average
61,053		Pervious Area
6,827		Impervious Area

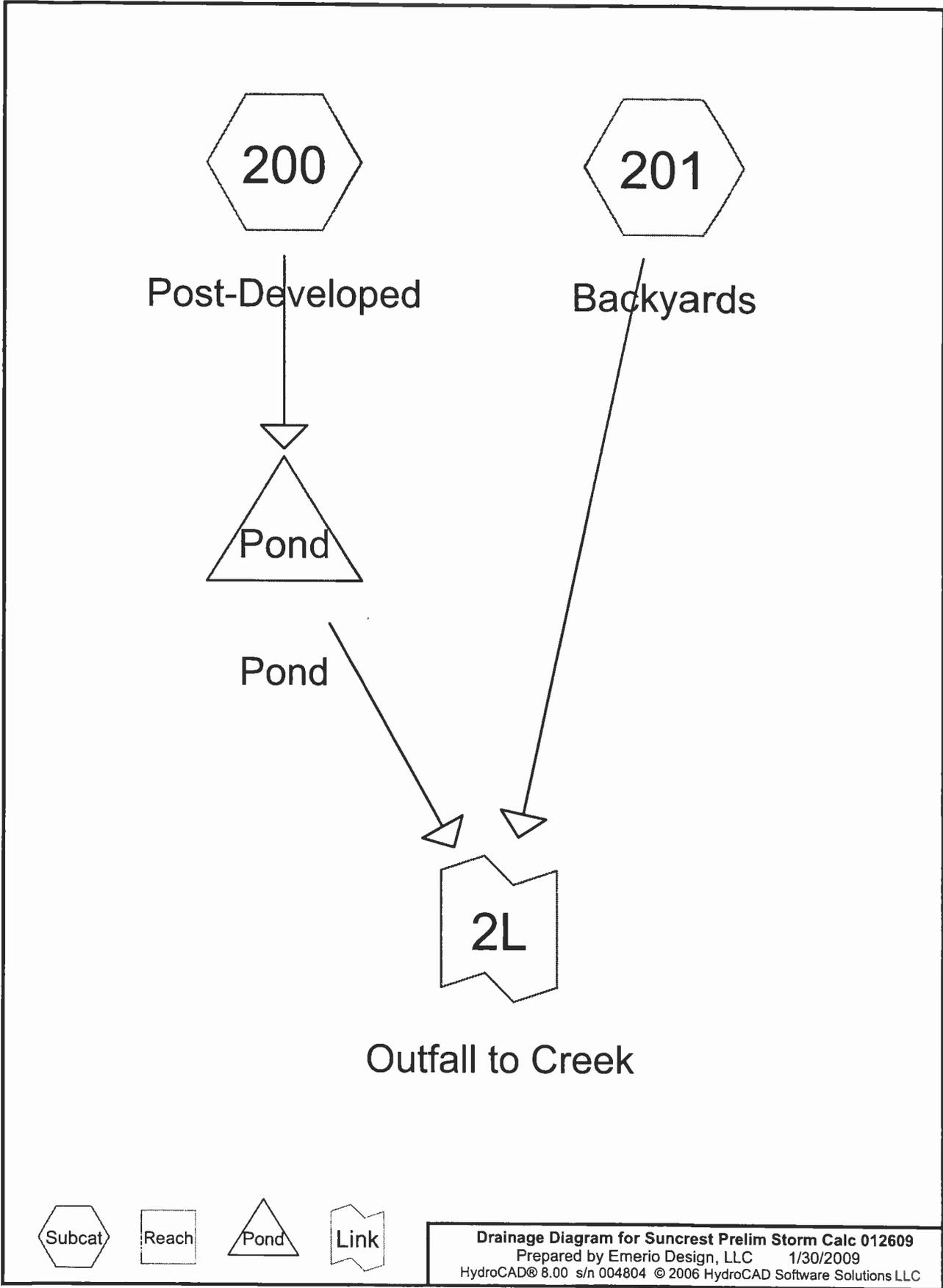
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	100	0.0730	0.25		<b>Sheet Flow, 1st 100</b>
2.3	398	0.1660	2.85		Grass: Short n= 0.150 P2= 2.50" <b>Shallow Concentrated Flow, Next 400</b>
8.9	498	Total			Short Grass Pasture Kv= 7.0 fps

**Subcatchment 100: Pre-Developed**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

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Post-Development

Type IA 24-hr 2-year Rainfall=2.40"

Page 2

1/30/2009

**Subcatchment 200: Post-Developed**

Runoff = 0.64 cfs @ 7.92 hrs, Volume= 0.208 af, Depth= 1.60"

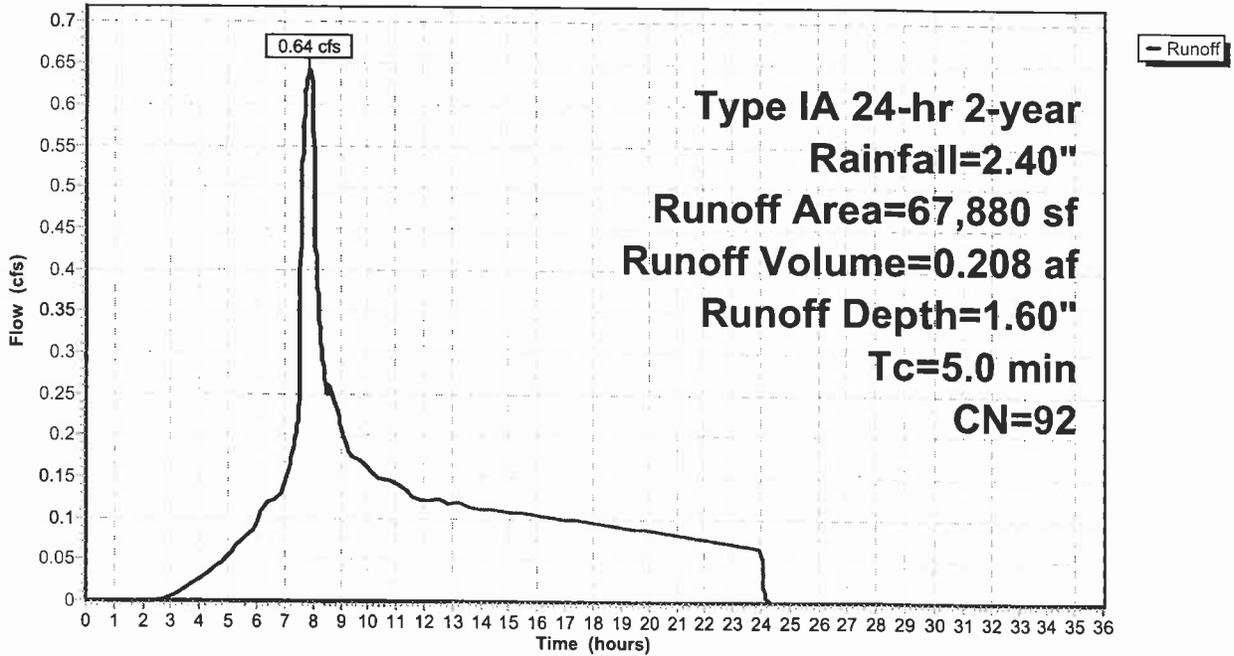
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2-year Rainfall=2.40"

Area (sf)	CN	Description
8,776	98	Private Roadway
22,510	98	Lot Area
2,053	98	Frontage
34,541	86	Lawns Etc.
67,880	92	Weighted Average
34,541		Pervious Area
33,339		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 200: Post-Developed**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 2-year Rainfall=2.40"

Page 3  
1/30/2009

**Subcatchment 201: Backyards**

Runoff = 0.03 cfs @ 7.97 hrs, Volume= 0.009 af, Depth= 1.16"

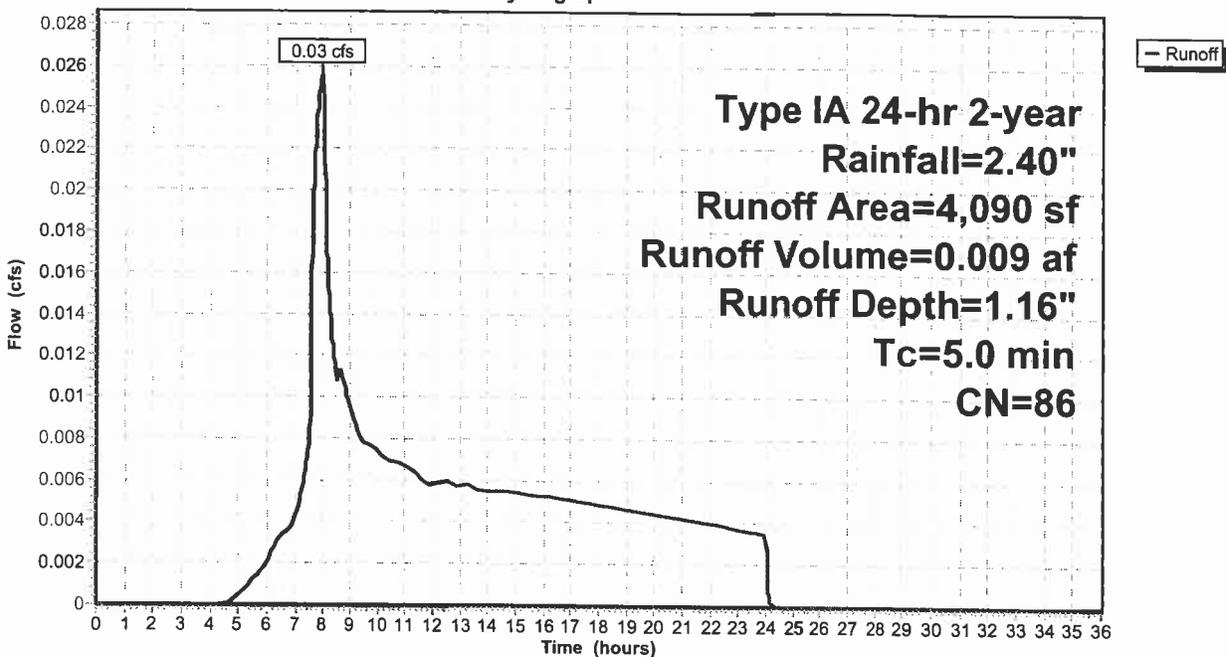
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2-year Rainfall=2.40"

Area (sf)	CN	Description
4,090	86	Backyards
4,090		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 201: Backyards**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 2-year Rainfall=2.40"

Page 4

1/30/2009

**Pond Pond: Pond**

Inflow Area = 1.558 ac, Inflow Depth = 1.60" for 2-year event  
 Inflow = 0.64 cfs @ 7.92 hrs, Volume= 0.208 af  
 Outflow = 0.50 cfs @ 8.08 hrs, Volume= 0.208 af, Atten= 22%, Lag= 9.8 min  
 Primary = 0.50 cfs @ 8.08 hrs, Volume= 0.208 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
 Peak Elev= 100.31' @ 8.08 hrs Surf.Area= 804 sf Storage= 248 cf

Plug-Flow detention time= 1.8 min calculated for 0.208 af (100% of inflow)  
 Center-of-Mass det. time= 1.8 min ( 751.4 - 749.6 )

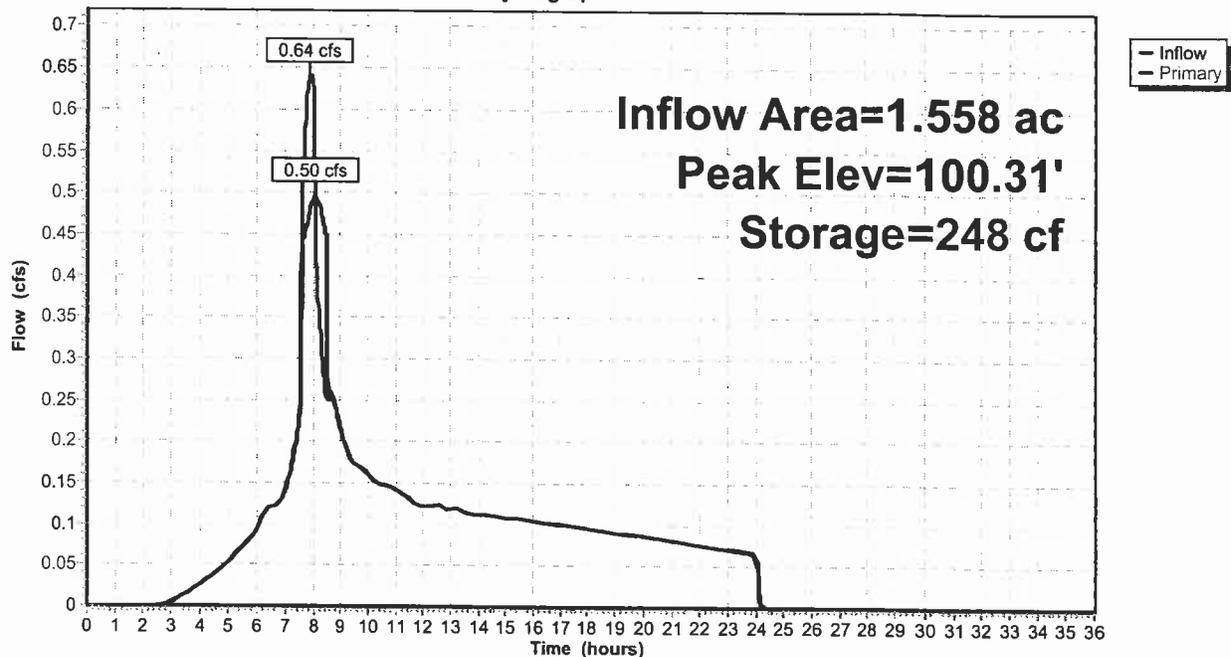
Volume	Invert	Avail.Storage	Storage Description			
#1	100.00'	3,706 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
100.00	773	112.0	0	0	773	
101.00	872	120.0	822	822	961	
102.00	959	128.0	915	1,737	1,162	
104.00	1,010	136.0	1,969	3,706	1,475	

Device	Routing	Invert	Outlet Devices	
#1	Primary	98.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.620	
#2	Device 1	99.00'	<b>4.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	
#3	Device 1	103.00'	<b>12.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	

**Primary OutFlow** Max=0.50 cfs @ 8.08 hrs HW=100.31' (Free Discharge)  
 ↳1=Orifice/Grate (Passes 0.50 cfs of 5.26 cfs potential flow)  
 ↳2=Orifice/Grate (Orifice Controls 0.50 cfs @ 5.71 fps)  
 ↳3=Orifice/Grate ( Controls 0.00 cfs)

### Pond Pond: Pond

#### Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 2-year Rainfall=2.40"

Page 6  
1/30/2009

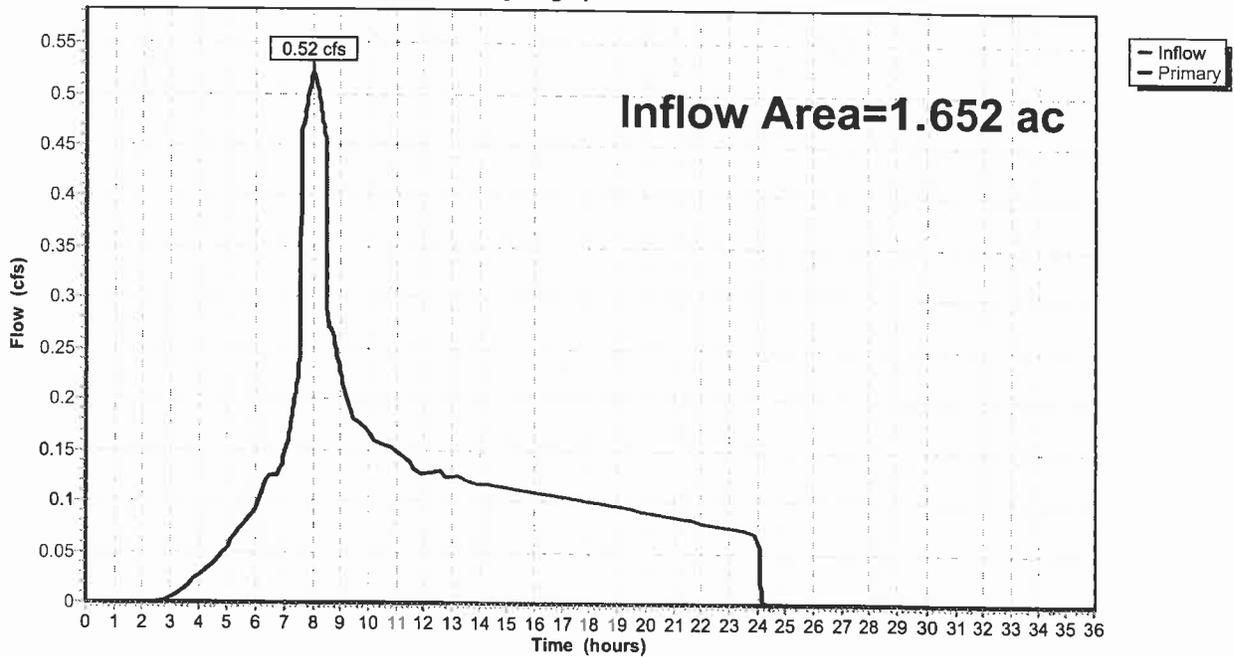
**Link 2L: Outfall to Creek**

Inflow Area = 1.652 ac, Inflow Depth = 1.58" for 2-year event  
Inflow = 0.52 cfs @ 8.04 hrs, Volume= 0.217 af  
Primary = 0.52 cfs @ 8.04 hrs, Volume= 0.217 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

**Link 2L: Outfall to Creek**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 5-year Rainfall=2.90"

Page 7  
1/30/2009

**Subcatchment 200: Post-Developed**

Runoff = 0.84 cfs @ 7.90 hrs, Volume= 0.268 af, Depth= 2.07"

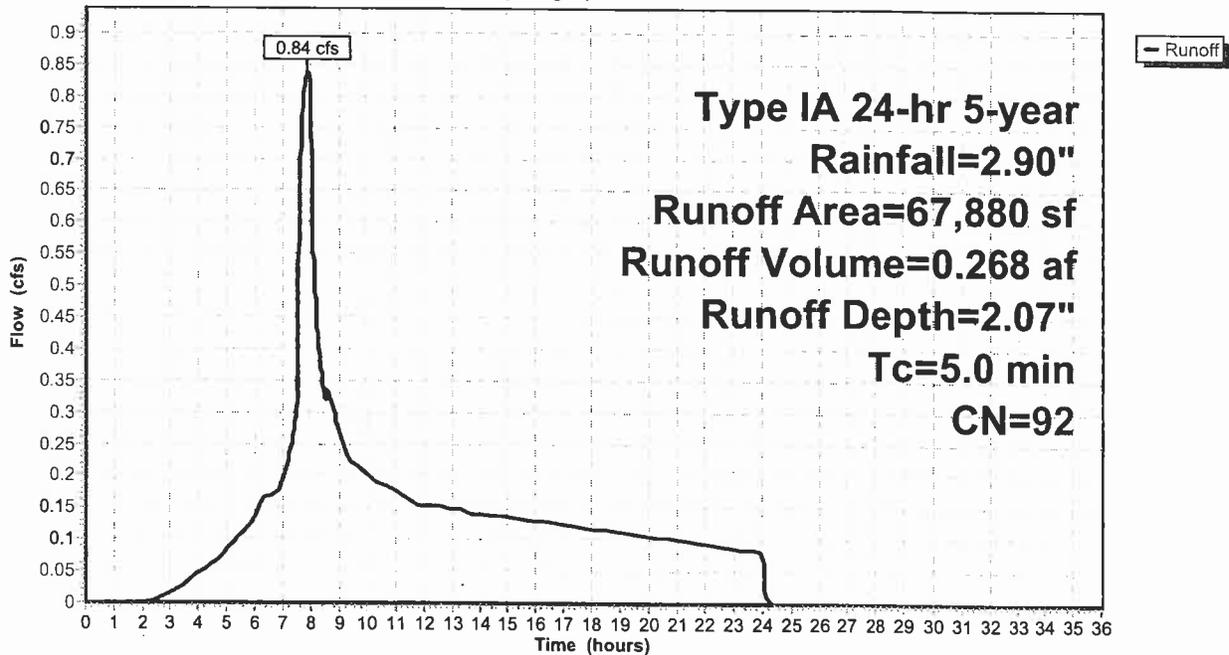
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 5-year Rainfall=2.90"

Area (sf)	CN	Description
8,776	98	Private Roadway
22,510	98	Lot Area
2,053	98	Frontage
34,541	86	Lawns Etc.
67,880	92	Weighted Average
34,541		Pervious Area
33,339		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 200: Post-Developed**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 5-year Rainfall=2.90"

Page 8  
1/30/2009

**Subcatchment 201: Backyards**

Runoff = 0.04 cfs @ 7.95 hrs, Volume= 0.012 af, Depth= 1.58"

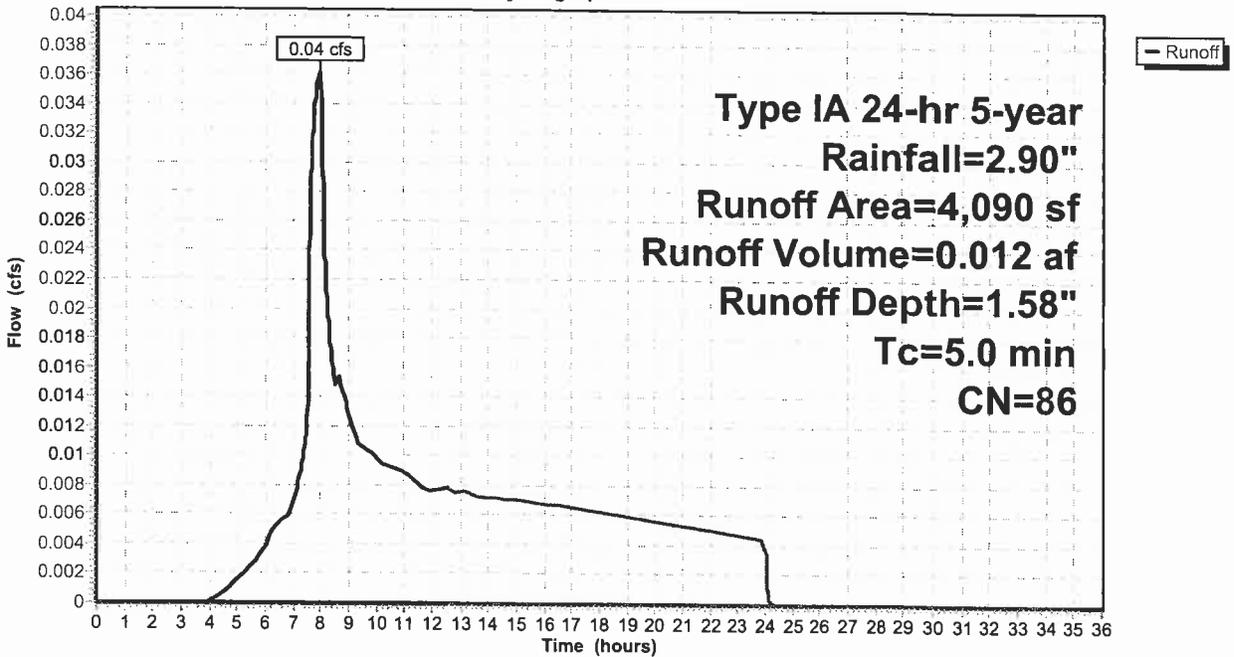
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 5-year Rainfall=2.90"

Area (sf)	CN	Description
4,090	86	Backyards
4,090		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 201: Backyards**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 5-year Rainfall=2.90"

Page 9  
1/30/2009

**Pond Pond: Pond**

Inflow Area = 1.558 ac, Inflow Depth = 2.07" for 5-year event  
 Inflow = 0.84 cfs @ 7.90 hrs, Volume= 0.268 af  
 Outflow = 0.56 cfs @ 8.12 hrs, Volume= 0.268 af, Atten= 33%, Lag= 12.9 min  
 Primary = 0.56 cfs @ 8.12 hrs, Volume= 0.268 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
 Peak Elev= 100.65' @ 8.12 hrs Surf.Area= 837 sf Storage= 526 cf

Plug-Flow detention time= 3.1 min calculated for 0.268 af (100% of inflow)  
 Center-of-Mass det. time= 3.1 min ( 739.1 - 736.0 )

Volume	Invert	Avail.Storage	Storage Description		
#1	100.00'	3,706 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	773	112.0	0	0	773
101.00	872	120.0	822	822	961
102.00	959	128.0	915	1,737	1,162
104.00	1,010	136.0	1,969	3,706	1,475

Device	Routing	Invert	Outlet Devices	
#1	Primary	98.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.620	
#2	Device 1	99.00'	<b>4.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	
#3	Device 1	103.00'	<b>12.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	

**Primary OutFlow** Max=0.56 cfs @ 8.12 hrs HW=100.65' (Free Discharge)  
 1=Orifice/Grate (Passes 0.56 cfs of 5.73 cfs potential flow)  
 2=Orifice/Grate (Orifice Controls 0.56 cfs @ 6.40 fps)  
 3=Orifice/Grate ( Controls 0.00 cfs)

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**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

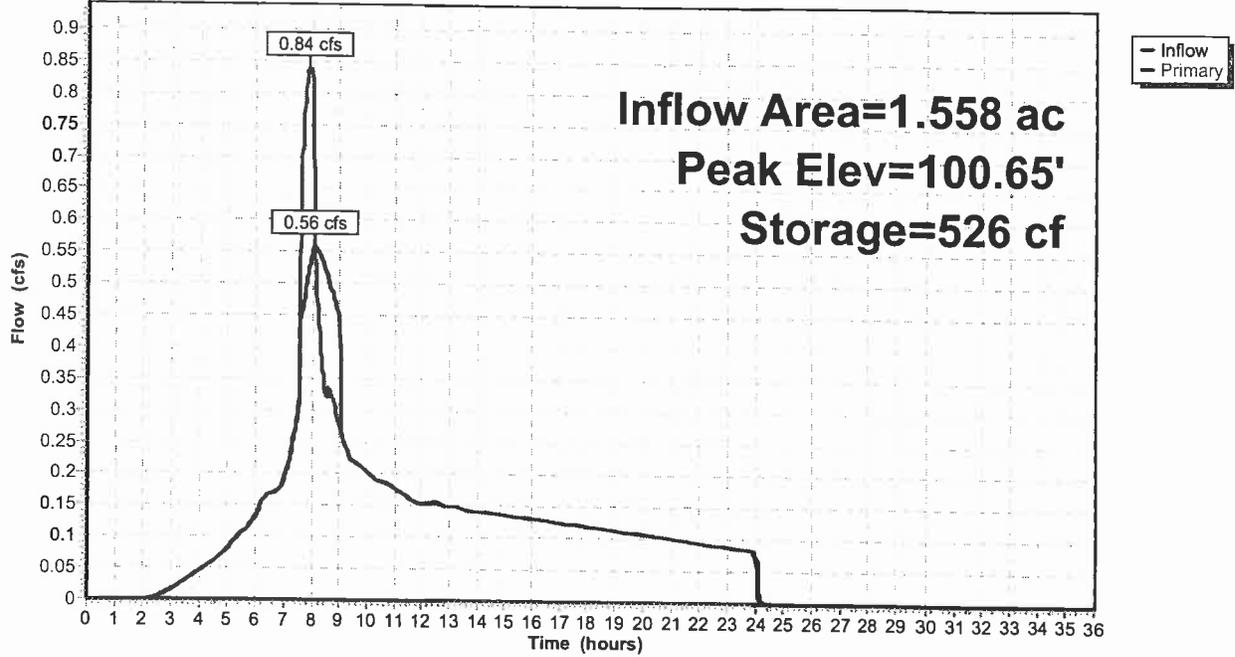
HydroCAD® 8.00 s/n 004804 © 2006 HydroCAD Software Solutions LLC

Post-Development  
Type IA 24-hr 5-year Rainfall=2.90"

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1/30/2009

**Pond Pond: Pond**

**Hydrograph**



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# Suncrest Prelim Storm Calc 012609

Prepared by Emerio Design, LLC

HydroCAD® 8.00 s/n 004804 © 2006 HydroCAD Software Solutions LLC

Post-Development  
Type IA 24-hr 5-year Rainfall=2.90"

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1/30/2009

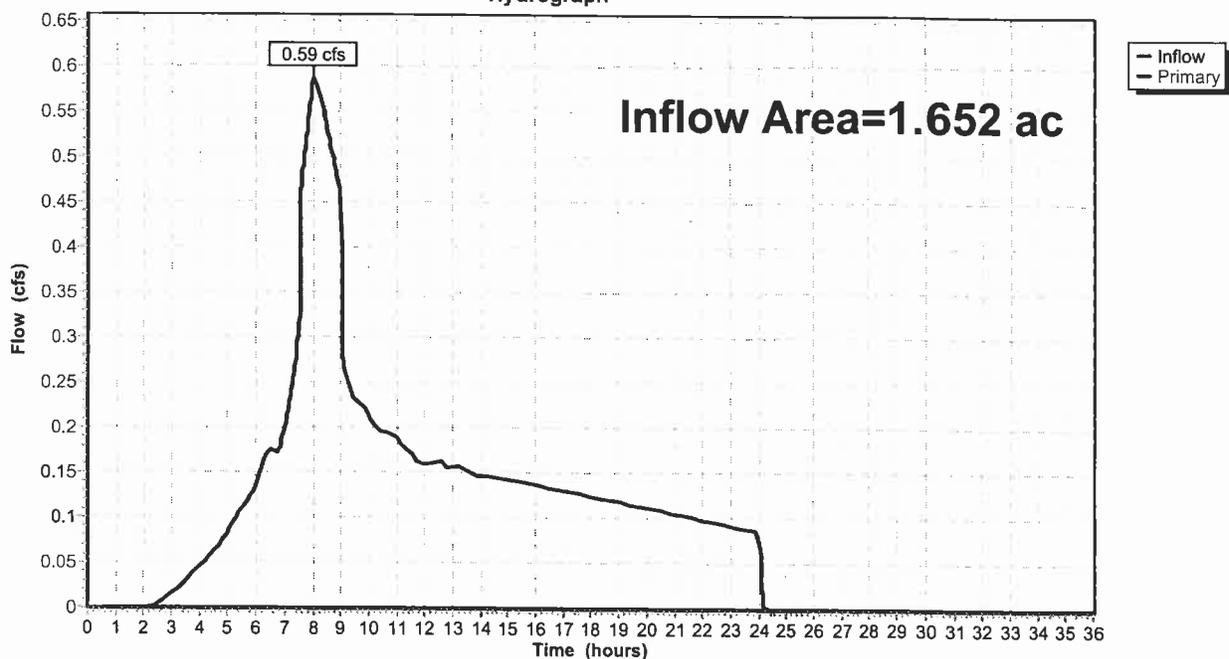
## Link 2L: Outfall to Creek

Inflow Area = 1.652 ac, Inflow Depth = 2.04" for 5-year event  
Inflow = 0.59 cfs @ 8.05 hrs, Volume= 0.281 af  
Primary = 0.59 cfs @ 8.05 hrs, Volume= 0.281 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

## Link 2L: Outfall to Creek

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

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Post-Development

Type IA 24-hr 10-year Rainfall=3.40"

Page 12

1/30/2009

**Subcatchment 200: Post-Developed**

Runoff = 1.04 cfs @ 7.89 hrs, Volume= 0.330 af, Depth= 2.54"

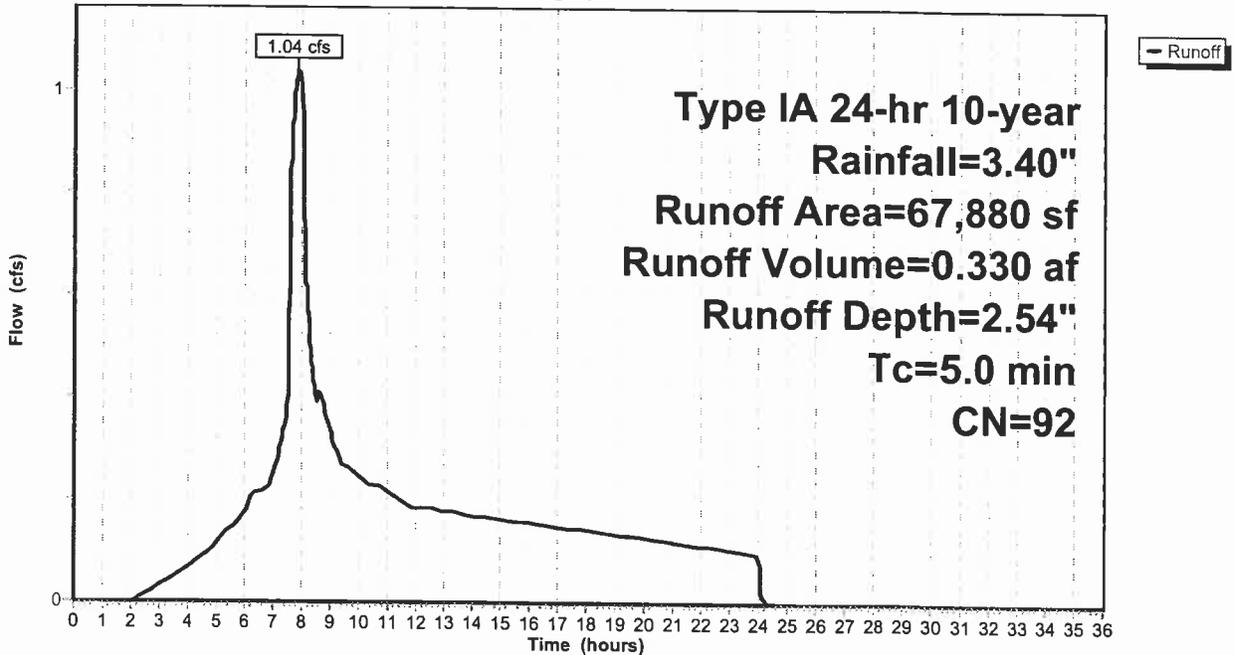
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10-year Rainfall=3.40"

Area (sf)	CN	Description
8,776	98	Private Roadway
22,510	98	Lot Area
2,053	98	Frontage
34,541	86	Lawns Etc.
67,880	92	Weighted Average
34,541		Pervious Area
33,339		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 200: Post-Developed**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

HydroCAD® 8.00 s/n 004804 © 2006 HydroCAD Software Solutions LLC

Post-Development

Type IA 24-hr 10-year Rainfall=3.40"

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1/30/2009

**Subcatchment 201: Backyards**

Runoff = 0.05 cfs @ 7.94 hrs, Volume= 0.016 af, Depth= 2.01"

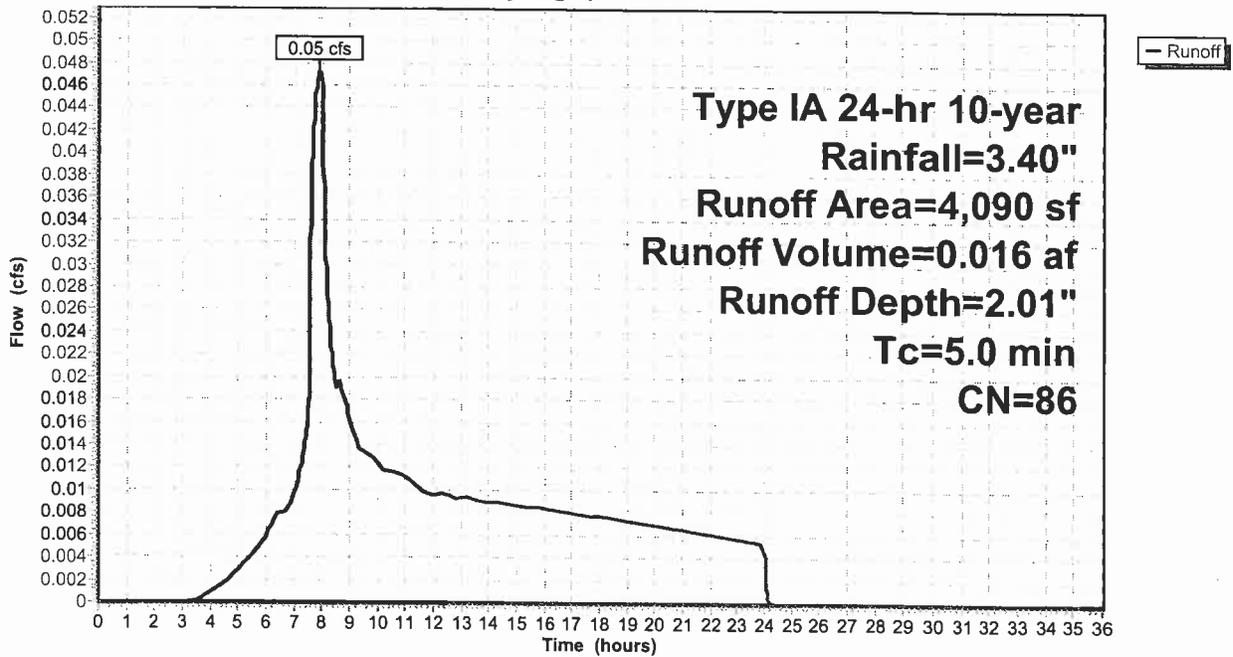
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10-year Rainfall=3.40"

Area (sf)	CN	Description
4,090	86	Backyards
4,090		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 201: Backyards**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

HydroCAD® 8.00 s/n 004804 © 2006 HydroCAD Software Solutions LLC

Post-Development  
Type IA 24-hr 10-year Rainfall=3.40"

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1/30/2009

**Pond Pond: Pond**

Inflow Area = 1.558 ac, Inflow Depth = 2.54" for 10-year event  
 Inflow = 1.04 cfs @ 7.89 hrs, Volume= 0.330 af  
 Outflow = 0.62 cfs @ 8.17 hrs, Volume= 0.330 af, Atten= 41%, Lag= 16.3 min  
 Primary = 0.62 cfs @ 8.17 hrs, Volume= 0.330 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
 Peak Elev= 101.01' @ 8.17 hrs Surf.Area= 873 sf Storage= 832 cf

Plug-Flow detention time= 4.7 min calculated for 0.330 af (100% of inflow)  
 Center-of-Mass det. time= 4.7 min ( 730.1 - 725.5 )

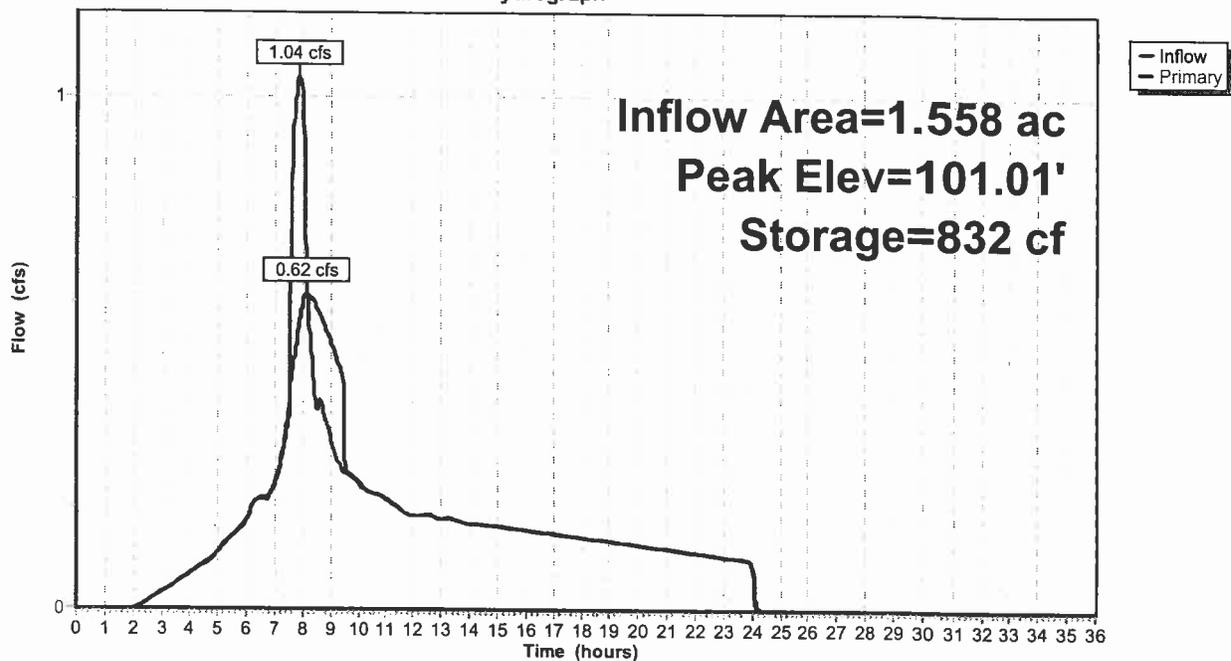
Volume	Invert	Avail.Storage	Storage Description		
#1	100.00'	3,706 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	773	112.0	0	0	773
101.00	872	120.0	822	822	961
102.00	959	128.0	915	1,737	1,162
104.00	1,010	136.0	1,969	3,706	1,475

Device	Routing	Invert	Outlet Devices	
#1	Primary	98.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.620	
#2	Device 1	99.00'	<b>4.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	
#3	Device 1	103.00'	<b>12.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	

**Primary OutFlow** Max=0.62 cfs @ 8.17 hrs HW=101.01' (Free Discharge)  
 1=Orifice/Grate (Passes 0.62 cfs of 6.19 cfs potential flow)  
 2=Orifice/Grate (Orifice Controls 0.62 cfs @ 7.06 fps)  
 3=Orifice/Grate ( Controls 0.00 cfs)

### Pond Pond: Pond

#### Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 10-year Rainfall=3.40"

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1/30/2009

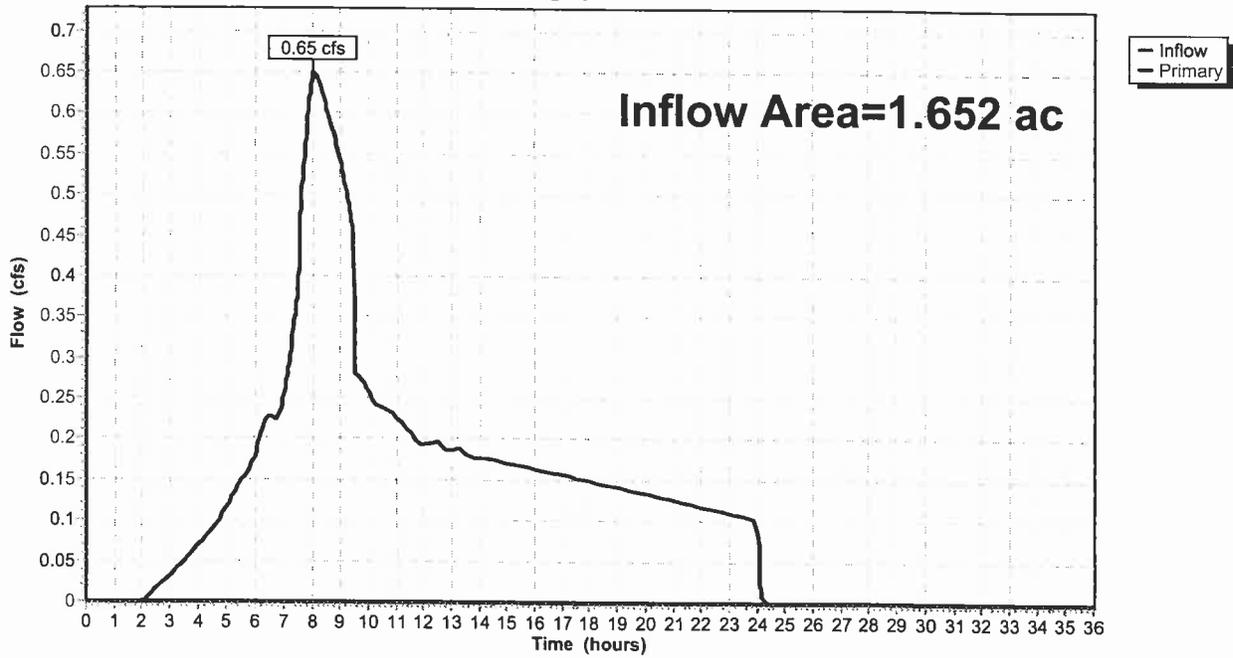
**Link 2L: Outfall to Creek**

Inflow Area = 1.652 ac, Inflow Depth = 2.51" for 10-year event  
Inflow = 0.65 cfs @ 8.05 hrs, Volume= 0.346 af  
Primary = 0.65 cfs @ 8.05 hrs, Volume= 0.346 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

**Link 2L: Outfall to Creek**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

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Post-Development

Type IA 24-hr 25-year Rainfall=3.90"

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1/30/2009

**Subcatchment 200: Post-Developed**

Runoff = 1.24 cfs @ 7.89 hrs, Volume= 0.392 af, Depth= 3.02"

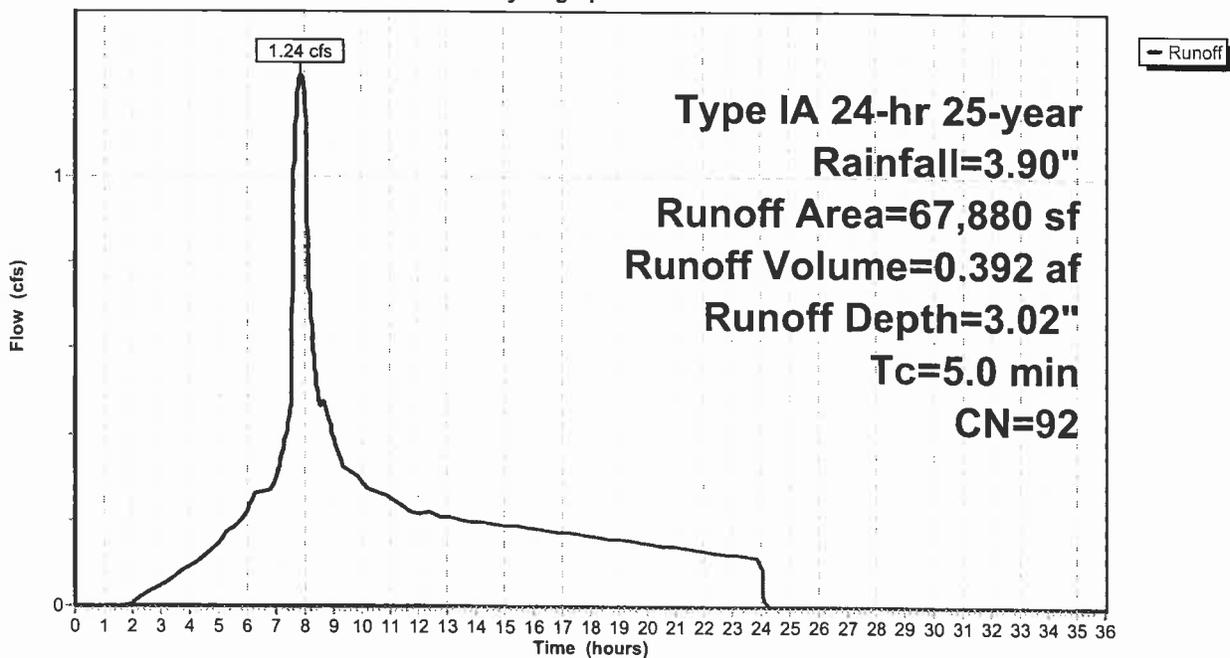
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25-year Rainfall=3.90"

Area (sf)	CN	Description
8,776	98	Private Roadway
22,510	98	Lot Area
2,053	98	Frontage
34,541	86	Lawns Etc.
67,880	92	Weighted Average
34,541		Pervious Area
33,339		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 200: Post-Developed**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

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Post-Development  
Type IA 24-hr 25-year Rainfall=3.90"

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1/30/2009

**Subcatchment 201: Backyards**

Runoff = 0.06 cfs @ 7.93 hrs, Volume= 0.019 af, Depth= 2.46"

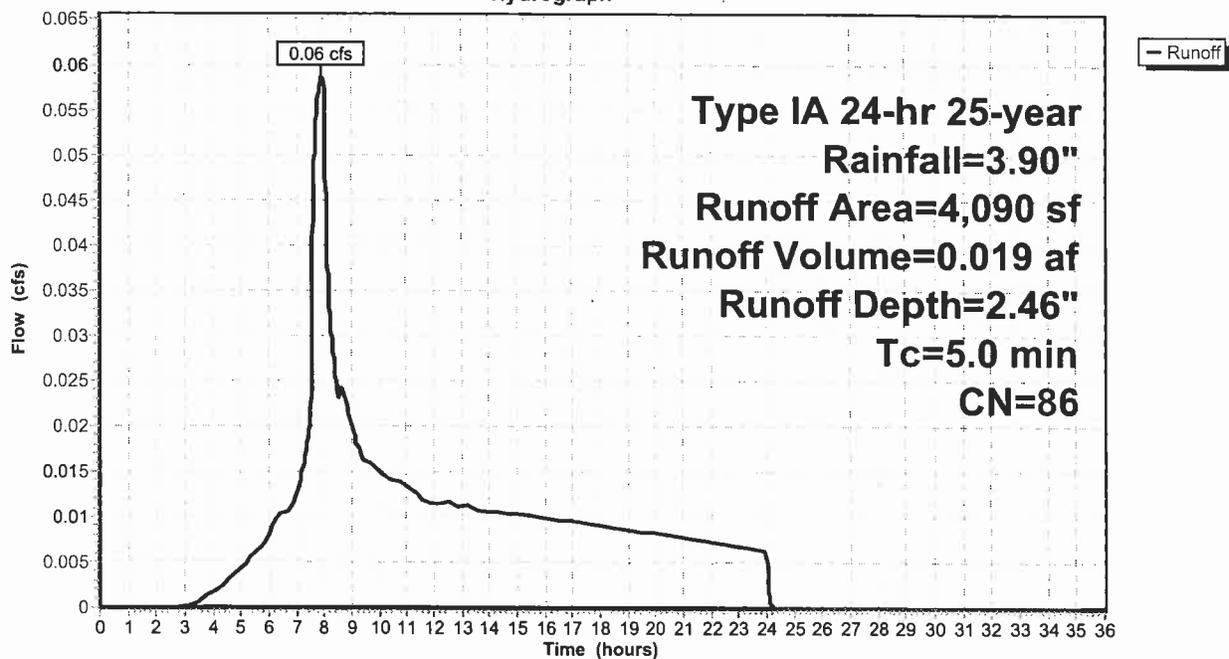
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25-year Rainfall=3.90"

Area (sf)	CN	Description
4,090	86	Backyards
4,090		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 201: Backyards**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

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Post-Development  
Type IA 24-hr 25-year Rainfall=3.90"

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1/30/2009

**Pond Pond: Pond**

Inflow Area = 1.558 ac, Inflow Depth = 3.02" for 25-year event  
 Inflow = 1.24 cfs @ 7.89 hrs, Volume= 0.392 af  
 Outflow = 0.67 cfs @ 8.22 hrs, Volume= 0.392 af, Atten= 46%, Lag= 19.8 min  
 Primary = 0.67 cfs @ 8.22 hrs, Volume= 0.392 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
 Peak Elev= 101.38' @ 8.22 hrs Surf.Area= 905 sf Storage= 1,163 cf

Plug-Flow detention time= 6.4 min calculated for 0.392 af (100% of inflow)  
 Center-of-Mass det. time= 6.4 min ( 723.4 - 717.1 )

Volume	Invert	Avail.Storage	Storage Description		
#1	100.00'	3,706 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	773	112.0	0	0	773
101.00	872	120.0	822	822	961
102.00	959	128.0	915	1,737	1,162
104.00	1,010	136.0	1,969	3,706	1,475

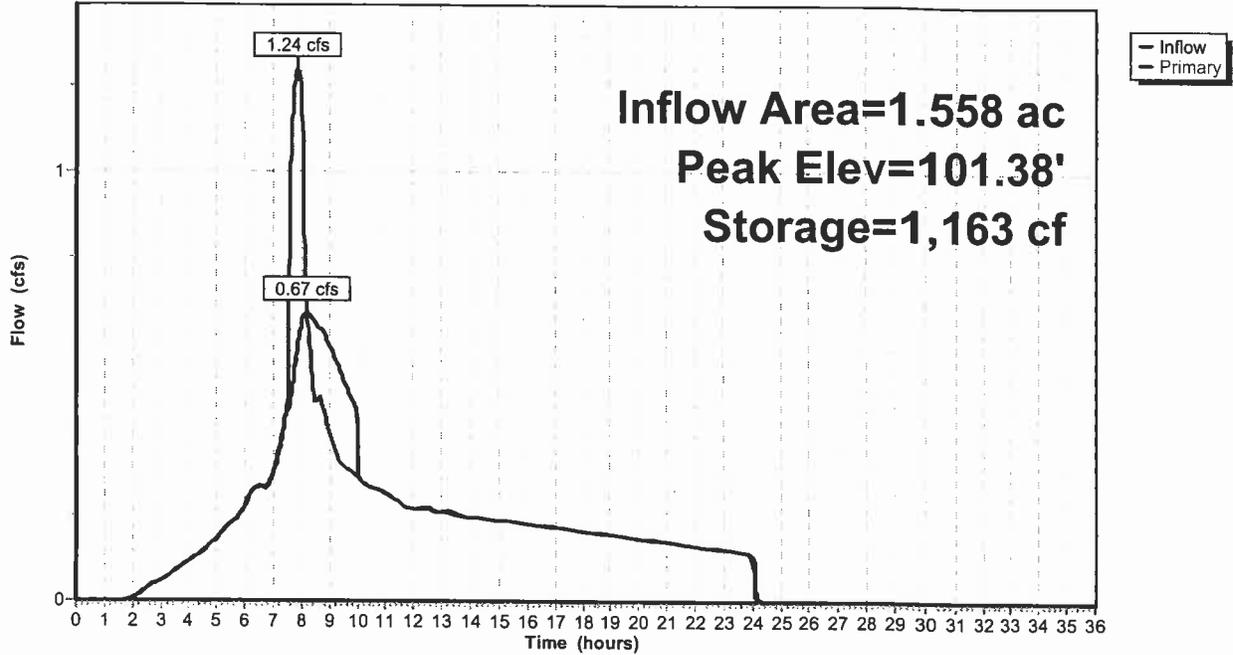
Device	Routing	Invert	Outlet Devices	
#1	Primary	98.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.620	
#2	Device 1	99.00'	<b>4.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	
#3	Device 1	103.00'	<b>12.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	

**Primary OutFlow** Max=0.67 cfs @ 8.22 hrs HW=101.38' (Free Discharge)

- ↑ 1=Orifice/Grate (Passes 0.67 cfs of 6.64 cfs potential flow)
- ↑ 2=Orifice/Grate (Orifice Controls 0.67 cfs @ 7.68 fps)
- ↑ 3=Orifice/Grate ( Controls 0.00 cfs)

**Pond Pond: Pond**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

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Post-Development

Type IA 24-hr 25-year Rainfall=3.90"

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1/30/2009

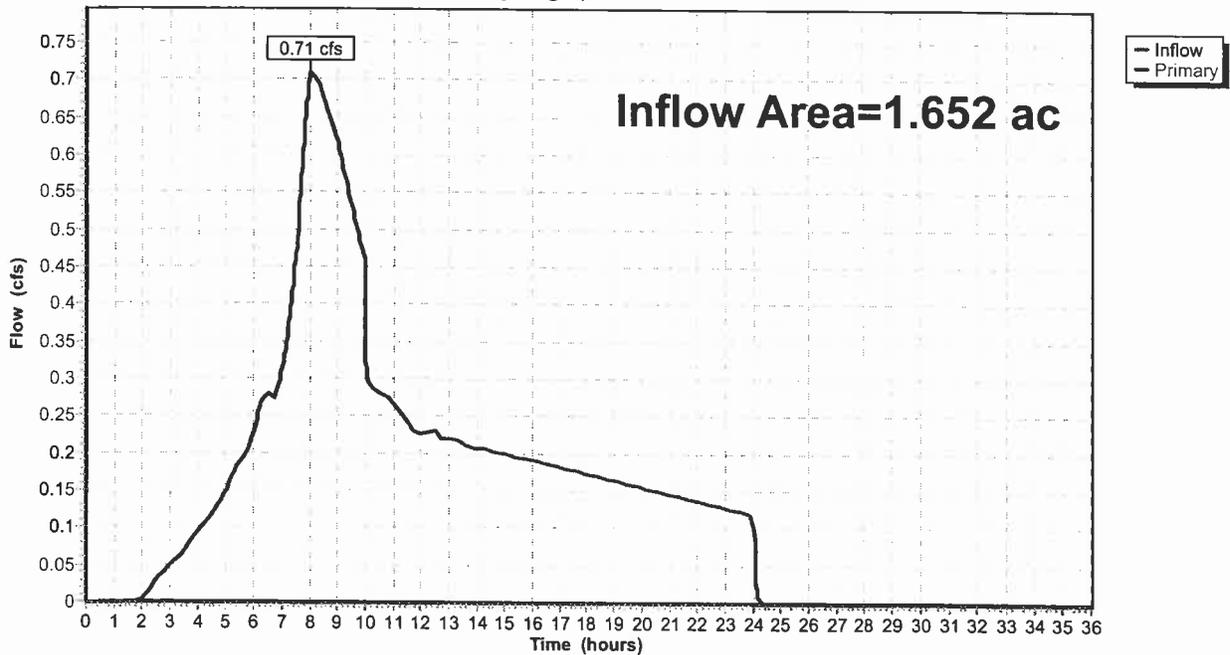
**Link 2L: Outfall to Creek**

Inflow Area = 1.652 ac, Inflow Depth = 2.99" for 25-year event  
Inflow = 0.71 cfs @ 8.05 hrs, Volume= 0.412 af  
Primary = 0.71 cfs @ 8.05 hrs, Volume= 0.412 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

**Link 2L: Outfall to Creek**

Hydrograph



**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

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Post-Development  
Type IA 24-hr 100-year Rainfall=4.40"

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1/30/2009

**Subcatchment 201: Backyards**

Runoff = 0.07 cfs @ 7.92 hrs, Volume= 0.023 af, Depth= 2.91"

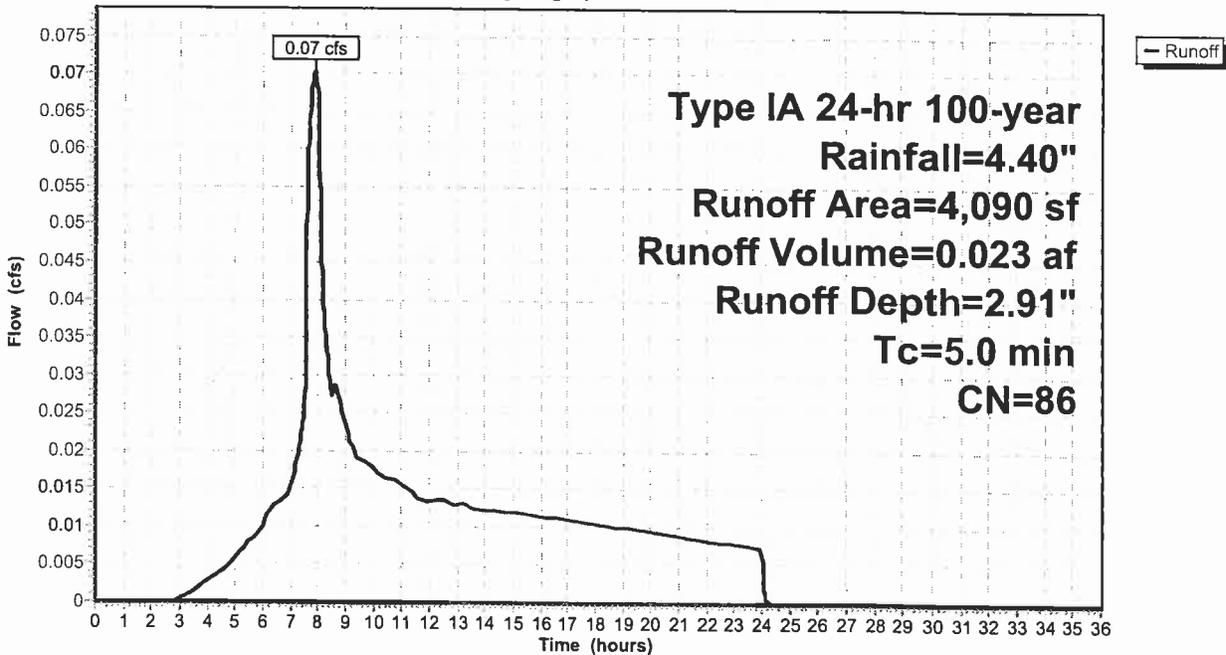
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 100-year Rainfall=4.40"

Area (sf)	CN	Description
4,090	86	Backyards
4,090		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 201: Backyards**

Hydrograph



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**Suncrest Prelim Storm Calc 012609**

Prepared by Emerio Design, LLC

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Post-Development  
Type IA 24-hr 100-year Rainfall=4.40"

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1/30/2009

**Pond Pond: Pond**

Inflow Area = 1.558 ac, Inflow Depth = 3.50" for 100-year event  
 Inflow = 1.44 cfs @ 7.88 hrs, Volume= 0.455 af  
 Outflow = 0.72 cfs @ 8.26 hrs, Volume= 0.455 af, Atten= 50%, Lag= 22.8 min  
 Primary = 0.72 cfs @ 8.26 hrs, Volume= 0.455 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
 Peak Elev= 101.78' @ 8.26 hrs Surf.Area= 940 sf Storage= 1,531 cf

Plug-Flow detention time= 8.3 min calculated for 0.455 af (100% of inflow)  
 Center-of-Mass det. time= 8.3 min ( 718.5 - 710.2 )

Volume	Invert	Avail.Storage	Storage Description		
#1	100.00'	3,706 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	773	112.0	0	0	773
101.00	872	120.0	822	822	961
102.00	959	128.0	915	1,737	1,162
104.00	1,010	136.0	1,969	3,706	1,475

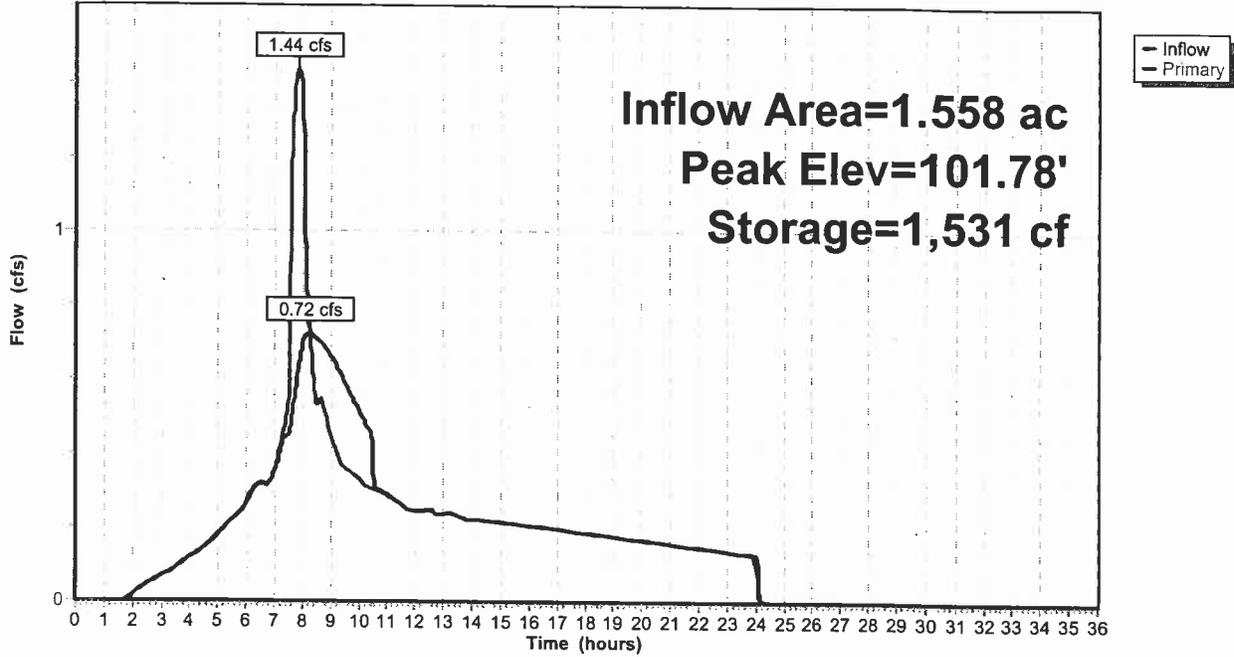
Device	Routing	Invert	Outlet Devices	
#1	Primary	98.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.620	
#2	Device 1	99.00'	<b>4.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	
#3	Device 1	103.00'	<b>12.0" Horiz. Orifice/Grate</b> Limited to weir flow C= 0.620	

**Primary OutFlow** Max=0.72 cfs @ 8.26 hrs HW=101.78' (Free Discharge)

- 1=Orifice/Grate (Passes 0.72 cfs of 7.08 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.72 cfs @ 8.30 fps)
- 3=Orifice/Grate ( Controls 0.00 cfs)

**Pond Pond: Pond**

**Hydrograph**



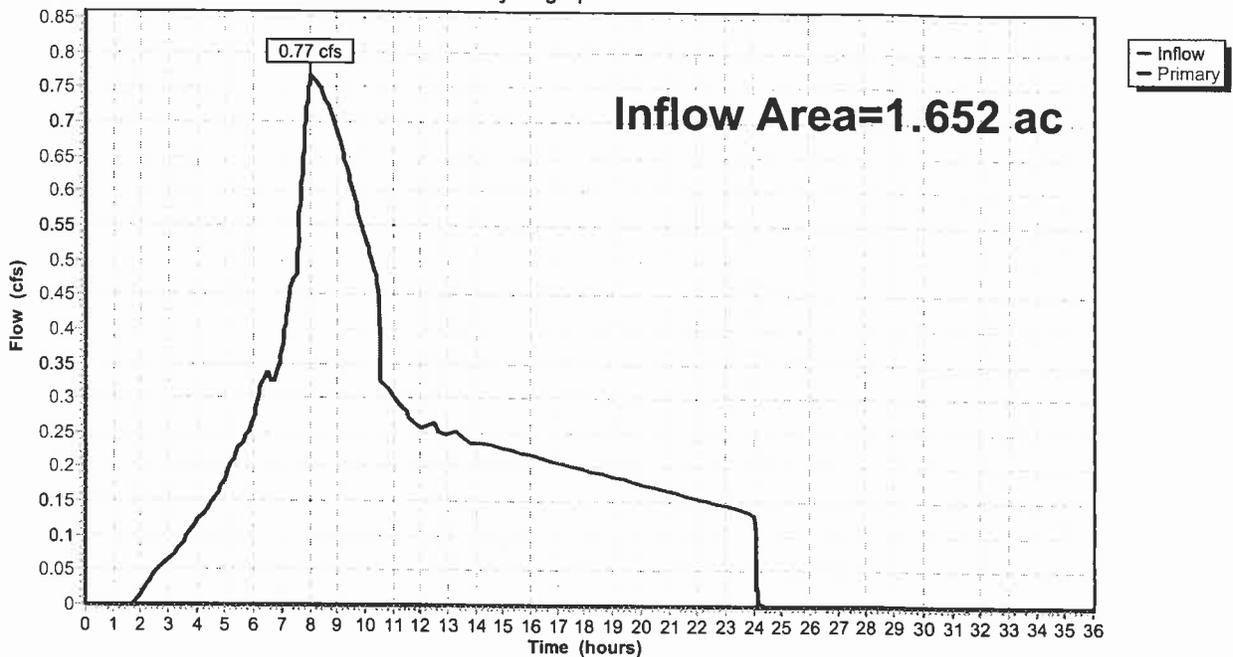
**Link 2L: Outfall to Creek**

Inflow Area = 1.652 ac, Inflow Depth = 3.47" for 100-year event  
Inflow = 0.77 cfs @ 8.05 hrs, Volume= 0.478 af  
Primary = 0.77 cfs @ 8.05 hrs, Volume= 0.478 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

**Link 2L: Outfall to Creek**

Hydrograph



**Fidelity National Title Insurance Company**

1001 SW Fifth Avenue #400, Portland, OR 97204  
FAX

**SUPPLEMENTAL SUBDIVISION GUARANTEE FOR THE PROPOSED  
PLAT OF SUNCREST ESTATES**

ORDER NO.: 20070006676-FTPOR55

FEE: \$ 400.00

DATED: February 5, 2009

Fidelity National Title Insurance Company

**GUARANTEES**

Any County or City within which the subdivision or proposed subdivision is located.

That the estate or interest in the land which is covered by this Guarantee is:

A Fee

According to the public records which impart constructive notice of matters affecting title to the premises described on Exhibit "One", we find that as of January 29, 2009, at 05:00-PM the last deed of record runs to:

Handris Properties LLC, an Oregon limited liability company

We also find the following apparent encumbrances, which include 'Blanket Encumbrances' as defined by ORS 92.305(1), and also easements, restrictive covenants and rights of way.

NOTE: Taxes as follows:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2008-2009.
- B. Tax amounts are not presently available. A supplemental report will follow when such information is available.

Account No.: 00365508  
Map No.: 21E23BD06700  
Levy Code: 003-004

- 1. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads and highways.
- 2. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$555,750.00  
Dated: February 14, 2008  
Trustor/Grantor: Handris Properties, LLC  
Trustee: Fidelity National Title Insurance Company  
Beneficiary: Sterling Savings Bank  
Loan No.: 151125483  
Recording Date: February 20, 2008  
Recording No: 2008-011850

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent.

3. Leases and/or tenancies, if any.
4. No search has been made for financing statements filed in the office of the Secretary of State, or in any county other than the county in which the herein described land is located. No liability is assumed for any financing statement filed in the office of the County Clerk (Recorder) covering timber, crops, fixtures or contracts affecting said land if said land is not described by metes and bounds, recorded lot and block or under the rectangular survey system.
5. Before issuing its policy of title insurance, this Company will require for review, the following documents from the Limited Liability Company named below.

Limited Liability Company: Handris Properties LLC

(a) A copy of its operating agreement and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

(b) Confirmation that its Articles of Organization and any restated Articles of Organization have been filed with the Secretary of State.

(c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

(d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.

(e) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it has complied with Oregon "doing business" laws, if applicable.

After review of the requested documents, the Company reserves the right to add additional items or make additional requirements prior to the issuance of any policy of title insurance.

We have also searched our General Index for judgments and state and federal liens against the grantees named above and find:

NONE

This is not a report issued preliminary to the issuance of a title insurance policy. Our search is limited and its use is intended as an informational report only, to be used in conjunction with the development of real property. Liability is limited to an aggregate sum not to exceed \$ 1,000.00

Fidelity National Title Insurance Company

By: \_\_\_\_\_  
Toni Stanhope, Project Coordinator

NOTE - ORS 92.305(1) reads as follows:

"Blanket encumbrance" means a trust deed or mortgage or any other lien or encumbrance, mechanics' lien or otherwise, securing or evidencing the payment of money and affecting more than one interest in subdivided or series partitioned land, or an agreement affecting more than one such lot, parcel or interest by which the subdivider, series partitioner or developer holds such subdivision or series partition under an option, contract to sell or trust agreement.

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
Handris Properties LLC

GRANTEE'S NAME:  
ICON Construction & Development LLC

SEND TAX STATEMENTS TO:  
ICON Construction & Development LLC  
1980 Willamette Falls Drive  
West Linn, OR 97068

AFTER RECORDING RETURN TO:  
ICON Construction & Development LLC  
1980 Willamette Falls Drive, #200  
West Linn, OR 97068

Escrow No: 20070011824-FTPOR15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Handris Properties LLC, an Oregon limited liability company, Grantor, conveys to

ICON Construction & Development LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Clackamas, State of Oregon,

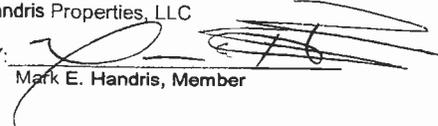
See attached Exhibit "ONE" for legal description

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.**

The true consideration for this conveyance is \$555,750.00. (See ORS 93.030).

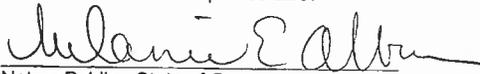
Dated February 20, 2008

Handris Properties, LLC

BY:   
Mark E. Handris, Member

State of OREGON  
County of Clackamas

This instrument was acknowledged before me on Dec. 30, 2008 by Mark E. Handris as Member of Handris Properties LLC.

  
Notary Public - State of Oregon

My commission expires: May 23, 2009



**EXHIBIT "ONE"**

Part of the William Armstrong Donation Land Claim, in the Northwest one-quarter of Section 23, Township 2 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Commencing at a point which is 10.00 feet West and 15.00 feet North  $0^{\circ}13'40''$  West from the Southwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section 23; thence continuing North  $0^{\circ}13'40''$  West 200.00 feet to the Northwest corner of that tract of land conveyed to Francisco Reynders by deed recorded August 22, 1973, Recorder's No. 73 26765, and the true point of beginning; thence East along the North line of said Reynders tract a distance of 670.00 feet to the Northeast corner thereof, which point lies on the East line of that tract of land conveyed to Carl F. Trapp by deed recorded in Book 327, page 659, Deed Records; thence North along the East line of said Trapp tract a distance of 247 feet to the Southeast corner of that tract conveyed to Donald J. Sparks, et ux, by deed recorded March 5, 1968, Recorder's No. 68 3947; thence along the South line of said Sparks tract as extended Westerly a distance of 660 feet, more or less, to a point on the West line of that tract conveyed to Carl F. Trapp by deed recorded March 26, 1968, Recorder's No. 68 5466; thence South  $0^{\circ}13'40''$  East along the last named Trapp tract a distance of 247 feet to the point of beginning.



# DEVELOPMENT REVIEW APPLICATION

PUB-09-07  
SUB-09-01

TYPE OF REVIEW (Please check all boxes that apply):

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation                                 | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review *                        | <input type="checkbox"/> One-Year Extension *                   |
| <input type="checkbox"/> Conditional Use                            | <input checked="" type="checkbox"/> Planned Unit Development    |
| <input type="checkbox"/> Design Review                              | <input type="checkbox"/> <u>Pre-Application Meeting</u> *       |
| <input type="checkbox"/> Easement Vacation                          | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change     |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities         | <input type="checkbox"/> Street Vacation                        |
| <input type="checkbox"/> Final Plat or Plan                         | <input checked="" type="checkbox"/> Subdivision                 |
| <input type="checkbox"/> Flood Plain Construction                   | <input type="checkbox"/> Temporary Uses *                       |
| <input type="checkbox"/> Hillside Protection and Erosion Control    | <input type="checkbox"/> Tualatin River Greenway                |
| <input type="checkbox"/> Historic District Review                   | <input type="checkbox"/> Variance                               |
| <input type="checkbox"/> Legislative Plan or Change                 | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * /**                  | <input type="checkbox"/> Willamette River Greenway              |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc                             |

Home Occupation / Pre-Application / Sidewalk Use Application \* / Permanent Sign Review \* / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$9,900 \* No CD required / \*\* Only one copy needed

Icon Construction 1980 Willamette Falls Drive Suite 200, West Linn, Oregon 97068 503-657-0406

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Same as Above				

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Kirsten Van Loo	%Emerio Design, LLC 6107 SW Murray Suite 147, Beaverton, Oregon 97008			503-956-4180

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 19650 Suncrest Drive

Assessor's Map No.: 2S 1E Section 23 Tax Lot(s): 6700 Total Land Area: 3.80 acres

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Four (4) 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.**

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.

SIGNATURE OF PROPERTY OWNER(S)  
X [Signature] Date 2-2-09

SIGNATURE OF APPLICANT(S)  
X [Signature] Date 2-2-09

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106

CITY OF WEST LINN  
 22500 Salamo Rd.  
 West Linn, OR. 97068  
 (503) 656-4211

**PLANNING RECEIPT**  
**Receipt: # 934136**  
**Date : 02/05/2009**  
**Project: #PUD-09-01**  
 BY: WS

\*\*\*\*\*

NAME : ICON CONSTRUCTION  
 ADDRESS : 1980 WILLAMETTE FALLS DR, STE 200  
 CITY/STATE/ZIP: WEST LINN, OR 97068  
 PHONE # : 657-0406

SITE ADD. : 19650 SUNCREST DR

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TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I ( ), Level II ( )	DR	\$
HISTORIC REVIEW	Residential Major ( ), Minor ( ), New ( )	DR	\$
	Commercial Major ( ), Minor ( ), New ( )		
SIGN PERMIT	Face ( ), Temporary ( ), Permanent ( )	DR	\$
SIDEWALK USE PERMIT		DR	\$
APPEALS	Plan. Dir. Dec. ( ), Subdivsion ( ),	DR	\$
	Plan Comm./City Coun. ( ), Nbhd ( )		

LOT LINE ADJUSTMENT		LA	\$
CITY/METRO BUSINESS LICENSE		BL	\$

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The following items are paid by billing against the up-front deposit estimate.  
 If the amount of time billed to your project exceeds the amount covered by the  
 deposit, additional payment may be required.

DESIGN REVIEW	Class I ( ), Class II ( )	RD	\$
VARIANCE	Class I ( ), Class II ( )	RD	\$
SUBDIVISION	Standard (X), Expedited ( )	RD	\$ 5400.00
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$ 4500.00
Boundry Adjustments	( )		
Modification to approval	( )	Water Resource	
Code Amendments	( )	Area Protection	( )
Comp. Plan Amendments	( )	Street Vacations	( )
Temporary Permit Admin.	( )	Easement Vacations	( )
Temporary Permit Council	( )	Will. River Greenway	( )
Flood Management	( )	Tualatin River Grwy.	( )
Inter-Gov. Agreements	N/C ( )	Street Name Change	( )
Alter Non-Conforming Res.	( )	Code Interpretations	( )
Alter Non-Conforming Comm.	( )	Type II Home Occ.	( )
Measure 37 Claims	( )	Planned Unit Dev. PUD	(X)

TOTAL REFUNDABLE DEPOSIT		RD	\$ 9900.00
GENERAL MISCELLANEOUS Type:		PM	\$

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TOTAL	Check # 026439	Credit Card ( )	Cash ( )	\$ 9900.00
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**City of West Linn**  
**PRE-APPLICATION CONFERENCE MEETING**  
**July 17, 2008**

SUBJECT: 6-lot PUD subdivision at 19650 Suncrest Drive.

ATTENDEES: Applicants: Mark Handris, Kirsten Van Loo, Eric Evans; Staff:  
Tom Soppe (Planning Department); Khoi Le (Engineering  
Division); Neighborhood: Lynn Fox (Hidden Springs NA)

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*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. **These comments are PRELIMINARY in nature.** Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

**Project Details**

The 3.75-acre parcel is located along the east side of Suncrest Drive, between Carriage Way and Ridgebrook Drive in the Hidden Springs neighborhood of West Linn. Suncrest Drive, a designated collector street, provides the only street access to the property, which is 247 feet wide along Suncrest Drive, but is 660 feet deep to the east. The site was recently annexed as R-10 zoning, and is surrounded by other R-10 zoning and some small areas of R-7 zoning, including the Gallery Way area across Suncrest Drive. Much of the immediate area consists of relatively new neighborhoods that are built to their capacity of density within their respective zones, but some other subdividable or partitionable parcels, mainly smaller than the site, still exist in the area, including the three that border the site to the south.

Approximately the eastern two-thirds of the site consists of Fern Creek and its ravine. This area of the property is undevelopable, and the east side of it is not even accessible by a street or other public ROW. The applicant proposes a planned unit development (PUD) with 6 single family home lots and two open space tracts, one of which at least roughly coincides with the boundaries of the water resource transition area. All six lots will be on the west end of the site due to the location of the creek and transition area. On the conceptual plan lots 1-3 will front on Suncrest Drive, and lots 4-6 behind these will take access from a hammerhead access easement that enters the site at its southwest corner. Because Suncrest is a collector, a minimum of 75 feet between driveways must be maintained. For this reason, one of the three front lots will have to take access from the access easement as well, to maintain this standard. It appears it would be most practical to do this with Lot 3. The house on whichever lot, 1-3, takes driveway access from the easement can still have a front façade and front door facing Suncrest. Up to four houses may take access from a single shared driveway/private street; therefore having one of the

three front lots taking access from the access easement along with lots 4-6 is feasible without a variance.

The lots as shown on the preliminary plan range in size from 7,700-11,778 square feet. This is the R-10 base zone with a minimum lot size of 10,000, but lots can be smaller in a PUD as long as the number of lots does not exceed the non-ROW areas of the site divided by 10,000. That being said, the applicant could theoretically propose up to 15 lots on the site and still maintain this average. If the applicant was to propose more houses here, 15 lots would likely not be achieved due to the ROW that would be needed with more houses sharing non-Suncrest access, and also due to the fact that only detached single family dwellings are permitted in the R-10 zone. However, the applicant would likely be able to achieve more than 6 lots here and still meet code not only in terms of PUD density but other code provisions as well. However, this 6-lot proposal would also meet code and the applicant is not obligated to apply for more. The requirement in 85.200(J)(7) that a site be developed to 70% of base zone density excludes both Type I and II lands (which include the drainageway and the steep slopes that make up its transition area) and density transfers from Type I and II lands. Therefore only the western 2/3 of the site counts as areas to be measured to the 70%, and the conceptual plan meets the density requirement. If the applicant applies for a straight subdivision where all lot sizes have to be 10,000 square feet in buildable area, applicant should know that buildable area does not include access easements that are within the lot boundaries.

There is an undeveloped trail easement along Fern Creek on the property to the north, so the applicant should dedicate a trail easement to connect with this one along Fern Creek on this site; since the trail system should connect to a public ROW in the area, the applicant should also dedicate a trail easement uphill west from the creek. This should be proposed to go through Tract A and the public access easement to connect with Suncrest Drive. Applicant shall construct a four foot wide gravel path down towards the creek that could reasonably be extended by the City to provide a path along the creek corridor in the future. This path can consist of steps in steep areas. The applicant shall install permanent and visible markers at 40 foot intervals that delineate the west, north and south edge of tract B west of the creek and identify the tract as owned by the City of West Linn.

Tract A is presumably provided for a storm treatment/detention facility. Per GIS it is at an elevation higher than the house will be on lot 6. Perhaps the lots on the east side of the access easement should be reversed with the treatment facility.

There is a distinct top of ravine, but it is over 150 feet from the creek itself throughout the property. Therefore the border of the transition area should be considered to be the line 200 feet from the creek, rather than measuring this from the top of the ravine (per Table 32-1 in CDC 32.050[D]). This "200 foot line" happens to be similar in location, but not exactly so, to the top of the ravine, so it would require virtually no reconfiguration of the conceptual plan except for modification of Tract B's boundaries. Since the transition area itself is required to be dedicated as its own tract or easement, Tract B should include anything between this "200 foot line" and the creek, and is welcome to include any areas further west than this that are still below the top of the ravine. Per Table 32-1, no

structures shall be built within 215 feet of the creek (15 feet from this line), and no development at all (minus city-requested trails) can be within 200 feet of the creek without both a Water Resources Area permit and a Class II Variance as well. It appears as if all of the houses will easily be able to be built further away than this. The City prefers Tract B to be dedicated to the City rather than a conservation easement; it is possible for the applicant to apply for areas on the far west end of the 200 foot transition area to be conservation easements while leaving the rest for City dedication as Tract B; this may help the applicant fit houses onto the lots as setbacks would be measured from the edge of the lot line, as long as development stayed out of the easement and structures stayed out of the additional 15-foot structural setback.

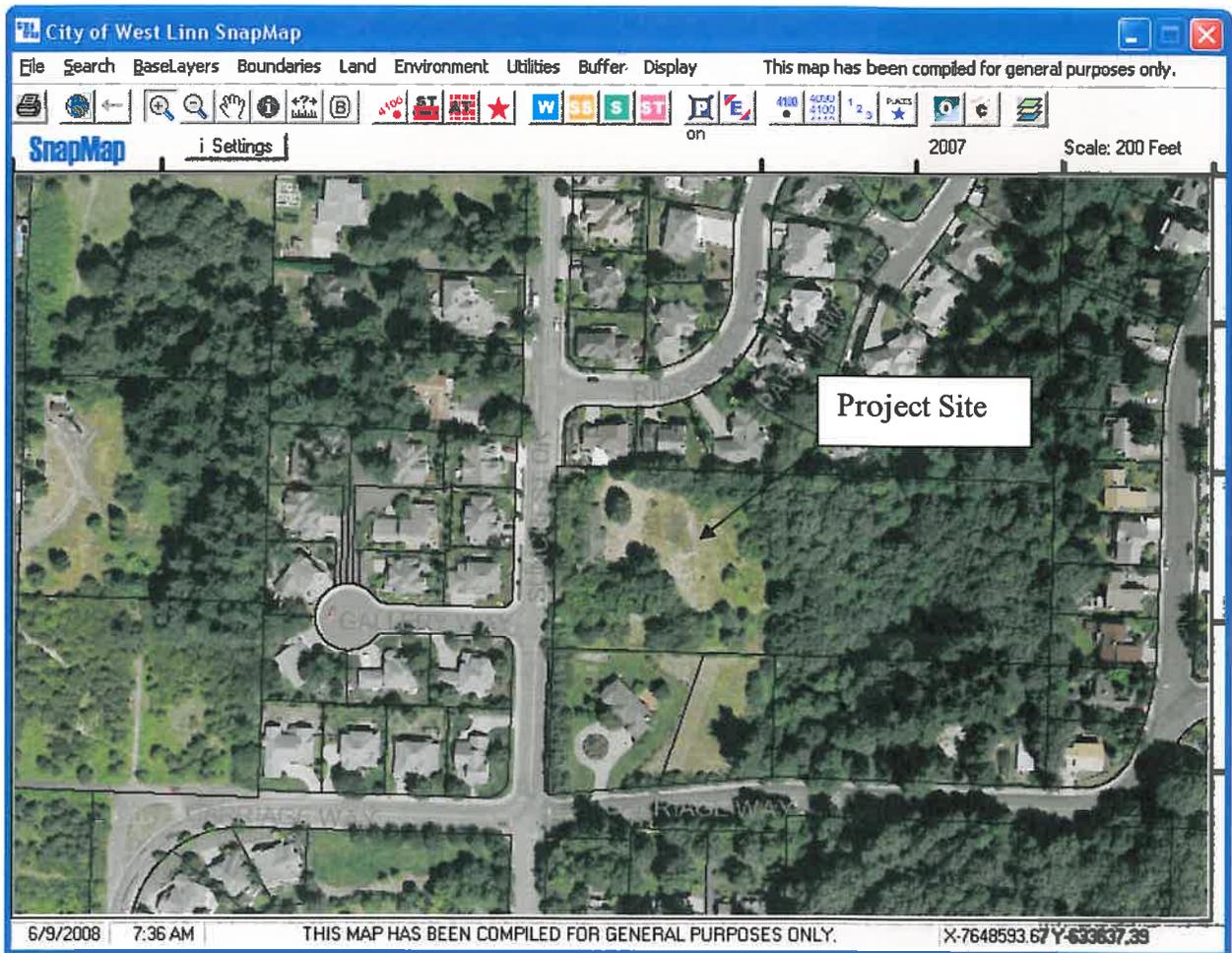
The applicant will need to prepare a tree survey of the property, indicating location, size, and species of each tree on the site. Each tree needs to be tagged in the field with a number that corresponds to the tree inventory map. CDC Section 55.100(B)(2) requires that up to 20% of the relatively flatter non-type I and II lands can be set aside to protect the dripline plus 10 feet of significant trees. (B)(2) also requires that all trees on Type I and II lands be preserved. That requirement can have a significant impact on some applications. Significant trees that need to be removed for ROW development have to be mitigated for, but can be counted towards the 20% due to the mitigation. The large tree near where the sidewalk would go on Suncrest Drive is an example of a tree that may be affected this way, but all efforts to configure the sidewalk and planter strip to preserve the tree should be considered first.

Water meters shall be located on Suncrest as that is the public street. According to the Public Works Water Division, if TVFR requires the fire hydrant is required on site versus on Suncrest then the private drive will need to be made a public street built to City standards in terms of width, etc. This would require resizing lots. This is unlikely to be demanded by TVFR however.

## **ENGINEERING REVIEW AND COMMENTS**

For 6 lot subdivision, followings are general comments on the requirements for street and utility improvements.

## STREET



The property is located along Suncrest Drive and Suncrest Drive is classified as a Collector.

From the City Assessor map, Suncrest Drive current right-of-way is approximately 50' wide with a 36' wide roadway pavement section. Property opposite side of the proposed development had been developed with sidewalk consisting of curb and gutter along their properties. Right-of-way for collector varies between 48', 58', and 72' depending upon whether or not parking, median, and bike lane is required.

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***In order to be consistent with adjacent developed property and preserving the right-of-way for future roadway widening, this property shall be required to dedicate 10' along the property frontage.***

The City TSP identifies that pedestrian access is deficient along part of Suncrest Drive. The TSP also identifies that sidewalk is only available on the opposite side of the proposed development. ***Thus constructing new sidewalk connected to the existing sidewalk from the north shall definitely be required for this development.***

The TSP does not identify bike lane is required along Suncrest Drive. However the City SDC Capital Improvement Projects has indicated that bike lane plus sidewalk between Carriage Way and Valley View Drive must be added. ***Therefore bike lane and striping shall be required along this project frontage.***

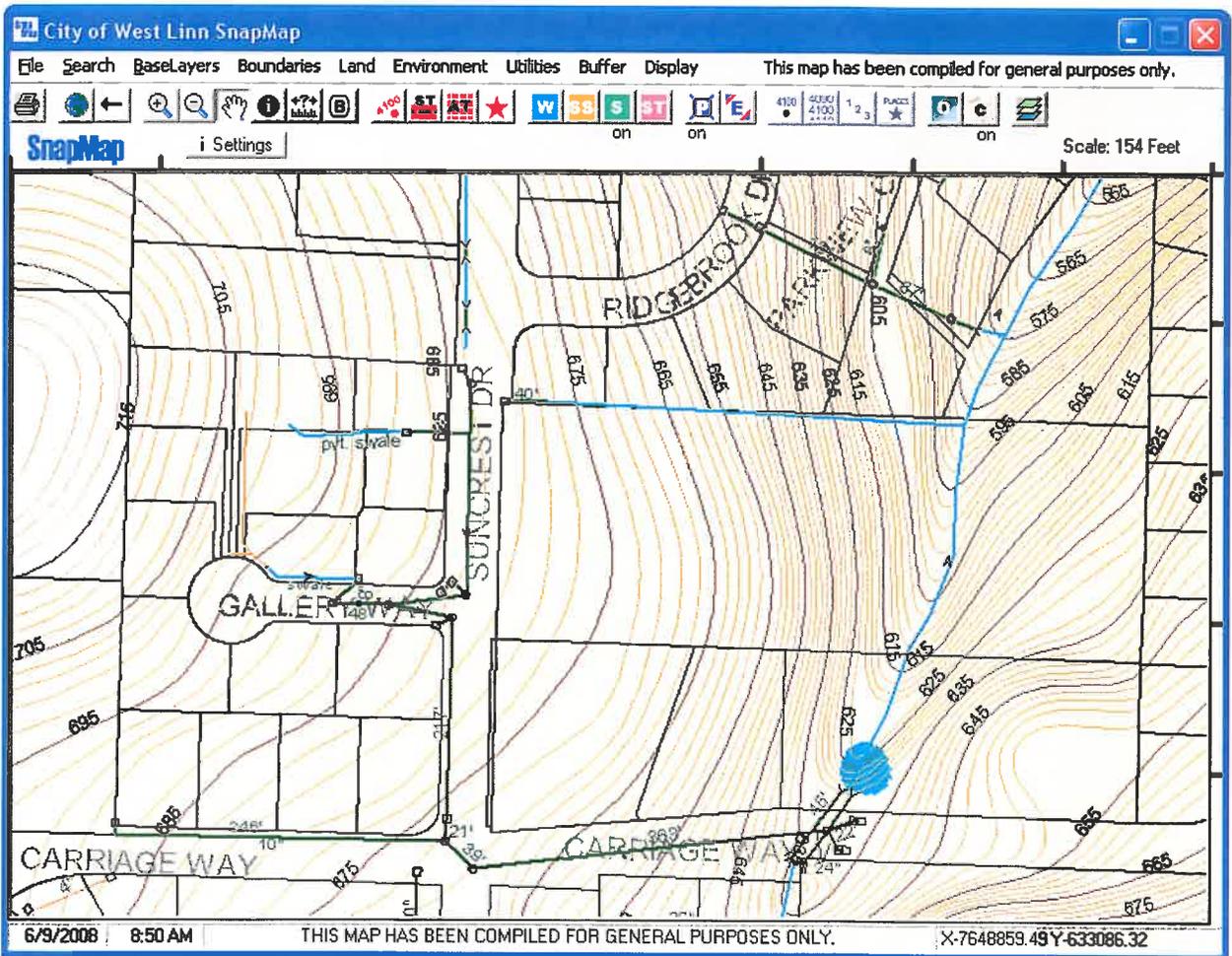
***Half-street improvement normally consists of improving the pavement of the roadway to the center line of the travel lane and constructing of curb and gutter as well as providing adequate water quality treatment and stormwater conveying system along project frontage on Suncrest Drive shall be required.***

***Since improving Suncrest Drive between Carriage Way and Valley View Drive is identified on the City SDC CIP list, the developer is eligible for SDC credit. (55% SDC credit is available)***

***New roadway that feeds more than 4 homes shall be constructed per the current City of West Linn Public Work Design and Construction Standards. Developer shall be responsible for the cost of the new roadway.***

***Development shall be subject to Street SDC charge.***

# STORM DRAINAGE



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From the City GIS snap map, run-off flows from the front of the property toward the middle of the property where the existing creek located.

From city record indicates that the property is currently undeveloped. Run-off is sheet flow over the pervious area from front to the wooded area in the back of the property and eventually ending up in the existing creek in the back.

When the property going to be developed, street run-off along the project frontage shall be captured and treated as well as detained before discharging to the existing public storm system. Stormwater treatment facilities designed in according to the City of Portland Stormwater Management Manual. The City of West Linn Public Works is in the process of developing and implementing the use of rain garden as a stormwater treatment facility. Detail of rain garden will be handed out during the pre-app meeting if needed.

***Developments that create 500 square feet of new impervious shall provide treatment for stormwater run-off.***

***Developments that create 5,000 square feet of impervious area shall provide detention for stormwater run-off.***

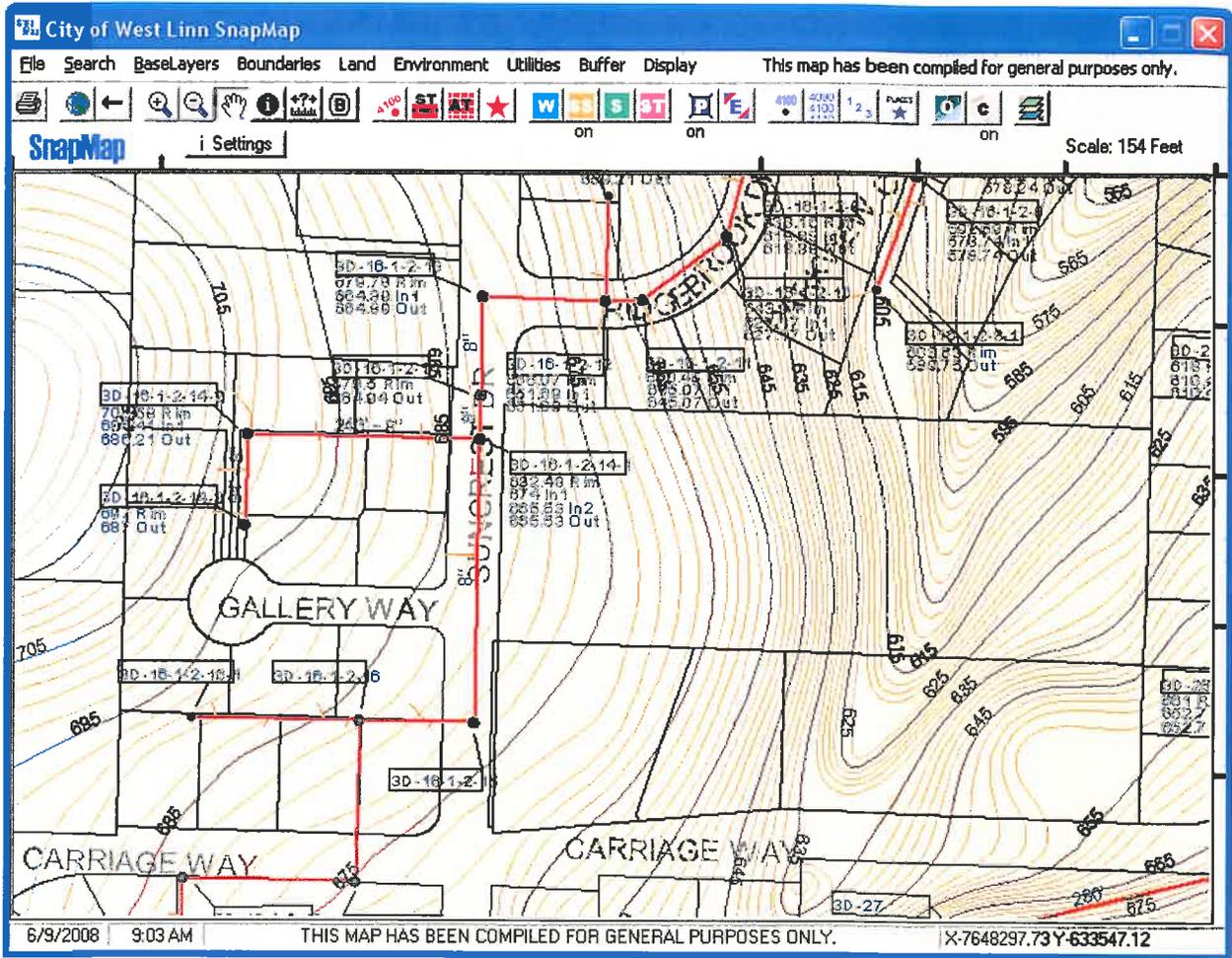
Onsite stormwater facility such as water quality/detention facility shall be located in designate area such as storm easement or tract to provide City employees access to the facility for annual inspection.

All private stormwater treatment facilities shall be subject to maintenance agreement with the City of West.

Storm drainage service connection shall be subject to Storm SDC fee.

**SANITARY SEWER**

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From the City record indicates that there is existing public sanitary sewer system available for connection along Suncrest Drive. However the topography indicates that constructing gravity feed sanitary sewer to the existing sanitary sewer system on Suncrest Drive may be a challenge since the property is much lower in the back in comparison to the roadway.

*Another possible connection can be obtained is through the existing sanitary sewer located on 2269 Parkview Court. It will be an optimal gravity feed connection if the developer can obtain an easement from this property owner and extend the existing sanitary sewer to feed the onsite proposed sanitary sewer system. He may also be able to partner/share costs with 1810 and 1822 Carriage Way who may be interested in hooking up to sanitary sewer as well. A minor partition was done in the last 2 – 3 years creating 1810 and I don't know if the City's code allows for new septic tank installations. This may be a way to share the potential costs of obtaining the easement through Parkview Court instead of having to pump by ejector pumps up to Suncrest Drive.*

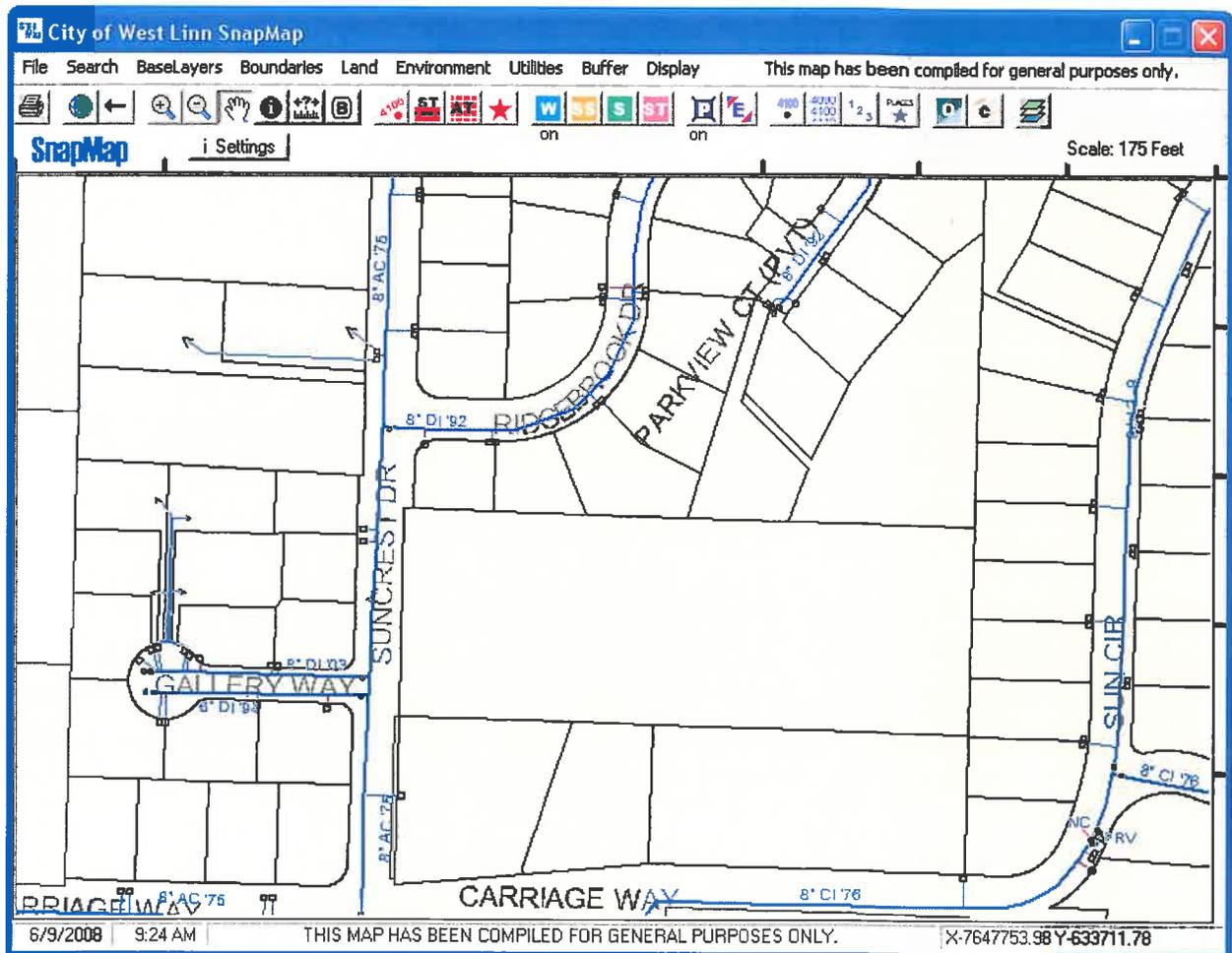
*Developer may also consider speaking with property owners at 1810 and 1822 Carriage Way about sharing a cost in hooking up to the sanitary sewer system since*

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The City Sanitary Sewer Master plan indicates that existing sanitary system around the proposed development is adequate.

*Sanitary sewer service connection shall be subject to Sanitary Sewer SDC fee.*

## WATER



This project site is located within the Rosemont pressure zone.

From the City GIS snap map, the existing public water main along Suncrest Drive is an 8" AC line. The City Water Master Plan indicates that this existing 8" water line only has less than 50% asset life remained. The Water Master Plan recommends that line shall be replaced with a 10" DI pipe.

*Since the Water Master Plan recommends the existing water main along Suncrest Drive to be replaced, the developer shall be required replacing the existing 8" AC water line along the project frontage with a 10" DI pipe.*

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*Replacing this line is listed as one of the City SDC Capital Improvement Projects; therefore, the developer is eligible for SDC credit. (50% SDC credit is available)*

*Public water line shall not be allowed installing in Private Street.*

*Providing loop system for proposed water line may be required.*

*Water service connections shall be subject to SDC fee.*

## **FIRE**

There are existing fire hydrants located at the intersection of Ridgebrook Drive and Suncrest Drive as well as at the intersection of Gallery Way and Suncrest Drive. A new fire hydrant may or may not be required depending upon whether or not the distance from the proposed building structure to the existing fire hydrant exceeds 500' in length.

The minimum required fire flow for one and two-family dwellings served by a municipal water supply shall be 1,500 gallon per minute. If structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B.

The minimum fire flow and flow duration for buildings others than one and two-family dwellings shall be determined according to OFC Appendix B. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

Within the boundaries of Lake Oswego Fire Department and TVF&R the maximum allowed fire flow is 3,000 gpm at 20 psi.

Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. Access roads that is measured greater than 150 feet shall provide a fire turnaround.

Fire apparatus access roadway grades shall not exceed 10 percent. Intersection and turnarounds shall be level (maximum 5 percent) with the exception of crowing for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed.

**Fire comments above are general comments. All designs and constructions related to fire shall be reviewed and approved by TVF&R Fire Marshal.**

## **FRANCHISED UTILITIES**

Any overhead lines along the property frontage shall be underground. Street lighting analysis shall be required. If the analysis indicates that additional lighting is required

along the property frontage, developer shall be required installing new light on their expense.

## **PROCESS**

A meeting with Hidden Springs Neighborhood Association is required for a subdivision application, and the applicant should schedule and conduct a neighborhood meeting pursuant to CDC Section 99.038. Follow the requirements exactly. The Hidden Springs Neighborhood Association meets on the third Tuesday of each month. Contact the NA president, Lynn Fox, at 503-655-6347 or [wlhsna@msn.com](mailto:wlhsna@msn.com).

The next step is full and complete response to the submittal requirements and approval criteria of CDC Chapter 85 Land Division and 24 PUD. N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. Prepare the application and submit to the Planning Department with deposit fees.

The deposit fee is \$4,200 + \$200/lot for a subdivision. The planned unit development deposit is \$3,000 plus \$400/acre. Final subdivision plat deposit fees of \$1,520 plus city surveyor costs are also charged. Staff bills hours against the deposit fee and returns any surplus at the conclusion of the process, regardless of whether it is approved or denied.

The City has 30 days to determine if the application is complete or not. Most applications are incomplete, usually due to inadequate responses to approval criteria or lack of sufficient engineering information on the drawings. The applicant has 180 days to make it complete, although usually it is complete within three months of the original submittal. Once complete, the City has 120 days to exhaust all local review and appeals. Staff will schedule the Planning Commission hearing about 4-6 weeks after completeness determination. In the event of an appeal, the review body is the City Council. Subsequent appeals go to LUBA.

*Typical land use applications can take 6-10 months from beginning to end.*

**DISCLAIMER:** This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Also note that these notes have a limited "shelf life" in that changes to the CDC standards may require a different design or submittal.