

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
May 19, 2016

SUBJECT: Proposed 13 lot Subdivision and Water Resource Area permit (WRA) at 1430 and 1400 Rosemont Road

FILE: PA-16-08

ATTENDEES: Applicants: Rob Dramov, Heather Robbins, Monty Hurley
Staff: Darren Wyss, Jennifer Arnold, Peter Spir (Planning)

*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.*

Site Information

Site Address: 1430 and 1400 Rosemont Road

Tax Not No.: Tax lots 100 and 400 of assessor's map 21E25CB

Site Area: 219,225 square feet

Neighborhood: Parker Crest (HSRS north of Rosemont Road)

Comp. Plan: Low density residential

Zoning: R-10 (Single family residential detached / 10,000 square foot minimum lot size)

Applicable code: CDC Chapter 85: Land Division
CDC Chapter 32: WRA
CDC Chapter 11: R-10

Project Details: The applicant proposes a 13 lot subdivision on two parcels. A connective road would be constructed, per the Transportation System Plan (TSP), to link Rosemont Road with Ridge Lane with the expectation that subsequent development would extend the road south to Parker Road. All lots would be accessed off this north-south connector as well as Ridge Lane. The existing house at 1430 Rosemont would be retained along with a large lot area of 59,500 square feet. The applicant must demonstrate that the proposal will achieve the 70 percent density requirement of 85.200 (J) (7). The presence of an ephemeral stream on the property will trigger a WRA permit. There is a 15 foot structural/development setback from the thread or center of the stream. The lack of channelization of this stream introduces the possibility of realignment of the stream as well as a reduced setbacks through the Alternate Review Process of 32.070. Piping this ephemeral stream is not permitted except to pass under a street, or driveways, etc. (There is the additional option to delete the ephemeral stream as non-existent per 32.020. This would require a WRA Map amendment per 32.120 which would require final hearing with the City Council.) A tree inventory is required.

Engineering Division Comments

Contact Khoi Le at kle@westlinnoregon.gov or 503-722-5517 for engineering requirements. Contact Ty Darby from Tualatin Valley Fire and Rescue (TVF&R) at ty.darby@tvfr.com or 503-259-1409 for their requirements.

Process

For the Subdivision, address the submittal requirements and provide responses to the approval criteria of CDC Chapter 85. There is a deposit fee of \$4,200 plus \$200 a lot plus final plat fee of \$2,000 and a final inspection fee of \$500. For the WRA permit, address the submittal requirements and provide responses to the approval criteria of CDC Chapter 32. The WRA permit fee is \$2,600 plus \$250 final inspection. The CDC is online at <http://westlinnoregon.gov/cdc>.

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 Manager and must identify the specific grounds for that waiver.

A neighborhood meeting is required per CDC 99.038. Follow the requirements of that section explicitly. The site is within the Parker Crest neighborhood. Contact their president is available at ParkercrestNA@westlinnoregon.gov. The HSRS neighborhood is within 500 feet of the site. Contact their president at HiddenSpringsNA@westlinnoregon.gov. to extend an invitation for that NA to attend the meeting you will hold with Parker Crest NA per 99.038.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, staff will provide notice per CDC Chapter 99 and schedule a hearing with the Planning Commission. Appeals of the Planning Commission's decision are heard by City Council.

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 **or provide any assurance of potential outcomes**. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.