



LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 18, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed lot line adjustment to create a 10,000 s.f. lot, then minor partition to create three additional lots resulting in two legal lots becoming four lots.

Applicant: Kathleen Dailey and Brian Lee, PACE Engineers

Subject Property Address: 19310 Suncrest Drive

Neighborhood Assn: Hidden Springs and Marylhurst

Planner: Jennifer Arnold

Project #: PA-17-19





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 5-18-17	TIME: 11:00	PROJECT #: PA-17-19
STAFF CONTACT: Jennifer Arnold		FEE: 1000

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 19310 Suncrest Dr., West Linn, OR. 97068

Brief Description of Proposal: 2 Step Process: 1- Lot Line Adjustment to create 10,000 s.f. lot; 2- Minor Partition to create 3 lots. Results of 2 legal lots becoming 4 lots.

Applicant's Name: PACE Engineers, Inc.; Brian D. Lee, P.E.

Mailing Address: 5000 Meadows Rd, Ste 345. Lake Oswego, OR 97035

Phone No: (503) 597-3222 Email Address: BrianL@Paceengrs.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

Please see attached narrative

- 1- Verify that property is 2 legal lots of record
- 2- Verify condition of sewer easement

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

Date

Property owner's mailing address (if different from above)



CITY OF

West Linn

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

PRE-APPLICATION CONFERENCE

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STAFF CONTACT:	FEE:	

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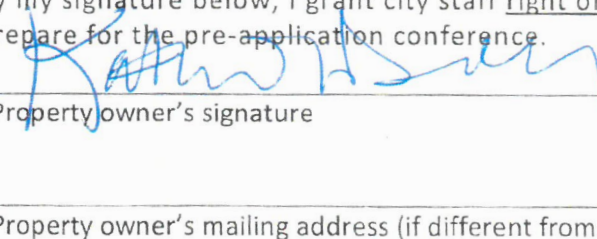
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Property owner's signature

4/27/17
Date

Property owner's mailing address (if different from above)



Pre-Application Conference Narrative

The Subject Property is located at 19310 Suncrest Dr., West Linn, Oregon within Clackamas County. Tax Map number T2S.R.1E. W.M, Tax Lot 6401. An arborist will be engaged to perform a tree survey. According to the National Wetland Map, City of Portland's RLIS data and City of West Linn's Mapper, there are no wetlands or Waters of the State within the subject parcel (see Figures 1, 8 and 9). The location of proposed utilities (water and sewer) is based on the existing location of utilities as per the City of West Linn's Mapper. The stormwater will be managed through downspouts and into the municipal system onto the street.

Clackamas County Mapper:

Flood

Likely not in a flood zone.

Wildfire

Your risk may be the lowest.

Earthquake Hazard

You may be at a lower risk.

Soils

23C - Cornelius Silt Loam, 8 To 15 Percent Slopes

23D - Cornelius Silt Loam, 15 To 30 Percent Slopes

Approximate Elevation

662.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Figures Table of Contents:

Figure 1 - Aerial Photo with 5 foot contours and mapped wetlands/streams

Figure 2 - Conceptual Layout

Figure 3 - Partition Plat

Figure 4 - County Survey's Copy

Figure 5 - Partition Plat Narrative

Figure 6 - Clackamas County Tax Map

Figure 7 - Proposed Water and Sewer Lines

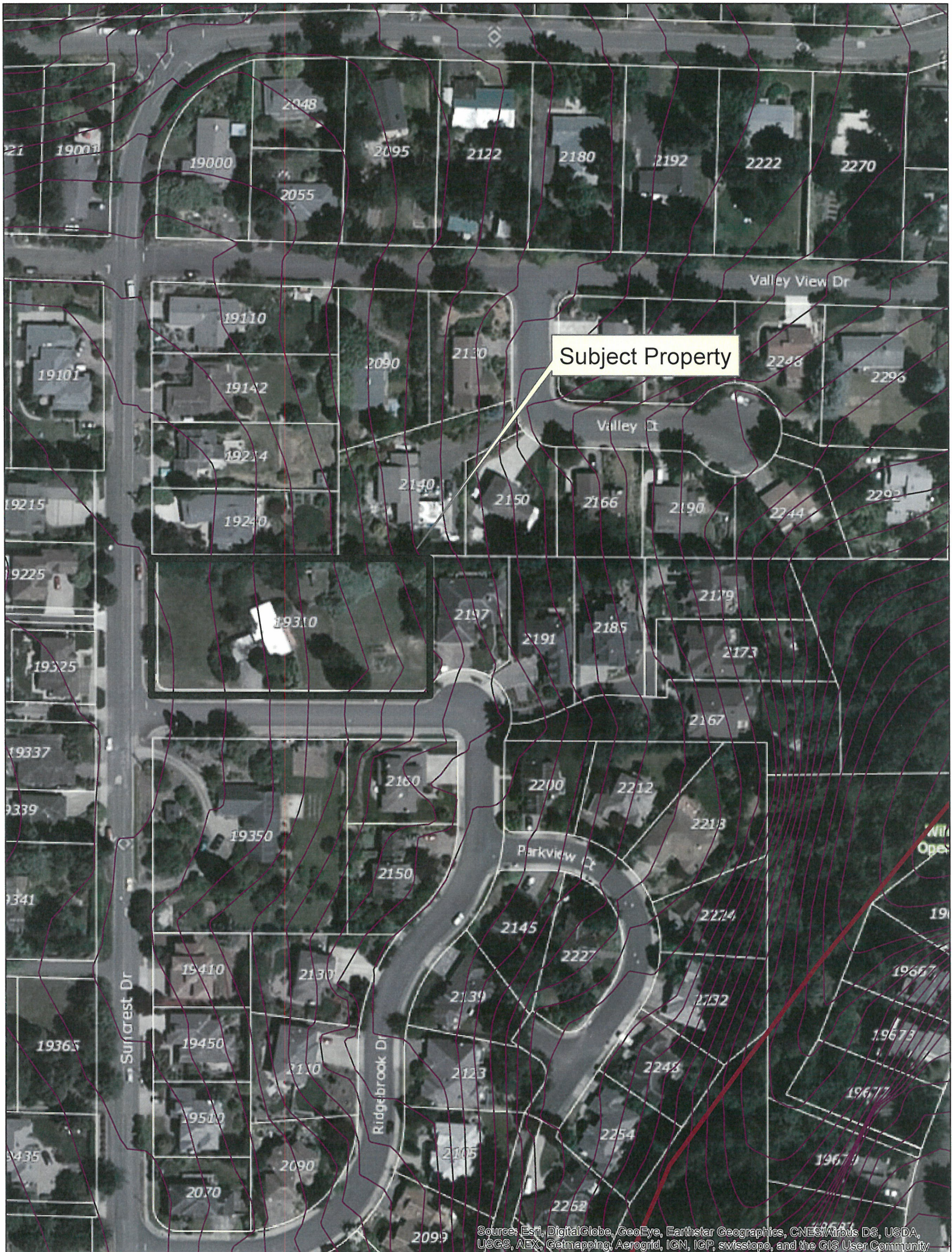
Figure 8 - NWI Map

Figure 9 - City of West Linn's Wetland / Pre-lim Survey

PACE Engineers, Inc.

Brian Lee, P.E.

Lot Line Adjustment / Minor Partition 19310 Suncrest Dr., West Linn, OR.



Legend

- stm_line
- 5' contours

FIGURE 1



5000 Meadows RD
Lake Oswego, OR 97035
Ph: (503) 597-3222
Fax: (503) 597-7655

19310 Suncrest Dr., West Linn, OR.

BOOK 118, PAGE 1
SHEET 1 OF 2

LANE PARK ESTATES

A REPLAT OF A PORTION OF PARCEL 2, PARTITION PLAT NO. 1997-63

N.W. 1/4 SECTION 23, T.2S., R.1E., W. M.

CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

CITY OF WEST LINN PLANNING FILE NO. SUB-98-01

SCALE: 1" = 40' MARCH 16, 2000

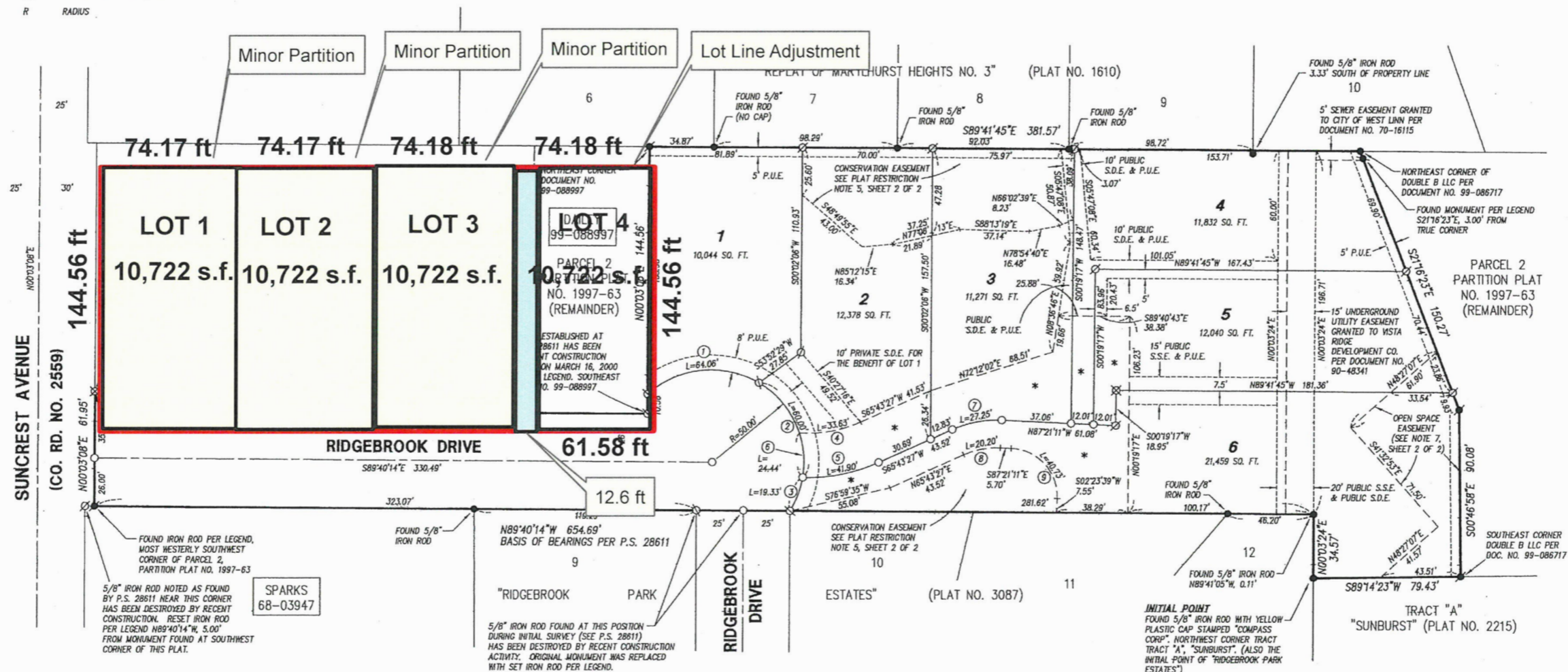
SHEET 1 OF 2

CURVE DATA

NO.	LENGTH	RADIUS	DELTA	CHORD
1	64.06'	50.00'	73°4'22"	S84°03'11"W 59.77'
2	60.00'	50.00'	68°45'20"	N24°51'58"W 56.47'
3	19.33'	50.00'	22°08'59"	N20°35'12"E 19.21'
4	33.63'	68.00'	28°20'22"	N79°53'38"E 33.29'
5	41.90'	92.00'	26°05'49"	N28°46'22"E 41.54'
6	24.44'	50.00'	28°00'28"	N04°29'32"W 24.20'
7	27.25'	58.00'	26°55'21"	S79°11'07"W 27.00'
8	20.20'	43.00'	26°55'21"	S79°11'08"W 20.02'
9	40.73'	28.00'	89°44'50"	N42°28'46"W 36.69'
10	15.68'	10.00'	89°43'22"	S44°48'33"E 14.11'

LEGEND

- DENOTES FOUND 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS CORP" UNLESS NOTED OTHERWISE
- ✱ DENOTES FOUND 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264"
- ⊗ DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" SET ON MARCH 16, 2000
- DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH ALUMINUM CAP STAMPED "COMPASS ENGR. CORP" SET ON MARCH 16, 2000
- ⊗ DENOTES SET BRASS SCREW WITH 3/4" DIAMETER BRASS WASHER STAMPED "COMPASS CORP." IN CONCRETE ON MARCH 16, 2000
- S.S.E. SANITARY SEWER EASEMENT
- S.D.E. STORM DRAINAGE EASEMENT
- SQ. FT. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- ① DENOTES CURVE DATA, SEE CURVE DATA CHART
- R RADIUS
- * PRIVATE ACCESS AND PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF LOTS 3, 4, 5 AND 6. THIS AREA IS ALSO SUBJECT TO A P.U.E., PUBLIC S.D.E. AND PUBLIC S.S.E.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1978
DON DEVLAMINCK
1634

DATE OF SIGNATURE: 4/12/00

DEVELOPER
DOUBLE B LLC
2610 HILLCREST DRIVE
WEST LINN, OREGON 97068

SURVEYED BY:
COMPASS ENGINEERING
6564 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
PHONE: (503) 653-9093

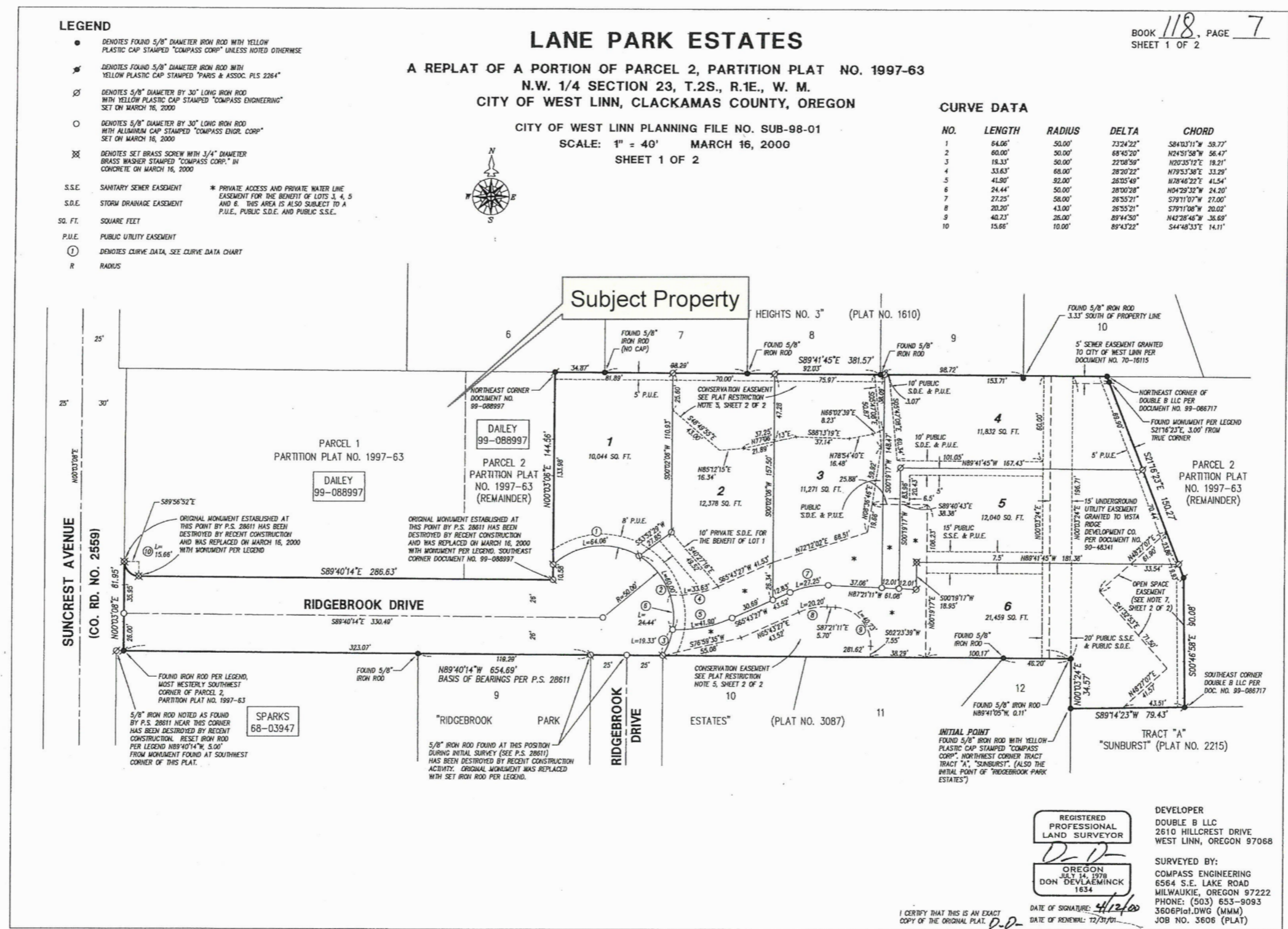
FIGURE 2



5000 Meadows RD
Lake Oswego, OR 97035
Ph: (503) 597-3222
Fax: (503) 597-7655

19310 Suncrest Dr., West Linn, OR.

3605



3605
Sheet 1 of 2

FIGURE 3



5000 Meadows RD
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19310 Suncrest Dr., West Linn, OR.

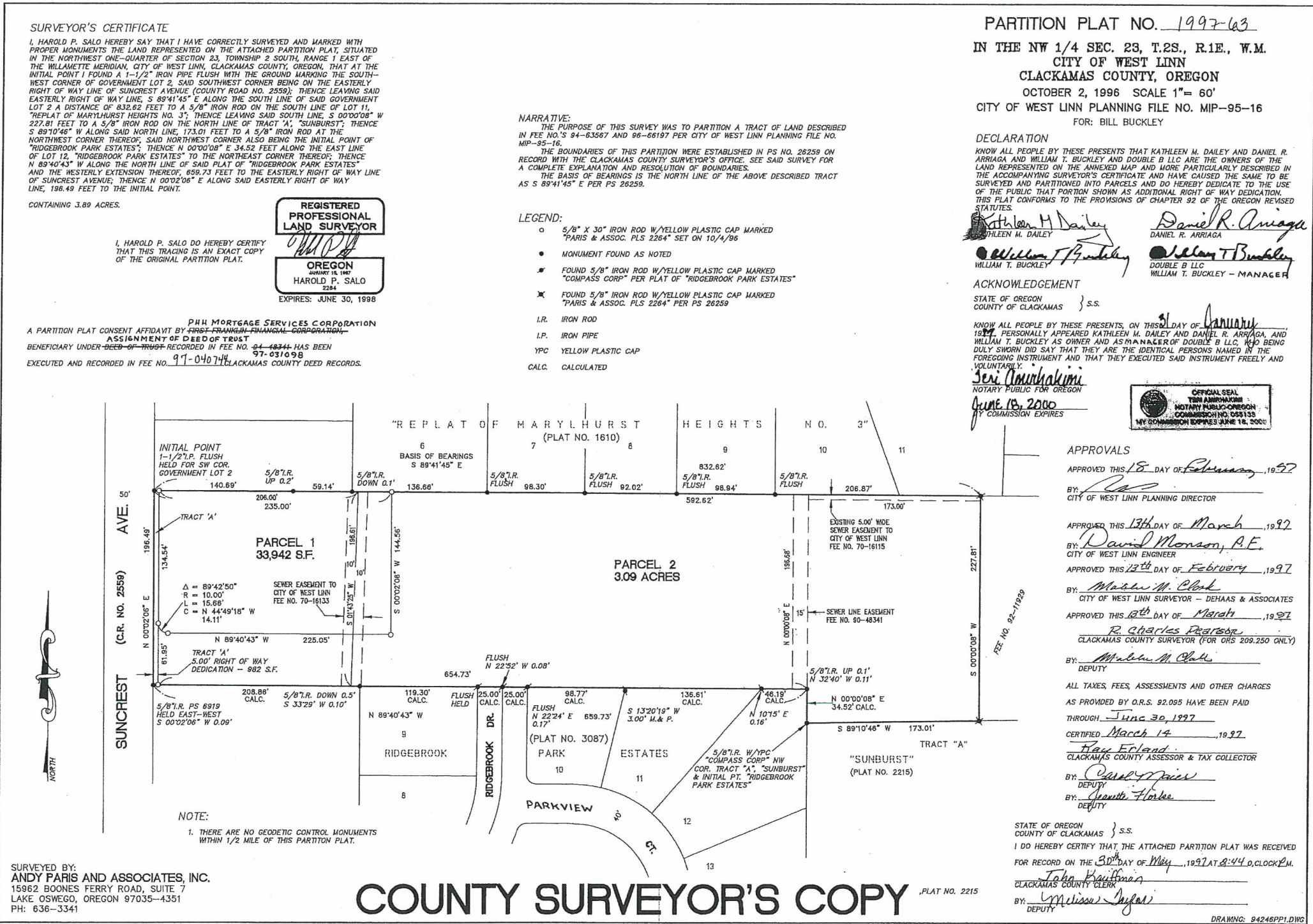


FIGURE 4



5000 Meadows RD
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19310 Suncrest Dr., West Linn, OR.

3605

BOOK 118, PAGE 7
SHEET 2 OF 2

LANE PARK ESTATES

A REPLAT OF A PORTION OF PARCEL 2, PARTITION PLAT NO. 1997-63
N.W. 1/4 SECTION 23, T.2S., R.1E., W. M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
CITY OF WEST LINN PLANNING FILE NO. SUB-98-01
MARCH 16, 2000
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, DON DEVLAEWINCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "LANE PARK ESTATES", A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 23, T.2S., R.1E., W.M., CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON (BEING FURTHER DESCRIBED AS A REPLAT OF A PORTION OF PARCEL 2, PARTITION PLAT NO. 1997-63, CLACKAMAS COUNTY PARTITION PLAT RECORDS) AND AT THE INITIAL POINT OF THIS SUBDIVISION, I FOUND A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS CORP." AT THE NORTHWEST CORNER OF TRACT "A", "SUNBURST", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON (SAID INITIAL POINT IS FURTHER DESCRIBED AS BEING THE INITIAL POINT OF "RIDGEBROOK PARK ESTATES", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON). FROM THE INITIAL POINT, THE BOUNDARIES OF "LANE PARK ESTATES" ARE DESCRIBED AS FOLLOWS: THENCE ALONG THE EAST LINE OF LOT 12, "RIDGEBROOK PARK ESTATES", N 00° 03'24" E 34.57 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID "RIDGEBROOK PARK ESTATES" AND ITS WESTERLY EXTENSION (BEING ALSO THE SOUTH LINE OF PARCEL 2, PARTITION PLAT NO. 1997-63), N 89°40'14" W 654.69 FEET TO A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264" AT THE MOST WESTERLY SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1997-63; THENCE ALONG THE WEST LINE OF SAID PARCEL 2 (BEING FURTHER DESCRIBED AS A LINE 30 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF SUNCREST AVENUE) N 00°32'07" E 61.55 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL 1, PARTITION PLAT NO. 1997-63, 15.86 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 89°43'22" (LONG CHORD BEARS S 44°40'33" E 14.11 FEET); THENCE CONTINUING ALONG THE SOUTH LINE OF PARCEL 1, PARTITION PLAT NO. 1997-63, AND ITS EASTERLY EXTENSION, S 89°40'14" E 286.63 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO KATHLEEN M. DALEY RECORDED AS DOCUMENT NUMBER 99-08897 CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID DALEY TRACT N 00°32'07" E 144.56 FEET TO A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264" ON THE SOUTH LINE OF "REPLAT OF MARLHURST HEIGHTS NO. 3" A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE (BEING FURTHER DESCRIBED AS THE NORTH LINE OF THE AFOREMENTIONED PARCEL 2, PARTITION PLAT NO. 1997-63) S 89°41'45" E 381.57 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DOUBLE B LLC, RECORDED AS DOCUMENT NUMBER 99-086717, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID DOUBLE B LLC TRACT S 21°16'23" E 150.27 FEET TO A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264"; THENCE CONTINUING ALONG SAID EAST LINE S 00°46'28" E 90.08 FEET TO A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264" AT THE SOUTHWEST CORNER OF SAID DOUBLE B LLC TRACT; THENCE ALONG THE NORTH LINE OF THE AFOREMENTIONED TRACT "A", "SUNBURST" (BEING FURTHER DESCRIBED AS THE SOUTH LINE OF THE AFOREMENTIONED PARCEL 2, PARTITION PLAT NO. 1997-63) S 89°42'23" W 79.43 FEET TO THE INITIAL POINT, CONTAINING 100,108 SQUARE FEET (2.30 ACRES).

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT DOUBLE B L.L.C., AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE MAP OF "LANE PARK ESTATES" TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN THEREON AND ALL STREETS OF THE WIDTHS THEREON SET FORTH IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR STATED ON SAID MAP. ALL LOTS ARE SUBJECT TO RESTRICTIONS AS SHOWN OR NOTED ELSEWHERE ON THIS PLAT.

DOUBLE B L.L.C.

William T. Buckley
WILLIAM T. BUCKLEY
MANAGER DOUBLE B L.L.C.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF CLACKAMAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 13, 2000, BY WILLIAM T. BUCKLEY, AS MANAGER OF DOUBLE B L.L.C.

W. T. Buckley
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY

MY COMMISSION EXPIRES NOV. 27 2001



NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PROPERTY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE IN ACCORDANCE WITH THE CITY OF WEST LINN PLANNING FILE NO. SUB-98-01. THE VESTING DEEDS FOR THE SUBJECT PROPERTY ARE BARGAIN AND SALE DEEDS RECORDED AS DOCUMENT NUMBERS 99-086718 AND 99-086717.
2. FOR BOUNDARY CONTROL AND BASIS OF BEARINGS, SEE P.S. 28611, CLACKAMAS COUNTY SURVEY RECORDS.

PLAT NOTES

1. AN EIGHT FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING PUBLIC RIGHTS-OF-WAY UNLESS SPECIFICALLY SHOWN OTHERWISE.
2. SUBJECT TO CONDITIONS OF APPROVAL IN THE CITY OF WEST LINN PLANNING FILE NO. SUB-98-01.
3. DIRECT VEHICULAR ACCESS TO THE PRIVATE ACCESS EASEMENT FROM LOT 2 IS PROHIBITED.
4. PUBLIC UTILITY EASEMENTS ARE FOR ANY ENTITY PROVIDING UTILITY SERVICE AS DEFINED IN O.R.S. 757.005 AND 758.215 (9).
5. THE CONSERVATION EASEMENT IS CREATED FOR THE PROTECTION OF TREES. NO TREES MAY BE REMOVED WITHIN THE CONSERVATION EASEMENT WITHOUT PERMISSION FROM THE CITY OF WEST LINN.
6. NO FURTHER DIVISION OF LOT 6 SHALL BE PERMITTED.
7. THE OPEN SPACE EASEMENT IS CREATED FOR THE PROTECTION OF NATIVE VEGETATION ASSOCIATED WITH THE NATIVE DRAINAGEWAY. NO GRADING OR CLEARING OF NATIVE VEGETATION WITHIN THE OPEN SPACE EASEMENT WILL BE ALLOWED WITHOUT PERMISSION FROM THE CITY OF WEST LINN.

CONSENT AFFIDAVIT

1. A SUBDIVISION PLAT CONSENT AFFIDAVIT BY LIBERTY BANK, BENEFICIARY UNDER INSTRUMENT RECORDED AS DOCUMENT NO. 99-093311, HAS BEEN EXECUTED AND RECORDED AS DOCUMENT NUMBER 2000-093317 OF THE CLACKAMAS COUNTY DEED RECORDS.

APPROVALS

FILE NO.
APPROVED THIS 27 DAY OF April, 2000

BY *Dea Dentler*
CITY OF WEST LINN PLANNING DIRECTOR

APPROVED THIS 1st DAY OF May, 2000

BY *David Monson, P.E.*
CITY OF WEST LINN ENGINEER

APPROVED THIS 14th DAY OF April, 2000

BY *Mahesh M. Chakras*
CITY OF WEST LINN SURVEYOR
BY DEHAAS & ASSOCIATES, INC.

APPROVED THIS 18th DAY OF MAY, 2000

BY *R. Charles Pearson*
CLACKAMAS COUNTY SURVEYOR
By *Carl R. Clatter*
Deputy

APPROVED THIS 23rd DAY OF May, 2000

CLACKAMAS COUNTY BOARD OF COMMISSIONERS
BY *Michael J. Ford*

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92-095 HAVE BEEN PAID THRU JUNE 30, 2000

APPROVED THIS 23 DAY OF May, 2000

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR
BY *Ray Erland*

DEPUTY
BY *Janette Wyman*

DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 23 DAY OF May, 2000, AT 4:10 O'CLOCK P.M.

BY *John Kauffman*
CLACKAMAS COUNTY CLERK

DEPUTY
BY *Mary Beth*

REGISTERED PROFESSIONAL LAND SURVEYOR
BY *D. D.*

DEVELOPER:
DOUBLE B LLC
2610 HILLCREST DRIVE
WEST LINN, OREGON 97068

SURVEYED BY:
COMPASS ENGINEERING
6584 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
PHONE: (503) 653-9093
3606PL.DWG (MMM)
JOB NO. 3606 (PLAT)

DATE OF SIGNATURE: 4/26/00
DATE OF RENEWAL: 12/31/01

I CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PLAT, DD

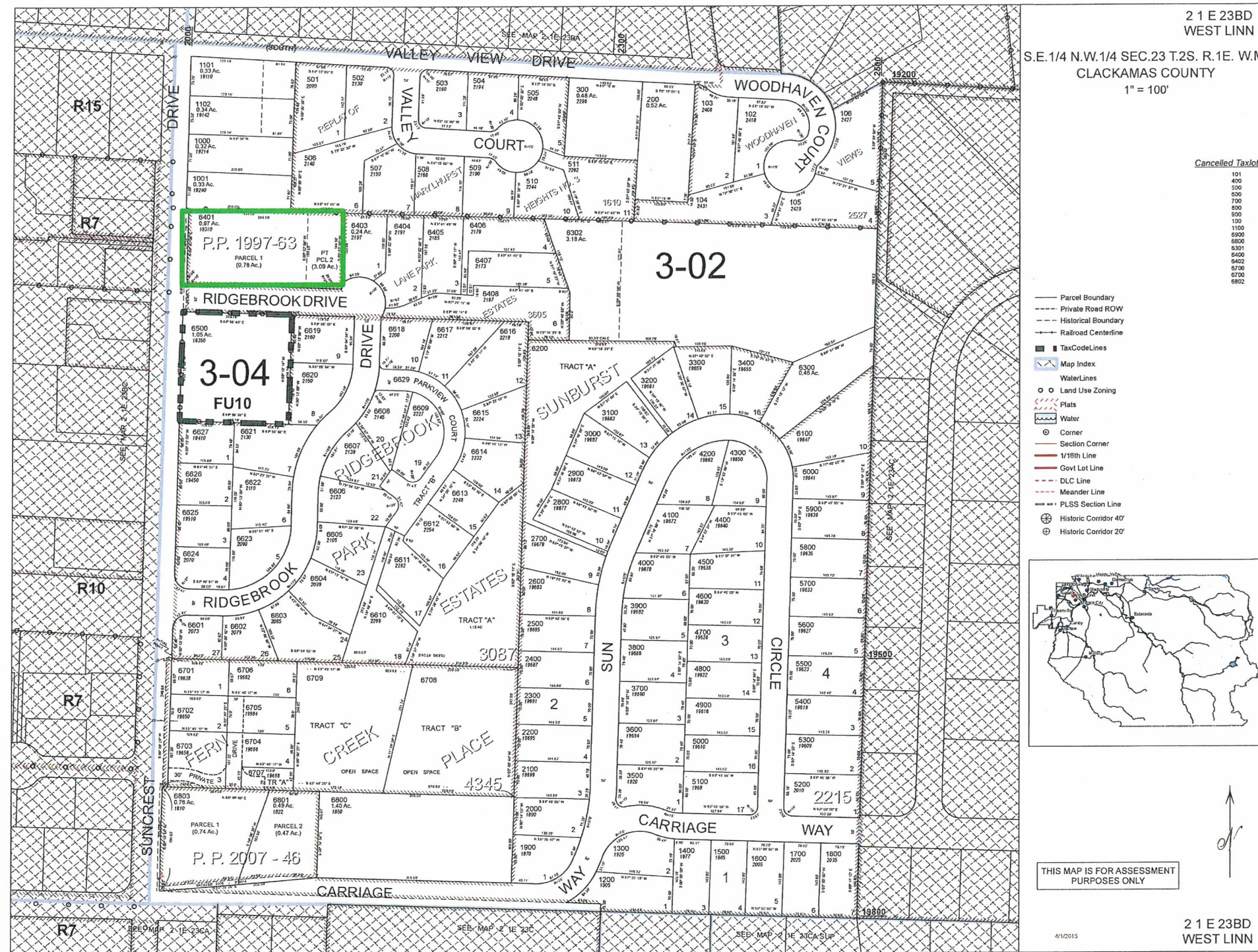
3605
Sheet 2 of 2

FIGURE 5



5000 Meadows RD
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Ph: (503) 597-3222
Fax: (503) 597-7655

19310 Suncrest Dr., West Linn, OR.



Subject Property



FIGURE 6



5000 Meadows RD
Lake Oswego, OR 97035
Ph: (503) 597-3222
Fax: (503) 597-7655

Proposed Water and Sewer Lines 19310 Suncrest Dr., West Linn, OR.

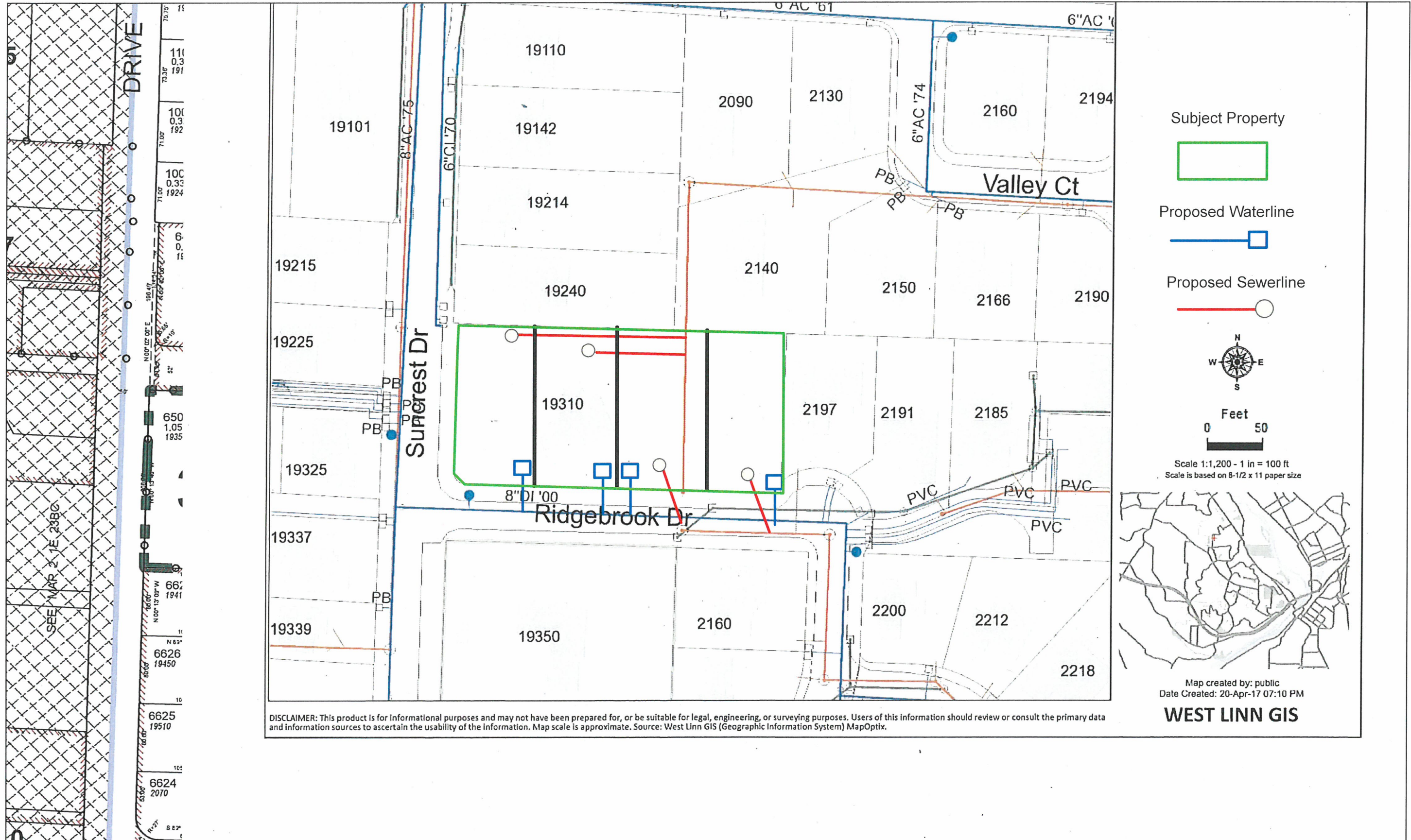


FIGURE 7



5000 Meadows RD
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 Ph: (503) 597-3222
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NWI Map

19310 Suncrest Dr., West Linn, OR.



FIGURE 8

City of West Linn's Wetland / Pre-lim Tree Survey

19310 Suncrest Dr., West Linn, OR.

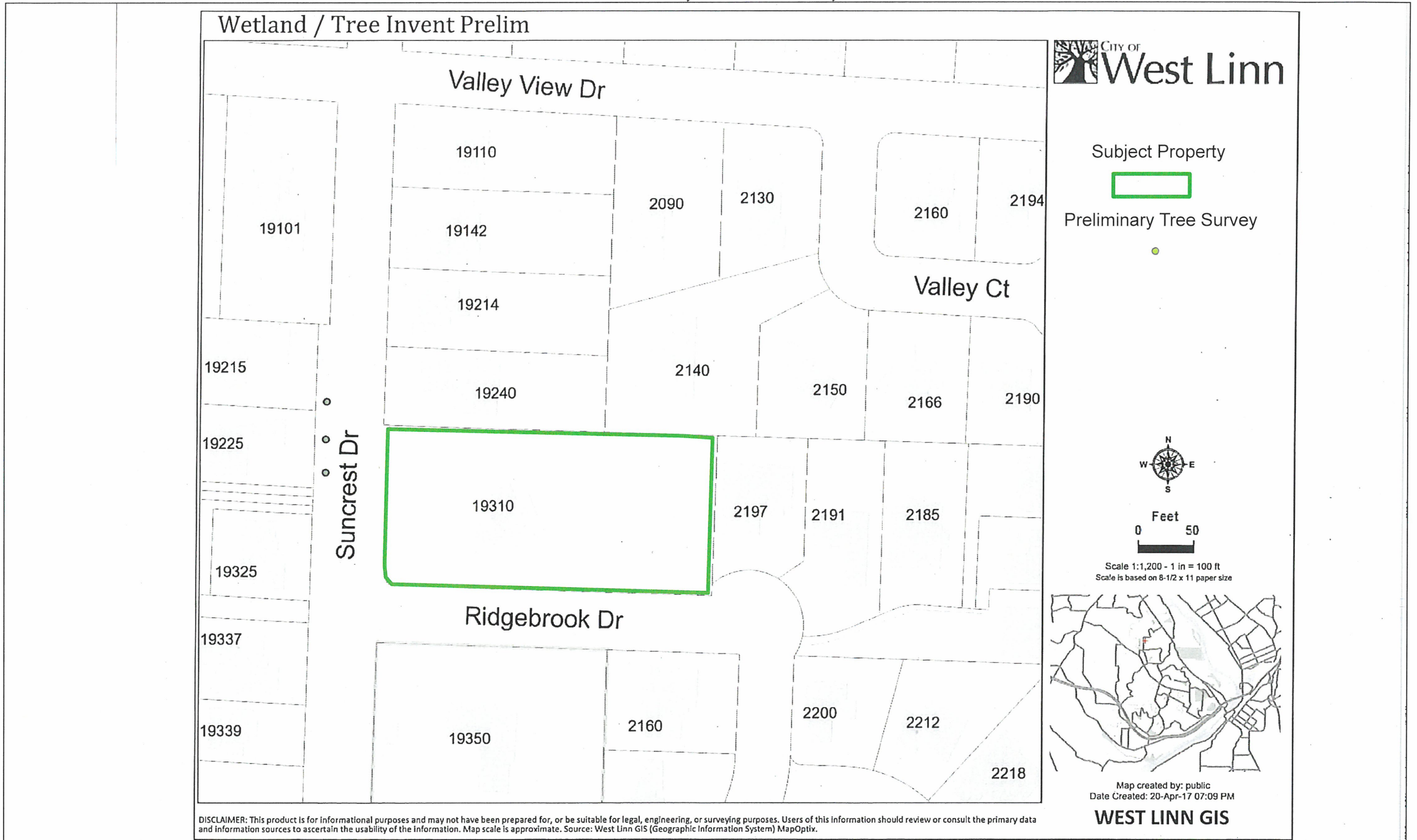


FIGURE 9



5000 Meadows RD
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