



LAND USE PRE-APPLICATION CONFERENCE

Thursday, August 16, 2018

**City Hall
22500 Salamo Road**

Willamette Conference Room

9:00 am **Proposed subdivision of two properties totaling approximately 15.6 acres**

Applicant: **Zach Pelz, AKS Engineering representing Michael Anders**

Subject Property Address: **1200 Tamarisk Drive**

Neighborhood Assn: **Willamette**

Planner: **Darren Wyss**

Project #: PA-18-24





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 8-16-18	TIME: 9:00am	PROJECT #: PA-18-24
STAFF CONTACT: Darren Wyss		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 15 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1200 Tamarisk Drive (Clackamas County Assessor's Map 2-1E-34A Tax Lots 600 and 700).

Brief Description of Proposal: Subdivision of two properties totaling approximately 15.4 acres

Applicant's Name: Michael Anders (please contact Applicant's representative: Zach Pelz - contact information is below)

Mailing Address: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062

Phone No: (503) 563-6151

Email Address: pelzz@aks-eng.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:

A list of questions and preliminary subdivision layouts are attached.

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

Edwin Fritchie
Property owner's signature

Edwin Fritchie
Property owner's printed name and mailing address (if different from above)



July 30, 2018



Planning Department
City of West Linn
22500 Salamo Road
West Linn, OR 97068

RE: Pre-Application Conference Questions for Tax Lots 600 and 700 of Clackamas County Assessor's Map 2-1E-34A

Dear Mrs. Shroyer,

On behalf of our client, we would like to schedule a pre-application conference with the Planning and Engineering staff, as well as the City Arborist to discuss a possible Planned Unit Development/Subdivision and Water Resource Area permit. The subject properties total approximately 15.6-acres and are generally located at 1200 Tamarisk Drive.

A completed, signed pre-application form, meeting fee, and additional materials relating to the project, as outlined on the pre-application form, are attached. In addition to the usual items of discussion, we would appreciate specific feedback regarding the following questions:

Zoning/Planned Unit Development/Subdivision

- 1) Please confirm that the subject properties are located in the City's R-15 Zoning District as well as the applicable lot dimensional standards that will apply to a Planned Unit Development on this site.
- 2) Do the minimum lot frontage requirements of the R-15 District apply to a PUD subdivision (CDC 24.180.A)?
- 3) Please confirm whether any designated landslide hazard areas are present on the site and if so, what implications this may have for the planned subdivision.
- 4) Please confirm if a traffic impact analysis is required. If so, please describe the scope of work that is expected.
- 5) CDC Section 85.170.B.2.d.1. states that the Traffic Impact Analysis will be commissioned by the City and paid for by the Applicant. Please confirm if the City will commission this analysis or if the Applicant should be prepared to initiate and manage this work.
- 6) Please confirm that the site exhibits significant topographic and other physical limitations that preclude the implementation of the street connectivity and block length requirements listed in 48.025.C and 48.025.C.3.
- 7) Please confirm that the landscaping standards in CDC Chapter 54 do not apply to single-family residential development.
- 8) Please confirm that the general provisions of CDC Chapter 55 do not apply to single-family

residential development.

- 9) Please confirm whether the City will require a Conditional Use review, per CDC Chapter 60 and following recent guidance from the City's Planning Commission, for the onsite stormwater detention/retention facility. If yes, please explain the extent of the project to which the Conditional Use criteria will be applied.
- 10) If the City intends to apply the Conditional Use criteria to this planned subdivision, or its associated components, please explain how this practice conforms to the City's statutory obligation (under ORS 197.307(4)) to apply only clear and objective standards and conditions to projects involving needed housing.
- 11) The table in CDC Section 24.130.B. allows for a 50% transfer of density from Type I and II lands with significant trees and/or tree clusters. Provided that the City Arborist has the sole authority to determine when a significant tree and/or tree cluster is present, when may we expect this feedback from the City to be able to understand the allowable density on the site?

Water Resource Area Protection

- 12) Please provide a map which illustrates the complete extent of Water Resources on the subject property.
- 13) Please confirm that West Linn Community Development Code (CDC) Chapter 32 only applies if development, activity, or uses are proposed in a designated WRA.
- 14) Please confirm that stormwater treatment and/or detention facilities may be located in the WRA if reasonable alternatives do not exist.
- 15) Please confirm that driveways, streets, and bridges, may be built in a water resource and a WRA if a crossing is the only available route, or it is part of a hardship application.
- 16) Please confirm that grading is allowed in a water resource for the installation of a bridge and utility crossings.
- 17) Please confirm that grading is allowed in a WRA.
- 18) Please confirm that Site Investigations (per CDC 32.040.B.3) are exempt from the provisions of Chapter 32.
- 19) Please confirm whether enclosed or piped sections of streams are known to exist on the property and if so, the extent of such areas that are exempt from the provisions of Chapter 32, per CDC 32.040.F.2.
- 20) CDC Section 32.050.F.5. requires that a delineation of the WRA boundary, the water resource, and any riparian corridor boundary be submitted with a WRA application. This section further states that if the application includes alterations to a wetland, a wetland delineation will be required and that such delineation *may* be required to be accepted or waived through DSL.
 - A. Does the WRA boundary, the water resource, and any riparian corridor boundary delineation need to be prepared by a professional natural resources specialist? Please explain in detail the

scope of these delineations.

B. How does the City determine whether or not a wetland delineation is reviewed through the DSL process?

- 21) CDC Section 32.050.F.8. requires that when an application “proposes development in the WRA”, the site plan shall include an inventory of vegetation in the WRA sufficient to categorize the condition of the WRA. As shown in the preliminary subdivision layouts included with the pre-application conference materials, disturbance in a water resource and WRA is planned to be limited to an area potentially necessary to accommodate a new local street crossing of Fritchie Creek. If the applicant desires to move forward with a layout that includes encroachments in the WRA, may the required inventory of vegetation and WRA condition assessment be limited to the area of disturbance and immediate vicinity as opposed to an assessment of the entire WRAs on site?
- 22) Please provide the location, and any other relevant characteristics, associated with all significant trees and tree clusters on the subject site, if any are present, as defined by the City Arborist (CDC 32.050.F.9).
- 23) CDC Section 32.060.F.1.b. requires that where roads and/or driveways traverse a WRA, they shall be the minimum width possible to comply with applicable road standards. Please confirm the City’s preferred street section and design standards for a potential street crossing of Fritchie Creek.
- 24) Please confirm whether Fritchie Creek, in the vicinity of the subject site, is designated as a fish bearing stream.

Class II Variance

- 25) As shown in the attached Preliminary Site Plan ‘A’, a variance to the dead end maximum length standard of 200-ft (CDC 85.200.A.11.b., c.) will be required to accommodate 25 residential lots on this site, which the Applicant believes is the minimum necessary to feasibly move forward with a project on this site. Please provide references to recent variance decisions by the Planning Commission that can help us understand the City’s priorities and values in exercising this discretion.

Streets / Transportation / Circulation

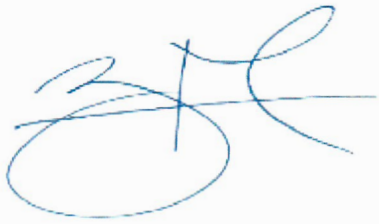
- 26) Please provide input on the preliminary layout and circulation system.
- 27) Please confirm the required street section and improvements for all streets.
- 28) Are there any other required on- or off-site improvements we should be aware of?
- 29) What is the minimum spacing between residential driveways on local streets in West Linn?
- 30) The City’s TSP shows a planned street connection between this property and Woodbine Road. Please confirm that the City understands that the site is characterized by significant topographical limitations that make such a connection impractical.

Public Services / Utilities

- 31) Please confirm that per 87.170.D.4. an application involving a subdivision for future single-family homes is not required to demonstrate that adequate fire flow capacity is available.
- 32) Please provide as-builts for existing utilities in the site vicinity.
- 33) The site does not appear to be able to be served by public gravity sewer. Please discuss the different private and/or public options to provide the site with sanitary sewer service.
- 34) Please confirm if there are any known downstream deficiencies for stormwater. Please discuss possible stormwater discharge locations. Please discuss stormwater requirements for infiltration, water quality, and detention.
- 35) Please confirm if sufficient water system capacity exists for both domestic and fire suppression flow.
- 36) Please confirm requirements for fire suppression sprinkler systems, street grades, and fire hydrants.
- 37) Are there any special requirements or considerations for connecting to sanitary sewer, storm drain, or water?

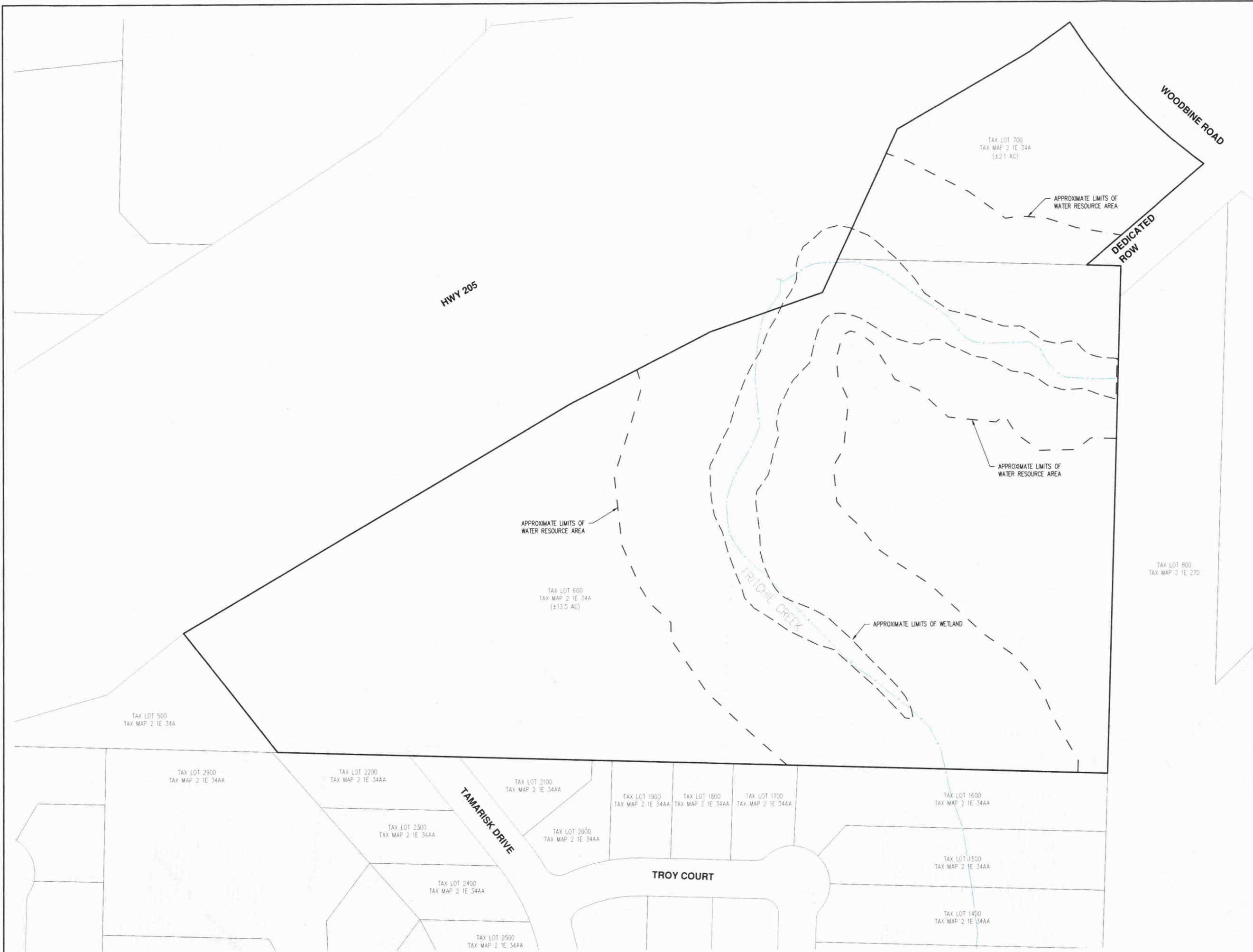
Sincerely,

AKS ENGINEERING & FORESTRY, LLC

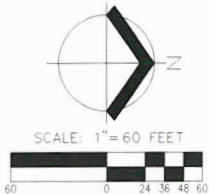


Zach Pelz, AICP
12965 SW Herman Rd, Suite 100, Tualatin, OR 97062
(503) 563-6151 | pelzz@aks-eng.com

AKS DRAWING FILE: 6825 EXISTING CONDITIONS.DWG | LAYOUT: CONTOURS



- DISCLAIMER**
1. THE PROPERTY LINES AND RIGHT-OF-WAY LINES ARE BASED ON GIS INFORMATION AND ARE CONSIDERED APPROXIMATE.
 2. NO TITLE RESEARCH HAS BEEN DONE AT THIS TIME.
 3. NO SURVEY HAS BEEN TAKEN AT THIS TIME.
 4. THIS MAP IS FOR FEASIBILITY PURPOSES AND DOES NOT REPRESENT A BOUNDARY SURVEY. FEATURES SHOWN ARE BASED ON GIS INFORMATION AND SUBJECT TO CHANGE.
 5. CONTOURS ARE SHOWN AT 5' CONTOUR INTERVAL AND BASED ON LIDAR DATA FROM NOAA.



**PRELIMINARY SITE MAP
WITH AERIAL CONTOURS**

DESIGNED BY: CLR
DRAWN BY: CLR
CHECKED BY: RSW
SCALE: AS NOTED
DATE: 7/24/2018

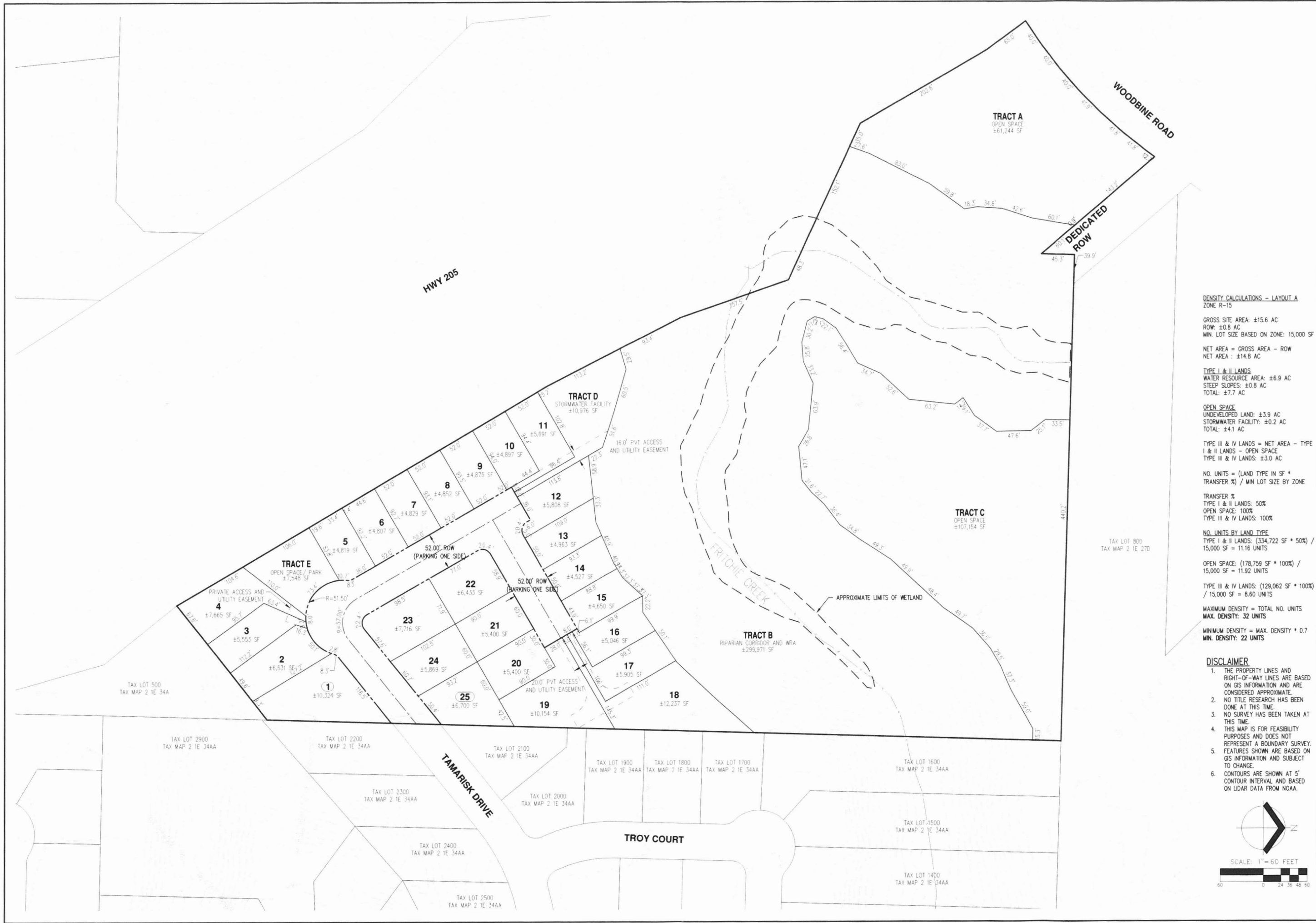
PRELIMINARY

REVISIONS

NO.	DESCRIPTION	DATE

JOB NUMBER
6825

SHEET
1



DENSITY CALCULATIONS - LAYOUT A
ZONE R-15

GROSS SITE AREA: ±15.6 AC
ROW: ±0.8 AC
MIN. LOT SIZE BASED ON ZONE: 15,000 SF

NET AREA = GROSS AREA - ROW
NET AREA: ±14.8 AC

TYPE I & II LANDS
WATER RESOURCE AREA: ±6.9 AC
STEEP SLOPES: ±0.8 AC
TOTAL: ±7.7 AC

OPEN SPACE
UNDEVELOPED LAND: ±3.9 AC
STORMWATER FACILITY: ±0.2 AC
TOTAL: ±4.1 AC

TYPE III & IV LANDS = NET AREA - TYPE I & II LANDS - OPEN SPACE
TYPE III & IV LANDS: ±3.0 AC

NO. UNITS = (LAND TYPE IN SF * TRANSFER %) / MIN LOT SIZE BY ZONE

TRANSFER %
TYPE I & II LANDS: 50%
OPEN SPACE: 100%
TYPE III & IV LANDS: 100%

NO. UNITS BY LAND TYPE
TYPE I & II LANDS: (334,722 SF * 50%) / 15,000 SF = 11.16 UNITS

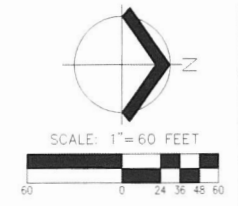
OPEN SPACE: (178,759 SF * 100%) / 15,000 SF = 11.92 UNITS

TYPE III & IV LANDS: (129,062 SF * 100%) / 15,000 SF = 8.60 UNITS

MAXIMUM DENSITY = TOTAL NO. UNITS
MAX. DENSITY: 32 UNITS

MINIMUM DENSITY = MAX. DENSITY * 0.7
MIN. DENSITY: 22 UNITS

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TAMARISK DRIVE

OREGON

WEST LINN

CLATSOP COUNTY TAX MAP 2 1E 34A

PRELIMINARY SITE PLAN 'A'

WITH AERIAL CONTOURS

DESIGNED BY: CLR

DRAWN BY: CLR

CHECKED BY: RSW

SCALE: AS NOTED

DATE: 7/24/2018

REVISIONS

JOB NUMBER

6825

SHEET

2.A



DENSITY CALCULATIONS - LAYOUT B
ZONE R-15

GROSS SITE AREA: ±15.6 AC
ROW: ±1.8 AC
MIN. LOT SIZE BASED ON ZONE: 15,000 SF

NET AREA = GROSS AREA - ROW
NET AREA : ±13.8 AC

TYPE I & II LANDS - UNDEVELOPED
WATER RESOURCE AREA: ±6.6 AC
STEEP SLOPES: ±0.1 AC
TOTAL: ±6.7 AC

TYPE I & II LANDS - DEVELOPED
WATER RESOURCE AREA: ±0.3 AC
STEEP SLOPES: ±0.7 AC
TOTAL: ±1.0 AC

TOTAL TYPE I & II LANDS: ±7.7 AC

OPEN SPACE
UNDEVELOPED LAND: ±1.4 AC
STORMWATER FACILITY: ±0.5 AC
TOTAL: ±1.9 AC

TYPE III & IV LANDS = NET AREA - TYPE I & II LANDS - OPEN SPACE
TYPE III & IV LANDS: ±4.2 AC

NO. UNITS = (LAND TYPE IN SF * TRANSFER %) / MIN LOT SIZE BY ZONE

TRANSFER %
TYPE I & II LANDS - UNDEVELOPED: 50%
TYPE I & II LANDS - DEVELOPED: 50%
OPEN SPACE: 100%
TYPE III & IV LANDS: 100%

NO. UNITS BY LAND TYPE
TYPE I & II LANDS - UNDEVELOPED:
(290,063 SF * 50%) / 15,000 SF = 9.67 UNITS

TYPE I & II LANDS - DEVELOPED: (44,659 SF * 50%) / 15,000 SF = 1.49 UNITS

OPEN SPACE: (83,722 SF * 100%) / 15,000 SF = 5.58 UNITS

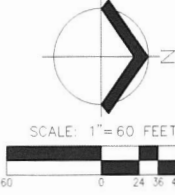
TYPE III & IV LANDS: (183,242 SF * 100%) / 15,000 SF = 12.22 UNITS

MAXIMUM DENSITY = TOTAL NO. UNITS
MAX. DENSITY: 29 UNITS

MINIMUM DENSITY = MAX. DENSITY * 0.7
MIN. DENSITY: 20 UNITS

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TAMARISK DRIVE

OREGON

WEST LINN

TAX LOT 600 & 700

PRELIMINARY SITE PLAN 'B'
WITH AERIAL CONTOURS

DESIGNED BY: CLR
DRAWN BY: CLR
CHECKED BY: RSW
SCALE: AS NOTED
DATE: 7/24/2018

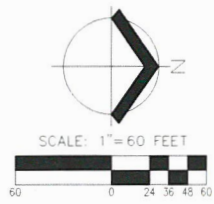
PRELIMINARY

REVISIONS

JOB NUMBER
6825

SHEET
2.B

AKS DRAWING FILE: 6825 LAYOUT A - AERIAL PLANNING | LAYOUT: LAYOUT1



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TAMARISK DRIVE

WEST LINN

OREGON

CLACKAMAS COUNTY TAX MAP 2 IE 34A

PRELIMINARY SITE PLAN 'A'
WITH AERIAL PHOTO

DESIGNED BY: CLR
DRAWN BY: CLR
CHECKED BY: RSW
SCALE: AS NOTED
DATE: 7/24/2018

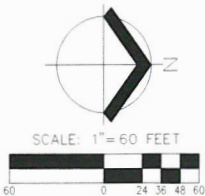
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JOB NUMBER
6825

SHEET
3.A

AKS DRAWING FILE: 6825_LAYOUT B - AERIAL PHOTO LAYOUT | LAYOUT: LAYOUT



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TAMARISK DRIVE

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WEST LINN

CLACKAMAS COUNTY TAX MAP 2 1E 34A

PRELIMINARY SITE PLAN 'B'
WITH AERIAL PHOTO

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PRELIMINARY

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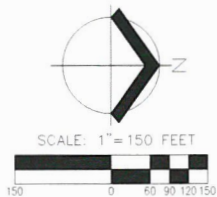
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SHEET
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TAMARISK DRIVE

WEST LINN

OREGON

TAX LOT 600 & 700

PRELIMINARY VICINITY MAP
WITH AERIAL PHOTO AND
CONTOURS

DESIGNED BY: CLR

DRAWN BY: CLR

CHECKED BY: RSW

SCALE: AS NOTED

DATE: 7/24/2018

PRELIMINARY

REVISIONS

JOB NUMBER
6825

SHEET
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