



CITY OF West Linn

PRE-APPLICATION CONFERENCE SUMMARY NOTES

FILE	PA-26-07
MEETING DATE	May 21, 2026
PROJECT PROPOSAL	Proposed Expedited Land Division (Subdivision) and Middle Housing Land Division (MHLD) of a 10-acre property at 1275 Rosemont Road
APPLICANTS PRESENT	Levi Levasa and Kelly Ritz, Venture Properties; Ken Sandblast and Jacob Bibb, Westlake Consultants; Michael Ard, Ard Engineering
STAFF PRESENT	Erica Smith, Senior Planner and Jameson Lumpkin, Project Engineer
PUBLIC PRESENT	Harlan Borow, Anne Cunningham, Abby Farber, Phyllis Kendall Heidi Klein, Ted Nicholson, Linda Parker, Will Parker, Dean Suhr, Teryn Suhr

PURPOSE OF PRE-APPLICATION CONFERENCE: Pre-application conferences are intended to familiarize applicants with the requirements of the West Linn Community Development and Municipal Codes; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

SITE INFORMATION

Address	1275 Rosemont Road	Comp Plan	Low-density residential
Tax lot ID	21E26AD02200	Zone	R-10 Residential
Size	10.04 acres / 437,226 SF	Overlay zone(s)	None
Neighborhood	Rosemont Summit		

PROJECT DESCRIPTION: Applicant proposes a 26-lot ELD subdivision of a 10-acre parcel, and a further middle housing land division (MHLD) of 19 of the resultant lots into lots, for a total of 45 lots. Applications to be reviewed concurrently.

APPLICABLE COMMUNITY DEVELOPMENT CODE SECTIONS: Approval standards and criteria in effect when an application is *received* will be applied to the proposed development. The following Oregon Revised Statutes (ORS) and West Linn Community Development Code (CDC) Chapters apply to this proposal:

Oregon Revised Statutes (ORS)

- [ORS 92.031 Middle housing land division; conditions of approval](#)
- [ORS 197A.140 Expedited land division; procedures; application fee](#)
- [ORS 197A.142 Eligibility for expedited land division](#)
- [ORS 197A.420 Duplexes; middle housing](#)



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West Linn Community Development Code

[Chapter 11 Residential, R-10](#)

[Chapter 48 Access, egress and circulation](#)

[Chapter 55.100\(B\)\(2\) Heritage trees and significant tree clusters](#)

[Chapter 85 Land Divisions – general provisions](#)

[Chapter 89 Subdivision and partition plats](#)

[Chapter 92 Required Improvements](#)

[Chapter 96 Street improvement construction](#)

[Chapter 99 Procedures for decision-making: quasi-judicial](#)

KEY ISSUES & CONSIDERATIONS

Staff have identified the following development, design, or procedural issues that you should be aware of as you prepare your submittal. The identification of these issues or considerations here does not preclude identification of additional issues:

Subdivision (ELD)

[CDC 85.160 Submittal requirements for tentative plan](#)

- Land use narrative
- Density calculations
- Traffic Impact Analysis
- Stormwater report
- TVF&R service provider permit
- Existing conditions and demolition plan
- Tentative plat/site plan, including proposed public and private easements and public right-of-way dedication
- Tree inventory and tree removal plan
- Preliminary grading and erosion control plan
- Street improvement plans (including bike/ped paths), street cross sections, street trees
- Preliminary utility plan – water, sanitary sewer and stormwater, streetlights, hydrants

[CDC 85.200 Approval Criteria](#)

- A. Streets
 - Right-of-way width of 54 feet for new local streets
 - New cul-de-sacs and other closed-end streets not allowed through ELD review process (85.200.A.13)
- B. Blocks and Lots
 - Max block length for 5+ acre subdivision = 530 feet
 - Flag lots min street frontage of 15 feet, or 8 feet per lot for shared access drive
- C. Ped/bike trails
- D. Transit facilities
- E. Grading
- F. Water
- G. Sewer
- H. Storm
- I. Utility easements
- J. Supplemental provisions



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- Street trees
- Lighting
- Dedication and exactions
- Density requirement
- Heritage trees/significant tree and tree cluster protection

Middle Housing Land Division

Submittal requirements and approval criteria excerpted from [ORS 92.031 Middle housing land division; conditions of approval](#) below:

[...]

2. *A city or county shall approve a tentative plan for a middle housing land division if the application includes:*
 - a. *Separate utilities, other than water or wastewater, for each dwelling unit;*
 - b. *A proposal for development of middle housing [...] which may consist of:*
 - A. *A single duplex, triplex, quadplex, cottage cluster or structure containing townhouses;*
 - B. *Additional units as allowed by ORS 197A.421 (3); and*
 - C. *Retained or rehabilitated existing units [...]*
 - c. *Proposed easements necessary for each dwelling unit on the plan for:*
 - A. *Locating, accessing, replacing and servicing all utilities;*
 - B. *Pedestrian access from each dwelling unit to a private or public road;*
 - C. *Any common use areas or shared building elements;*
 - D. *Any dedicated driveways or parking; and*
 - E. *Any dedicated common area;*
 - d. *Exactly one dwelling unit on each resulting lot or parcel, except for:*
 - A. *Lots, parcels or tracts used as common areas; or*
 - B. *Lots or parcels with a detached single-unit dwelling and accessory dwelling unit or a duplex as allowed under ORS 197A.420 (4); and*
 - e. *Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.*
3. *A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:*
 - a. *Subject to subsection (6) of this section, prohibit the further division of the resulting lots or parcels.*
 - b. *Require that a notation appear on the final plat indicating that the approval was given under this section.*
4. *In reviewing an application for a middle housing land division, a city or county:*
 - a. *Shall apply the procedures applicable to an expedited land division under ORS 197A.140, if requested by the applicant and without regard to the criteria in ORS 197A.142 (1).*
 - b. *May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197A.420.*
 - c. *May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.*



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- d. *May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or, only if requested by the applicant, ORS 197A.140.*
 - e. *Shall allow the submission of an application for a tentative plan for a middle housing land division before, after or at the same time as the submission of an application for building permits for the middle housing.*
 - f. *May require the dedication of right of way if the original parcel did not previously provide a dedication.*
 - g. *May require separate water and wastewater utilities for each dwelling unit.*
 - h. *Shall allow any existing units allowed under ORS 197A.420 (4) to be considered a single middle housing unit and allow for the unit to be allocated its own lot or parcel by the division.*
5. *The type of middle housing developed on the original parcel is not altered by a middle housing land division.*
 6. *Notwithstanding ORS 197A.425 (1) and subsection (4)(d) and (e) of this section, a city or county may prohibit or add approval criteria to the allowance of a new accessory dwelling unit on, or a subsequent middle housing land division of, a lot or parcel resulting from a middle housing land division:*
 - a. *To the extent allowed under this section and ORS 197A.420; and*
 - b. *Provided that the middle housing land division lots or parcels may be used to create housing that is at or above the minimum density for the zoning of the land.*
 7. *Notwithstanding any other provision of ORS 92.010 to 92.192, within the same calendar year as an original partition that was not a middle housing land division, a city or county may allow one or more of the resulting vacant parcels to be further partitioned into not more than three parcels through a middle housing land division.*
 8. *The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section prohibits a city or county from requiring a final plat before issuing building permits. [2021 c.103 §2; 2024 c.102 §10; 2025 c.476 §14]*

RESPONSE TO APPLICANT QUESTIONS:

1. Please confirm the process that applies to a consolidated subdivision and MHLD application and that the preliminary layout could be approved through that process.

Applications may not be consolidated but may be submitted and processed simultaneously.

2. Please discuss whether the lot size, dimensions, and density calculations represented in the preliminary layout appear to meet the applicable requirements for a Subdivision in the R-10 zone and the MHLD.

Dimensional standards:

- It appears that all parent lots meet the 10,00 sf minimum and that it is feasible to comply with R-10 20-foot front and rear setbacks + 7.5-foot side setbacks and 15-foot side street setbacks.
- 85.200.J.7 requires a subdivision (apart from the middle housing land division) to allow for development at a minimum of 70 percent or more of the maximum density allowed by the underlying zoning. See CDC 05.025.A for required density calculation method.

Street and block length criteria:

- This proposal does not comply with 85.200.A.13: new cul-de-sacs and other closed end streets are not



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allowed except through a discretionary review (non-ELD) process. Such streets allowable through discretionary review may not exceed 200 feet in length or serve more than 25 dwelling units. A variance to that standard would be reviewed by Planning Commission through a non-ELD subdivision process.

- This proposal does not comply with 85.200.B.2.c: Subdivision of five or more acres that involve construction of a new street shall have block lengths of no more than 530 feet unless an exception is granted as part of a discretionary (non-ELD) review.
- Note: There is currently nothing in our code that allows for discretionary review of one component of a project (i.e. a cul-de-sac or block length exception) without subjecting the entire application to that process.

Notes for future submittals:

- Please include a table and calculations showing the maximum and minimum density calculations per CDC 05.025. Please clearly show your math so we can verify correct calculation methodology.
 - Please show property lines for all adjacent parcels on site plans
3. Please confirm whether any required off-site transportation improvements to the dedicated portion of Miles Ct. within the Peregrine Park Phase 2 subdivision would be eligible for SDC credits or reimbursement.

[See engineering notes]

4. Please confirm whether the existing public access easements to the northwest would allow for the pedestrian connection shown in the preliminary plan.

It doesn't appear that the public access easement in question extends to the subject site property line.

5. Please confirm the required cross sections on a private street serving 4 or less lots and the dimensions of any required fire turnaround on a private street.

[See engineering notes]

6. Please discuss different options allowed for providing shared private access to lots; including whether using reciprocal easements is an option.

Yes, reciprocal access easements are allowed. Would also need shared maintenance agreements.

7. Please discuss different options available for any required stormwater detention and/or treatment.

[See engineering notes]

8. Please discuss the City's required stormwater modelling, cross basin drainage allowability, and any thresholds for cross basin drainage that would trigger a downstream analysis.

[See engineering notes]

9. Are there any downstream capacity limitations or issues in the stormwater mains located to the northwest (Asset ID SWMN12413), southeast (Asset ID SWMN20199), and east (Asset ID SWMN12681) of the site?

[See engineering notes]

10. Are there any downstream capacity limitations or issues in the Miles Drive (Asset ID SSMN1827) or Haverhill Easement (Asset ID SSMN1805) sanitary sewer mains?

[See engineering notes]

11. Regarding Manhole SSST3271 to the east within Peregrine Park Phase 2, the as-builts indicate a stub to the west was installed as part of the public improvements. Was the stub installed all the way to the boundary of the shared boundary with this site or just to the edge of right-of-way?



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[See engineering notes]

12. Please confirm whether any required off-site sanitary sewer improvements within the dedicated portion of Miles Ct. in the Peregrine Park Phase 2 subdivision would be eligible for SDC credits or reimbursement.

[See engineering notes]

13. Please confirm whether any required off-site water improvements within the dedicated portion of Miles Ct. in the Peregrine Park Phase 2 subdivision would be eligible for SDC credits or reimbursement.

[See engineering notes]

14. Please confirm the building setbacks that apply to the parent and child lots.

Setbacks apply to parent lots (min 20-foot front, 20-foot rear, 15-foot side street, 7.5-foot side interior). Building setbacks for child lots are determined by building and fire code (min 3 feet from property line).

15. Please confirm any Lot Coverage or FAR requirements.

Max lot coverages and FAR apply to parent lots.

- Max lot coverage 35%
- Single family detached max lot coverage, 0.45 FAR
- Duplex, triplex, quadplex (attached or detached), 0.6 FAR

16. Please confirm any other land use applications that apply to the project.

- Sign permit if monument or entry sign is proposed
- Tree removal permits (if not covered by the tree removal plan submitted with the subdivision application)

17. Please confirm whether a neighborhood meeting is required and what neighborhood groups or associations need to be notified.

Yes, documentation of neighborhood meeting(s) is a submittal requirement for a subdivision application. Meetings should be held with any neighborhood association within 500 feet of the property. For the subject site that would be the Rosemont Summit and Parker Crest Neighborhood Associations. The City will provide you with contact information for those NAs. The requirements for the meetings can be found in West Linn [CDC 99.038](#).

Note: the Hidden Springs Neighborhood Association is just outside of the 500-foot radius around the subject site and so a meeting with them is not required but is an option to consider.

18. Please discuss any park or open space requirements.

None for a subdivision. City not likely to accept dedicated open space due to limited resources for maintenance.

19. We anticipate at least some tree removal on site. Please discuss requirements and permits needed to facilitate tree removal and any preservation requirements.

Tree inventory and tree removal plan prepared by an arborist must be submitted with development application (see 85.160.E.5 for tree-related submittal requirements). 55.100.B.2 also applies. Plan will be reviewed by City arborist.

20. Please confirm whether any natural resource overlays apply to this site and whether any natural resource analyses or arborist reports are required.

No overlays. Tree inventory and tree removal plan prepared by an arborist must be submitted with development application. Will be reviewed by City arborist.

21. Please discuss any screening and buffering standards that may apply to this project, including any special requirements along Rosemont Road.



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None.

22. Please discuss the proposed site circulation and whether it is acceptable to the fire department.
Needs to be reviewed by fire department. Contact Jason Arn at jason.arn@tvfr.com or 503-259-1510.

23. Please discuss any on-street parking requirements.
None.

24. Please confirm the extent of the improvements required along the site frontage of Rosemont Road.
None other than at intersection with Meadowlark Drive, and any associated with bringing the existing driveway up to standard if intended to use for vehicle access.

25. Please discuss any nearby transportation projects or future projects that may impact this project.
None.

26. Please discuss any requirements for a transportation study.
Will need to submit a traffic impact study (triggered by > 250 daily trips) See 85.170.B.2.f and h for full traffic impact analysis requirements and criteria.

27. Please confirm sufficient water capacity and pressure exist for domestic and fire service.
[See engineering notes]

28. Please discuss whether the City waives any meter upsizing fees for including any required fire sprinklers in homes.
Can assess when water meter size is determined.

29. Please confirm whether there are any other reports, studies, or analyses that would be required as part of this project.
Not for land use, based on the level of information we have at this time. That does not preclude the possibility that additional analysis might be required based on new information received. There are stormwater management scenarios in which a downstream analysis could be required, as discussed in engineering notes.

ENGINEERING: Engineering department comments are attached. For further details, contact Jameson Lumpkin at 503-722-4739 or jlumpkin@westlinnoregon.gov.

BUILDING: For building code and ADA questions, contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054 or Alisha Bloomfield at abloomfield@westlinnoregon.gov or 503-742-6053.

TUALATIN VALLEY FIRE & RESCUE: A Service provider permit must be provided with this application - <https://www.tvfr.com/399/Service-Provider-Permit>. Contact Jason Arn at jason.arn@tvfr.com or 503-259-1510.

TREE REMOVAL: Tree removal is regulated by [City Ordinance](#) and the [Community Development Code](#). Any proposed tree removal must be included in the development application.

PROCESS: A [subdivision](#) that is processed as an ELD (at the request of an applicant) is subject to the submittal and approval criteria in West Linn CDC Chapter 85. West Linn's submittal requirements for a subdivision (whether it is requested to be processed as an ELD or not) requires the applicant to hold a neighborhood meeting prior to submittal. After submittal, the review and approval processes are dictated by [ORS 197A.140 Expedited land division; procedures; application fee](#), which, as of today, stipulates:



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- A 21-day completeness review period
- A 63-day time limit for issuing a staff-level, non-discretionary decision
- A decision may include conditions to ensure applicable code are met
- No public hearing may be held
- The City shall not allow any third party to intervene to oppose the application
- The City may not require any party besides the applicant to be notified of a decision
- Only an applicant may appeal a decision, and that appeal must be made directly to the Land Use Board of Appeals (LUBA)

A middle housing land division that is processed as an ELD (at request of an applicant) is subject to the submittal and approval criteria stipulated by [ORS 92.031 Middle housing land division; conditions of approval](#), and may not be subjected to local code requirements that contradict those criteria. The review and approval process is subject to [ORS 197A.140 Expedited land division; procedures; application fee](#), as outlined above.

Submittals for an ELD subdivision and middle housing land division on the same subject property will be processed as separate applications, but may be processed simultaneously so that only one final plat is needed.

Prior to final plat for middle housing, the following must occur:

- Construction of public improvements in compliance with community development and municipal code, the City’s adopted Transportation System Plan (TSP), and public works design standards, or financial assurance of such improvements, as allowed by City code.
- Submittal of building permits for development of middle housing or other assurance (to be coordinated with City) that middle housing will be constructed on all approved parcels and restricted from further land division.

HOW TO SUBMIT AN APPLICATION: Submit a complete application in a single PDF document through the [submit a land use application](#) web portal. A complete application should include:

1. A [development application](#);
2. Application materials identified in the [development review checklist](#);

COMPLIANCE NARRATIVE: Written responses supported by substantial evidence must address all applicable approval standards and criteria. Responses must explain how and why the proposed application will meet each applicable item. “Not applicable” is not an acceptable response to criteria. Submittal requirements may be waived, but the applicant must identify the specific submittal requirement and request, in writing, and explain the specific grounds for the waiver. The Planning Director will respond with a written determination.

APPLICATION FEES & DEPOSITS: The following planning department fees are likely to apply:

Application type	Fee
Expedited land division (ELD) subdivision	\$4,900
Subdivision inspection	\$500
Expedited land division (ELD) middle housing land division	\$4,900
Final plat review	\$2,000

A full fee schedule can be found at <https://westlinnoregon.gov/finance/current-fee-schedule>. Please provide the name and address of the party responsible for the final invoice in your application.



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FRAUD WARNING

Please be advised about a scam in which actors impersonate local government planning and zoning departments to extract illegitimate payments from businesses and residents. Scammers tailor emails and associated attachments to appear as official correspondence. It is important to note:

- The City will never request wire transfers or banking information by email.
- The Planning Commission does not issue invoices.
- Any email asking you to send funds, verify banking details, or initiate a wire transfer is fraudulent.
- Always check the sender's email address carefully. Legitimate emails will come from ***@westlinnoregon.gov
- Do not click links, open attachments, or respond to suspicious emails.
- If you receive a suspicious message, call the City to verify it. Your security is important to us.

TIMELINE: Once an application and payment are received, the City has 21 days to determine if the application is complete. If the application is incomplete, the applicant has 180 days to complete it or provide written notice to staff that no other information will be provided. Once complete, the City has 63 days from the completeness determination to make a final decision on the application. Typical expedited land use applications can take 3-4 months from beginning to end (not including final plat).

Please feel free to contact me with any questions or concerns.

Erica Smith, AICP
Senior Planner
Community Development
esmith@westlinnoregon.gov
503-742-6062



Pre-app Comments

**Project Number: PA-26-07
Proposed Subdivision at 1275
Rosemont Rd**

Engineering Contact:

Jameson Lumpkin
jlumpkin@westlinnoregon.gov
Telephone: 503-722-4739

Project Description: Proposed Subdivision

Pre-application meeting date: May 21, 2026

The comments provided below are based upon material provided as part of the pre-application packet and are intended to identify potential design challenges associated with the development. Comments are not intended to be exhaustive and do not preclude the engineering department from making additional comments as part of the formal land use application process.

TRANSPORTATION

Minimum Required Improvement:

- Rosemont Road
 - Rosemont Road is classified as a collector street.
 - Existing ROW on the section of Rosemont adjacent to the subject property ranges from approximately 55' to 65' wide.
 - Full-length half-street improvements on Rosemont will not be required for this development. Existing frontage improvements exist and meet current standards.
 - Development will need to replace the existing driveway with sidewalk and bike path consistent with the corridor.
 - Intersection with Meadowlark will need to match existing corridor.
- Miles Court/Miles Drive
 - Miles Drive is classified as a local street
 - Existing ROW of Miles Ct is approximately 50'
 - Connection through Miles Ct to Miles Drive will be required with this development.
 - All amenities noted in the COWL Transportation System Plan (TSP) cross sections for Local Streets shall be built per the approved details.
- Proposed Streets
 - All proposed streets within the development will be classified as local streets.
 - Minimum ROW for proposed streets shall be 52 feet minimum.
 - Minimum 28 feet will be required for all streets. (2, 10' travel lanes, 1, 8' parking lane)
 - All amenities noted in the COWL Transportation System Plan (TSP) cross sections for Local Streets shall be built per the approved details.
- One driveway allowed per lot frontage. Lots may have shared driveways.

SANITARY SEWER

Minimum Required Improvement:



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Pre-app Comments

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- There is an existing 8” main on the Northwest corner of the property. This main is held within an easement on the neighboring properties and has the capacity to serve this development.
- There is an existing 8” main on Mile Drive. This main has the capacity to serve this development.

DOMESTIC WATER

Minimum Required Improvement:

- There is an existing 8” DI water main on Rosemont Road. This main should have adequate capacity to serve all, or parts, of the proposed development.
- There is an existing 6” DI water mains on the Miles Drive. This main should be tied into the main on Rosemont through this development.
- Fire hydrants will be required for this development. Maximum distance between fire hydrants is 400 ft.
 - Fire Flow tests can be requested for nearby hydrants. A screenshot of nearby hydrants can be found in the attachments below.
- A water quality sampling station shall be installed within this proposed development.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- Onsite run-off generated from new or replaced impervious areas of greater than 1,000 square feet must be captured, treated, detained, and conveyed to the nearest public stormwater system in accordance with the *City of West Linn Stormwater Management Manual(SWMM)*, the Uniform Plumbing Code, and *City of West Linn Public Works Design Standards*.
- Preferred stormwater management would be to capture, treat, and infiltrate on site.
 - If full onsite infiltration cannot be achieved the overflow discharge may utilize the existing storm system on Rosemont or along the Northwest corner of this development. Development may also separate the discharge/overflow into both of these existing systems.
- All stormwater facilities must be designed and accepted by a licensed engineer.
- Given the existing drainage boundaries within this property, the development has the following options for stormwater management if constructing centralized facilities:
 - Two facilities may be constructed to manage the stormwater for their respective drainage basin. Each facility shall match pre-development discharge rates detailed in the SWMM.
 - One facility may be constructed to manage the entire development. Discharge rates shall match pre-development rates for the basin the facility is discharging into.
 - One facility may be constructed to match the overall pre-development discharge rates (regardless of basin) if a downstream analysis is performed to confirm there are no negative impacts with the additional discharge.



Pre-app Comments

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Engineering Contact:

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Telephone: 503-722-4739

OTHER

- All new distribution and communication franchise utilities and their services within the proposed development must be placed underground.
- All required improvements shall be constructed to meet current City of West Linn Public Works Design Standards.
- Any laterals crossing property lines shall be located in an easement.
- All required public improvements shall be inspected and accepted by the City.
- Development shall pay all applicable System Development Charges (SDC) fees at the time of dwelling construction for the property.
- If the proposed development will disturb more than 5 acres, an Oregon Department of Environmental Quality, 1200-C permit will need to be obtained and the permit will need to be provided to West Linn Engineering prior to the start of any construction activity. Please see section 2.0067 of the City of West Linn Public Works Standards, for additional details not listed. If more than 1 acre but less than 5 acres is disturbed, a 1200-CN permit issued by the City will be sufficient for erosion control.

Engineering/Public Works Questions from Applicant (not addressed above):

- **Please confirm whether any required off-site transportation improvements to the dedicated portion of Miles Ct. within the Peregrine Park Phase 2 subdivision would be eligible for SDC credits or reimbursement.**
 - SDC credits may be applied to these off-site improvements. This will need to be discussed prior to construction. Regardless of SDC credit, this connection will be required.
- **Please confirm the required cross sections on a private street serving 4 or less lots and the dimensions of any required fire turnaround on a private street.**
 - Private driveways shall meet the requirements of an alley (16' width total – 2, 8' lanes)
- **Regarding Manhole SSST3271 to the east within Peregrine Park Phase 2, the as-builts indicate a stub to the west was installed as part of the public improvements. Was the stub installed all the way to the boundary of the shared boundary with this site or just to the edge of right-of-way?**
 - Video inspection would need to confirm length of pipe prior to install. As-built document call out 26 LF of pipe from manhole, this would extend a couple feet into the outside of ROW on Miles Drive.
- **Please confirm whether any required off-site sanitary sewer improvements within the dedicated portion of Miles Ct. in the Peregrine Park Phase 2 subdivision would be eligible for SDC credits or reimbursement.**
 - SDC would not apply for off-site utility improvements that need to be brought to the development for the benefit of this development.
- **Please confirm whether any required off-site water improvements within the dedicated portion of Miles Ct. in the Peregrine Park Phase 2 subdivision would be eligible for SDC credits or reimbursement.**
 - SDC would not apply for off-site utility improvements that need to be brought to the development for the benefit of this development.