

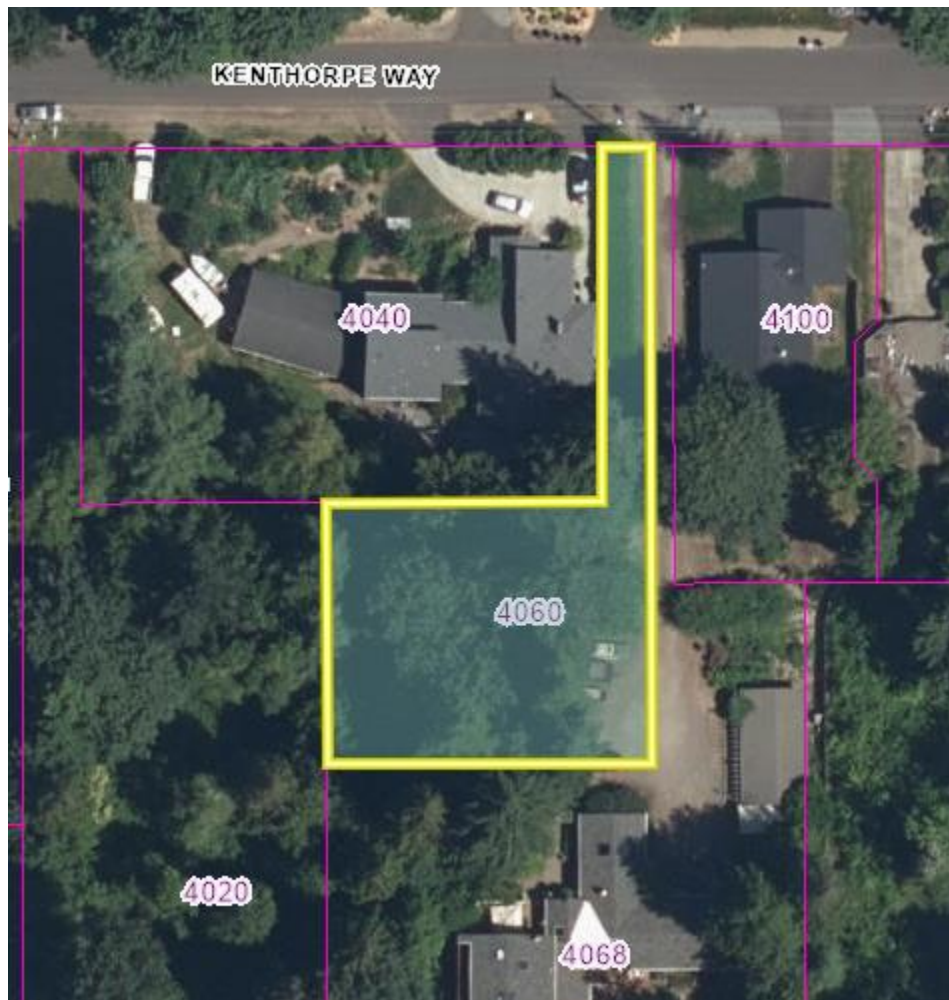


PRE-APPLICATION CONFERENCE

Thursday, July 7, 2022

City Hall*
22500 Salamo Road

10:00 am: **Proposed Wetland Area Protection Permit for a New Home Construction**
Applicant: **David and Gabrielle Maher**
Property Address: **4060 Kenthorpe**
Neighborhood Assn: **Robinwood Neighborhood Association**
Planner: **John Floyd** Project #: **PA-22-21**



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	7/21/2022	TIME: 10 AM
PROJECT #:	PA-22-21	
STAFF CONTACT:	John Floyd	FEE: \$350

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): 4060 KENTHORPE WAY WEST LINN
Description of Proposal: BUILD A SINGLE FAMILY HOME ON
VACANT LOT APPROX 2,000 SQ FT + 3 CAR GARAGE

Applicant's Name: DAVID & GABRIELLE MAHER
Mailing Address: 2390 SUMMERLINN DR WEST LINN OR 97068
Phone No: 503 516-7240 Email Address: EXDUB@HOTMAIL.COM

Please attach a site plan on 11 x 17 inches paper depicting the following items:

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

Please list any questions or issues that you would like the planner to address: SET BACKS,
TREE REMOVAL, WHAT STUDIES ARE REQUIRED

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

Property owner's signature (REQUIRED): David Mah Date: 7/6/22

David & Gabrielle Maher

2390 Summerlinn Dr
West Linn OR 97068
exdub@hotmail.com
503516-7240

July 6, 2022

City Of West Linn

Planning Department

To Whom it May Concern

Pre Application Conference July 21st 2022

We propose to build a 2000 sq ft single family home with a 3 car garage on the vacant lot at 4060 Kenthorpe Way. The house will be one level with a walk out basement approximate dimensions 45'X55'. This site is .27ac sloped with a creek running along the property line.

Sincerely yours,

David Maher Gabrielle Maher

David Maher

Gabrielle Maher

John Norby & Karlene Norby

4040 Kenthorpe way
West Linn OR 97068

July 5, 2022

To Show it may concern

We give permission for David and Gabrielle Maher and their representatives to attend a pre-application conference with the City of West Linn Planning Dept.

Sincerely yours,

John Norby

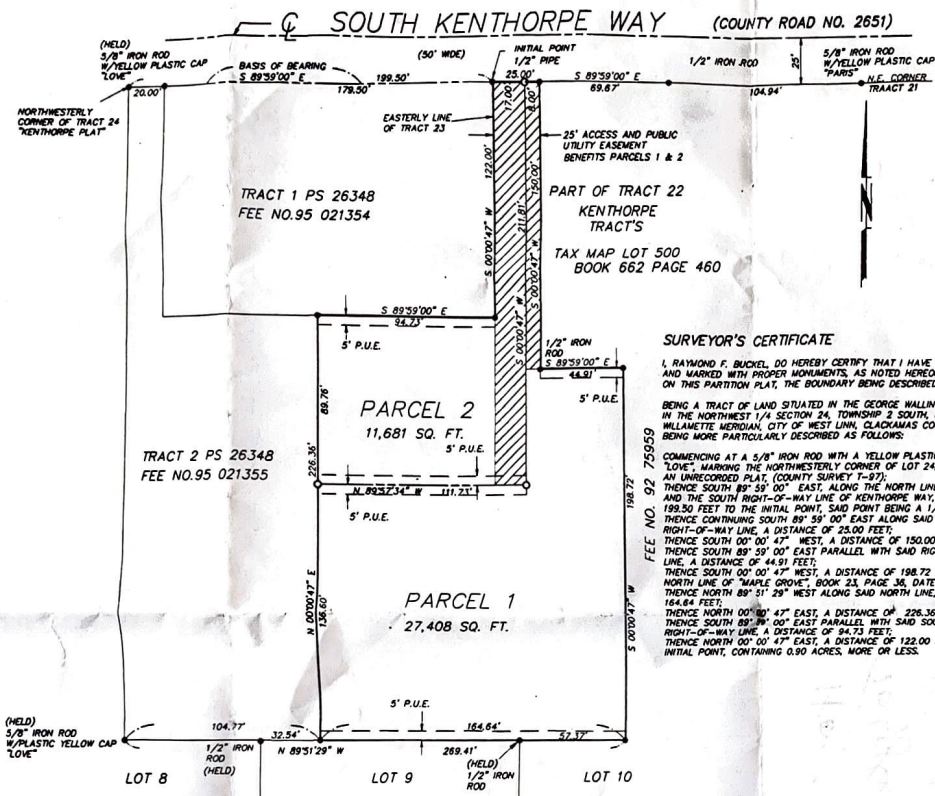
John Norby.

07/05/2022, 06:55:20 PM PDT

Karlene Norby

Karlene Norby

07/05/2022, 03:24:41 PM PDT



"MAPLE GROVE" (BOOK 23 PAGE 36)
PLAT NO. 639

LEGEND

- PIN FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KAMPE ASSOCIATES, INC." OR AS NOTED
- PIN SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KAMPE ASSOCIATES, INC." SET APRIL 14, 1995

SO. FT. SQUARE FEET	T. TOWNSHIP	R. RANGE
D.L.C. DONATION LAND CLAIM	S. SOUTH	W.M. WLLAMETTE MERIDIAN
N.W.	NORTHWEST	E. EAST
P.U.E. PUBLIC UTILITY EASEMENT		
▨▨▨▨▨	25' ACCESS & PUBLIC UTILITY EASEMENT	

REFERENCE SURVEYS

PARTITION PLAT 1991-85
PARTITION PLAT 1990-96

PS 2650	PS 14453
PS 14044	PS 3357
PS 2718	PS 14061
PS 26348	PS 26265

MAPLE GROVE, BOOK 23, PAGE 26, PLAT NUMBER 2
KAMPE ASSOCIATES, INC.
SURVEY DATED 17 APRIL 1985

UNRECORDED PLAT
KENTHORPE TRACT'S COUNTY SURVEY T-97

NARRATIVE

BASIS OF BEARING: THE SOUTHERLY SLOPE LINE OF KENTHORPE WAY AS SHOWN ON THE UNRECORDED PLAN OF "KENTHORPE TRACT'S", COUNTY SURVEY, MAP T-97, DATED 21 MAY 1955.

PURPOSE: TO DIVIDE INTO TWO (2) PARCELS THAT TRACT OF LAND SHOWN AS PROPOSED TRACT 3 BY PS 26348.

THE BOUNDARY WAS DETERMINED IN PROPERTY LINE ADJUSTMENT PS 26348.

NOTES

- 1) THERE IS NOT A GEODETIC CONTROL MONUMENT WITHIN A ONE HALF MILE OF THIS PARTITION.
- 2) FULL RELIANCE HAS BEEN PLACED IN TRANSAMERICA TITLE INSURANCE COMPANY TITLE REPORT C1078257, DATED 11 OCTOBER 1994 AND CHICAGO TITLE INSURANCE COMPANY TITLE REPORT 4137978, DATED 23 NOVEMBER, 1992, FOR THE LEGAL DESCRIPTIONS OF THE PROPERTY AND DISCLOSURE OF ANY ACCOMPANYING EASEMENTS.
- 3) A 5' SETBACK FROM ALL FRONT AND REAR PROPERTY LINES IS REQUIRED FOR PUBLIC UTILITY EASEMENTS BY THE WEST LINN PLANNING DEPARTMENT.
- 4) 25' ACCESS AND PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 TO BE MUTUALLY MAINTAINED BY THE OWNERS OF SAID PARCELS 1 AND 2.
- 5) KENTHORPE TRACT'S IS AN UNRECORDED MAP FILED AS T-97, CLACKAMAS COUNTY.

I CERTIFY THAT THIS IS AN EXACT COPY OF THIS PARTITION PLAT

Raymond F. Buckel 6/14/95
RAYMOND F. BUCKEL, PLS 2419

SURVEYOR'S CERTIFICATE

I, RAYMOND F. BUCKEL, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS NOTED HEREON, THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE GEORGE WALLING D.L.C. NO. 62, IN THE NORTHWEST 1/4 SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WLLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "LOVE", MARKING THE NORTHWESTERLY CORNER OF LOT 24, KENTHORPE TRACT'S, AN UNRECORDED PLAT, (COUNTY SURVEY T-97);

THENCE SOUTH 89° 59' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 24 AND THE SOUTH RIGHT-OF-WAY LINE OF KENTHORPE WAY, A DISTANCE OF 199.50 FEET TO THE INITIAL POINT; SAID POINT BEING A 1/2" IRON PIPE; THENCE CONTINUING SOUTH 89° 59' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00° 00' 42" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 89° 59' 00" EAST PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.91 FEET;

THENCE SOUTH 00° 00' 42" WEST, A DISTANCE OF 198.72 FEET TO THE NORTH LINE OF "MAPLE GROVE", BOOK 23, PAGE 36, DATE 4 NOVEMBER 1944;

THENCE NORTH 89° 51' 29" WEST ALONG SAID NORTH LINE, A DISTANCE OF 164.64 FEET;

THENCE NORTH 00° 00' 47" EAST, A DISTANCE OF 226.36;

THENCE SOUTH 89° 59' 00" EAST PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 94.73 FEET;

THENCE NORTH 00° 00' 47" EAST, A DISTANCE OF 122.00 FEET TO THE INITIAL POINT, CONTAINING 0.90 ACRES, MORE OR LESS.

SEE NO. 92 75059

PARTITION PLAT NO. 1995-113

OF PARTS OF LOTS 22 AND 23, "KENTHORPE TRACT'S", SITUATED IN THE GEORGE WALLING D.L.C. NO. 62 IN THE N.W. 1/4 SECTION 24, T.2S. R. 1E., W.M., CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
UNRECORDED (COUNTY SURVEY T-97)
APRIL 1985 SCALE 1"=40'
CITY OF WEST LINN PLANNING DEPARTMENT FILE NO. 189-94-12

APPROVALS

STATE OF OREGON SS
COUNTY OF CLACKAMAS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 27 DAY OF June 1995 AT 2:57 O'CLOCK PM

John Kuffman
CLACKAMAS COUNTY CLERK

By: *Melissa Taylor*
DEPUTY

APPROVED FOR COMPLIANCE WITH O.R.S. 209.250 ONLY
THIS 28 DAY OF June 1995

Thomas A. Milne
CLACKAMAS COUNTY SURVEYOR

By: *Michelle M. Clark*
DEPUTY

APPROVED THIS 18th DAY OF June 1995

Michelle M. Clark
CITY OF WEST LINN - CITY SURVEYOR

DEHAAS & ASSOCIATES

APPROVED THIS 20th DAY OF JUNE 1995

Michelle M. Clark
CITY OF WEST LINN - PLANNING DIRECTOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU
THIS 30 DAY OF June 1995

APPROVED THIS 27 DAY OF June 1995

Ray Etland
ASSESSOR & TAX COLLECTOR

By: *Carol M. Janel*
DEPUTY

By: *Michelle*
DEPUTY

APPROVED THIS 23rd DAY OF June 1995

Clayton Monson, P.E.
CITY OF WEST LINN - CITY ENGINEER

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. AND WINIFRED M. SCHECTER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND BEING FURTHER DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS SHOWN ON THE ANNEXED MAP AND HEREBY GRANT ALL EASEMENTS SHOWN & NOTED ON THIS PLAT.

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

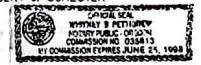
THIS PARTITION PLAT CONFORMS TO THE PROVISION OF O.R.S. CHAPTER 92.

Robert J. Schecter
WINIFRED M. SCHECTER

Robert J. Schecter
ROBERT J. SCHECTER

ACKNOWLEDGEMENT

STATE OF Oregon SS
COUNTY OF Clackamas



BE IT REMEMBERED: THAT ON THIS 27th DAY OF June 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, ROBERT J. AND WINIFRED M. SCHECTER WHO, BEING ON THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Shirley B. Bagnall
NOTARY

REGISTERED PROFESSIONAL LAND SURVEYOR

Raymond F. Buckel 6/12/95

OREGON
JANUARY 23, 1990
RAYMOND F. BUCKEL
2419

RENEWAL DATE: 1/01/96

PLANNING ENGINEERING LAND SURVEYING

KAMPE ASSOCIATES #
209 RUISE PARK BUILDING
3910 S.W. COLLINS WAY
LAKE OSWEGO, OREGON 97035
(503) 635-8291 FAX (503) 635-5480

PROJECT 94-187
DATE 4/19/95
SHEET 1 OF 1

SCALE 1"=40'
DWN BY J.L.A.
CND BY R.F.B.

PLAT NO. 1995-113

P.P. 1995-113 2 IE 24BD 400, 402

KITCHEN 12x15 = 180
 GREAT ROOM 25x 25 = 625
 BEDROOM 22x 15 = 330
 MASTER 12x 12 = 144
 COST 12x 5 = 60

 1339



45x57 = 2,565



ENVIRONMENTAL
MANAGEMENT
SYSTEMS, INC.

OR: 503-353-9691

FAX: 503-353-9695

WA: 360-735-1109

www.envmgtsys.com

4080 SE International Way

Suite B-112

Milwaukie, OR 97222

07/06/2022
Report # 22-0079

Dave Maher
2340 Summerlinn Drive
West Linn, OR 97068

REGARDING: Preliminary Site Evaluation/Wetland Determination
4060 Kenthorpe Way West Linn, OR 97068

T: 2S, R: 1E, Sec: 24, TL: 402

Dear Mr. Maher:

As requested, Environmental Management Systems Inc. (EMS) has performed the following services and provides this report for your use.

PROJECT DESCRIPTION:

The purpose of this report is to conduct a preliminary site evaluation to determine the presence of wetlands on the Site.

RESULTS:

Based upon test pit soil analysis, hydrology indicators, and hydrophytic vegetation indicators, the Site does not contain wetlands. Several test pits were dug to 16-18 inches below grade to conduct a soil analysis. Soil analysis was conducted on two of the test pits: Test Pit 1 located upland from the stream and Test Pit 2 located adjacent to the stream. The soil analysis found no hydric soil indicators. No water table or soil saturation was observed in any of the test pits. The only surface water on Site was the stream running along the southwestern portion of the Site. Wetland hydrology was present for the stream but was not observed anywhere outside of the stream borders.

Test Pit 1. Proposed Upland.

Depth (Inches)	Matrix Color (moist)	Matrix Color %	Redox Color (moist)	Redox Color %	Redox Color Type	Redox Color Location	Texture	Remarks
0-16"	10YR 3/3	100 %					SCL	

Test Pit 2. Propose Wetland (Adjacent to stream).

Depth (Inches)	Matrix Color (moist)	Matrix Color %	Redox Color (moist)	Redox Color %	Redox Color Type	Redox Color Location	Texture	Remarks
0-14"	7.5YR 3/3	100 %					SCL	
14-16"	7.5YR 3/2	97%	5YR 4/4	3%	Concentrations	Matrix	SCL	Prominent contrast

Vegetation was analyzed and a vegetation analysis was conducted to determine the presence of hydrophytic vegetation. The upland vegetation comprised most of the Site. Upland vegetation consisted of: *Abies grandis* (Grand Fir), *Acer macrophyllum* (Big Leaf Maple), *Hedera helix* (English Ivy), *Lapsana communis* (Common nipplewort), and *Polystichum munitum* (Western Sword Fern).

Wetland vegetation was concentrated in one 10-foot section along the eastern side of the stream. It consisted of *Phalaris arundinacea* (Reed-Canary Grass) and *Glyceria striata* (Fowl-Manna Grass).

A vegetation analysis using the dominance test worksheet and the prevalence index worksheet was conducted and hydrophytic vegetation was found where the wetland vegetation was concentrated adjacent to the stream. The dominance test passed with a value of 2. The prevalence index failed with a value of 1.27. These values are positive indicators for hydrophytic vegetation.

No wetland was mapped on the Local Wetland Inventory (LWI) for West Linn. Trillium Creek runs through the southwest portion of the Site according to the LWI. The U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Map listed a Riverine Habitat (Classification: R5UBH) on the southwest portion of the Site. No wetland was mapped on the NWI.

CONCLUSIONS:

1. Hydrophytic vegetation was observed in a section adjacent to the stream.
2. Hydric soil indicators were not observed.
3. Wetland hydrology was observed.
4. A wetland was not observed on the Site as there was no hydric soil indicator.

Recommendations:

1. Attend a pre application meeting with the City of West Linn to determine any future environmental or site requirements.
2. Clarify the stream setback and if a stream delineation is required.
3. Coordinate with West Linn to determine tree setbacks and tree removal process and requirements.
4. Conduct a formal wetland delineation if required by the City of West Linn.

LIMITATIONS: This is a preliminary report only, using hand measurements and observations. More extensive work and investigation will be needed to fully develop the required level of detail for permit and construction approvals.

DISCLOSURE: The information and statements in this report are true and accurate to the best of our knowledge. Neither Environmental Management Systems, Inc., nor the undersigned have any economic interests in the project.

To carry out the above listed recommendations, an Agreement for Professional Services is enclosed. Thank you for your business, and we look forward to assisting you to achieve your development objectives. If you have any questions, please contact Gus McKinley or me at 503-353-9691.

Sincerely,

A handwritten signature in black ink, appearing to read "Gus McKinley", with a long horizontal flourish extending to the right.

Gus McKinley, BS, Biologist/Wetland Specialist/EHST
Project Manager
ENVIRONMENTAL MANAGEMENT SYSTEMS, Inc.