

**CITY OF WEST LINN**  
**PRE-APPLICATION CONFERENCE MEETING**  
**SUMMARY NOTES**  
**November 3, 2022**

**SUBJECT:** Proposed 17 lot subdivision at 2175 Mountain View Court

**FILE:** PA-22-27

**ATTENDEES:** Applicant: Derek Marty  
Staff: Chris Myers (Planning), Lynn Schroder (Planning); Benjamin Gardner (Planning), Maryna Ascuncion (Engineering), Jameson Lumpkin (Engineering);  
Public: Alexia Halen, Dale Hirsch, David Newton, Eric Stoddard, Hal Keever, Jim McAfee, John Alderman, John Little, Karie Oakes, Kelsey Pounds, Kevin Apperson, Kevin and Stacy Koelbel, Nichole Olsrud, Peter Lanyi, Philip Gentemann, Randy and Diane Homes, Tara Smith, Tim Petersen, Todd Smith

*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: 2175 and 2200 Mountain View Court  
Tax Lot No.: 21E14CD00101, 21E14CD00102, 21E14CD00100  
Site Area: 8.29 acres +/- per site plan submitted with application  
Neighborhood: Marylhurst Neighborhood Association  
Comp. Plan: Low Density Residential  
Zoning: Residential, R-10  
Zoning Overlays: Habitat Conservation Areas (Not Designated, Moderate, and High)  
Riparian Corridor

**Project Site and Proposed Project**

Relevant details of the project and project site include the following:

- The proposed subdivision consists of three parcels of land. Parcel 1 at 2175 Mountain View Court is approximately 3.92 acres. Parcel 2 at 2200 Mountain View Court is approximately 1.97 acres. Parcel 3 is approximately 2.15 acres.
- 2200 Mountain View Court is the only one of the three parcels that has been developed (single-family house.)
- The site contains numerous large trees and slopes in excess of 50%.
- There exists a Riparian Corridor overlay due to the location of Arbor Creek running near the northerly property line.
- A majority of the project area is located within high to Moderate and Low Habitat Conservation Areas.
- 

**Planning Staff Comments**

Planning staff has the following comments on the application:

- Staff counts ten existing homes on Mountain View Court. West Linn Community Development Code limits cul-de-sacs to 25 homes maximum. There are exemptions in the code. Applicant will need to thoroughly examine chapter 85 General Provisions (85.200 Approval Criteria) for specific cul-de-sac requirements.

- The site has potential to be designated as a Planned Unit Development (PUD) Chapter 24 of the Community Development Code. A PUD may help alleviate some of the challenge with the steep slopes.
- Most of the property at 2175 Mountain View Court is covered by a Habitat Conservation Area (HCA) overlay. This is, in part, due to the steep slopes. Chapter 28 Willamette and Tualatin River Protection (28.110) addresses the criteria for HCAs and permitting within HCAs.
- Building heights may be an issue with the steep slopes. Applicant should review Community Development Code Chapter 41 (41.005) to determine how to measure the height of a building on steep slopes.
- Access is proposed to be from Mountain View Court. Applicant will need to determine a projected number of vehicle trips per day and whether a Transportation Impact Analysis will be required. Chapter 85 General Provisions (85.170).
- A grading plan will be required
- See attached Engineering notes for comments and concerns from the West Linn Public Works Department.

### **Discussion:**

Topics of conversation included the following:

- Project goals
- Applicable overlays on the property
- Steep slope issues and challenges
- Tualatin Valley Fire & Rescue service provider permit required prior to land use application
- Potential for a Planned Unit Development (PUD) rather than a subdivision
- Flag lot standards and cul-de-sac design standards
- The decision making process, the approval authority, timelines for a decision

### **Engineering:**

The Engineering department provided the following comments. For further details, please contact Maryna Asuncion at 503-722-3436 or [MAasuncion@westlinnoregon.gov](mailto:MAasuncion@westlinnoregon.gov).

### **Building:**

For building code and ADA questions, please contact Adam Bernert at [abernert@westlinnoregon.gov](mailto:abernert@westlinnoregon.gov) or 503-742-6054 or Alisha Bloomfield at [abloomfield@westlinnoregon.gov](mailto:abloomfield@westlinnoregon.gov) or 503-742-6053.

### **Tualatin Valley Fire & Rescue:**

Please contact Jason Arn at [jason.arn@tvfr.com](mailto:jason.arn@tvfr.com) or 503-259-1510 with any questions. **Note that a Service Provider Permit must be presented with the application in order for the application to be deemed complete.**

<https://www.tvfr.com/399/Service-Provider-Permit>

### **Process:**

For the proposal, address the submittal requirements and standards for decision making in the Community Development Code (CDC) chapters in the compliance narrative, plans, and other submittal requirements:

- Chapter 11: Residential, R-10
- Chapter 28: Willamette and Tualatin River Protection
- Chapter 41: Building Height, Structures on Steep Slopes, Exceptions
- Chapter 43: Single-Family Residential Side-yard Transitions (if applicable)
- Chapter 48: Access, Egress, and Circulation
- Chapter 75: Variances and Special Waivers (if needed)
- Chapter 85: General Provisions (land division)
- Chapter 92: Required Improvements
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

**Compliance Narrative:**

When preparing the compliance narrative, 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.

**Fees:**

The **fee** for a Subdivision is \$4200 plus \$200 per lot. The **Deposit** for Willamette and Tualatin River Protection Permit is \$1,700.

**Timelines:** 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 complete, the City has 120 days from the date of completeness to make a final decision on the application.

*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.

Pre-application Conference Notes (PA-22-27)  
2175 Mountain View Court  
November 3, 2022 – 10 am

### ***TVF&R Service Provider Permit***

- The customer would submit directly to TVF&R via our online portal prior to submitting their land use application to the City of West Linn.
- TVF&R requires a Service Provider Permit (SPP) application to be completed.
- TVF&R requires the customer to draw specific fire service plans as outlined in the TVF&R checklist.
- Once the customer uploads all required information in the online portal and submits, New Construction Deputy receives the application and start the review process usually in 3-5 days.
- Customer receives comments back via e-mail.
- Customer submits revised drawings back to TVF&R and we confirm that all items have been adequately addressed.
- TVF&R issues a TVF&R permit number and electronically stamped and signed plans back to the customer.
- E-mail to the customer directs the customer to submit the TVF&R permit application and stamped and approved plans to the City of West Linn with their land use submittal.
- TVF&R is then out of the process until final inspection.
- TVF&R conducts access and water supply **final inspection**.

### ***Chapter 2 – Definitions***

Types of land. Lands are categorized into one of four types (I, II, III or IV), depending on their features including slope, drainage and geology. In considering slope of the site, lands shall be classified into the steepest category for which they qualify.

Type I lands. Lands that have severe constraints that preclude the use of standard development techniques and technical criteria. Type I lands exist in one or more of the following areas:

1. Slope: Land that has slopes of 35 percent or more over more than 50 percent of the site, as shown on the RLIS topography GIS layer.
2. Drainage: All lands within the designated floodway as shown on the appropriate FEMA flood panel.
3. Geological hazard: All landslide areas shown on the City's Natural Hazard Mitigation Plan ("NHMP") and identified as "landslide potential exists" on Map 16 of the NHMP, or areas outside Map 16, but within Map 17, Landslide Vulnerable Analysis Area.

Type II lands. Lands which have constraints that are sufficient to preclude most standard types of development. Constraints in these areas generally do not constitute a health or safety hazard, but require the use of non-standard technical design criteria. Type II lands exist in one or more of the following areas:

1. Slope: Land that has slopes over 25 percent on more than 50 percent of the site, as shown on the RLIS topography GIS layer.
2. Drainage: All drainage courses identified on the water resource area maps or areas identified as protected Goal 5 Wetlands, and areas outside the floodway, but within the floodway fringe, also known as the 100-year floodplain.
3. Geology: All known mineral and aggregate deposits identified on the Comprehensive Plan map as protected Goal 5 resources.

Type III lands. These lands are considered within the major portion of the City's developable lands. Standard development criteria can be applied through normal implementation measures. Type III lands have slopes over 10 percent on more than 50 percent of the site, as shown on the RLIS topography GIS layer.

Type IV lands. These lands are considered to have few, if any, constraints to development and are within the major portion of the City's developable lands. Normal development standards will apply in these areas. Type IV lands have slopes 10 percent or under on more than 50 percent of the site, as shown on the RLIS topography GIS layer.

### ***Chapter 11 – Residential R-10***

11.030 Permitted Uses. Single-family home, duplex, triplex, quadplex, cottage cluster, etc...

11.070 Dimensional requirements, uses permitted outright, and uses permitted under prescribed conditions. Min lot sizes, lot width, yard dimensions, setbacks, height, lot coverage, FAR, etc...

### ***Chapter 24 – Planned Unit Development***

24.010 Purpose

24.080 Submittal Requirements

24.080(F.1-4)

- Specifically discuss site development constraints such as slope, drainage, geologic hazards, etc...

## **Chapter 28 – Willamette and Tualatin River Protection**

### 28.030(A.3) Applicability

- Habitat Conservation Area

### 28.070 Planning Director Verification of Metro Habitat Protection Map Boundaries

### 28.110 (all) Approval Criteria

- No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:

#### A. Development: All sites.

1. Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC [28.070](#) and site visit. Also, “tree canopy only” HCAs shall not constitute a development limitation and may be exempted per CDC [28.070\(A\)](#). The municipal code protection for trees and Chapters [55](#) and [85](#) CDC tree protection shall still apply.
2. HCAs shall be avoided to the greatest degree possible and development activity shall instead be directed to the areas designated “Habitat and Impact Areas Not Designated as HCAs,” consistent with subsection (A)(3) of this section.
3. If the subject property contains no lands designated “Habitat and Impact Areas Not Designated as HCAs” and development within HCA land is the only option it shall be directed towards the low HCA areas first, then medium HCA areas and then to high HCA as the last choice. The goal is to, at best, avoid or, at least, minimize disturbance of the HCAs. (Water-dependent uses are exempt from this provision.)
4. All development, including exempted activities of CDC [28.040](#), shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC [32.070](#) and [32.080](#) as deemed applicable by the Planning Director.

B. Single-family or attached residential. Development of single-family homes or attached housing shall be permitted on the following HCA designations and in the following order of preference with “a” being the most appropriate and “d” being the least appropriate:

- a "Habitat and Impact Areas Not Designated as HCAs"
- b Low HCA
- c Moderate HCA
- d High HCA

1. Development of land classifications in "b," "c" and "d" shall not be permitted if at least a 5,000-square-foot area of buildable land ("a") exists for home construction, and associated impermeable surfaces (driveways, patios, etc.).

2. If 5,000 square feet of buildable land ("a") are not available for home construction, and associated impermeable surfaces (driveways, patios, etc.) then combinations of land classifications ("a," "b" and "c") totaling a maximum of 5,000 square feet shall be used to avoid intrusion into high HCA lands. Development shall emphasize area "a" prior to extending construction into area "b," then "c" lands.

3. The underlying zone FAR shall also apply as well as allowable lot coverage.

4. Development may occur on legal lots and non-conforming lots of record located completely within the HCA areas or that have the majority of the lot in the HCA to the extent that the applicant has less than 5,000 square feet of non-HCA land.

Development shall disturb the minimum necessary area to allow the proposed use or activity, shall direct development to any available non-HCA lands and in any situation shall create no more than 5,000 square feet of impervious surface. (Driveways, paths, patios, etc., that are constructed of approved water-permeable materials will not count in calculating the 5,000-square-foot lot coverage.) The underlying zone FAR and allowable lot coverage shall also apply and may result in less than 5,000 square feet of lot coverage.

When only HCA land is available then the structure shall be placed as far away from the water resource area or river as possible. To facilitate this, the front setback of the structure or that side which is furthest away from the water resource or river may be reduced to a five-foot setback from the front property line without a variance. Any attached garage must provide a 20-foot by 20-foot parking pad or driveway so as to provide off-street parking exclusive of the garage. The setbacks of subsection C of this section shall still apply.

5. Driveways, paths, patios, etc., that are constructed of approved water-permeable materials will be exempt from the lot coverage calculations of subsections (B)(1) through (4) of this section and the underlying zone.

6. Table showing development allowed by land classification:

	<b>Development Allowed</b>
Non-HCA (“a”)	Yes
Low-Medium HCA (“b” and “c”)	Yes, if less than 5,000 sq. ft. of non-HCA land available. Avoid “d.”
High HCA (“d”)	Yes, but only if less than 5,000 sq. ft. of “a,” “b” and “c” land available.
Non-conforming Structures (structures on HCA land)	Yes: vertically, laterally and/or away from river. Avoid “d” where possible.

(The underlying zone FAR and allowable lot coverage shall also apply.)

C. Setbacks from top of bank.

1. Development of single-family homes or attached housing on lands designated as “Habitat and Impact Areas Not Designated as HCAs” shall require a structural setback of 15 feet from any top of bank that represents the edge of the land designated as “Habitat and Impact Areas Not Designated as HCAs.”
2. At-grade water-permeable patios or decks within 30 inches of grade may encroach into that setback but must keep five feet from top of bank and cannot cantilever over the top of bank or into the five-foot setback area.
3. For properties that lack a distinct top of bank the applicant shall identify the boundary of the area designated as “Habitat and Impact Areas Not Designated as HCAs” which is closest to the river. A structural setback of 15 feet is required from that boundary line. That 15-foot measurement extends from the boundary line away from the river. At-grade water-permeable patios or decks within 30 inches of grade may encroach into that setback 10 feet but must keep five feet from the boundary and cannot cantilever into the five-foot setback area. For vacant lots of record that comprise no lands with “Habitat and Impact Areas Not Designated as HCAs” designation or insufficient lands with those designations so that the above setbacks cannot be met, the house shall be set back as far from river as possible to accommodate house as part of the allowed 5,000 square feet of impermeable surfaces.

D. Development of lands designated for industrial, commercial, office, public and other non-residential uses.



1. Development of lands designated for industrial, multi-family, mixed use, commercial, office, public and other non-single-family residential uses shall be permitted on the following land designations and in the following order of preference with “a” being the most appropriate for development and “d” being the least appropriate:

- a “Habitat and Impact Areas Not Designated as HCAs”
- b Low HCA
- c Moderate HCA
- d High HCA

2. Developing HCA land.

a. Where non-HCA or areas designated as “Habitat and Impact Areas Not Designated as HCAs” are lacking or are in such limited supply as to render uses allowed by the underlying zone (e.g., general industrial) functionally impractical, the HCA may be utilized and built upon but shall emphasize “b” and “c” designations.

b. Where it is proposed that a “d” or high HCA classification be used, the property owner must demonstrate that the proposed use is clearly a water-dependent use. Proximity to the river for the purpose of views is not valid grounds. However, public interpretive facilities of historic facilities such as the government locks will be permitted as well as wildlife interpretive facilities and ADA-accessible platforms.

E. Hardship provisions and non-conforming structures.

1. For the purpose of this chapter, non-conforming structures are existing structures whose building footprint is completely or partially on HCA lands. Any additions, alterations, replacement, or rehabilitation of existing non-conforming non-water-related structures (including decks), roadways, driveways, accessory uses and accessory structures shall avoid encroachment upon the HCAs, especially high HCAs, except that:

a. A 10-foot lateral extension of an existing building footprint is allowed if the lateral extension does not encroach any further into the HCA or closer to the river or water resource area than the portion of the existing footprint immediately adjacent.

b. An addition to the existing structure on the side of the structure opposite to the river or water resource area shall be allowed. There will be no square footage limitation in this direction except as described in subsection (E)(1)(c) of this section.

- c. The same allowance for the use of, and construction of, 5,000 square feet of total impervious surface for sites in HCAs per subsections (B)(2) through (4) of this section shall apply to lots in this section.
- d. Vertical additions are permitted including the construction of additional floors.
- e. The provisions of Chapter [66](#) CDC, Non-conforming Structures, shall not apply.

#### **H. Partitions, subdivisions and incentives.**

1. When dividing a property into lots or parcels, an applicant shall verify the boundaries of the HCA on the property.
2. Applicant shall partition or subdivide the site so that all lots or parcels have a buildable site or envelope available for home construction located on non-HCA land or areas designated "Habitat and Impact Areas Not Designated as HCAs" per the HCA Map.
3. Development of HCA-dominated lands shall be undertaken as a last resort. A planned unit development (PUD) of Chapter [24](#) CDC may be required.
4. Incentives are available to encourage provision of public access to, and/or along, the river. By these means, planned unit developments shall be able to satisfy the shared outdoor recreation area requirements of CDC [55.100](#)(F). Specifically, for every square foot of riverfront path, the applicant will receive credit for two square feet in calculating the required shared outdoor recreation area square footage. Applicants shall also be eligible for a density bonus under CDC [24.150](#)(B). To be eligible to receive either of these incentives, applicants shall:
  - a. Provide a minimum 20-foot-wide all-weather public access path along the project's entire river frontage (reduced dimensions would only be permitted in response to physical site constraints such as rock outcroppings, significant trees, etc.); and
  - b. Provide a minimum 10-foot-wide all-weather public access path from an existing public right-of-way to that riverfront path or connect the riverfront path to an existing riverfront path on an adjoining property that accesses a public right-of-way;
  - c. Fencing may be required near steep dropoffs or grade changes.

#### **28.110 Approval Criteria**

28.130 Grading plan

28.150 Landscape plan

28.160 Mitigation Plan

***Chapter 41 – Building Height, Structures on Steep Lots, Exceptions***

41.005 Determining Height of Building

41.010 Front Yard Setback Exception

41.020 Height Exceptions

41.030 Projections Not Used for Human Habitation

***Chapter 43 – Single-Family Residential Side-Yard Transitions***

43.040 General Provisions

***Chapter 48 – Access, Egress, and Circulation***

48.020 Applicability and General Provisions

48.025 Access Control

48.030 Minimum Vehicle Requirements for Residential Uses

48.060 Width and Location of Curb Cuts and Access Separation Requirements

48.080 Bicycle and Pedestrian Circulation

NOTES: Site plan shows cul-de-sac bulb at more than 25% slope, how?

***Chapter 75 – Variances and Special Waivers***

75.020 Classification of Variances

75.030 Administration and Approval Process

75.040 Time Limit on a Variance and Special Waiver

75.050 Application

75.060 Site Plans and Map

***Chapter 85 – General Provisions (Land Division)***

85.150 Application – Tentative Plan

85.160 Submittal Requirements for Tentative Plan

85.170 Supplemental Submittal Requirements for Tentative Subdivision or Partition Plan

- Traffic Impact Analysis requirements

- Grading plan

- Water, sewer, storm water
- Tree plan?

#### 85.180 Redivision Plan Requirement

- A redivision plan shall be required for a partition or subdivision, where the property could be developed at a higher density, under existing/proposed zoning, if all services were available and adequate to serve the use.

#### 85.200 Approval Criteria

- 
- Streets, street widths, streets and protection of tree clusters, alignment, future street extensions,
- Cul-de-sac design standards 85.200(11). Length standards (200 feet), TVF&R standards, number of homes on a cul-de-sac (25), turnaround diameter, landscaped island, ped connections to adjacent streets,
- Flag lots. 85.200(B.7). Flat lot standards, criteria, dimensional requirements for accessways, lot depth requirements.
- Grading 85.200(E) Cut and fill requirements, slope, soil types, retaining walls, engineering requirements and standards, density transfer, emergency transfer,
- 85.200(H) Storm detention and treatment
- 85.200(I) Utility easement standards, locations
- 85.200(J) Supplemental Provisions – drainage ways, street trees, lighting, dedications, underground utilities, heritage/significant trees, and tree cluster protection

### ***Chapter 92 – Required Improvements***

#### 92.010 Public Improvements for All Development

- Streets within subdivisions, extension of streets to subdivisions, local and minor collector streets, sidewalks, joint mailbox facilities

#### 92.030 Improvement Procedures

- Improvement work timing, notification to the city, undergrounding utilities, filing requirements

#### 92.040 Specifications for Improvements

## Chapter 99 – Procedures for Decision Making: Quasi-Judicial

99.030 Application Process

99.033 Fees

99.035 Additional Information Required

99.038 Neighborhood Contract Required

- Subdivision, yes

- Planned Unit Development, yes

99.060 Approval Authority

- Planning Commission

99.110 Decision-Making Process of Approval Authority



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## Pre-app Comments

**Project Number: PA-22-27  
Proposed subdivision at 2175  
& 2200 Mountain View Court**

### Engineering Contact:

Maryna Asuncion  
masuncion@westlinnoregon.gov  
Telephone: (503) 722-3436

### Project Description:

The project is located at the terminus of Mounty View Court. There is also an undeveloped right-of-way on the northeast side of the property. The Applicant/Contract Purchaser is proposing to develop a 17- 19 lot subdivision on approximately 8.29 acres of land meeting the R-10 Low Density Residential standards. The topography on the site varies from rolling terrain in the central portion of the site to steep hillsides along the north and west sides of the property. Elevation ranges from approximately 380 to 570 feet above sea level.

**Pre-application meeting date:** November 3, 2022

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:

- Mountain View Court:
  - Mountain View Court is listed as a local street on the West Linn Roadway Functional Classifications List – 52' of ROW. Please see WL-RD012 for additional information.
  - Existing right-of-way on Mountain View Court is approximately 50 feet wide. There is an existing sidewalk on the west side of Mountain View Court, south of the proposed development.
- Street trees: coordinate with the Park Department to install appropriate number and type of tree, as applicable:
  - Parks Contact: Ron Jones  
rjones@westlinnoregon.gov  
503-722-4728
- All existing and new distribution and communication franchise utilities and their services must be placed underground
- Development shall pay all applicable Transportation System Development Charges (SDC) fees (Street and Bike/Ped).

### SANITARY SEWER

#### Minimum Required Improvement:

- There is an existing main and structure located near 2079 Moutain View Court. There is also an



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masuncion@westlinnoregon.gov  
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existing main and structure located NE of the proposed development, in the View Drive unimproved ROW.

- Development shall pay all applicable Sanitary Sewer SDC fees.

### DOMESTIC WATER

#### Minimum Required Improvement:

- There is an existing 8" DI water main in Mountain View Court that has adequate capacity to serve the proposed development.
- Fire hydrants in the vicinity of the project exceed the desired 400 foot spacing standard for residential zones. As such, the applicant will be required to install a new hydrant along Mountain View Court.
- Development shall pay all applicable Water SDC fees.

### SURFACE WATER (STORM SEWER)

#### Minimum Required Improvement:

- Onsite run-off generated from new 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 *Portland Stormwater Management Manual*, the Uniform Plumbing Code, and *City of West Linn Public Works Standards*.
- Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained.
- Per the City of Portland Stormwater Management Manual (SWMM) Section 2.2.4, all storm water infiltration facilities shall be setback a minimum distance of 100 feet from the top of slopes greater than or equal to 20%. For slopes greater than or equal to 50%, the setback requirement is 200 feet. See Table 2-1 in the SWMM for more detail. For encroachment into standard slope setbacks, an analysis from a geotechnical engineer is required certifying the design is protective of slope stability.
- Development shall pay all applicable Surface Water SDC fees.

### OTHER

- The proposed development will disturb more than 5 acres, therefore 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 st 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. construction.
- An 8' public utility easement will need to be provided at the front of each property.



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### **Engineering Contact:**

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masuncion@westlinnoregon.gov  
Telephone: (503) 722-3436

- All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new developments frontage exceeding 200 feet. The development is exempt if its frontage is less than 200 feet and the site is less than 1 acre. High voltage transmission lines as classified by PGE or other electrical service provider would also be exempt.