

Hay Properties- Project Narrative

New SFRs in WRA – Specifically 4327 Kelly Street

12/28/2018

Address	4325 Kelly Street	4327 Kelly Street	4329 Kelly Street
State ID	2 1E 36AA 1802	2 1E 36AA 1803	2 1E 36AA 1804
Tax ID	01830095	01830102	01830111
Size	5,000 sq ft	5,000 sq ft	5,000 sq ft
Zone	R 4.5	R 4.5	R 4.5
Owner	Ching Hay 4356 Riverview Ave, West Linn, OR 97068 503.784.7102	Applicant	Paradise Homes Dennis Caudell Paradise@frontier.com 503.710.1227
Work Scope	New SFR	New SFR	New SFR
WRA Review	West Linn Development Code Chapter 32		
MDA Calculation (sq. ft.)	MDA: 5,000	MDA: 5,000	MDA: 5,000
Mitigation / Revegetation	<i>West Linn Development Code Section 32.090, 32.100</i>		

Table of Contents

Hay Properties- Project Narrative.....	1
Proposal:	4
Site Description:.....	4
West Linn CDC 14.030 Permitted Uses	5
Permitted Uses.....	5
West Linn CDC 14.070 Dimensional Requirements.....	5
Dimensional Requirements for Uses Permitted Outright and Uses Permitted Under Prescribed Conditions	5
West Linn CDC 32.060 Approval Criteria for the Standard Process.....	6
A. WRA protection/minimizing impacts.....	6
B. Storm water and storm water facilities.	7
C. Repealed by Ord. 1647.....	8
D. WRA width.	8
E. Potential Hazards and Risk Mitigation	8
F. Roads, driveways and utilities.	9
G. Passive Recreation.	10
H. Daylighting Piped Streams.....	10
I. Habitat Friendly Development Practices.....	10
Public Works Standards 5.0016	11
5.0016 Half =Street plus Travel Lane Construction	11
Stormwater Management	12
Filter Strip.....	12
Sanitary Sewer Easement Dedication	12
Public Sanitary Sewer Easement.....	12
Figure 1 Site Plan.....	13
Figure 2 Lot Plan.....	14
Figure 3 Construction Management Plan	15
Figure 4 Mitigation Plan.....	16
Figure 5 Plat- 036- P1	17
Figure 6 DOGAMI Landslide Hazard Map	18
Figure 7	19
GIS Map with 2 ft Contours.....	19

Figure 8 20
 City of West Linn WRA Map..... 20
Exhibit 1 21
 Wetland Determination 21
Exhibit 2 41
 Fee-In-Lieu of Half Street Improvements 41
Exhibit 4 45
 Sanitary Sewer Utility Easement..... 45

Proposal:

The proposed development consists of three previously developed lots; one with proposed driveway access from Kelly Street and the others with access via a future access easement granted by 4325 Kelly St to the benefit of 4327 and 4329 Kelly St. The lots have remained unimproved from the original development and are used as back yard space associated with the adjacent SFR at 4356 Riverview Ave.

For each of the three existing lots, development will include approximately 5,000 square feet or the maximum disturbance area permitted within the WRA. All proposed development will occur within the existing building envelope indicated in the underlying zone.

Site Description:

The site is comprised of three 5,000 square foot lots, for a total of 0.34 acres. It is bounded by single family residences to the North, East, an apartment complex to the South and unimproved Kelly Street to the West. An ephemeral portion of Sunset Creek lies just across the property line to the South.

The site contains 8,373 square feet of Water Resource Area (WRA) overlay classification. 6,627 square feet of the site is not classified as WRA. The site does not contain any floodplain.

There are no wetlands on the property or in the creek vicinity. Slopes greater than 10 percent only exist on Lot 8 (TL 1803). This includes areas of slopes no greater than 13 percent. The creek bed consists of a small ravine that is generally approximately 18" wide by 6" deep. Water, when present in the summer, flows about 1" deep.

West Linn CDC 14.030 Permitted Uses

Permitted Uses

Single-Family detached residential units are uses permitted outright in the R 4.5 zone.

This application proposes three single family detached residential units.

The criterion is satisfied

West Linn CDC 14.070 Dimensional Requirements

Dimensional Requirements for Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

A. Minimum lot size shall be- 4500 sq ft-

Proposed lots are all 5,000 sq ft.

B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

All proposed front lot widths are 50 ft. Lengths are 100 feet.

C. The average minimum lot width shall be 35 feet.

All proposed lot widths are 50 ft.

D. Repealed by Ord. 1622.

Under the hardship provisions per CDC 32.110, where development is situated as far as practical from the WRA, front and side setbacks may be reduced up to 50% (per Ch 32.110(F)).

E. The minimum yard dimensions or minimum building setback areas from the lot line shall be:

1. For a front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.

With 50% reduction per 32.110(F), Front yard set backs are 10 ft for all lots.

2. For an interior side yard, five feet.

50% reduction per 32.110(F) notwithstanding, side yards are 5 ft for all lots.

3. For a side yard abutting a street, 15 feet.

Side yards do not abut a street for this application.

4. For a rear yard, 20 feet.

Rear yard set backs are 20 ft for all lots.

F. The maximum building height shall be 35 feet except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.

Building height is limited, for this proposal to 35'

G. The maximum lot coverage shall be 40 percent.

Maximum lot coverage will not exceed 40% of lot area (5,000 x 0.40 = 2,000 sq ft).

H. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

Access is proposed for 4327 and 4329 Kelly St via a 15' wide access easement from Kelly St, granted by the owner of 4325 Kelly St. The easement will be recorded in association with building permit plan review.

I. The maximum floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.

This application proposes development associated with Type II lands- maximum floor area criteria of this subchapter is excepted. Minimum floor area is proposed to exceed 30% of lot area (5,000 x 0.30 = 1500 sq ft).

J. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1538, 2006; Ord. 1622 § 24, 2014; Ord. 1675 § 17, 2018)

Proposed home design shall comply with or utilize exemptions provided in West Linn CDC Chapter 43

West Linn CDC 32.060 Approval Criteria for the Standard Process

A. WRA protection/minimizing impacts.

1. Development shall be conducted in a manner that will avoid or, if avoidance is not possible, minimize adverse impact on WRAs.

Under the hardship provisions per CDC 32.110, the minimum required distance from the creek to the house and associated improvements is 15 feet. New homes will be placed as close to the northern property line (opposite of the creek) as practical. To that end, front and side setbacks will be reduced up to 50 percent per Chapter 32.110(F).

2. Mitigation and re-vegetation of disturbed WRAs shall be completed per CDC 32.090 and 32.100, respectively.

1. All trees, shrubs and ground cover to be planted are to be native plants selected from the Portland Plant List;
2. Trees are to be at least one-half inch in caliper, and planted between eight and 12 feet on center, at a rate of five trees per every 500 square feet of disturbance area, and a minimum of 2 species.
3. Shrubs are to be in at least a one-gallon container or the equivalent, and planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each

cluster planted between eight and 10 feet on center at a rate of 25 plants every 500 square feet of disturbance area, and a minimum of 2 species.

4. Any invasive non-native or noxious vegetation is to be removed within the mitigation area prior to planting.
5. A minimum survival rate of 80 percent of the materials planted is expected after three years. Plants that die will be replaced in kind, and monitored by the owner;
6. Plants are to be mulched and watered and weeded for three years.
7. Planting will occur between Dec 1st and April 30th as appropriate for the respective stock, and will be protected as appropriate from wildlife damage.

B. Storm water and storm water facilities.

1. Proposed developments shall be designed to maintain the existing WRAs and utilize them as the primary method of storm water conveyance through the project site unless:

a. The surface water management plan calls for alternate configurations (culverts, piping, etc.); or

b. Under CDC 32.070, the applicant demonstrates that the relocation of the water resource will not adversely impact the function of the WRA including, but not limited to, circumstances where the WRA is poorly defined or not clearly channelized.

Re-vegetation, enhancement and/or mitigation of the re-aligned water resource shall be required as applicable.

SFR development will incorporate filter strips to infiltrate/dissipate runoff from disturbed areas into the WRA and creek as appropriate.

The following criteria do not apply.

- *2. Public and private storm water detention, storm water treatment facilities and storm water outfall or energy dissipaters (e.g., rip rap) may encroach into the WRA if:*
 - a. Accepted engineering practice requires it;*
 - b. Encroachment on significant trees shall be avoided when possible, and any tree loss shall be consistent with the City's Tree Technical Manual and mitigated per CDC 32.090;*
 - c. There shall be no direct outfall into the water resource, and any resulting outfall shall not have an erosive effect on the WRA or diminish the stability of slopes; and*
 - d. There are no reasonable alternatives available.*

The proposed access easement will incorporate stormwater filter strip(s) to filter/dissipate runoff from disturbed areas into the WRA and creek as appropriate. Associated runoff will not encroach upon significant trees. There will not be any direct outfall into Sunset Creek.

3. Roadside storm water conveyance swales and ditches may be extended within rights-of-way located in a WRA. When possible, they shall be located along the side of the road furthest from the water resource. If the conveyance facility must be located along the side of the road closest to the water resource, it shall be located as close to the road/sidewalk as possible and include habitat friendly design features (treatment train, rain gardens, etc.).

Proposed SFR development within the WRA is not adjacent to or within right-of-way(s).

This section does not apply.

4. Storm water detention and/or treatment facilities in the WRA shall be designed without permanent perimeter fencing and shall be landscaped with native vegetation.

Stormwater filter strip design will incorporate native plantings appropriate for stormwater infrastructure applications.

5. Access to public storm water detention and/or treatment facilities shall be provided for maintenance purposes. Maintenance driveways shall be constructed to minimum width and use water permeable paving materials. Significant trees, including roots, shall not be disturbed to the degree possible. The encroachment and any tree loss shall be mitigated per CDC 32.090. There shall also be no adverse impacts upon the hydrologic conditions of the site.

Proposed SFR development within the WRA is not adjacent to or within right-of-way(s) or public areas.

This section does not apply.

6. Storm detention and treatment and geologic hazards: Per the submittals required by CDC 32.050(F)(3) and 92.010(E), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.

Please see the engineered stormwater design attached as Exhibit 2

C. Repealed by Ord. 1647.

D. WRA width.

The WRA width for a Water Resource is 65' from the ordinary high water as indicated in Table 32-2. Under the hardship provisions per CDC 32.110, the minimum required distance from the creek to the house and associated improvements is 15 feet.

Please see the Wetland Determination attached as Exhibit 1.

E. Potential Hazards and Risk Mitigation

Per the submittals required by CDC 32.050(F)(4), the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.

The site's WRA is a narrow ephemeral portion of Sunset Creek bound by a shallow "ravine" less than 12 inches in depth and 20 inches in width.

The applicant requests the Planning Director waive any applicable requirement for submittal of a topographical survey and for submittal of a geologic report, in order to help the applicant reduce costs associated with this development.

- Platted in 1889, this previously developed land has remained unimproved for use as back yard lawn.
- The areas are well established and stable, without any visible hazard, evidence of slope failure or potential for failure. The site does not present any development constraints due to slope, drainage or geologic hazards.
- DOGAMI Statewide Geohazards Database identifies this area as a moderate (Landslide Possible) landslide risk, like more than half of all the developed land within the City of West Linn. DOGAMI characterizes Landslide Risk as Low, Moderate, High and Very High.
- Contours on the City's GIS generally depict a 10% slope across the three lots. This meets the CDCs Chapter 2 definition for a Type III land at its very lowest criteria.
- The site topography is flat and landscaped with terracing at either end of the lots. This creates an effective topography of less than 10% slopes within the buildable envelope of the lots. This factor alone would meet the definition of a Type IV land.

F. Roads, driveways and utilities.

1. New roads, driveways, or utilities shall avoid WRAs unless the applicant demonstrates that no other practical alternative exists. In that case, road design and construction techniques shall minimize impacts and disturbance to the WRA by the following methods:

a. New roads and utilities crossing riparian habitat areas or streams shall be aligned as close to perpendicular to the channel as possible.

b. Roads and driveways traversing WRAs shall be of the minimum width possible to comply with applicable road standards and protect public safety. The footprint of grading and site clearing to accommodate the road shall be minimized.

c. Road and utility crossings shall avoid, where possible:

- 1) Salmonid spawning or rearing areas;*
- 2) Stands of mature conifer trees in riparian areas;*
- 3) Highly erodible soils;*
- 4) Landslide prone areas;*
- 5) Damage to, and fragmentation of, habitat; and*
- 6) Wetlands identified on the WRA Map.*

2. Crossing of fish bearing streams and riparian corridors shall use bridges or arch-bottomless culverts or the equivalent that provides comparable fish protection, to allow passage of wildlife and fish and to retain the natural stream bed.

3. New utilities spanning fish bearing stream sections, riparian corridors, and wetlands shall be located on existing roads/bridges, elevated walkways, conduit, or other existing structures or installed underground via tunneling or boring at a depth that avoids tree roots and does not

alter the hydrology sustaining the water resource, unless the applicant demonstrates that it is not physically possible or it is cost prohibitive. Bore pits associated with the crossings shall be restored upon project completion. Dry, intermittent streams may be crossed with open cuts during a time period approved by the City and any agency with jurisdiction.

4. No fill or excavation is allowed within the ordinary high water mark of a water resource, unless all necessary permits are obtained from the City, U.S. Army Corps of Engineers and Oregon Department of State Lands (DSL).

5. Crossings of fish bearing streams shall be aligned, whenever possible, to serve multiple properties and be designed to accommodate conduit for utility lines. The applicant shall, to the extent legally permissible, work with the City to provide for a street layout and crossing location that will minimize the need for additional stream crossings in the future to serve surrounding properties.

Kelly Street will be extended as minimally as possible to provide access to the lots.

G. Passive Recreation.

This application does not propose any passive recreation as described in this section.

This section does not apply.

H. Daylighting Piped Streams.

This property does not contain any daylighted stream elements, and this proposal does not create any new daylighting.

This section does not apply

I. Habitat Friendly Development Practices

The following habitat friendly development practices shall be incorporated into the design of any improvements or projects in the WRA to the degree possible:

- 1. Restore disturbed soils to original or higher level of porosity to regain infiltration and storm water storage capacity.*
- 2. Apply a treatment train or series of storm water treatment measures to provide multiple opportunities for storm water treatment and reduce the possibility of system failure.*
- 3. Incorporate storm water management in road rights-of-way.*
- 4. Landscape with rain gardens to provide on-lot detention, filtering of rainwater, and groundwater recharge.*
- 5. Use multi-functional open drainage systems in lieu of conventional curb-and-gutter systems.*
- 6. Use green roofs for runoff reduction, energy savings, improved air quality, and enhanced aesthetics.*
- 7. Retain rooftop runoff in a rain barrel for later on-lot use in lawn and garden watering.*

8. *Disconnect downspouts from roofs and direct the flow to vegetated infiltration/filtration areas such as rain gardens.*
9. *Use pervious paving materials for driveways, parking lots, sidewalks, patios, and walkways.*
10. *Reduce sidewalk width to a minimum four feet. Grade the sidewalk so it drains to the front yard of a residential lot or retention area instead of towards the street.*
11. *Use shared driveways. 3 SFR lots will be using the same shared access driveway with shorter individual driveways to each house.*
12. *Reduce width of residential streets and driveways, especially at WRA crossings.*
13. *Reduce street length, primarily in residential areas, by encouraging clustering.*
14. *Reduce cul-de-sac radii and use pervious and/or vegetated islands in center to minimize impervious surfaces.*
15. *Use previously developed areas (PDAs) when given an option of developing PDA versus non-PDA land.*
16. *Minimize the building, hardscape and disturbance footprint.*
17. *Consider multi-story construction over a bigger footprint. (Ord. 1623 § 1, 2014; Ord. 1635 § 19, 2014; Ord. 1647 § 5, 2016; Ord. 1662 § 7, 2017).*

Some Habitat Friendly Development Practices to be utilized in this development are as follows:

- Revegetation will use native shrubs, trees and grasses;
- Driveways and access roadways will use filter strip(s) for runoff pretreatment;
- Rain Barrels will capture roof runoff for later use in landscaped areas;
- Sidewalks will shed runoff to landscaped areas;
- Shared access roadways;
- All proposed development is in Previously Developed Areas;
- Smaller footprint development;
- Efficient Home Design and Construction.

Public Works Standards 5.0016

5.0016 Half =Street plus Travel Lane Construction

Applies to development where abutting property frontage is to be developed and the opposite frontage property is undeveloped, and the full improvement will occur with future development and right-of-way dedication. The City indicated on October 5, 2018 that a Fee in Lieu of half street improvements is preferred in this location.

The portion of this application relating to development of Taxlots 1803 (4327 Kelly Street) and 1804 (4329 Kelly Street) does not adjoin the unimproved section of Kelly street. Access to the property is provided via an access easement granted to the benefit of Taxlot 1803 to be recorded with Clackamas County Recorder at the time of building permit application.

The requirement does not apply to this application.

Stormwater Management

Filter Strip

The proposed development will utilize vegetated filter strip to manage stormwater runoff from respective impervious areas. Specifically- runoff from the house roofs, driveways and the access easement roadway will convey to the vegetated area between the south property line and the access roadway. Stormwater will achieve surface filtration with grass and existing plantings prior to flow to Sunset Creek.

The City of Portland 2016 Stormwater Manual specifies Filter Strips as an element of the Simplified Approach for residential developments under 10,000 sq ft and requires filter strip area at least 20% of new impervious areas.

House	1,135
Driveway	1,000
Roadway	500
<hr/>	
	2,635

Treatment	Treatment Area (sq ft)	Lot Width (ft)	Treatment Area Width (ft)
Filter Strip	527.0	50' x	10.54

The distance from the access roadway to the creek varies from 17' to 32'. See Figure 2- Lot Plan and Figure 4- Mitigation Plan.

The criteria is satisfied.

Sanitary Sewer Easement Dedication

Public Sanitary Sewer Easement

Please see proposed attached as Exhibit 4.

Figure 1 Site Plan

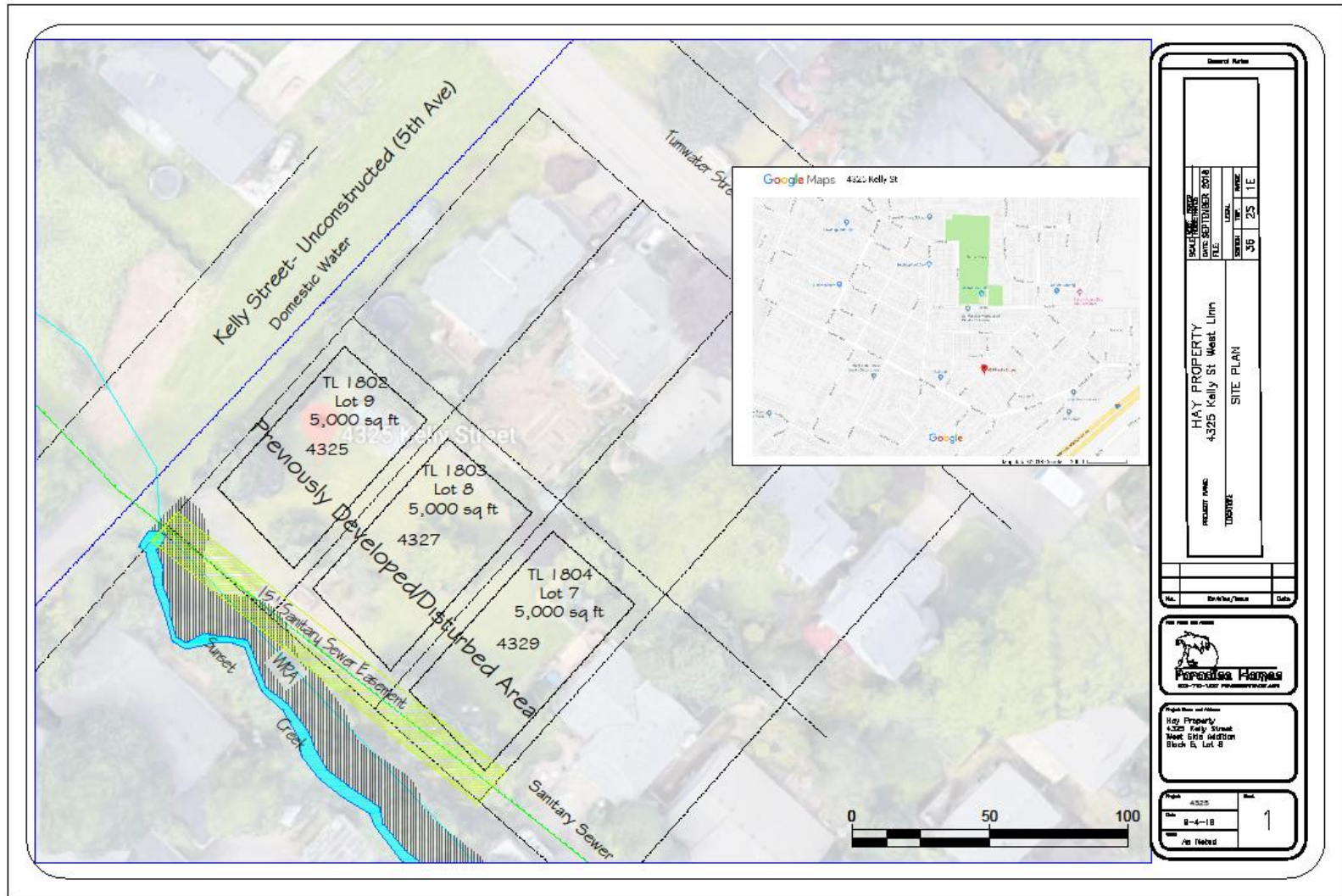


Figure 2 Lot Plan

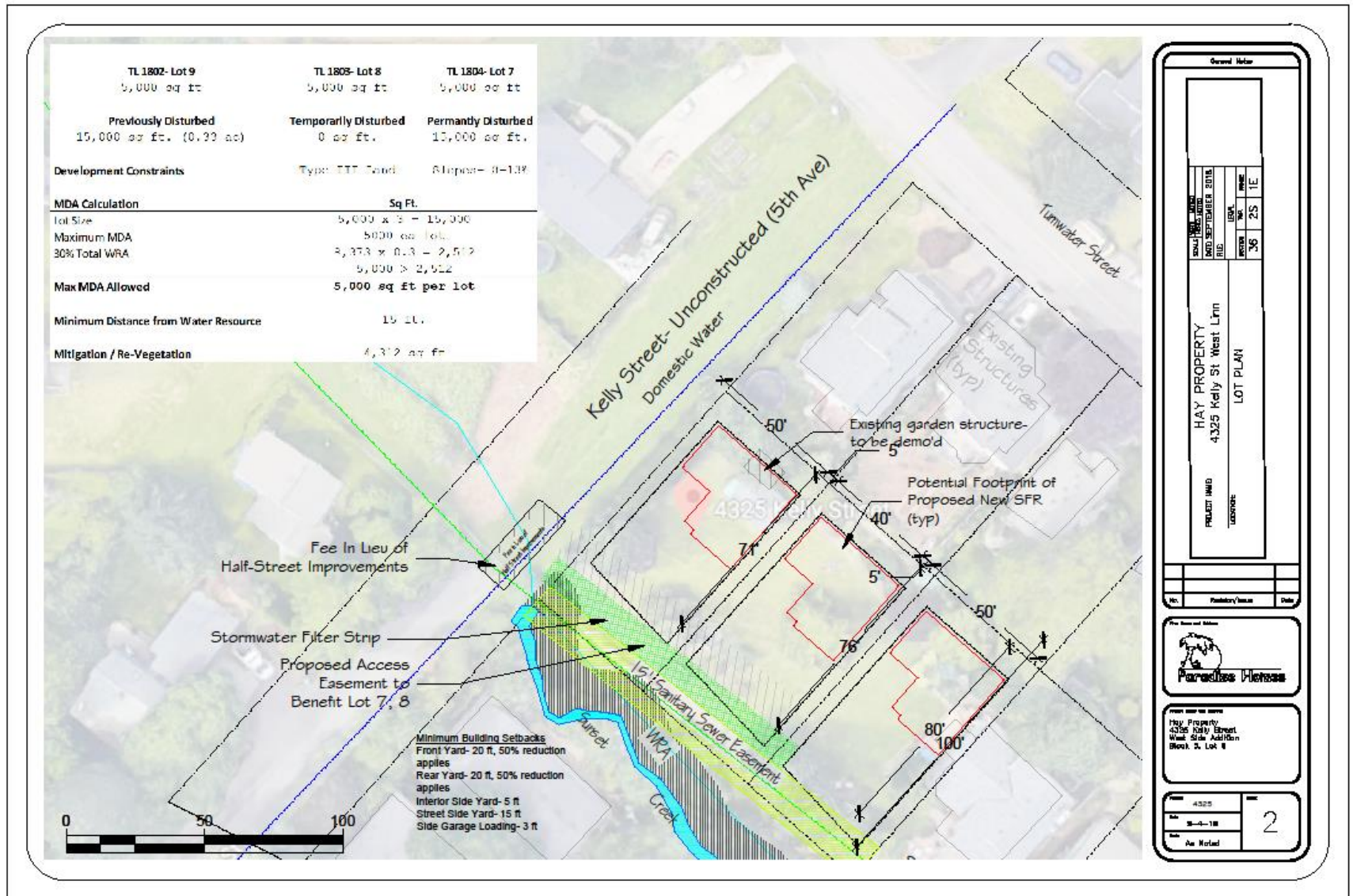


Figure 4 Mitigation Plan

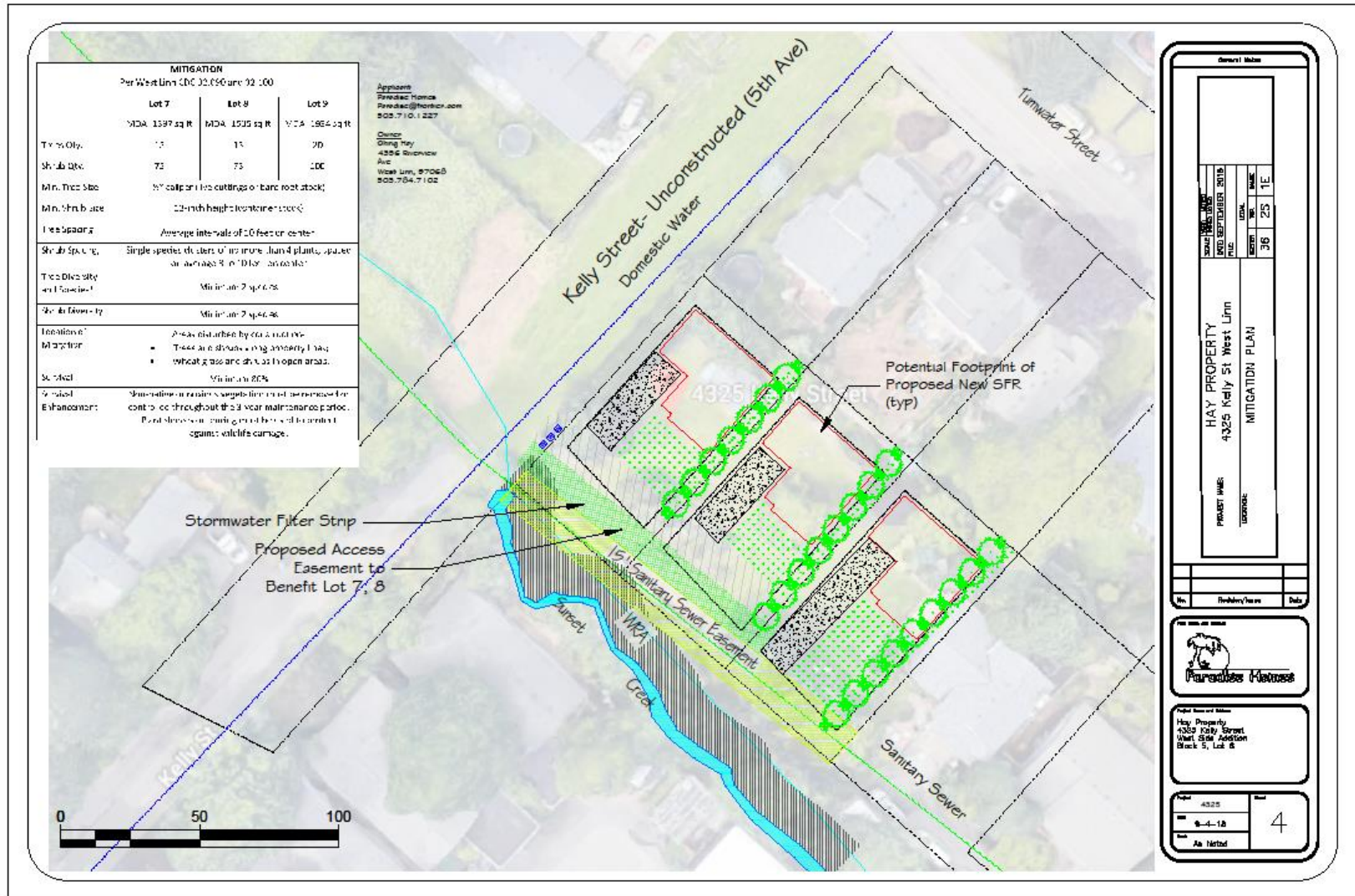
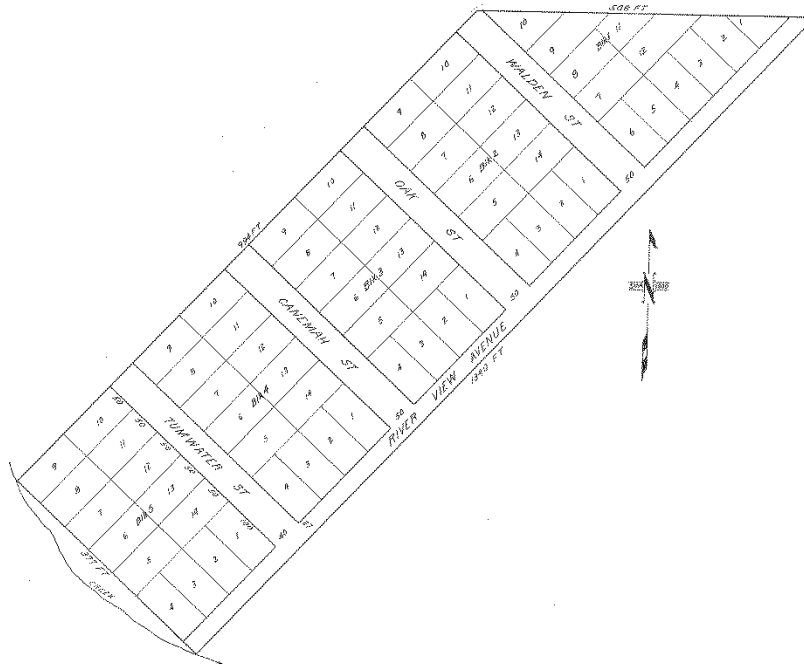


Figure 5 Plat- 036- P1

WEST SIDE ADDITION
TO
OREGON CITY
SCALE 1"=100'



KNOW ALL MEN BY THESE PRESENTS--THAT WE, JAMES P. SHAW AND EMILIE C. SHAW HIS WIFE, DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A MAP OF WEST SIDE ADDITION TO OREGON CITY, AND THE LANDS THEREIN REPRESENTED BEING SITUATED IN SECTION 36 IN TOWNSHIP 2 SOUTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND MORE FULLY DESCRIBED AS BEGINNING AT THE NORTH WEST CORNER OF ROBERT MOORE'S DONATION LAND CLAIM IN SAID SECTION 36 T. 2 S. R. 1 E., RUNNING THENCE SOUTH 89° 45' E. 500 FEET TO A STAKE, THENCE S. 42° WEST 1340 FEET TO A CREEK, THENCE WESTERLY BY THE MEANDERS OF SAID CREEK TO DONATION CLAIM LINE BETWEEN JULIA ANN LEWIS AND ROBERT MOORE, THENCE ALONG SAID LINE N 42° E. TO PLACE OF BEGINNING.

WE HEREBY DEDICATE TO THE PUBLIC FOREVER AS STREETS AND ROADS ALL SUCH PORTIONS OF LAND UPON SAID MAP AS THE SAME ARE THEREUPON LAID DOWN AND MAPPED.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 15TH DAY OF JUNE, 1889.

IN PRESENCE OF
H. U. CROSS
CHAS. E. BURNS

JAMES P. SHAW SEAL
EMILIE C. SHAW SEAL

STATE OF OREGON }
COUNTY OF CLATSOP } SS

BE IT REMEMBERED THAT ON THIS 15TH DAY OF JUNE, 1889, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR OREGON PERSONALLY APPEARED THE ABOVE NAMED JAMES P. SHAW AND EMILIE C. SHAW, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DEDICATION AND TOWN PLAT, AND THE SAID JAMES P. SHAW AND EMILIE C. SHAW ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES THEREIN MENTIONED.

SEAL
OF
NOTARY

HARVEY E. CROSS
NOTARY PUBLIC FOR OREGON

STATE OF OREGON }
COUNTY OF CLATSOP } SS

I, N. O. WALDEN, BEING FIRST DULY SWORN DEPOSE AND SAY--I SURVEYED THE LAND REPRESENTED ON THE ANNEXED PLAT. THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS REPRESENTED ON SAID PLAT. THAT I PLANTED A STONE MONUMENT INDICATING THE INITIAL POINT OF SUCH SURVEY OF FOLLOWING DIMENSIONS 6 X 6 X 6 AT THE N. W. CORNER OF SAID TRACT.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF JUNE, 1889.

SEAL
H. E. CROSS
NOTARY PUBLIC FOR OREGON

N. O. WALDEN

STATE OF OREGON }
COUNTY OF CLATSOP } SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORD JUNE 15TH, 1889, AT 3 O CLOCK AND--MIN. P. M. REQUEST OF SHAW AND RECORDED JUNE 15, 1889, IN BOOK OF PLATS.

H. H. JOHNSON, COUNTY CLERK

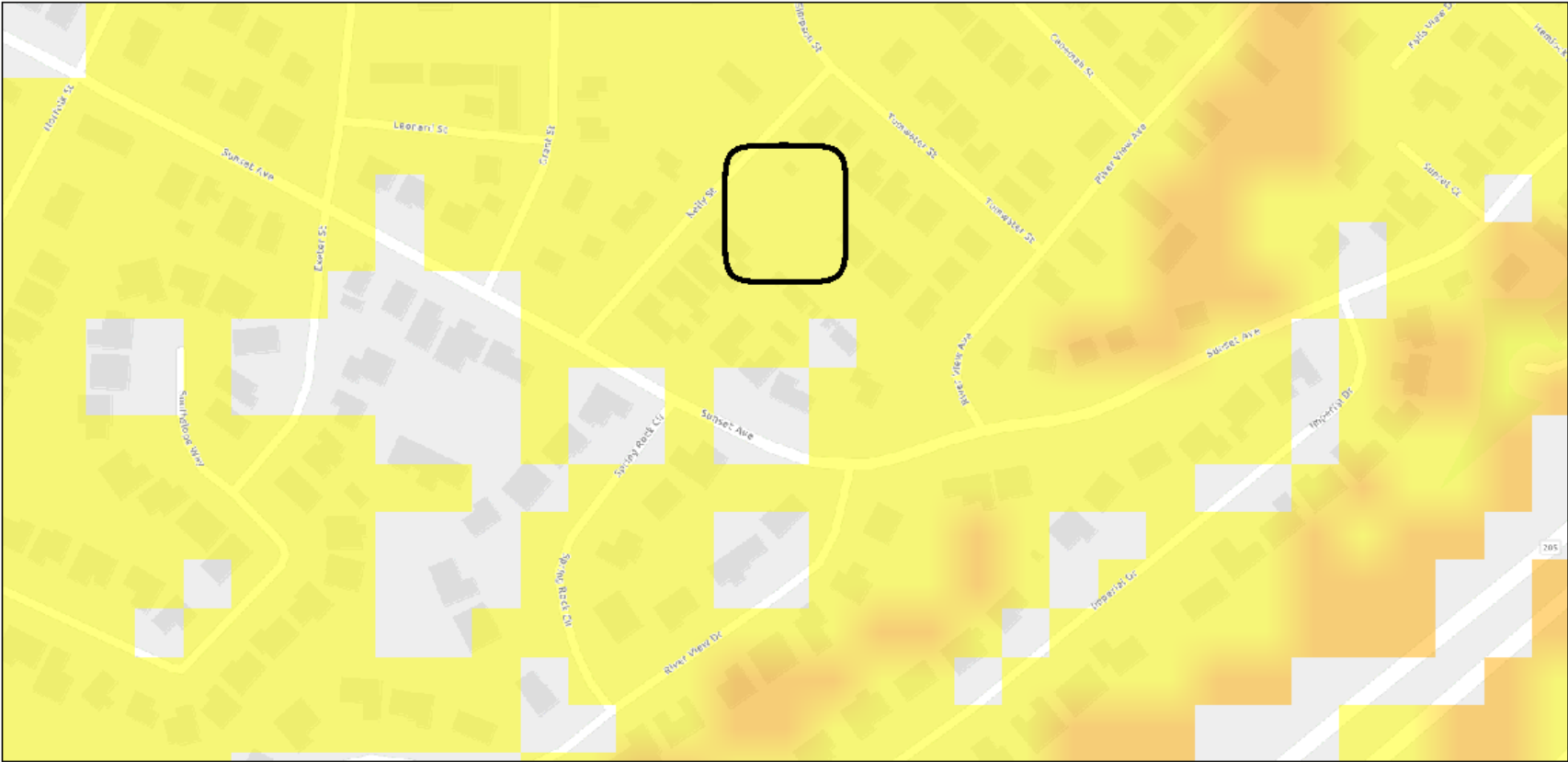
STATE OF OREGON }
COUNTY OF CLATSOP } SS

I, E. C. HAGREY, RECORDER OF SAID COUNTY, CERTIFY THE WITHIN AND FOREGOING TO BE A TRUE AND CORRECT COPY OF THE MAP AND FILE IN MY OFFICE AND IN MY CARE AND CUSTODY. JUNE 23, 1889.

E. C. HAGREY
COUNTY RECORDER

Figure 6 DOGAMI Landslide Hazard Map

4325 Kelly St- DOGAMI Landslide Hazard



October 19, 2018
Landslide Hazard
Red: Band_1
Green: Band_2
Blue: Band_3

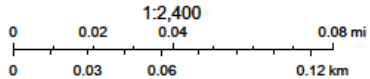


Figure 7

GIS Map with 2 ft Contours

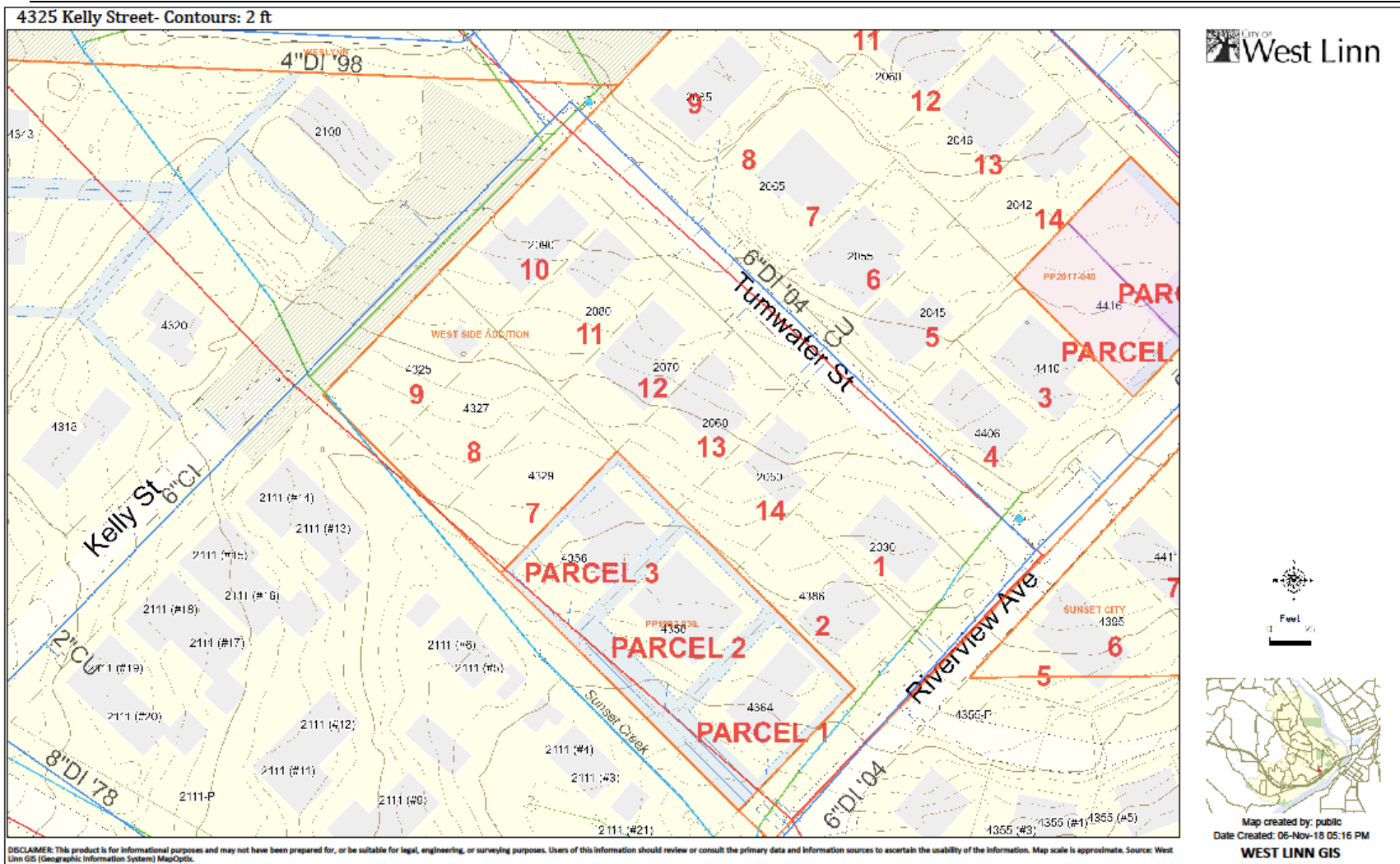


Figure 8

City of West Linn WRA Map

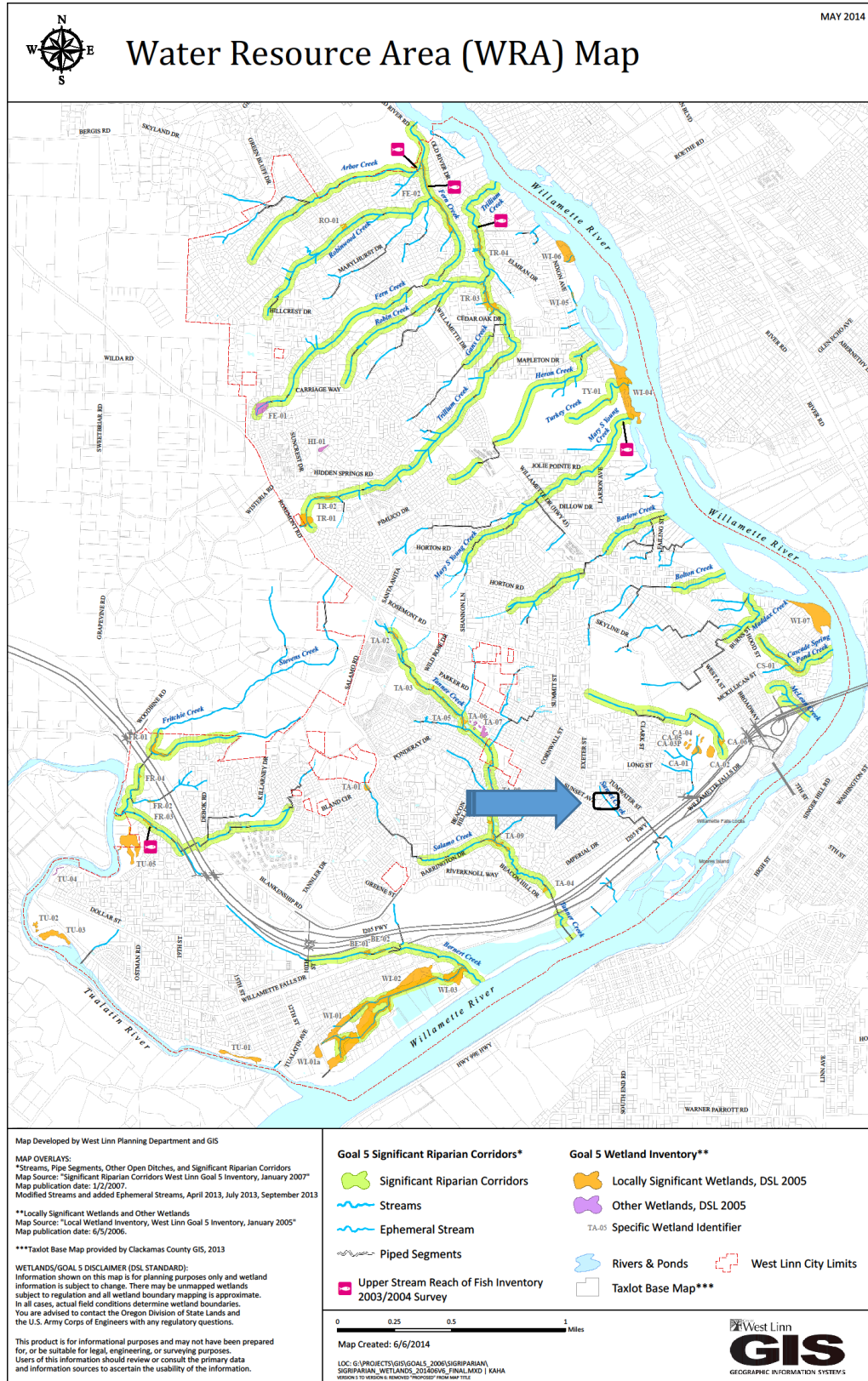


Exhibit 1

Wetland Determination

4325 Kelly Street West Linn Wetland Determination

PREPARED FOR: Dennis Caudell, Paradise Homes
 PREPARED BY: Turnstone Environmental Consultants, Inc. (Turnstone)
 COPIES: Jeff Reams (Turnstone)
 DATE: December 17th, 2018

Introduction

Turnstone conducted a wetland and waterways determination for a 0.43-acre Study Area that includes the entirety of tax lots 1802, 1803, 1804 and a portion 800 (tax maps 21E36AA & 21E36AD) in West Linn, Clackamas County, Oregon. The Study Area also includes a small portion of public road right of way north of the existing terminus of Kelly Street. The purpose of this memorandum is to provide information that will help guide future land use planning for the parcel and ensure compliance with regulatory statutes related to protection of wetlands and other waters. The client wishes to develop tax lots 1802, 1803 and 1804 as single-family residences and has commissioned this report to convey the location and condition of aquatic resources that may be subject to city regulations. A portion of the Study Area adjacent to the channel of Sunset Creek is included in the City of West Linn’s Water Resource Area (WRA) map and subject to protection through development buffers (Appendix A-Figure 1).

Study Area Setting and Land Use

The legal description of the Study Area is SE 1/4 of NE 1/4, Section 36 in Township 2 South, Range 1 East. The centroid coordinates for the Study Area are 45.3570923°, -122.6249728°. The Study Area is situated on a southeast-facing slope and local topography is influenced by the drainage swale occupied by Sunset Creek.

Study Area (shaded) overview map



Source: West Linn GIS (Geographic Information System) MapOptix.

The portions of tax lots 1802, 1803 are currently maintained as a landscaped yard, with lawns and ornamental tree and shrub plantings. Mature Leyland cypress (*Cupressus x leylandii*), Deodar cedar (*Cedrus deodara*) and quaking aspen (*Populus tremuloides*) trees along with ornamental grasses (*Miscanthus sinensis*) and flowering cherry trees (*Prunus pendula*) are planted along the Study Area lot lines. The portion of tax lot 800 included in the Study Area contains the channel of Sunset Creek and is a combination of landscaped areas and riparian vegetation dominated by willows (*Salix cf. sitchensis*). Local land use is dominated by medium-density single-family homes. The Study Area is within the Abernethy Creek-Willamette River catchment area (HUC10: 1709000704). No wetlands included in the National Wetland Inventory (NWI) are located in the Study Area (USFWS 2018). The nearest NWI wetlands are located along Tanner Creek to the southwest, at Camassia Natural Area to the Northeast and along the Willamette River to the south. Beyond the channel of Sunset Creek, no wetlands or waters are identified in the West Linn local wetland inventory (Winterbrook 2003).

Methods

Field investigation of the Study Area was conducted on December 5th, 2018. The field investigation utilized the “Routine Onsite” method from the Corps Wetland Delineation Manual (USACE, 1987) as guidance. The Study Area was traversed by foot and a visual assessment was conducted for hydrophytic vegetation, suspect topographical features, and wetland hydrology indicators. Two sample plots were placed upslope of the Sunset Creek channel to document upland (non-wetland) conditions there. Sample plot soil pits were dug to a depth of 20”. Absolute aerial cover of plant species was reported for tree, shrub and herb layers, utilizing 10-, 5-, 1-meter square plots respectively. Soil colors (wet) were determined using Munsell soil color charts (Gretag Macbeth 2000). Ordinary High-Water Lines (OHWLs) were determined by mapping the upland limit of the physical and biological characteristics outlined in Army Corps of Engineers Regulatory Guidance Letter 05-05 (USACE 2005). Considering that the timing of field investigation coincided with a dry period, wetland hydrology would be assumed for plots possessing both positive hydric soil and hydrophytic vegetation determinations, though in practice each sampling area resulted in upland soil and vegetation determinations.

Looking northeast towards SP_01



Results

No wetlands are present within the Study Area and each of the sample plots resulted in upland determinations. The location of Study Area sample plots is illustrated in Appendix B-Figures 1 & 2. Wetland delineation data forms and ground-level photographs are included in Appendix C. Soils in the Study Area are predominately dark brown (7.5YR 3/3) and silt loam in texture and do not the redoximorphic features associated with persistent seasonally high ground water. A single soil map unit (major component) is present in the Study Area: "Saum silt loam, 8 to 15 percent slopes" (NRCS 2018). The map unit is non-hydric and described as well-drained. Soils observed during field investigation closely resemble the pedon descriptions of "Saum" soils. Study Area sample plots were dominated by ornamental trees and lawn grasses including perennial ryegrass (*Lolium perenne*) along with a mix of annual weeds including common groundsel (*Senecio vulgaris*), crabgrass (*Digitalis sanguinalis*), dovefoot geranium (*Geranium molle*), subterranean clover (*Trifolium subterraneum*) and annual bluegrass (*Poa annua*). Within the Study Area, channel of Sunset Creek is located primarily on tax lot 800 with a small portion on the adjacent public road right of way. Vegetation along the northern section of the creek is maintained as a backyard, with lawn grasses interspersed by raised beds and ornamental plantings. Vegetation along the lower, southern portion of the creek is more natural in character and hosts native riparian species including willows, western red-cedar (*Thuja plicata*) and ferns (*Athyrium filix-femina*). The channel is somewhat incised and the OHWL was determined by mapping the top of bank. The channel, along with the proposed 15' development buffer is illustrated in Appendix B-Figures 1 & 2.

Looking south toward SP_02



Mapping Method

Sample points and waterway lines were collected using an EOS™ Arrow Gold GPS receiver paired with a mobile computer equipped with ESRI™ Collector software. RTK positioning over a digital cellular network was utilized to correct GPS data and points are accurate to within 4 cm. To calculate areas and create associated figures, GPS data was collected in a WGS 84 geographic coordinate system and later transformed into a local coordinate system, NAD 1983 State Plane Oregon North FIPS3601 Feet. A CAD file has been provided to the client for incorporation into proposed site layout exhibits.

Looking at Sunset Creek on the north portion of tax lot 800.



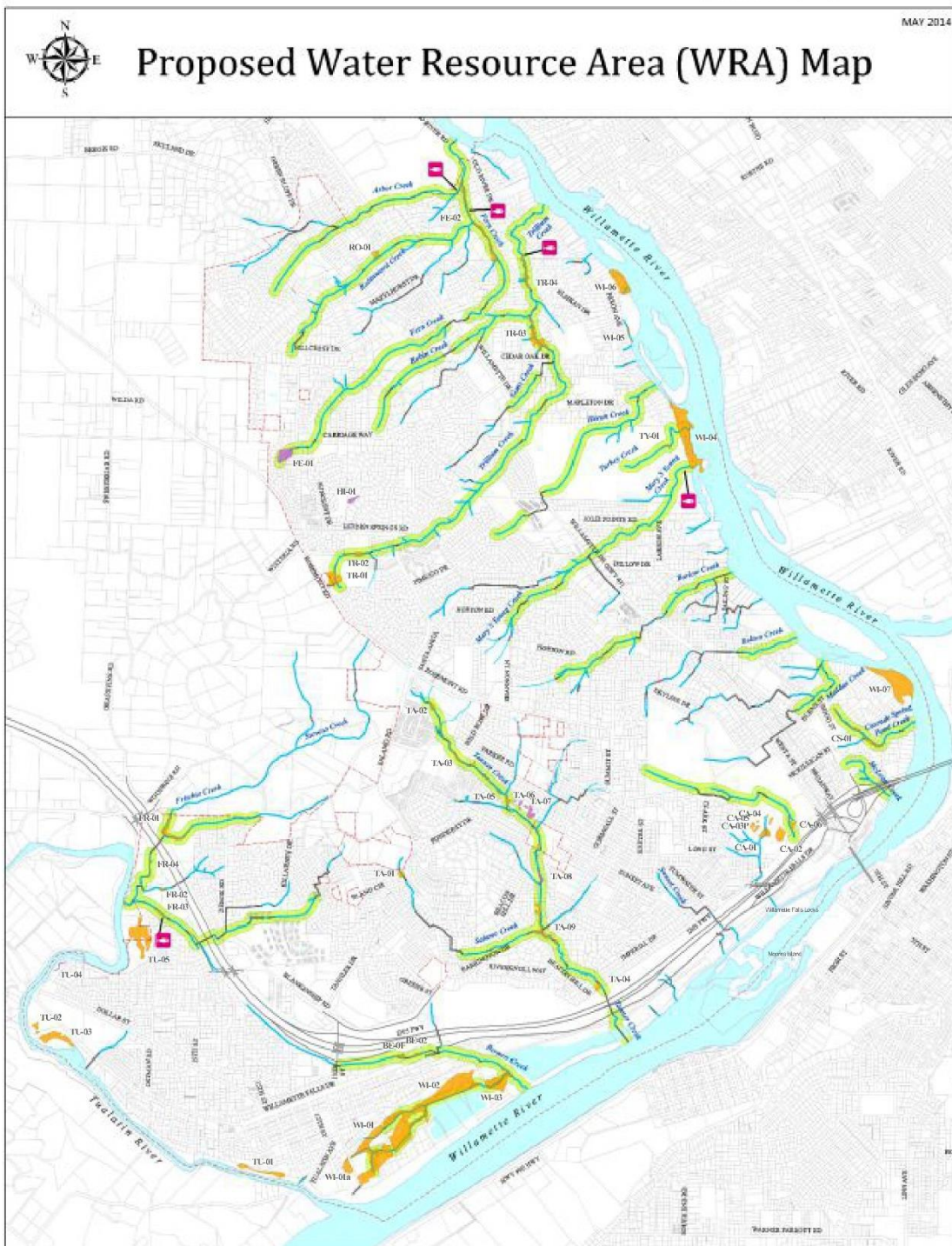
Looking northwest from the south-central portion of the Study Area





Appendix A:

West Linn WRA Map



Map Developed by West Linn Planning Department and GIS

MAP OVERLAYS:
 *Streams, Pipe Segments, Other Open Ditches, and Significant Riparian Corridors
 Map Source: "Significant Riparian Corridors West Linn Goal 5 Inventory, January 2007"
 Map Publication date: 1/27/2007
 Modified Streams and added Ephemeral Streams, April 2013, July 2013, September 2013

****Locally Significant Wetlands and Other Wetlands:**
 Map Source: "Local Wetland Inventory, West Linn Goal 5 Inventory, January 2005"
 Map Publication date: 6/4/2006.

*****Taxlot Base Map provided by Clark County GIS, 2013**

WETLANDS/GOAL 5 DISCUSS/MSR (DSL STANDARD)
 Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unimproved wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Goal 5 Significant Riparian Corridors*

- Significant Riparian Corridors
- Streams
- Ephemeral Stream
- Piped Segments
- Upper Stream Reach of Fish Inventory 2003/2004 Survey

Goal 5 Wetland Inventory**

- Locally Significant Wetlands, DSL 2005
- Other Wetlands, DSL 2005
- Specific Wetland Identifier
- Rivers & Ponds
- West Linn City Limits
- Taxlot Base Map***

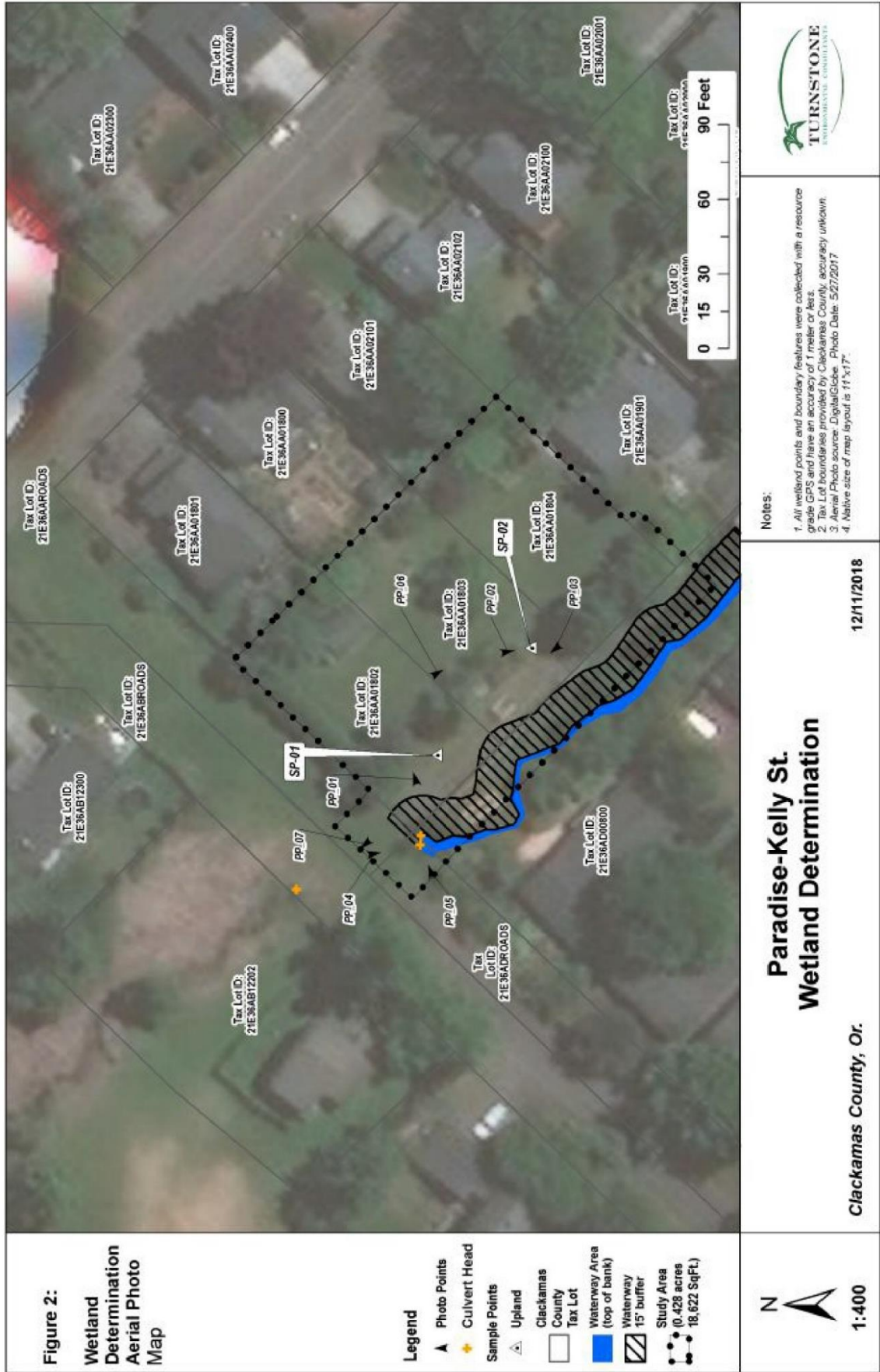
0 0.25 0.5 1 Miles
 Map Created: 5/13/2014
 LOC: G:\PROJECTS\GIS\GOLS_2007\OSR\HMSA\WORKAREA_WETLANDS_2010\WRA_PROPOSED\WRA.MXD

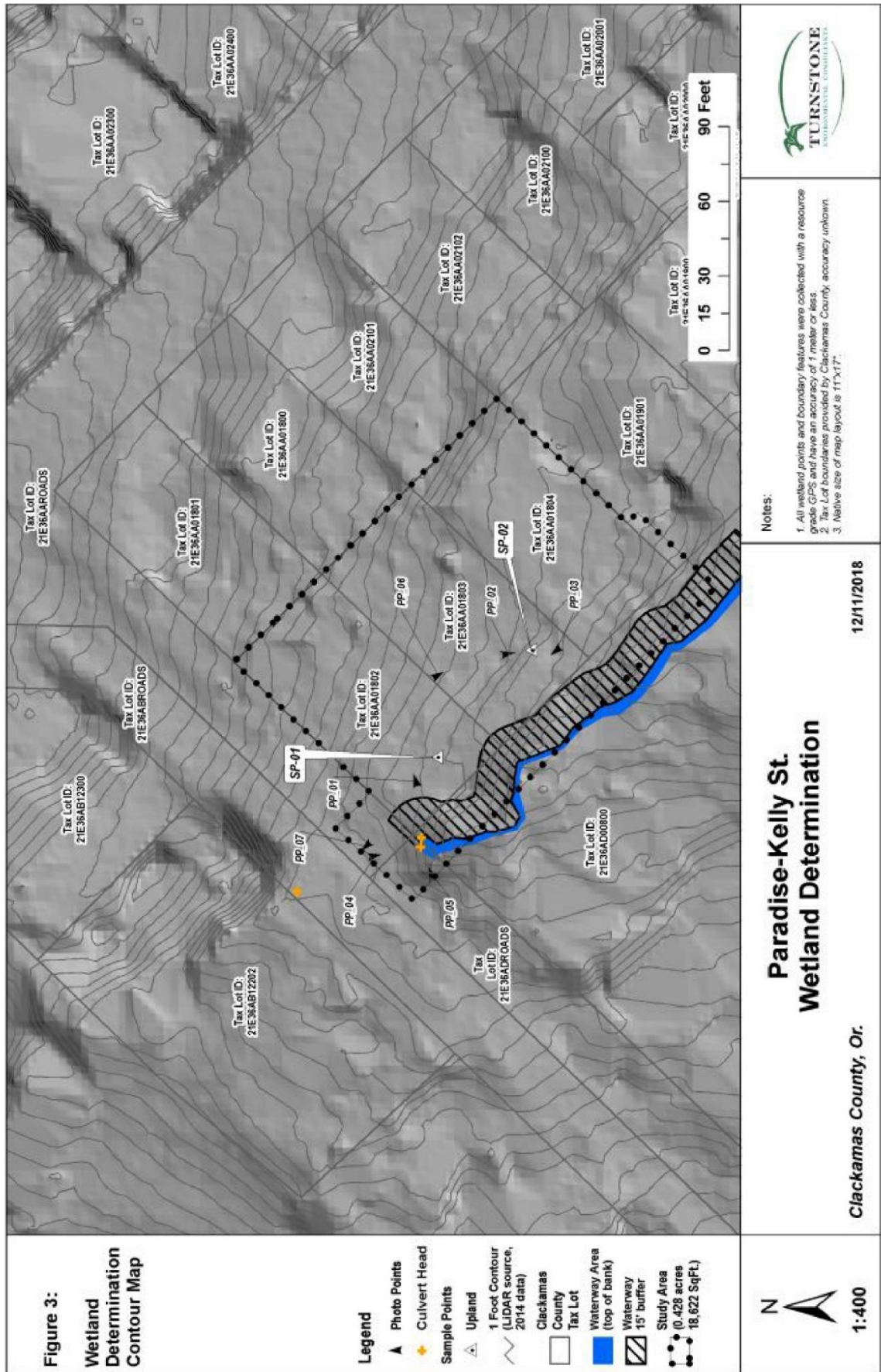
West Linn
GIS
 GEOGRAPHIC INFORMATION SYSTEMS



Appendix B:

Wetland Determination Maps







Appendix C:

Wetland Determination Data Forms &

Ground-level Photographs

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: 4325 Kelly Street City/County: West Linn State: OR Sampling Date: 05-Dec-18
 Applicant/Owner: Dennis Caudell-Paradise Homes Sampling Point: SP_01
 Investigator(s): Joe Bettis Section, Township, Range: S 36 T 2 S R 1 E
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): concave Slope: 10.0 % / 5.7°
 Subregion (LRR): MLRA 2 Lat.: 45.35713 Long.: -122.625154 Datum: WGS 84
 Soil Map Unit Name: Saum silt loam, 8 to 15 percent slopes NWI classification:

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks:	

VEGETATION - Use scientific names of plants.

		Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 10 m)	Absolute % Cover	Rel.Strat. Cover		Dominance Test worksheet:
1. Cedrus deodara	20	<input checked="" type="checkbox"/> 57.1%	FACU	Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)
2. Cupressus x leylandii	15	<input checked="" type="checkbox"/> 42.9%	FACU	Total Number of Dominant Species Across All Strata: <u>8</u> (B)
3. _____	0	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>37.5%</u> (A/B)
4. _____	0	<input type="checkbox"/> 0.0%		
	35 = Total Cover			
Sapling/Shrub Stratum (Plot size: 5 m)				Prevalence Index worksheet:
1. Prunus avium	10	<input checked="" type="checkbox"/> 50.0%	FACU	Total % Cover of: Multiply by:
2. Buddleja davidii	5	<input checked="" type="checkbox"/> 25.0%	FACU	OBL species <u>0</u> x 1 = <u>0</u>
3. Rubus armeniacus	5	<input checked="" type="checkbox"/> 25.0%	FAC	FACW species <u>0</u> x 2 = <u>0</u>
4. _____	0	<input type="checkbox"/> 0.0%		FAC species <u>40</u> x 3 = <u>120</u>
5. _____	0	<input type="checkbox"/> 0.0%		FACU species <u>62</u> x 4 = <u>248</u>
	20 = Total Cover			UPL species <u>10</u> x 5 = <u>50</u>
Herb Stratum (Plot size: 1 m)				Column Totals: <u>112</u> (A) <u>418</u> (B)
1. Poa annua	25	<input checked="" type="checkbox"/> 43.9%	FAC	Prevalence Index = B/A = <u>3.732</u>
2. Senecio vulgaris	10	<input checked="" type="checkbox"/> 17.5%	FACU	
3. Lolium perenne	10	<input checked="" type="checkbox"/> 17.5%	FAC	
4. Geranium molle	5	<input type="checkbox"/> 8.8%	UPL	
5. Trifolium subterraneum	5	<input type="checkbox"/> 8.8%	UPL	
6. Hypochaeris radicata	1	<input type="checkbox"/> 1.8%	FACU	
7. Veronica arvensis	1	<input type="checkbox"/> 1.8%	FACU	
8. _____	0	<input type="checkbox"/> 0.0%		
9. _____	0	<input type="checkbox"/> 0.0%		
10. _____	0	<input type="checkbox"/> 0.0%		
11. _____	0	<input type="checkbox"/> 0.0%		
	57 = Total Cover			
Woody Vine Stratum (Plot size:)				Hydrophytic Vegetation Indicators:
1. _____	0	<input type="checkbox"/> 0.0%		<input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation
2. _____	0	<input type="checkbox"/> 0.0%		<input type="checkbox"/> 2 - Dominance Test is > 50%
	0 = Total Cover			<input type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹
% Bare Ground in Herb Stratum: <u>45</u>				<input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				<input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹
				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: Cedrus deodara & Cupressus x leylandii wetland status assigned by observer.				

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: SP 01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	7.5YR	3/3	100				Silt Loam	
12-14	7.5YR	3/3	100				Silt Loam	5% charcoal & 1% 10YR 3/4 concretions by volume
14-20	7.5YR	4/3	100				Silt Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (FB)	

2 cm Muck (A10)
 Red Parent Material (TF2)
 Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Diffuse boundary at 14"

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (inches):

Water Table Present? Yes No Depth (inches):

Saturation Present? (includes capillary fringe) Yes No Depth (inches):

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:
 Dry to 20"

Plot ID: **SP_01**

Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_



Photo File: **IMG_1067.JPG** Orientation: -facing

Lat/Long or UTM : Long/Easting: **-122.625154** Lat/Northing: **45.35713**

Description:



Photo File: **IMG_1065.JPG** Orientation: -facing

Lat/Long or UTM : Long/Easting: **0** Lat/Northing: **0**

Description:

Plot ID: **SP_02**

Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_



Photo File: **IMG_1066.JPG** Orientation: -facing

Lat/Long or UTM : Long/Easting: **-122.624983** Lat/Northing: **45.357029**

Description:

No Photo

Photo File: **None.bmp** Orientation: -facing

Lat/Long or UTM : Long/Easting: **0** Lat/Northing: **0**

Description:

Plot ID: **PP_03-04**

Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_



Photo File: **IMG_1069.JPG** Orientation: South southeast -facing
Lat/Long or UTM : Long/Easting: **-122.624983** Lat/Northing: **45.357029**
Description: **PP_03**



Photo File: **IMG_1070.JPG** Orientation: South southeast -facing
Lat/Long or UTM : Long/Easting: **45.357201** Lat/Northing: **-122.625326**
Description: **PP_04**

Plot ID: **PP_05-06**

Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_



Photo File: **IMG_1071.JPG** Orientation: East northeast -facing
Lat/Long or UTM : Long/Easting: **-122.624983** Lat/Northing: **45.357029**
Description: **PP_05**

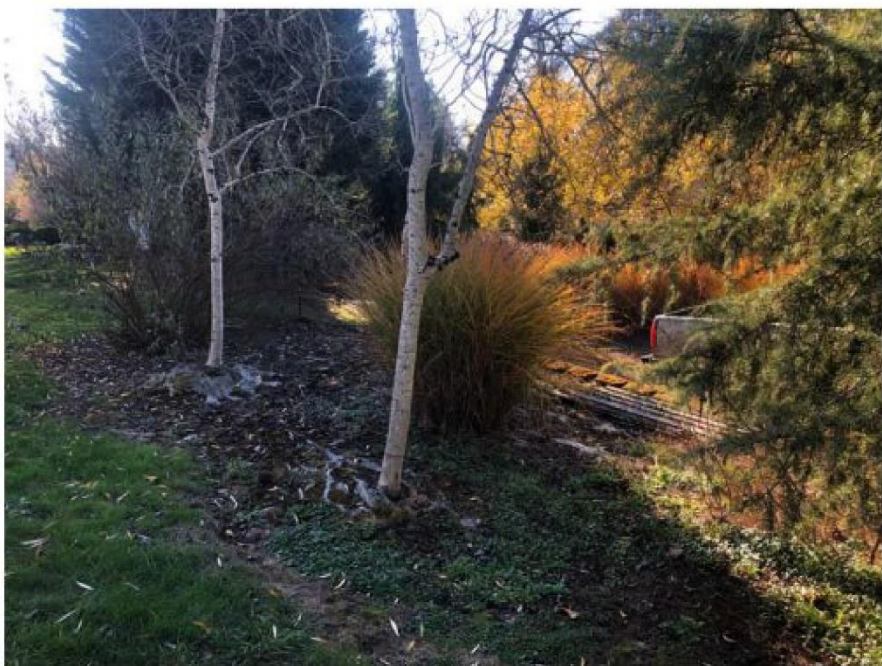


Photo File: **IMG_1072.JPG** Orientation: East southeast -facing
Lat/Long or UTM: Long/Easting: **0** Lat/Northing: **0**
Description: **PP_06**

Plot ID: **PP_07**

Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_



Photo File: **IMG_1073.JPG** Orientation: Northwest -facing

Lat/Long or UTM : Long/Easting: **-122.624983** Lat/Northing: **45.357029**

Description:

No Photo

Photo File: **None.bmp** Orientation: -facing

Lat/Long or UTM: Long/Easting: **0** Lat/Northing: **0**

Description:



Appendix D:

References

- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe, 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. U.S. Fish and Wildlife Service.
- Department of Geology and Mineral Industries (DOGAMI). September 2015. Lidar data for Oregon City Quadrangle (O45122C5), Clackamas County, Oregon. Accessed online November-December 2018.
- Environmental Laboratory (U.S. Army Corp of Engineers) (USACE). 1987. *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1*, US Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Gretag Macbeth. 2000. *Munsell Soil Color Charts, 2000 Edition*. Baltimore, MD.
- USACE. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- USACE. 2005. *Regulatory Guidance Letter 05-05: Guidance on Ordinary High Water Mark Identification*.
- USACE. 2016. *State of Oregon-NWPL Final Draft Ratings*.
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2018. *Web Soil Survey*. Soil Survey Staff, Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed November-December 2018 (Microsoft Access Database).
- U. S. Fish and Wildlife Service (USFWS). 2018. *National Wetlands Inventory website*. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/> Accessed November-December 2018
- U. S. Geological Survey (USGS). 1985. *7.5' Quadrangles for Canby (O45122C6) and Oregon City (O45122C5)*.
- Winterbrook Planning (Winterbrook). 2003. *West Linn Wetland, Riparian and Wildlife Habitat Inventory*.

Exhibit 2

Fee-In-Lieu of Half Street Improvements



REQUEST FOR WAIVER OF STREET IMPROVEMENTS

PAYMENT OF FEE-IN-LIEU

22500 Salamo Rd. Box 800; West Linn, OR 97068

Phone: (503)722-5500 Fax: (503)656-4106

Email: cwl_rowpermits@westlinnoregon.gov



Complete and sign all fields and the statement below indicating your application for a waiver of street improvements and the option to make a payment in lieu of construction of street improvements as allowed by West Linn Community Development Code section 96.010.

APPLICANT INFORMATION					
Applicant Name:	Paradise Homes				
Address:	20659 NE Lakeside Drive				
City:	Fairview	State:	OR		97024
Phone:	710-1227	Fax:			
Email:	paradise@frontier.com				

PROJECT INFORMATION	
Project Address	4327 Kelly St, West Linn
Permit #	None Yet
Project description	New SFR

I, Ching Hay, the legal owner(s) of property at 4327 Kelly Street hereby apply for a waiver of street improvements in accordance with section 96.010 of the West Linn Community Development Code and agree to make a payment in-lieu of constructing said street improvements.

Applicant may provide three cost estimates to the City for approval or provide quantities to be assessed by City staff at recent construction values. A final payment calculation will be provided by the City.

Owner(s) Signature:

Ching Hay		4/4/19
Print	Signature	Date

Print	Signature	Date

PROJECT QUANTITIES				
	Quantity	Unit	Cost/Unit	Total Cost
Mobilization	1	LS	\$1,500	\$1,500
Sawcut AC	12	LF	\$3.00	\$36.00
Remove Existing AC	1	SY	\$9.00	\$9.00
10-inches of 1-1/2" Crushed Rock	12.5	SY	\$15.00	\$187.00
2-inches of 3/4"-0 Crushed Rock	2.25	SY	\$5.00	\$11.25
4" Level 3 1/2" Dense HMAc	4.5	SY	\$35.00	\$157.50
Curb and Gutter	32	LF	\$35.00	\$1,120.00
Concrete Sidewalk	32	SF	\$6.00	\$192.00
Concrete Inlet	1	EACH	\$1,200.00	\$1,200.00
Storm Manhole	0	EACH	\$0	\$0
Storm Pipe	0	LF	\$0	\$0
Planter/Swale Soil/Landscape	32	LF	\$100.00	\$3,200.00
Street Tree	1	EACH	\$175.00	\$175.00
Traffic Control	0	LS	\$0	\$0
Erosion Control	1	LS	\$500	\$500
Engineering	1	LS	\$0	\$0
TOTAL COST				\$8,288.00

dennis caudell

From: Pepper, Amy <APepper@westlinnregion.gov>
Sent: Friday, October 5, 2018 2:57 PM
To: dennis caudell
Cc: Arnold, Jennifer
Subject: Fee in lieu - Kelly Street
Attachments: ord_1646_2016_transportation_system_plan_local street cross section.pdf; PI-Fee In Lieu of Street Improvements Request Associated with A Building Permit.docx

Dennis ~

Per our meeting, attached you will find a fee in lieu request and a copy of the local street cross-section from the City's Transportation System Plan. We would anticipate the 24-foot local (no parking) cross-section would be adequate in this location.

Please let me know if you have any questions about this information.

Amy

Amy Pepper
Senior Project Engineer
Engineering

22500 Salamo Rd
West Linn, Oregon 97068
apepper@westlinnregion.gov
westlinnregion.gov
503-722-3437



Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public.

Exhibit 4

Sanitary Sewer Utility Easement

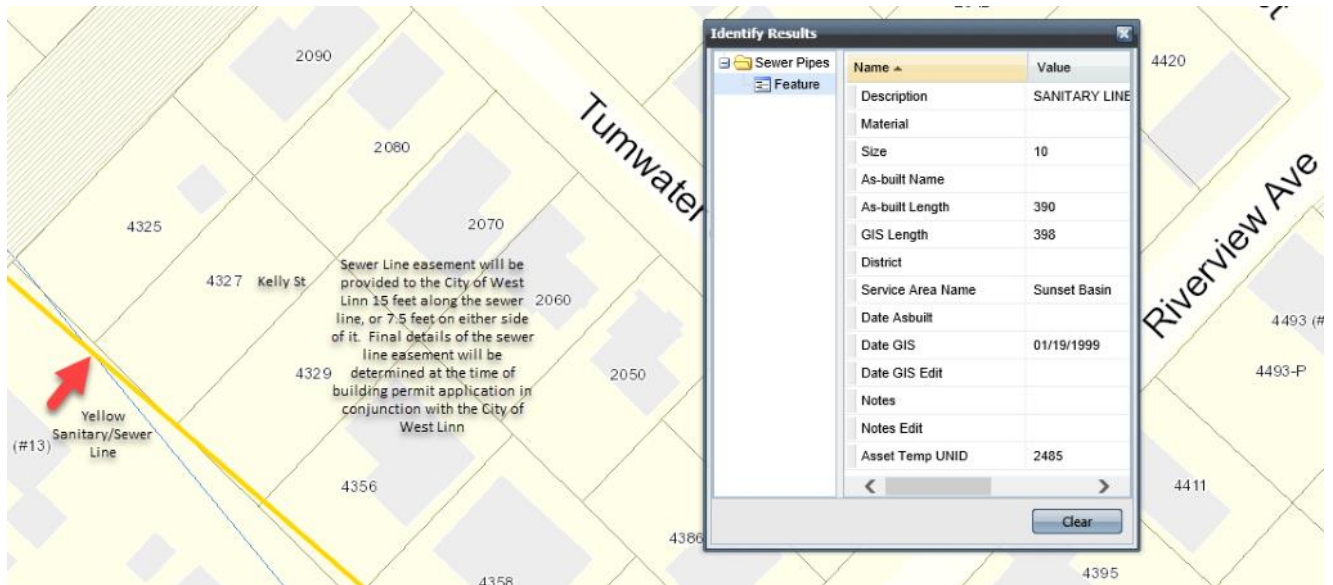


Exhibit A

BOUNDARY SURVEY FOR BERNARD ECKERSON
LOTS 7 THRU 11, BLOCK 5
WEST SIDE ADDITION TO OREGON CITY
PART OF THE ROBERT MOORE DLC NO. 71 IN
THE NE 1/4 OF THE NE 1/4 OF SECTION 36, T2S R1E, W.M.
CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON
 DECEMBER 16, 1998
 SCALE 1" = 30'

GAYLORD LAND SURVEYING, INC.
 15000 S.E. LINDEN LANE
 MILWAUKIE, OREGON 97267
 (503) 654-1492

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 19, 1996
 PATRICK M. GAYLORD
 27367
 RENEWED THRU 06/30/99

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SET THE CORNERS OF LOT 7 THRU 11, BLOCK 5, WEST SIDE ADDITION TO OREGON CITY. I HELD THE 1" IRON PIPE IN CONCRETE AT THE INITIAL POINT OF WESTSIDE ADDITION TO OREGON CITY AND A POINT 50 FEET AT RIGHT ANGLES FROM THE 3/4" IRON PIPE AT THE INTERSECTION OF THE WESTERN LINE OF KELLY STREET AND THE NORTH LINE OF SUNSET AVENUE FOR THE WESTERN LINE OF THE DLC NO. 71. I THEN HELD THE EASTERN RIGHT OF PER PS 23921 AND PARTITION PLAT NO. 1992-30. BASED ON THESE SURVEYS, I THEN HELD THE PLAT RECORD DISTANCES AND RECORD BEARINGS BASED ON PS 23921 AND PARTITION PLAT NO. 1992-30 TO SET THE LOT CORNERS. THE WIDTH OF OREGON CITY THE WIDTH OF 40 FEET IS MARKED OUT AND A WIDTH OF 50 FEET IS WRITTEN IN PLACE OF THE 40. THERE IS NO CLOSING DISTANCE ON THIS LINE OF THE PLAT. I HAVE NOT TRIED TO RESOLVE THE TRUE WIDTH OF TUNMATER STREET AS IT HAS NO EFFECT ON THIS SURVEY.

NOTES & LEGEND

- = SET 5/8" Ø 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GAYLORD
- = PLS 929" ON DECEMBER 18 1998
- = MONUMENT FOUND AS NOTED
- ALL PIPE DIAMETERS ARE INSIDE MEASUREMENT
- BASIS OF BEARINGS - SE RIGHT OF WAY LINE OF KELLY STREET = N 42°00'00" E
- PER THE PLAT OF WEST SIDE ADDITION TO OREGON CITY
- (RECORD)1 = PS 5466
- (RECORD)2 = PS 23921
- (RECORD)3 = PS 23894
- (RECORD)P = PLAT OF WESTSIDE ADDITION TO OREGON CITY
- (R/M) = RECORD AND MEASURED PER RECORD NOTED

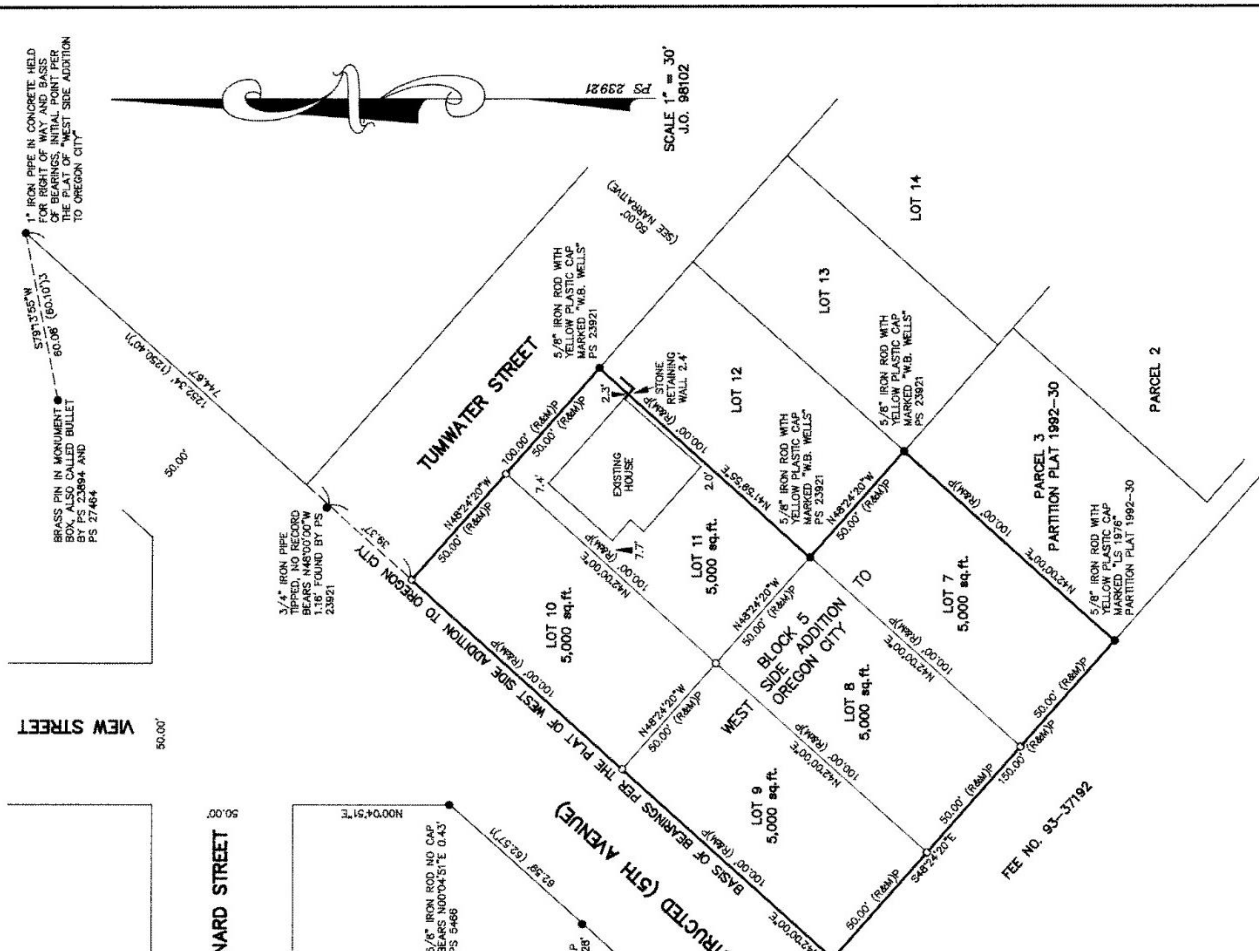
REFERENCES

- PLAT OF WEST SIDE ADDITION TO OREGON CITY
- PARTITION PLAT 1992-30
- PS 5466
- PS 14237
- PS 16307
- PS 23921
- PS 23894
- PS 27444
- PS 27464

HELD A POINT 50 FEET

MEASURED AT RIGHT ANGLES
 FOR RIGHT OF WAY AND BASIS
 OF BEARINGS. PS 5466 AND
 PS 23921 MARKED IRON ROD AND
 RECORD BEARS N1121.77E 0.21'

PS-28069
 CLACKAMAS COUNTY, OREGON
 RECEIVED
 JAN 1999
 DATE FILED: 1/14/99



Paradise Homes

Fairview, Oregon

503.710.1227 Paradise@frontier.com

Building the Northwest Style at a Higher Level of Performance