



CITY OF  
**West  
Linn**

## Planning Commission

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Public Hearing: SUB-19-03

Proposed 15-Lot Subdivision

23000/23010 Bland Circle

December 4, 2019

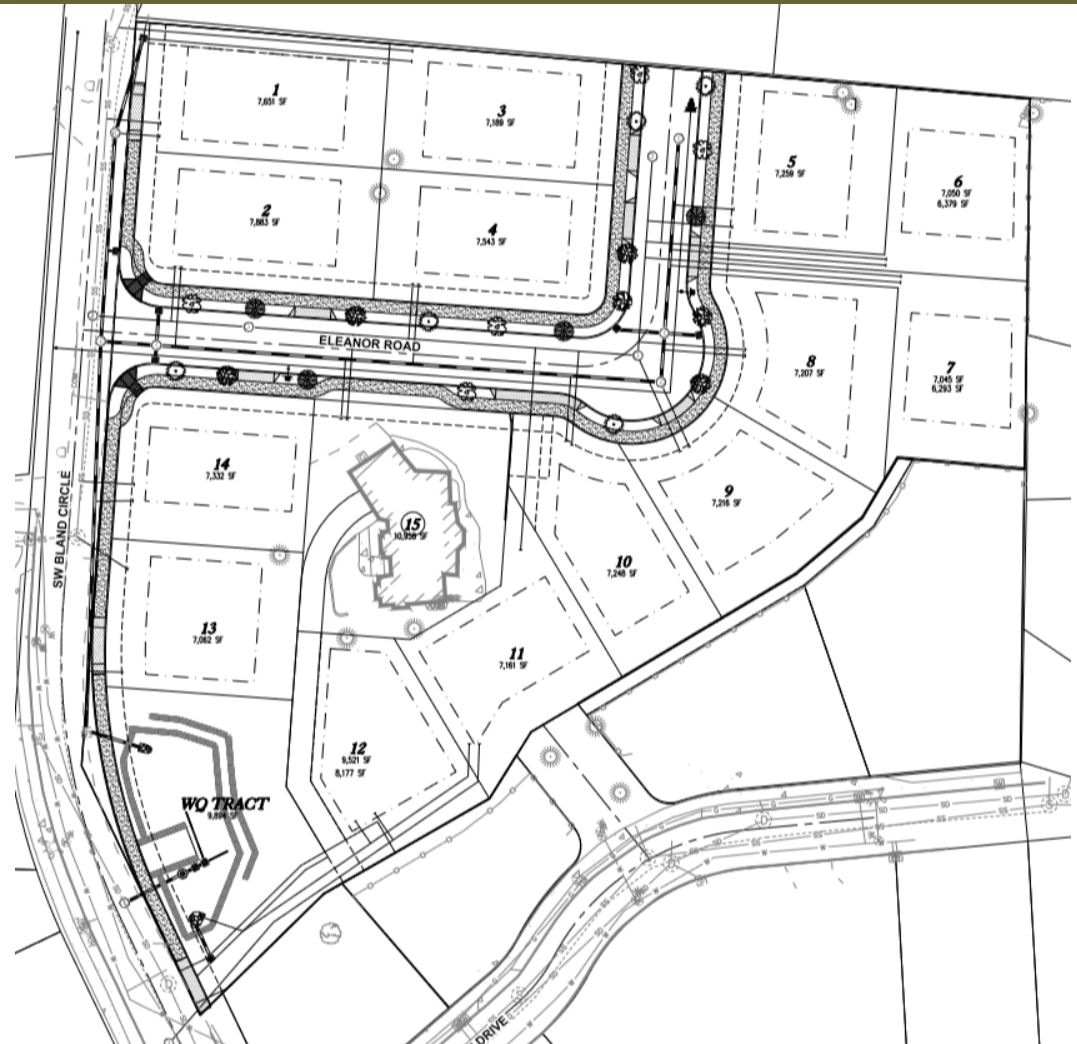


# Decision Before the Planning Commission

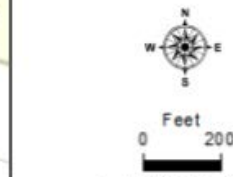
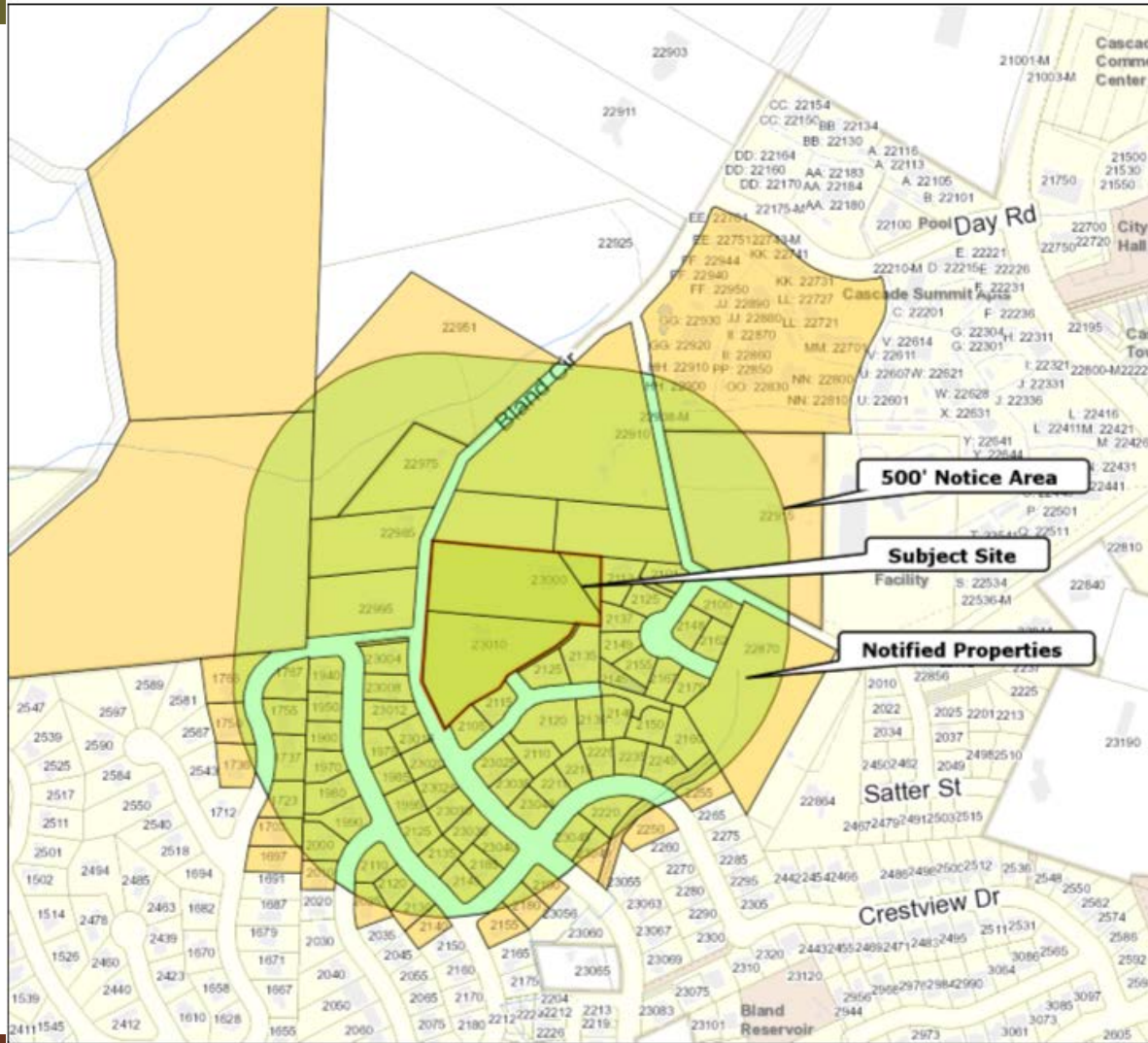
## Quasi-Judicial Public Hearing for Subdivision Proposal

- 3.49 acres/R-7 Zoning
- 15-Lots
- 2 Existing home, one to be removed
- New Public Road (Eleanor Road)

- Approve Staff Recommendation
- Approve with Modified Conditions
- Deny



# Notice



Scale 1:4,800 - 1 in = 400 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: JARNOLD  
Date Created: 13-Nov-19 03:53 PM



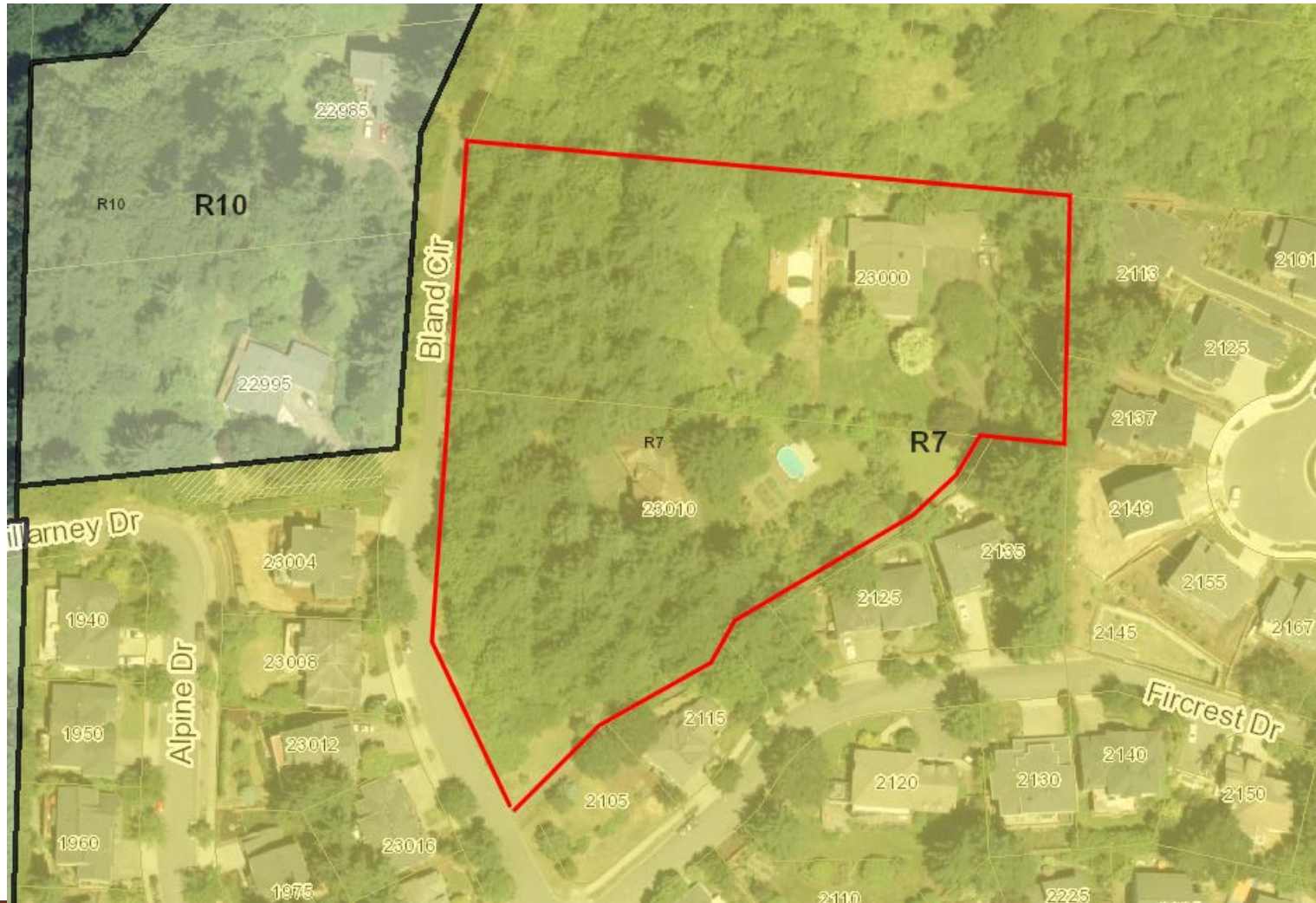


# Aerial Photograph

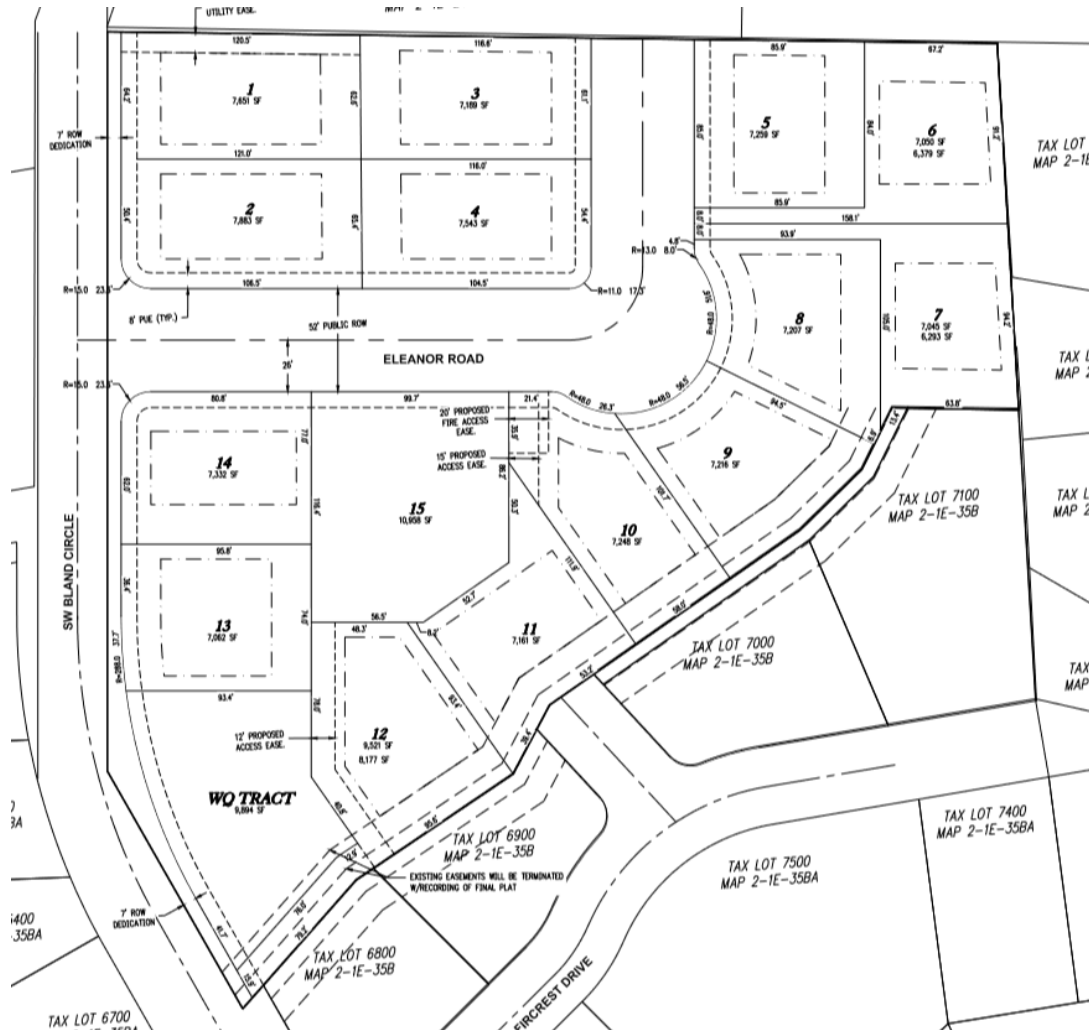




# Current Zoning



# Proposed Tentative Plan



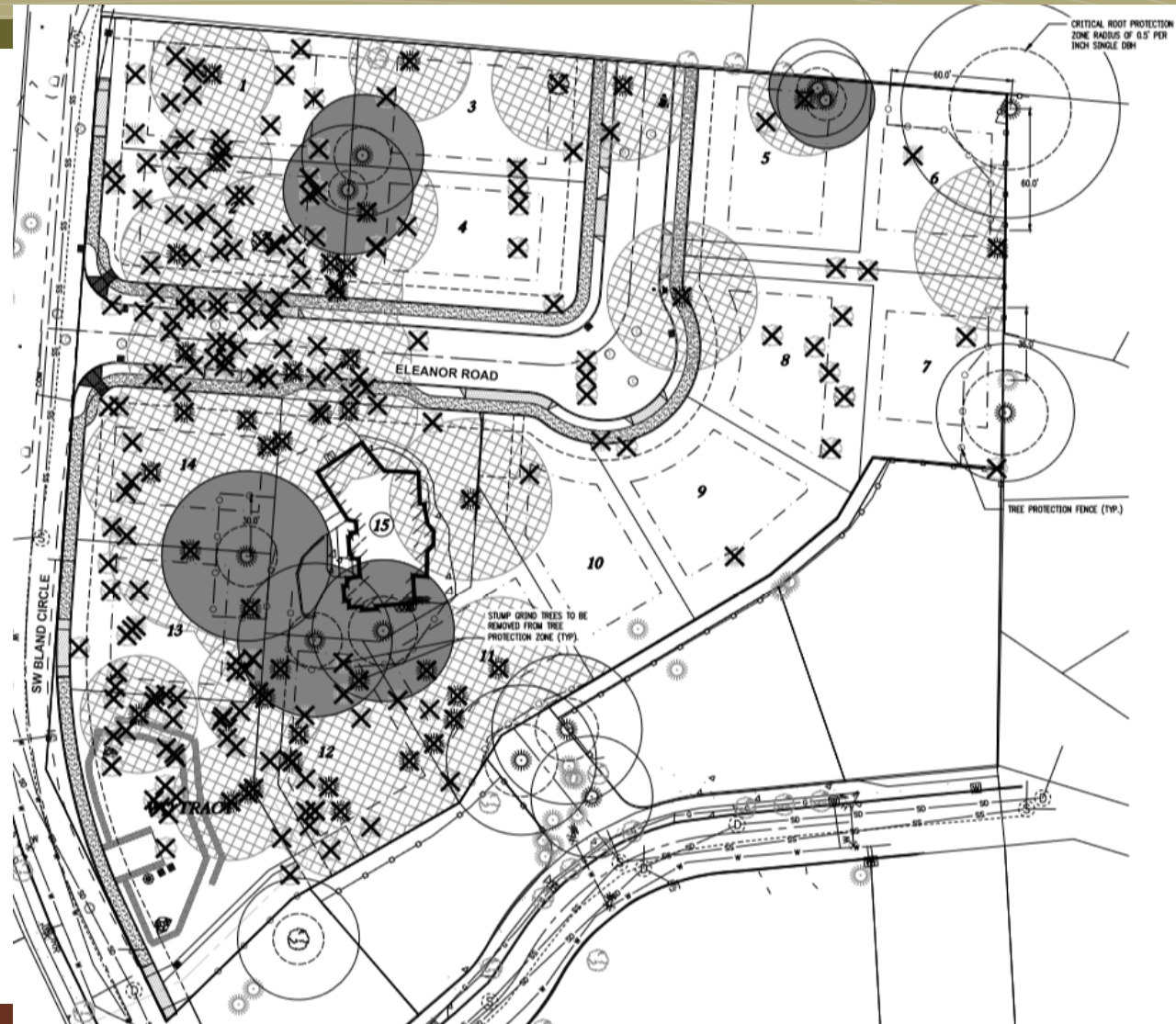


# Tree Protection

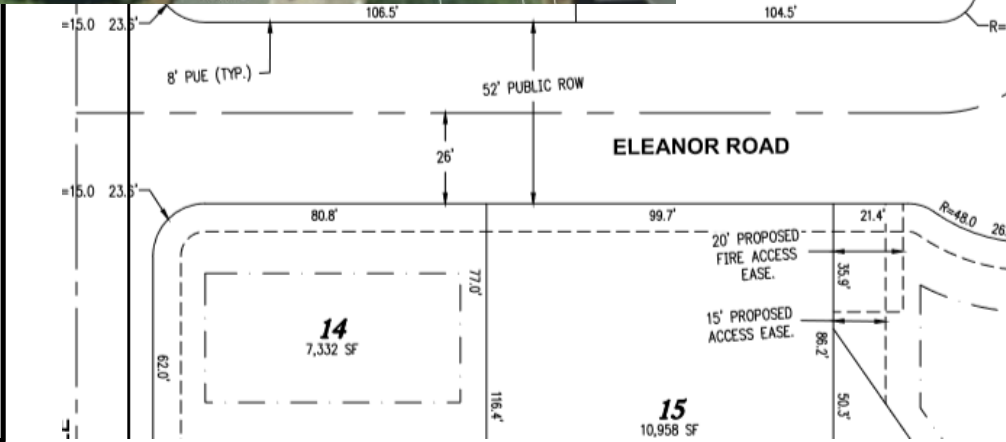
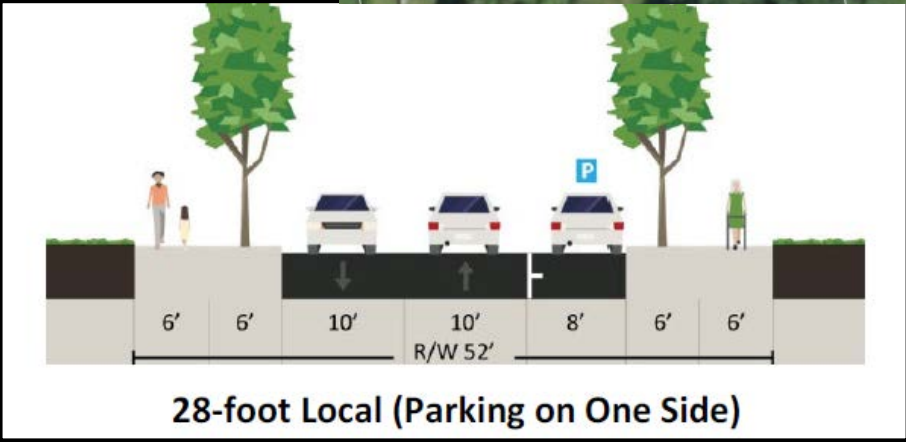
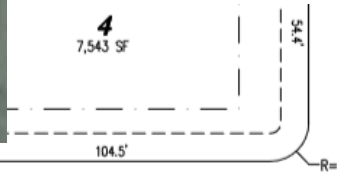


GENERAL TREE INVENTORY	
TOTAL PROPERTY AREA	123,710 SF (2.84 AC)
TOTAL TREE INVENTORY	276
TOTAL TREES RETAINED	55
TOTAL TREES REMOVED	221

SIGNIFICANT TREES INVENTORY	
ONSITE SIGNIFICANT TREE INVENTORY	58
SIGNIFICANT TREES RETAINED	13
SIGNIFICANT TREES REMOVED	45
EXISTING SIGNIFICANT TREE CANOPY COVERAGE	78,004 SF
TREE PRESERVATION AREA REQUIRED (20% OF EXISTING SIGNIFICANT TREE CANOPY)	15,601 SF
TREE PRESERVATION AREA PROVIDED	16,669 SF

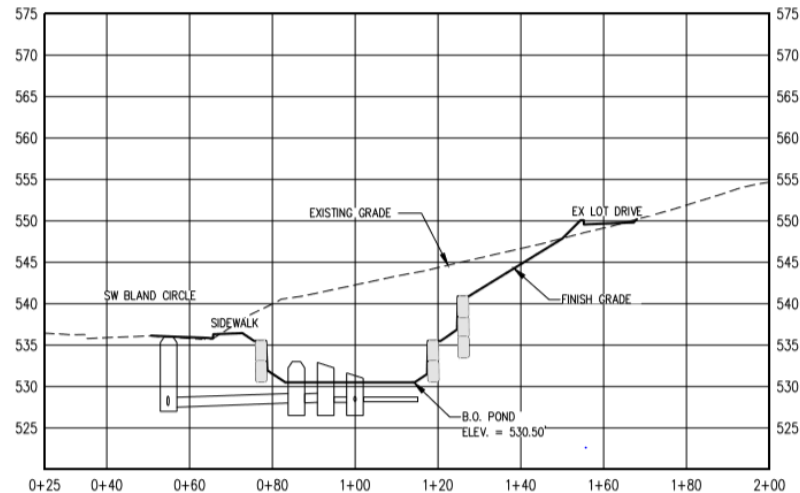
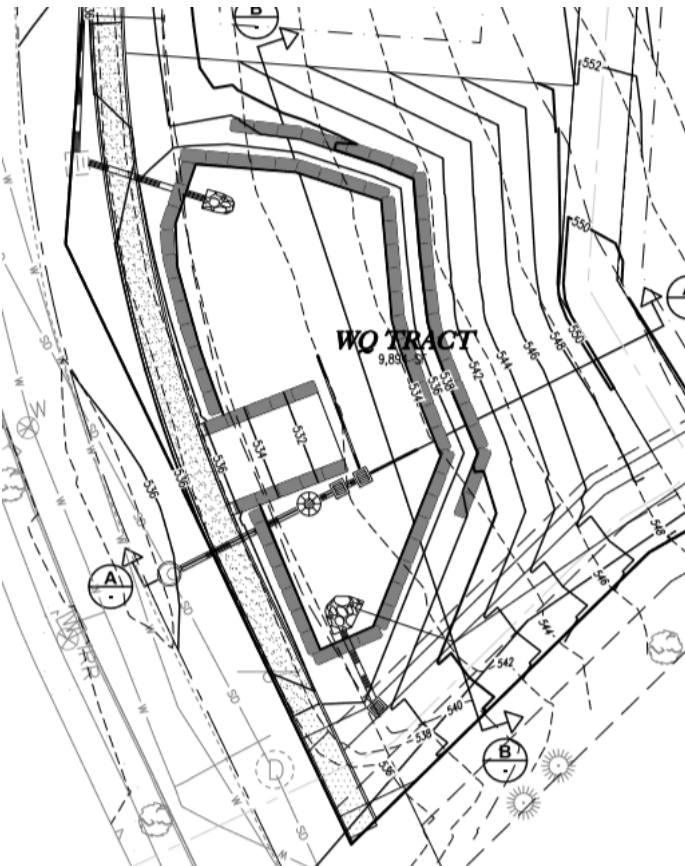


# ROW Widths





# Water Quality Tract



**POND SECTION A-A - PROFILE**  
SCALE: 1"=20' HORIZ. 1"=10' VERT.

As development occurs, new impervious surfaces are installed and change the way stormwater flows across a site. Stormwater quality facilities are designed to slow the flow of and remove pollutants from stormwater runoff near the source. These facilities are required by State and Federal law - implemented through the City's MS4 Phase I NPDES permit. (MS4 = municipal separate storm sewer system) These facilities require ongoing maintenance. To ensure ongoing maintenance, it's the City's policy to make these publicly owned and maintained by the City.

# Trail



**Pedestrian Trails.** The applicant shall construct a trail and record a trail easement on the face of the plat connecting the existing trail located in an easement between 2137 and 2125 Satter Street through the property to Eleanor Street.

# Staff Recommended Conditions of Approval



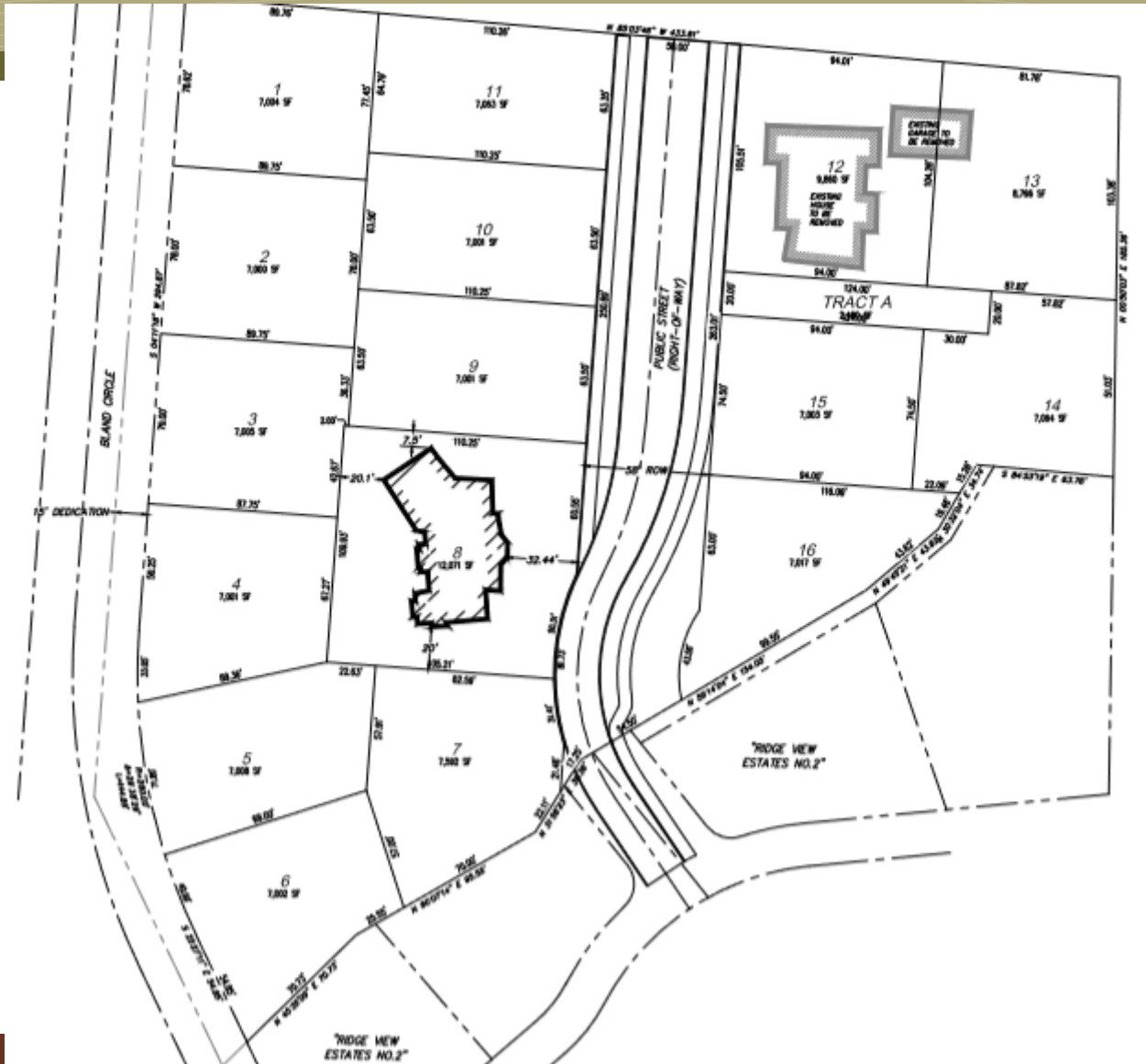
- ◆ **Site Plan.** With the exception of modifications required by these conditions, the final plat shall conform to the submitted 'Preliminary Plat', (Sheet 6/13).
- ◆ **Engineering Standards.** All public improvements and facilities including street improvements, utilities, grading, onsite storm water design, driveway placement and construction, pavement mitigation, street lighting, street trees, easements, and easement locations are subject to the City Engineer's review, modification, and approval per the City adopted Public Works standards. All improvements must be designed, constructed, and completed prior to final plat approval. The Director of Public Works may allow a waiver of improvements as allowed by Code.
- ◆ **Sidewalk Construction.** The applicant shall dedicate 7 feet of frontage to the Bland Circle right-of-way and install a curb-tight sidewalk along Bland Circle from Fircrest Drive to the end of the northern edge of Parcel 1. Additionally, the applicant is required to upgrade the existing ADA ramp at the corner of Bland Circle and Fircrest Drive to meet current ADA Standards. All sidewalks adjacent to Eleanor Street shall be separated from the curb with a landscaping strip.
- ◆ **Undergrounding Utilities.** The applicant shall underground all overhead utilities.
- ◆ **Pedestrian Trails.** The applicant shall construct a trail and record a trail easement on the face of the plat connecting the existing trail located in an easement between 2137 and 2125 Satter Street through the property to Eleanor Street.
- ◆ **Decommissioning Septic Systems and Wells.** The applicant shall properly abandon/decommission/remove existing wells and septic systems and shall supply the City with the approved documentation from their respective regulatory authorities.





## QUESTIONS OF STAFF?

# First Proposed Plan



# Fire Access

