

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input checked="" type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
|--|---|--|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: No site address/ South of 1480 ROSEMONT ROAD	Assessor's Map No.: 21e25CA
	Tax Lot(s): 1400
	Total Land Area: 0.48 acres

Brief Description of Proposal: PROPOSAL TO PARTITION THE EXISTING LOT INTO 2 LEGAL LOTS OF RECORD. CONSTRUCT REQUISITE STREET IMPROVEMENTS IN RIDGE LANE.

Applicant Name: <small>(please print)</small> FIRWOOD DESIGN GROUP – BLAKE DAVIS	Phone: 503-688-3737
Address: 359 E. HISTORIC COLUMBIA RIVER HIGHWAY	Email: bd@firwooddesign.com
City State Zip: TROUTDALE, OR 97060	

Owner Name <small>(required)</small> <small>(please print)</small> : WILL HUFFMAN	Phone: 503-505-3634
Address: 1200 BEXHILL STREET	Email:
City State Zip: WEST LINN, OR 97086	willh@cloptonexcavating.com

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

			
Applicant's signature	Date	Owner's signature <i>(required)</i>	Date

CLASS I VARIANCE CITY OF WEST LINN

A. Class I Variance. Class I variances provide minor relief from certain code provisions where it can be demonstrated that the modification will not harm adjacent properties, and it conforms with any other code requirements. Class I variances are allowed for the following code provisions:

1. Required Yard and Minimum Lot Dimensional Requirements. Required yards may be modified up to 20 percent, lot dimensions by up to 10 percent and lot area by up to five percent if the decision-making authority finds that the resulting approval:
 - a. Provides for a more efficient use of the site;
 - b. Preserves and incorporates natural features into the overall design of the project;
 - c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and
 - d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

The subject property is zoned R-10, which is a designation that is compatible with the existing “Low Density Residential”

Zoning District	Zone Designation	Dwelling Units per Net Acre	Lot Size per Unit in Square Feet
Low Density			
Single-Family Residential detached	R-40	1.1	40,000
Single-Family Residential detached	R-20	2.18	20,000
Single-Family Residential detached	R-15	2.9	15,000
Single-Family Residential detached	R-10	4.35	10,000

This variance is to request for a 2.9% reduction in the lot size for the proposed two lot partition. The result will reduce the size of both lots from 10,000 sq. ft. to 9713 sq. ft. for each lot.

Approval criteria

- a. Provides for a more efficient use of the site;

Response: The two lot partition provides the most efficient use of the site as it splits the parent parcel into two lots with a new lot line in the middle creating two equivalent sized lots with the same dimensions and shape.

- b. Preserves and incorporates natural features into the overall design of the project;

Response: The two lot partition incorporates the natural topography of the parcel into the overall design by introducing access on the lower end and allowing the homes to be situated in the upper middle portion of the lot. Generally no significant natural features exist on the parcel.

- c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and

Response: The proposed two lot partition will not adversely affect adjoining properties. The access will be via improvements to the existing right of way and the new dwellings will be consistent with nearby residential sub-divisions in consideration of light, air circulation, noise levels, privacy, and fire hazards.

- d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

Response: The proposed two lot partition will enhance the pedestrian access to the site by adding a new ADA ramp at the intersection of Ireland Land and Ridge Lane. The improvement of Ridge lane will provide safe vehicular access and circulation.

PARTITION APPLICATION NARRATIVE

Ridge Lane 2-Lot Partition of Tax Lot 1400
Current Site Address: 1480 Rosemont Road
(21E25CA tax lot 1400)
West Linn, OR 97060
West Linn # PA-18-35
FDG # E19-035

October 28, 2019

Prepared By:



359 E. Historic Columbia River Highway

Troutdale, OR 97060

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Partition Application Narrative

General Project Description

The project site is located near the intersection of Rosemont Road and Ireland Lane in the Parker Crest neighborhood of West Linn. At the time of the pre-application conference in November 2018, 21E25CA taxlots 1300 and 1400 (addressed as 1480 Rosemont Road) was an unincorporated Clackamas County “island” within West Linn, approximately a mile within city limits. Taxlots 1300 and 1400 were both owned by Ralph and Shirley Hanson, who reside on taxlot 1300. The intent of the Hansons was to sell taxlot 1400 for partitioning and development, but prior to the partition application both lots had to be annexed into West Linn with an R-10 zoning designation. A lot line adjustment has been filed by the County (Clackamas County SN2019-021, prepared by Andy Paris and Associates Inc., accepted January 28, 2019) and annexation to West Linn has been completed. With annexation complete, this project narrative is to support the proposed two-lot partition of taxlot 1400 in conformance with Community Development Code (CDC) Chapter 85.

Taxlot 1400 is an approximately 21,112 square foot (0.48 acre) lot zoned Residential R-10. Currently, it is an undeveloped lot used as a back yard for taxlot 1300. Existing vegetation consists of mixed grasses and several trees; a small existing shed in the northwest corner of the lot will be removed with construction of improvements for the proposed two-lot partition. The property drains generally to the south, toward Ridge Lane right-of-way. The proposed development of taxlot 1400 will require right-of-way dedication and construction of half-road improvements to the currently unimproved Ridge Lane right-of-way along the lot frontage. The construction plans for these improvements are submitted separately from the partition tentative plan, though a plan view of the improvements is shown for reference. Construction of Ridge Lane improvements may begin under a Public Improvements Permit prior to approval of the partition.

Ridge Lane frontage improvements to taxlot 4090, which is situated east of the project site between the site and Ireland Lane, will be necessary to provide access to the partitioned lots. Taxlot 4090 was developed in 2000, at which time 13 feet of Ridge Lane right-of-way was dedicated to West Linn but frontage improvements were not constructed. Therefore, the City has agreed to fund the construction of half-road improvements to Ridge Lane along the frontage of taxlot 4090. Improvements to Ridge Lane fronting both taxlots is included in the construction plans submitted for a Public Improvements Permit, and shown for reference on the partition tentative plan. Prior to construction of Ridge Lane improvements, the developer and the City will come to a more detailed agreement on construction costs for the improvements to taxlot 4090 frontage based on contractor cost estimates.

Community Development Code

CHAPTER 85 – GENERAL PROVISIONS

85.160 – SUBMITTAL REQUIREMENTS FOR TENTATIVE PLAN

A. A City-wide map shall identify the site. A vicinity map covering one-quarter-mile radius from the development site shall be provided in the application showing existing subdivisions, streets, and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.

Narrative:

A city-wide map is provided with the project site identified. A vicinity map covering at least a quarter mile radius is provided. Taxlot information for unsubdivided properties adjacent to the proposed partition is shown.

B. The tentative subdivision plan shall be prepared by a registered civil engineer and/or a licensed land surveyor. A stamp and signature of the engineer or surveyor shall be included on the tentative subdivision plan. A tentative minor partition plan (three lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.

C. The tentative plan of a subdivision or partition shall be drawn at a scale not smaller than one inch equals 100 feet, or, for areas over 100 acres, one inch equals 200 feet.

Narrative:

A tentative minor partition plan for the proposed 2-lot partition is included with the application. It is drawn at a scale larger than one-inch equals 100 feet as required.

D. The following general information shall be shown on the tentative plan of subdivision or partition:

1. Proposed name of the subdivision and streets; these names shall not duplicate nor resemble the name of any other subdivision or street in the City and shall be determined by the City Manager or designee. Street names should be easily spelled, pronounced, and of limited length. All new street names must, to the greatest extent possible, respect and be representative of the surrounding geography and existing street names. Street names should consider any prominent historical City figures or neighborhood themes that exist. Subdivision street names may not reference names of the builder or developer.
2. Date, north arrow, scale of drawing, and graphic bar scale.
3. Appropriate identification clearly stating the drawing as a tentative plan.
4. Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries.
5. Names and addresses of the owner, developer, and engineer or surveyor.

Narrative:

The tentative partition plan does not include a subdivision name or new street names. Date, north arrow, and scales are provided. A property line adjustment (SN2019-021) for the project property was completed with Clackamas County prior to annexation of the property into the City of West Linn. A copy of the survey is included with the tentative partition plan to define project location, boundaries, and legal description. Names and contact information of owner/developer and project engineer is included on the tentative plan.

E. The following existing conditions shall be shown on the tentative plan of a subdivision or partition:

1. The location, widths, and names of all existing or platted streets and rights-of-way within or adjacent to the tract (within 50 feet), together with easements and other important features such as section lines, donation land claim corners, section corners, City boundary lines, and monuments.

2. Contour lines related to the U.S. Geological Survey datum or some other established benchmark, or other datum approved by the Planning Director and having the following minimum intervals:
 - a. Two-foot contour intervals for ground slopes less than 20 percent.
 - b. Five-foot contour intervals for ground slopes exceeding 20 percent.
3. The location of any control points that are the basis for the applicant's mapping.
4. The location, by survey, and direction of all watercourses and areas subject to periodic inundation or storm drainageway overflow or flooding, including boundaries of flood hazard areas as established by the U.S. Army Corps of Engineers or the City zoning ordinance.
5. Natural features such as rock outcroppings, wetlands tied by survey, wooded areas, heritage trees, and isolated trees (six-inch diameter at five feet above grade) identified by size, type, and location. All significant trees and tree clusters identified by the City Arborist using the criteria of CDC 55.100(B)(2), and all heritage trees, shall be delineated. Trees on non-Type I and II lands shall have their "dripline plus 10 feet" protected area calculated per CDC 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area.
6. Existing uses of the property, including location of all existing structures. Label all structures to remain on the property after platting.
7. Identify the size and location of existing sewers, water mains, culverts, drain pipes, gas, electric, and other utility lines within the site, and in the adjoining streets and property.
8. Zoning on and adjacent to the tract.
9. Existing uses to remain on the adjoining property and their scaled location.
10. The location of any existing bicycle or pedestrian ways.
11. The location of adjacent transit stops.

Narrative:

The provided property line adjustment survey (SN2019-021) and topographic survey data provides property/right-of-way data, one-foot contours related to the NAVD88 datum by GPS, isolated trees data, existing structures, and available utility data. No transit stops are immediately adjacent to the site. Existing and proposed utilities within Ridge Lane right-of-way adjacent to the property are called out.

- F. The following proposed improvements shall be shown on the tentative plan or supplemental drawings:
 1. The street – street location, proposed name, right-of-way width, and approximate radius of curves of each proposed street and street grades. Proposed street names shall comply with the street naming method explained in CDC 85.200(A)(12).
 2. The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's *Erosion/Sedimentation Control Plans Technical Guidance Handbook*, which are necessary to prevent and control visible or measurable erosion as determined by the following criteria:
 - a. Deposition of soil, sand, dirt, dust, mud, rock, gravel, refuse, or any other organic or inorganic material exceeding one cubic foot in volume in a public right-of-way or public property, or into the City surface water management system either by direct deposit, dropping, discharge, or as a result of erosion; or
 - b. Flow of water over bare soils, turbid or sediment-laden flows, or evidence of on-site erosion such as rivulets or bare soil slopes, where the flow of water is not filtered or captured on the development site; or
 - c. Earth slides, mud flows, land slumping, slope failure, or other earth movement that is likely to leave the property of origin.
 Additional on-site measures may later be required if original measures prove to be inadequate in meeting these attainment standards. For the purposes of this code, "one cubic foot in volume" is

defined to include the volume of material, wet or dry, at the time of deposition and includes any water of a discolored or turbid nature.

3. Any proposed infrastructure improvements that address those identified in the City Transportation System Plan.
4. Any proposed bicycle or pedestrian paths. The location of proposed transit stops.
5. Any easement(s) – location, width, and purpose of the easement(s).
6. The configuration including location and approximate dimensions and area of each lot or parcel, and in the case of a subdivision, the proposed lot and block number.
7. A street tree planting plan and schedule approved by the Parks Department.
8. Any land area to be dedicated to the City or put in common ownership.
9. Phase boundaries shall be shown. (Ord. 1382, 1995; Ord. 1403, 1997; Ord. 1544, 2007; Ord. 1565, 2008; Ord. 1636 §§ 53, 54, 2014)

Narrative:

The tentative plan does not include new roadways. Improvements to Ridge Lane right-of-way are shown for reference on the tentative plans, but will be constructed with separate construction plans under a Public Improvement permit. Construction of right-of-way improvements may precede final approval of the partition. An erosion and sediment control plan for on-site improvements is included in the tentative plan. The configuration, dimensions, and area of each lot and right-of-way to be dedicated to the City is shown. A street tree plan is included in the tentative partition plan.

85.170 – SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE SUBDIVISION OR PARTITION PLAN

The following information shall be submitted to supplement the tentative subdivision plan:

A. General.

1. Narrative stating how the plan meets each of the applicable approval criteria and each subsection below.
2. Statement or affidavit of ownership of the tract (County Assessor’s map and tax lot number).
3. A legal description of the tract.
4. If the project is intended to be phased, then such a proposal shall be submitted at this time with drawing and explanation as to when each phase will occur and which lots will be in each phase.
5. Where the land to be subdivided or partitioned contains only a part of the contiguous land owned by the developer, the Commission or Planning Director, as applicable, shall require a master plan of the remaining portion illustrating how the remainder of the property may suitably be subdivided.
6. Where the proposed subdivision site includes hillsides, as defined in CDC [02.030](#) Type I and II lands, or any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the requirements for erosion control as described in CDC [85.160\(F\)\(2\)](#) shall be addressed in a narrative.
7. Table and calculations showing the allowable number of lots under the zone and how many lots are proposed.
8. Map and table showing square footage of site comprising slopes by various classifications as identified in CDC [55.110\(B\)\(3\)](#).

Narrative:

1. *This narrative addresses the applicable criteria.*
2. *A title report is included with the submittal documents.*
3. *Clackamas County Survey SN2019-021, the lot line adjustment to taxlots 1300 and 1400 completed prior to annexation, is included with the submittal documents.*
4. *No phasing is planned at this time.*
5. *No remaining property owned by the developer is planned to be subdivided.*

6. *The proposed site does not include Type I or Type II lands and is not identified as a hazard site.*

7. *Lots table and calculations:*

Lot Area Before R.O.W. Dedication: 21,112 sq. ft.

Lot Area After R.O.W. Dedication: 19,427 sq. ft.

Standard R-10 Lot Area: 10,000 sq. ft.

Allowable Number of Lots: 19,427 / 10,000 = 1.9427 lots

Proposed Number of Lots: 2 lots

Proposed Area Per Lot: 9,713 sq. ft.

Proposed Area Reduction: 287 sq. ft. (2.87%)

8. *The site consists of only Type IV lands (slopes averaging less than 10%).*

B. Transportation.

1. Centerline profiles with extensions shall be provided beyond the limits of the proposed subdivision to the point where grades meet, showing the finished grade of streets and the nature and extent of street construction. Where street connections are not proposed within or beyond the limits of the proposed subdivision on blocks exceeding 330 feet, or for cul-de-sacs, the tentative plat or partition shall indicate the location of easements that provide connectivity for bicycle and pedestrian use to accessible public rights-of-way.

2. Traffic Impact Analysis (TIA).

Section omitted for brevity.

Narrative:

The centerline profile of Ridge Lane is shown connecting between the existing portion Ridge Lane to the west and Ireland Lane to the east, though only some of that right-of-way will be constructed with this project. The profile shows that the portion of Ridge Lane to be constructed with these plans has been designed with full build-out in mind. As the partition creates only two single family residential lots, a Traffic Impact Analysis is not included with the application documents.

C. Grading.

1. If areas are to be graded, a plan showing the location of cuts, fill, and retaining walls, and information on the character of soils, shall be provided. The grading plan shall show proposed and existing contours at intervals per CDC 85.160(E)(2).

2. The grading plan shall demonstrate that the proposed grading to accommodate roadway standards and create appropriate building sites is the minimum amount necessary.

3. The grading plan must identify proposed building sites and include tables and maps identifying acreage, location and type of development constraints due to site characteristics such as slope, drainage and geologic hazards. For Type I, II, and III lands (refer to definitions in Chapter 02 CDC), the applicant must provide a geologic report, with text, figures and attachments as needed to meet the industry standard of practice, prepared by a certified engineering geologist and/or a geotechnical professional engineer, that includes:

- a. Site characteristics, geologic descriptions and a summary of the site investigation conducted;
- b. Assessment of engineering geological conditions and factors;
- c. Review of the City of West Linn's Natural Hazard Mitigation Plan and applicability to the site; and
- d. Conclusions and recommendations focused on geologic constraints for the proposed land use or development activity, limitations and potential risks of development, recommendations for mitigation approaches and additional work needed at future development stages including further testing and monitoring.

Narrative:

Site grading of each lot will be done with individual lot building permits, so a lot grading plan is not provided with the partition application. Grading activities associated with the construction of the Ridge Lane extension, while a part of the Public Works Permit and not a part of the partition, are shown on the plans for reference.

D. Water.

1. A plan for domestic potable water supply lines and related water service facilities, such as reservoirs, etc., shall be prepared by a licensed engineer consistent with the adopted Comprehensive Water System Plan and most recently adopted updates and amendments.
2. Location and sizing of the water lines within the development and off-site extensions. Show on-site water line extensions in street stubouts to the edge of the site, or as needed to complete a loop in the system.
3. Adequate looping system of water lines to enhance water quality.
4. For all non-single-family developments, calculate fire flow demand of the site and demonstrate to the Fire Chief. Demonstrate to the City Engineer how the system can meet the demand.

Narrative:

Water improvements for the partition consist of two service taps on the existing 8" DIP water line within Ridge Lane right-of-way. These taps will be constructed with the Public Improvements Permit for the extension of Ridge Lane. Water service location is shown on the partition application documents.

E. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is efficient. The sewer system must be in the correct zone.
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depths. Show how each lot or parcel would be sewered.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.
6. The sanitary sewer line shall minimize disturbance of natural areas and, in those cases where that is unavoidable, disturbance shall be mitigated pursuant to the appropriate chapters (e.g., Chapter 32 CDC, Water Resource Area Protection).
7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.
8. The sanitary sewer system shall be built pursuant to Department of Environmental Quality (DEQ), City, and Tri-City Service District sewer standards. This report should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.

Narrative:

Sanitary sewer improvements to provide sewer service for the partition include extending the sanitary sewer main up Ridge Lane right-of-way along the property frontage and construction of a sanitary sewer service for each lot. The sewer main is extended a few feet beyond the project site and terminated in a manhole to allow for future extension. The sanitary sewer and services will be constructed with the Public Improvements Permit for the extension of Ridge Lane. Sewer service location is shown on the partition application documents.

F. Storm.

A storm detention and treatment plan and narrative compliant with CDC 92.010(E) must be submitted for storm drainage and flood control including profiles of proposed drainageways with reference to the most recently adopted Storm Drainage Master Plan. (Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1584, 2008; Ord. 1604 § 65, 2011; Ord. 1635 § 33, 2014; Ord. 1636 § 54, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1662 § 15, 2017)

Narrative:

Storm detention and treatment will be accomplished on each lot through the use of stormwater planters, which will control runoff release to curb weepholes on the proposed portion of Ridge Lane.

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.

Narrative:

Under current zoning, the property could not be redeveloped at a higher density.

85.190 – ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

A. The Planning Director may require additional information as part of the application subject to the provisions of CDC 99.035(A).

B. The applicant may request a waiver of any requirements for the application subject to the provisions of CDC 99.035(B) and (C).

Narrative:

At this time, no additional information has been required as part of the application and no waivers are requested.

85.200 – APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets.

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped lots or parcels, to topographical conditions, to public convenience and safety, to accommodate various types of transportation (automobile, bus, pedestrian, bicycle), and to the proposed use of land to be served by the streets. The functional class of a street aids in defining the primary function and associated design standards for the facility. The hierarchy of the facilities within the network in regard to the type of traffic served (through or local trips), balance of function (providing access and/or capacity), and the level of use (generally measured in vehicles per day) are generally dictated by the functional class. The street system shall assure an adequate traffic or circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried. Streets should provide for the continuation, or the appropriate projection, of existing principal streets in surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.

Internal streets are the responsibility of the developer. All streets bordering the development site are to be developed by the developer with, typically, half-street improvements or to City standards prescribed

by the City Engineer. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan (TSP) and any adopted updated plans.

Narrative:

No internal streets are proposed. The property frontage is on undeveloped Ridge Lane right-of-way, which is classified as a local street and is designed as a continuation of existing Ridge Lane in accordance with West Linn standards. Site frontage improvements consist of half road improvements with 20 feet of width to accommodate a standard fire apparatus. These improvements will be constructed under a separate Public Improvements Permit and are shown on the tentative plans for reference only.

2. Right-of-way widths shall depend upon which classification of street is proposed. The right-of-way widths are established in the adopted TSP.
3. Street widths. Street widths shall depend upon which classification of street is proposed. The classifications and required cross sections are established in the adopted TSP.
4. The decision-making body shall consider the City Engineer’s recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria: *(abridged for brevity)*
5. Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria:
 - a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.
 - b. Streets intended to serve as signed but unstriped bike routes should have the travel lane widened by two feet.
 - c. Collectors should have two travel lanes and may accommodate some parking. Bike routes are appropriate.
 - d. Arterials should have two travel lanes. On-street parking is not allowed unless part of a Street Master Plan. Bike lanes are required as directed by the Parks Master Plan and Transportation Master Plan.

Narrative:

Right-of-way dedication is 13’ to match the neighboring property right-of-way line, bringing current right-of-way width up to 43’. 9’ of future right-of-way dedication from taxlot 4090 to the south of Ridge Lane will be necessary when that property is developed to bring Ridge Lane up to the standard 52’ right-of-way width for a local street and to construct the full street width.

6. Reserve strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City.

Narrative:

No reserve strips are proposed.

7. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignments resulting in “T” intersections shall, wherever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction and otherwise shall not be less than 100 feet.
8. Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (Temporary turnarounds built to Fire Department standards are required when the dead-end street is over 100 feet long.)

Narrative:

The Ridge Lane alignment is centered on the existing right-of-way centerline. The road improvements are extended to the end of the property frontage (within approximately 3 feet to allow for grading and construction of the roadway and sidewalk without encroaching on the neighboring property, taxlot 1470).

10. Additional right-of-way for existing streets. Wherever existing street rights-of-way adjacent to or within a tract are of inadequate widths based upon the standards of this chapter, additional right-of-way shall be provided at the time of subdivision or partition.

13. Grades and curves. Grades and horizontal/vertical curves shall meet the West Linn Public Works Design Standards.

14. Access to local streets. Intersection of a local residential street with an arterial street may be prohibited by the decision-making authority if suitable alternatives exist for providing interconnection of proposed local residential streets with other local streets. Where a subdivision or partition abuts or contains an existing or proposed major arterial street, the decision-making authority may require marginal access streets, reverse-frontage lots with suitable depth, visual barriers, noise barriers, berms, no-access reservations along side and rear property lines, and/or other measures necessary for adequate protection of residential properties from incompatible land uses, and to ensure separation of through traffic and local traffic.

Narrative:

13' of right-of-way will be dedicated along the Ridge Lane frontage as described in 8.500.A.2 above. Roadway geometry is in accordance with West Linn Public Works Design Standards and AASHTO guidelines.

15. Alleys.

Narrative:

No alleys are proposed.

16. Sidewalks. Sidewalks shall be installed per CDC 92.010(H), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per subsection (A)(3) of this section. See also subsection C of this section. Sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., four feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations.

17. Planter strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least 6 feet wide to accommodate a fully matured tree without the boughs interfering with pedestrians on the sidewalk or vehicles along the curbline. Planter strip width may be reduced or eliminated, with City Engineer approval, when it cannot be corrected by site plan, to the minimum amount necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or in response to right-of-way limitations.

18. Streets and roads shall be dedicated without any reservations or restrictions.

19. All lots in a subdivision shall have access to a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48 CDC.

Narrative:

Sidewalk, planter strip, and driveway approaches are to be constructed with Ridge Lane improvements and are shown on the tentative plan for reference. All sidewalk to be constructed with Ridge Lane improvements will be 6 feet wide. The planter strip will be eliminated in front of taxlot 4090 to accommodate a retaining wall and minimize encroachment on the root zone of existing trees located near the right-of-way line of taxlot 4090. Right-of-way dedication does not include restrictions. Both proposed lots have direct access to Ridge Lane right-of-way.

B. Blocks and lots.

1. General. The length, width, and shape of blocks... (abbreviated).
2. Sizes. The recommended block size... (abbreviated).

Narrative:

There are no blocks proposed with this partition.

3. Lot size and shape. Lot or parcel size, width, shape, and orientation shall be appropriate for the location of the subdivision or partition, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot or parcel shall be dimensioned to contain part of an existing or proposed street. All lots or parcels shall be buildable. "Buildable" describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot or parcel sizes shall not be less than the size required by the zoning code unless as allowed by planned unit development (PUD). Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Narrative:

The lots are typically shaped rectangular lots, approximately twice as deep as they are wide. No wetlands or drainageways are present on either proposed lot. Lot sizes are approximately 3% smaller than the minimum per R-10 zoning due to area required for right-of-way dedication, so a Class I variance is applied for.

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation.

Narrative:

Access to the lots will be in conformance with the requirements of 40.030 (B), with a driveway providing at least 10 feet of unobstructed horizontal clearance, maximum driveway grade of 15% or less (12% or less within 18' of the garage), and a minimum of 20' between the garage door and the back of the sidewalk.

5. Double frontage lots and parcels.

Narrative:

The lots are not double frontage lots.

6. Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.

Narrative:

The lot lines are at approximately right angles to the street right-of-way line.

C. Pedestrian and bicycle trails.

D. Transit facilities.

Narrative:

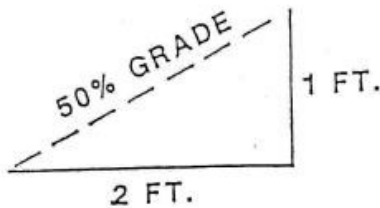
No pedestrian trails, bicycle trails, or transit facilities are proposed.

E. Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

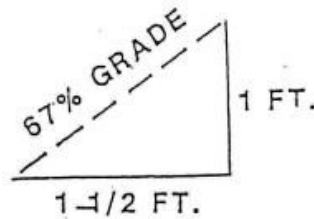
1. All cuts and fills shall comply with the excavation and grading provisions of the Uniform Building Code and the following:

- a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade).
- b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade).
Please see the following illustration.

FILL SLOPE



CUT SLOPE



2. The character of soil for fill and the characteristics of lot and parcels made usable by fill shall be suitable for the purpose intended.
3. If areas are to be graded (more than any four-foot cut or fill), compliance with CDC [85.170\(C\)](#) is required.
4. The proposed grading shall be the minimum grading necessary to meet roadway standards, and to create appropriate building sites, considering maximum allowed driveway grades.
5. Type I lands shall require a report submitted by an engineering geologist, and Type I and Type II lands shall require a geologic hazard report.
6. Per the submittals required by CDC [85.170\(C\)\(3\)](#), 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.
7. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:
8. Land over 50 percent slope shall be developed only where density transfer is not feasible. The development will provide that:

Narrative:

Site grading and vertical construction on the proposed lots will be done under separate building permits. No lot grading is proposed with the tentative plans. Grading on the proposed lots necessary for construction of Ridge Lane improvements (to be completed under a separate Public Improvements permit) is shown for reference.

F. Water.

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.
2. Adequate location and sizing of the water lines.
3. Adequate looping system of water lines to enhance water quality.
4. For all non-single-family developments, there shall be a demonstration of adequate fire flow to serve the site.
5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of on-site and off-site improvements and that such water service has sufficient volume and pressure to serve the proposed development's domestic, commercial, industrial, and fire flows.

Narrative:

Water line improvements for the partition consist of two standard residential service taps to the existing water line in Ridge Lane right-of-way. Per an October 9, 2019 email with Assistant City Engineer Erich Lais, the water and sewer master plans both acknowledge there is adequate volume and capacity to serve this type of development.

G. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan (July 1989). Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is gravity-efficient. The sewer system must be in the correct basin and should allow for full gravity service.
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.
6. The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter [32](#) CDC, Water Resource Area Protection, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.
7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.
8. The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.
9. A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity is available to the City to serve the proposed development.

Narrative:

Sanitary sewer improvements to provide sewer service for the partition include extending the sanitary sewer main up Ridge Lane right-of-way along the property frontage and construction of a sanitary sewer service for each lot. The sewer main is extended a few feet beyond the project site and terminated in a cleanout to allow for future extension. The sanitary sewer design is shown on the public works permit plans; sewer lines, manholes, and depths are shown on the tentative plan for reference. Per an October 9, 2019 email with Assistant City Engineer Erich Lais, the water and sewer master plans both acknowledge there is adequate volume and capacity to serve this type of development.

H. Storm detention and treatment. All proposed storm detention and treatment facilities 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 there is sufficient factual data to support the conclusions of the submitted plan.

Narrative:

On-site storm detention and treatment facilities will be designed and constructed with the building permit for each lot. It is anticipated that a low-impact development stormwater planter or similar stormwater facility will be constructed with the residential structures. A curb weephole is provided for each lot with the Ridge Lane improvements.

I. Utility easements. Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision.

Narrative:

A 5-foot utility easement is proposed along the property frontage to Ridge Lane.

J. Supplemental provisions.

1. Wetland and natural drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 32 CDC, Water Resource Area Protection. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.

2. Willamette and Tualatin Greenways. The Willamette and Tualatin River Greenways shall be protected as required by Chapter 28 CDC, Willamette and Tualatin River Protection.

Narrative:

No wetlands or natural drainageways are present on the site. The property does not border a greenway.

3. Street trees. Street trees are required as identified in the appropriate section of the municipal code and Chapter 54 CDC.

Narrative:

Street trees that do not conflict with underground utilities or driveway locations are proposed and their locations are shown on the tentative plan.

4. Lighting. All subdivision street or alley lights shall meet West Linn Public Works Design Standards.

Narrative:

No additional lighting is proposed at this time.

5. Dedications and exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development.

Narrative:

Right-of-way dedication and improvements along the property frontage are proposed as required by this Code.

6. Underground utilities. 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 development. The exception would be in those cases where the area is substantially built out and adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.

Narrative:

New dry utilities to service the proposed lots will be constructed underground.

7. Density requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

8. Mix requirement. The “mix” rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing.

Narrative:

The land partition is less than three lots and so is exempt. The site is not zoned R-2.1 or R-3 so the mix requirement does not apply.

9. Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC 55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk. (Ord. 1377, 1995; Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1403, 1997; Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1584, 2008; Ord. 1590 § 1, 2009; Ord. 1604 § 64, 2011; Ord. 1613 § 20, 2013; amended during July 2014 supplement; Ord. 1635 § 34, 2014; Ord. 1636 § 56, 2014; Ord. 1647 § 8, 2016; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1662 § 16, 2017; Ord. 1675 § 53, 2018)

Narrative:

No heritage trees or significant tree clusters are within the proposed partition.

CHAPTER 48 – ACCESS, EGRESS AND CIRCULATION

48.025 – ACCESS CONTROL

- A. Purpose. The following access control standards apply to public, industrial, commercial and residential developments including land divisions. Access shall be managed to maintain an adequate level of service and to maintain the functional classification of roadways as required by the West Linn Transportation System Plan.
- B. Access control standards.
1. Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC [55.125](#), Transportation Impact Analysis.)
 2. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.
 3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are “options” as approved by the City Engineer.
 - a) Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.
 - b) Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.
 - c) Option 3. Access is from a public street adjacent to the development lot or parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B)(6) of this section.

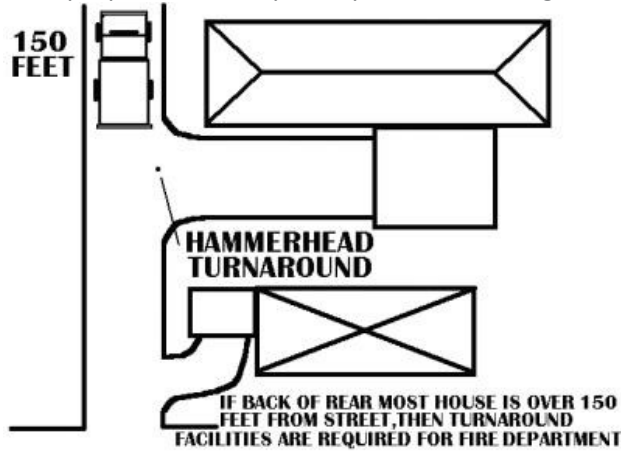
Narrative:

No traffic impact study has been required for the two-lot partition. Right-of-way dedication and street frontage is proposed and detailed in the Chapter 85 portion of this narrative. No alleys or mid-block lanes are existing or proposed with this partition, and no private streets or shared driveways are proposed. Proposed access is a single driveway for each lot connecting directly to Ridge Lane in accordance with Option 3.

48.025 – ACCESS CONTROL

- A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the transportation element of the Comprehensive Plan, is prohibited...
- B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:
1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC [02.030](#), shall provide 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.
 2. Two to four single-family residential homes equals a 14- to 20-foot-wide paved or all-weather surface. Width shall depend upon adequacy of line of sight and number of homes.

3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. Regardless, the last 18 feet in front of the garage shall be under 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.
4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.



Narrative:

No direct access to an arterial street is proposed. No portion of any single-family residence is proposed to be over 150 feet from Ridge Lane. A minimum 10 feet of unobstructed horizontal clearance will be provided with each driveway at the time of construction of each lot.

96.010 CONSTRUCTION REQUIRED

A. New construction.

1. Building permits shall not be issued for the construction of any new building or structure, or for the remodeling of any existing building or structure, which results in an increase in size or includes a change in use, including building permits for single-family dwellings but excepting building permits for alteration or addition to an existing single-family dwelling, unless the applicant for said building permit agrees to construct street improvements as required by the land use decision authorizing the construction activity. The placement of new curbs and the drainage facilities required shall be determined by the City Manager or the Manager's designee.

Narrative:

The applicant agrees to construct street improvements along the frontage of Ridge Lane prior to securing a building permit.

2. If the building permit did not require a prior land use decision, the applicant shall construct street improvements which shall include curbs, sidewalks, drainage facilities, and pavement widening to meet new curbs, along all City streets which abut the property described in the building permits.

Narrative:

A land use decision is required and this criteria can be satisfied through condition.

3. An applicant for a building permit may apply for a waiver of street improvements and the option to make a payment in lieu of construction. The option is available if the City Manager or the Manager's designee determines the transportation system plan does not include the street improvement for which the waiver is requested.

Narrative:

The applicant intends to construct the required improvements, therefore no request for a waiver will be submitted. This criteria does not apply.

4. When an applicant applies for and is granted a waiver of street improvements under subsection (A)(3) of this section, the applicant shall pay an in-lieu fee equal to the estimated cost, accepted by the City Engineer, of the otherwise required street improvements. As a basis for this determination, the City Engineer shall consider the cost of similar improvements in recent development projects and may require up to three estimates from the applicant. The in-lieu fee shall be used for in kind or related improvements.

Narrative:

The applicant intends to construct the required improvements, therefore no request for a waiver will be submitted. This criteria does not apply.

6.020 STANDARDS

Street improvements shall be installed according to the City standards and shall be completed prior to the issuance of any occupancy permit for the new or remodeled structure or building. In unimproved areas of the City, the City Engineer may grant a time extension of the provisions of this section; provided, that the applicant provides sufficient security in amount and quantity satisfactory to the City Attorney to assure payment of such improvement costs.

Narrative:

All proposed street improvements will be installed according to the City standards and will be completed prior to the issuance of an occupancy permit. This criteria can be satisfied through condition.

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
November 15, 2018

SUBJECT: Application for annexation including zone assignment and subsequent partition and Class I variance to lot dimensions (for TL 1400) for property at 1480 Rosemont Rd.

FILE: PA-18-35

ATTENDEES: Applicants: Will Huffman, Ralph and Shirley Hanson
Other Attendees: Brandon Sauer, Kelli Grover, Blake Davis, Amy Murphy, Stephanie Knapick, Scott Calloway, Mark Hanson
Staff: Jennifer Arnold (Planning) Erich Lais (Engineering)

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: 1480 Rosemont Road (21E25CA tax lot 1300 and tax lot 1400)
Site Area: 0.93 acres/40,432 square feet
Neighborhood: Parker Crest (also within 500 feet of Rosemont Summit N.A.)
Comp. Plan: Low density residential (West Linn)
Zoning: Current zoning in Clackamas County
Applicable code: Community Development Code (CDC) Chapter 81: Boundary Changes
CDC Chapter 105: Amendments to the Code and Map
Municipal Code Chapter 2.915: Annexations
Metro Code Chapter 3.09 Local Boundary Changes (Expedited Decision)
See also Tri-City Service District
http://www.clackamas.us/wes/documents/tri_city_annexation_packet.pdf
CDC Chapter 85: Land Division (Partition); Chapter 48: Access, Egress and Circulation; Chapter 96: Street Improvement Construction

PROJECT DETAILS: The property is an unincorporated "island" located approximately a mile from the city limits and UGB. The applicant proposes to annex the property to the City with an R-10 zoning designation. The R-10 designation is compatible with the existing "Low Density Residential" comprehensive plan designation. Completed annexation applications go through a two-step process with City Council ("Council"). In Step 1, ("Land Use Decision") Council reviews the land use aspect of the petition based on the approval criteria of CDC Chapter 81 and 105. Step 2 involves a second public hearing where the Council considers policy issues.

The 2 lot partition proposal was discussed. The lot layout and street alignment was consistent with CDC standards. The partition application can only take place after annexation is final. Sewer and storm water utilities and facilities will require attention.

Engineering/TVFR Comments: Contact Erich Lais at elais@westlinnoregon.gov for Engineering comments and Jason Arn at jason.arn@tvfr.com for TVFR comments.

Public Concerns: Members of the public present at the pre-application conference expressed concerns of traffic on Ridge Lane once it becomes a through street. Speeding cars were mentioned to already be an issue in the neighboring subdivision which is an additional concern once Ridge Lane is improved. A comment was made by a member of the public that the proposed partition of the lower lot (tax lot 1400) would not fit the established development pattern of the area. There was expressed concern over water runoff from the newly constructed section of Ridge Lane onto the property to the South.

PROCESS: (Annexation) Submit completed application form and provide responses to approval criteria of CDC 81.040 and 81.050; and 81.055; West Linn Municipal Code 2.915 to 2.930; and Metro Code 3.09.040 and 3.09.045 (Expedited Decisions). The application should also declare the intent to withdraw from the Clackamas County Enhanced Law Enforcement District and annex to the Tri-City Service District.

Annexation to the Tri-City Service District requires responding to the submittal requirements as explained in the Water Environment Services publication. Approval by the Clackamas County Board of Commissioners is required. Contact Erik Carr, Development Review Specialist, Clackamas County - (503-742-4571) ECarr@co.clackamas.or.us.

The City of West Linn's fee for an annexation is \$15,000 plus \$1,000 for every acre up to \$20,000. This does not include any applicable election costs, County/Tri-City fees (\$895 per WES handout), Metro fee (\$250 per Metro website), Department of Revenue fees, etc. which are the responsibility of the applicant. The annexation process takes about 6-8 months.

For the zone assignment, respond to CDC 105.050 requirements. Because this a zone assignment and not a change of city zones, the requirements of Oregon Administrative Rule (OAR) 660-012-0060 including a Traffic Impact Analysis (TIA) per 105.050(D) (3) do not apply. A neighborhood meeting, per CDC 99.038, is not required for annexation; (but would be for a subdivision). Once the annexation submittal is deemed complete, staff will provide notice per CDC Chapter 99 and schedule a public hearing with the City Council. (The 120-day rule does not apply to legislative action.)

For the partition, the submittal requirements and approval criteria of CDC Chapter 85 apply. The subdivision has a deposit fee of \$2,800 deposit plus \$500 inspection fee. Once ready to have the final plat approved a fee of \$1,500 is required. A class I variance is required to lot dimensions to the lot area requirement (up to 5%) due to dedication of land for street improvements along Ridge Lane. The fee for a Class I variance is \$825.

Once the partition application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. Once the submittal is deemed complete, the City has 120 days to exhaust all local review. The review includes providing notice per CDC Chapter 99 and scheduling a decision by the Planning Manager. Appeals of the Planning Manager's decision are heard by City Council and subsequently by the Land Use Board of Appeals.

After 18 months with no application approved or in process, a new pre-application conference is required.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. **These notes are not minutes.** 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. **Any changes to site conditions or CDC standards between the date of this pre-app and the date of submittal of an application may require a different design or submittal.**



Chicago Title Company

10151 SE Sunnyside Road, Suite 300
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 866.892.3853
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Hanson Ralph A Trustee	Parcel Number	: 00384729
CoOwner	: Hanson Shirley A Tru	Ref Parcel #	: 21E25CA01400
Site Address	: *no Site Address*	T: 02S R: 01E S: 25 Q: SW QQ: NE	
Mail Address	: 1480 Rosemont Rd West Linn Or 97068		
Telephone	:		

SALES INFORMATION

Transfer Date	:	Document #	: 72-11500
Sale Price	:	Deed Type	:
% Owned	:	Vesting Type	:
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 206.00 Block: 3
 Neighborhood : West Linn/Lake Oswego Rural
 Subdivision/Plat: Shannon Acre
 Improvement :
 Land Use : 100 Vacant,Residential Land
 Legal : 206 SHANNON ACRE TRACTS PT LTS
 : 34&35
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$99,587
 Mkt Structure :
 Mkt Total : \$99,587
 %Improved :
 AssdTotal : \$59,160
 Mill Rate : 17.3790
 Levy Code : 003031
 17-18 Taxes : \$1,024.49
 Millage Rate : 17.3790

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .48
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 20,979
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 003
Floor Cover	:	UnFinUpperStorySF:	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

KNOW ALL MEN BY THESE PRESENTS, That MAXINE M. EMMERT, the unmarried widow of Wilson H. Emmert, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RALPH A. HANSON and SHIRLEY A. HANSON, Husband and Wife hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

Part of tracts 34 and 35, SHANNON ACRE TRACTS, in the County of Clackamas and State of Oregon, more particularly described as follows: BEGINNING at a point on the South boundary of tract 34, SHANNON ACRE TRACTS, that is 42 feet West of the Southeast corner of said tract 34; thence North, parallel with the East boundary of said tract, 325.84 feet to a point in the South boundary of Rosemont County Road; thence South-easterly along the South boundary of said Rosemont County Road 130.48 feet to a point in the West boundary of a tract conveyed to Odie K. Lytsell, et ux, by Clackamas County Deed Book 467, page 81; thence South along the West boundary of said Lytsell tract, 301.75 feet to a point in the South boundary of tract 35, SHANNON ACRE TRACTS; thence West along the South boundary of said tracts 35 and 34, 128.65 feet to the point of beginning. SUBJECT TO: Rights of the public in and to that portion of the above described property lying within the boundaries of public roads and/or highways; AND ALSO SUBJECT TO: Reservations, conditions and restrictions, including the terms and provisions thereof, as declared by Reade M. Ireland, et al, recorded May 16, 1950 in Deed Book 431, page 307, Clackamas County Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00

In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this _____ day of April, 19 72

Maxine M. Emmert

STATE OF OREGON, County of Multnomah ss. April 25, 19 72 Personally appeared the above named Maxine M. Emmert and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *James M. Snyder* Notary Public for Oregon My commission expires August 1, 1975

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED

Maxine M. Emmert

Ralph A. Hanson and Shirley A. Hanson

2930 Rosemont Dr. WL 97068

STATE OF OREGON, County of Clackamas. I, George D. Poppert, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was duly executed and recorded in the records of DEED

1972 APR 25 10 58 AM COPY AT CLACKAMAS COUNTY, OREGON. ORDER OF RECORDING. In Book 11500 Page 11500. WITNESSES: GEORGE D. POPPERT, County Clerk. *James M. Snyder*, Notary Public.

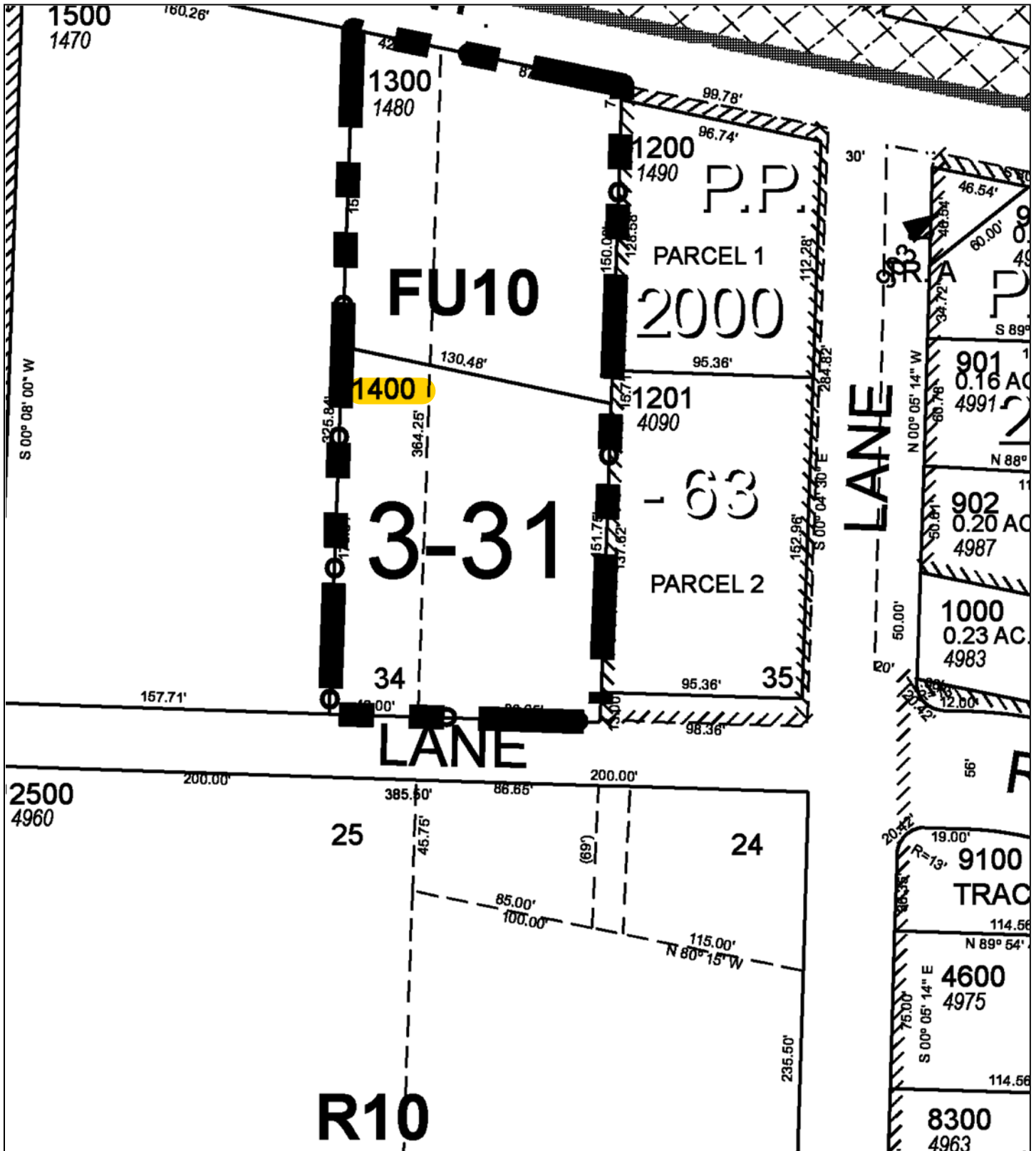


Map No. 21E25CA01400

CHICAGO TITLE COMPANY
 10151 S.E. SUNNYSIDE ROAD Suite 300
 CLACKAMAS, OREGON 97015



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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TENTATIVE PARTITION PLAN FOR RIDGE LANE 2-LOT PARTITION 1480 ROSEMONT ROAD, CITY OF WEST LINN, CLACKAMAS COUNTY PRE-APPLICATION PA-18-35

PROJECT OWNER/DEVELOPER

WILL HUFFMAN
WILLH@CLOPTONEXCAVATING.COM
PHONE (503) 682-0420

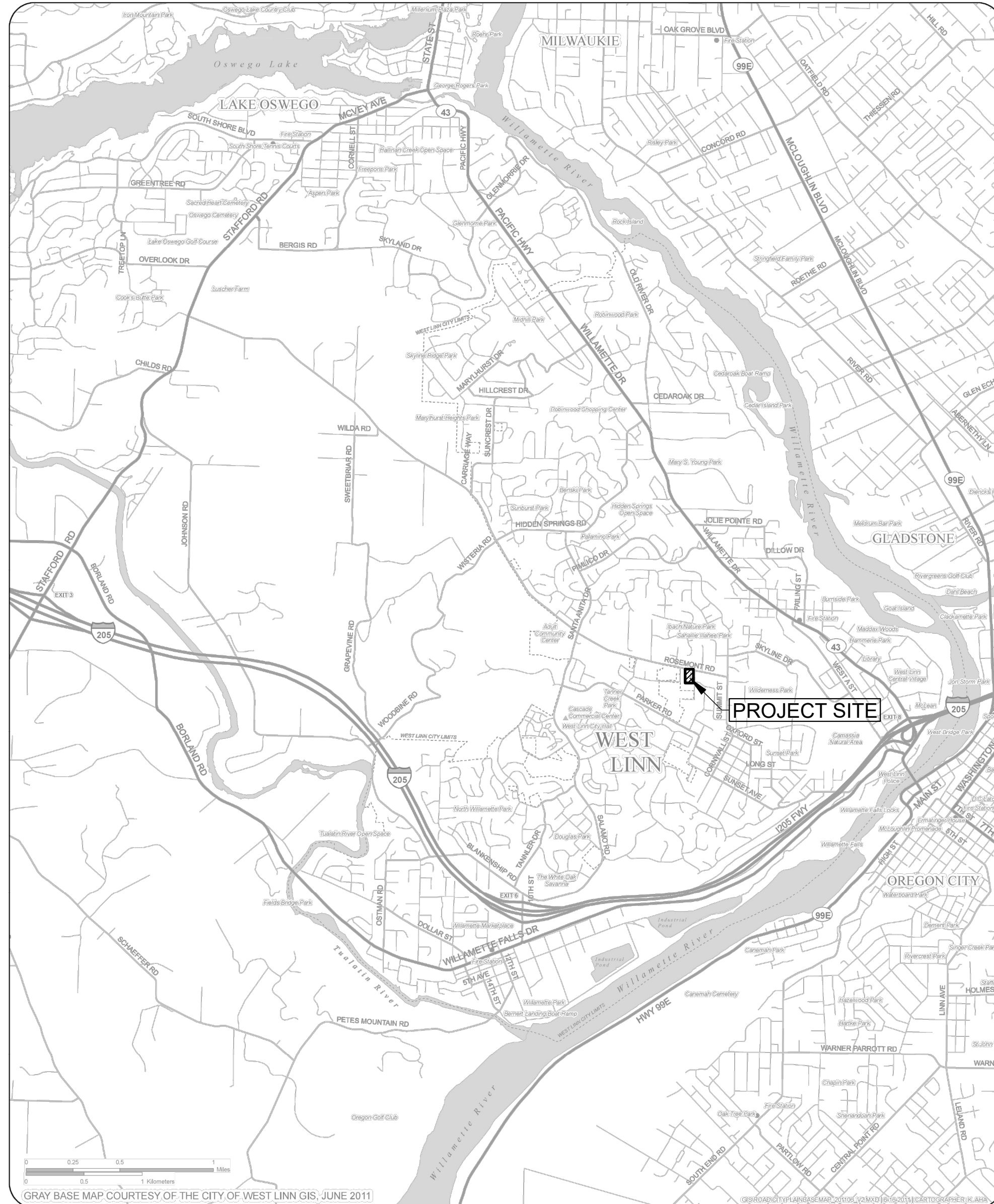
PROJECT CIVIL ENGINEER

KELLI GROVER, PE
FIRWOOD DESIGN GROUP, LLC
359 E. HISTORIC COLUMBIA RIVER HWY
TROUTDALE, OR 97060
PHONE (503) 668-3737

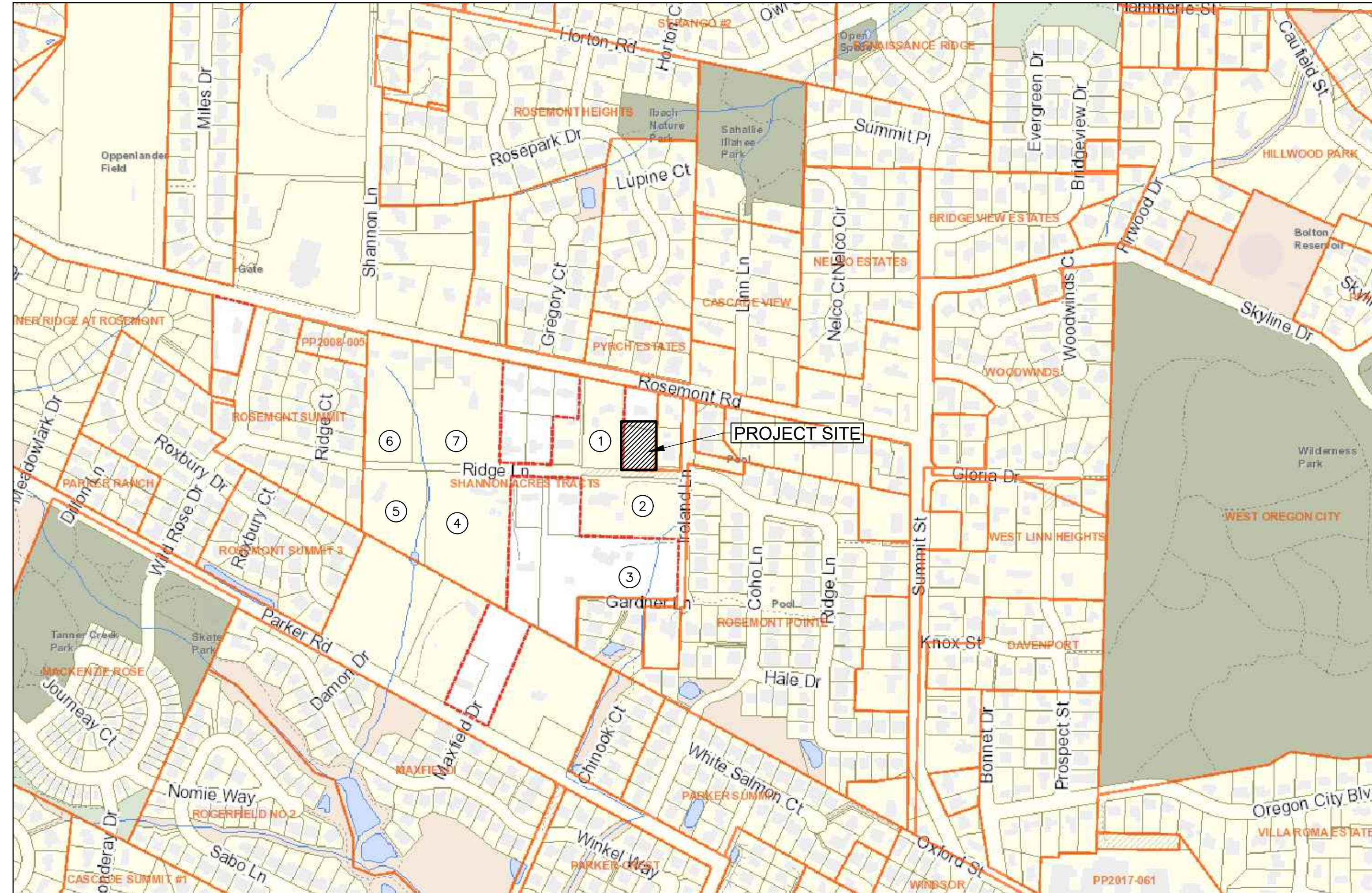
SHEET INDEX

- 1 - COVER SHEET
- 2 - LOT LINE ADJUSTMENT - SN2019-021
- 3 - TENTATIVE PARTITION PLAN

CITY-WIDE MAP
SCALE: SEE SCALE BAR



VICINITY MAP
SCALE: 1" = 300'



NEARBY UNSUBDIVIDED TAXMAPLOTS

- ① MAP #: 21E25CA TAXLOT: 01500
- ② MAP #: 21E25CA TAXLOT: 02500
- ③ MAP #: 21E25CA TAXLOT: 02503
- ④ MAP #: 21E25CB TAXLOT: 03800
- ⑤ MAP #: 21E25CB TAXLOT: 03700
- ⑥ MAP #: 21E25CB TAXLOT: 00400
- ⑦ MAP #: 21E25CB TAXLOT: 00100

DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: KG
			SCALE: AS SHOWN	DATE: OCT 9, 2019	
			PROJECT NO. E19-035		

FDG
Firwood Design Group, LLC
SURVEYING + ENGINEERING + PLANNING

359 E. HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

WILL HUFFMAN
WILLH@CLOPTONEXCAVATING.COM
503-682-0420

COVER SHEET
TENTATIVE MINOR PARTITION PLAN
RIDGE LANE 2-LOT PARTITION

SN2019-021

CLACKAMAS COUNTY SURVEYOR
 RECEIVED: 12-20-18
 ACCEPTED FOR FILING: 1-28-19
 SURVEY NO. SN2019-021

PROPERTY LINE ADJUSTMENT
 FOR:
RALPH & SHIRLEY HANSON
 BEING A PORTION OF LOTS 34 & 35
 "SHANNON ACRE TRACTS" (PLAT NO. 206)
 IN THE SW 1/4 SECTION 25, T.2S., R.1E., W.M.
 CLACKAMAS COUNTY, OREGON
 DECEMBER 17, 2018

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARIES OF TWO TRACTS OF LAND DESCRIBED IN FEE NOS 2000-054801 AND 2000-054802, CLACKAMAS COUNTY DEED RECORDS AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN SAID TRACTS PER CLACKAMAS COUNTY PLANNING FILE NO. 20537-18-PLA.

THE EAST LINE OF SUBJECT TRACT, BEING COMMON TO THE WEST LINE OF PARTITION PLAT NO. 2000-063 WAS LOCATED BY HOLDING FOUND MONUMENTS AT THE NW AND SW CORNERS OF PARCEL 1 AND SW CORNER OF PARCEL 2 FOR LOCATION PER P2. THE SW CORNER OF TRACT "A" WAS LOCATED ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF PARCEL 2, HOLDING PLAT DISTANCE OF 13.00 FEET. THE NE CORNER OF SUBJECT TRACT, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ROSEMONT ROAD WAS LOCATED BY HOLDING RECORD PLAT DISTANCE OF 7.10 FEET NORTHERLY FROM THE MONUMENTED NW CORNER OF SAID PARCEL 1.

THE RIGHT OF WAY LINE OF ROSEMONT ROAD WAS LOCATED BY HOLDING SAID NE CORNER AS LOCATED ABOVE AND THE FOUND 5/8" I.R. AT THE MOST NORTHERLY NE CORNER OF LOT 3, "LIVERMORE'S SUBDIVISION NO. 1". THE FOUND 5/8" I.R. AT THE NW CORNER OF SUBJECT TRACT WAS HELD FOR LINE PER S2.

THE FOUND 5/8" I.R. N 00°08'06" E 0.84 FEET FROM THE SW CORNER OF SUBJECT TRACT WAS HELD FOR LINE AS SHOWN WITH THE FALLING HELD FROM THE SW CORNER PER S1.

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF SUBJECT TRACT AS N 00°08'06" E PER S1.

CONTROLLING ELEMENTS OF RECORD: DEEDS: FEE NOS 2000-054801 AND 2000-054802; PLATS: "SHANNON ACRE TRACTS" (PLAT NO. 206), "LIVERMORE'S SUBDIVISION NO. 1" (PLAT NO. 1330) AND PARTITION PLAT NO. 2000-063; SURVEY NOS: 6536 AND 23928.

PROPERTY LINE ADJUSTMENT DEED RECORDED AS DOCUMENT NO. 2019-001502, CLACKAMAS COUNTY DEED RECORDS.

LEGEND:

- SET A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ANDY PARIS & ASSOCIATES, INC." ON 12/17/18.
- FOUND AND HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2147" PER PARTITION PLAT NO. 2000-063
- FOUND MONUMENT AS NOTED
- I.R. IRON ROD
- I.P. IRON PIPE
- () ENCLOSURES RECORD DATA
- [] PROBABLE ORIGIN OF MONUMENT
- S1 SURVEY NUMBER 23928, CLACKAMAS COUNTY SURVEY RECORDS.
- S2 SURVEY NUMBER 6536, CLACKAMAS COUNTY SURVEY RECORDS.
- P1 PLAT OF "LIVERMORE'S SUBDIVISION NO. 1" (PLAT NO. 1330)
- P2 PARTITION PLAT NO. 2000-063
- P.P. PARTITION PLAT
- SQ. FT. SQUARE FEET
- O.U. ORIGIN UNKNOWN

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 15, 1987
 HAROLD P. SALO
 2264
 EXPIRES: JUNE 30, 2020

(SINCE 1952)
 ANDY PARIS AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

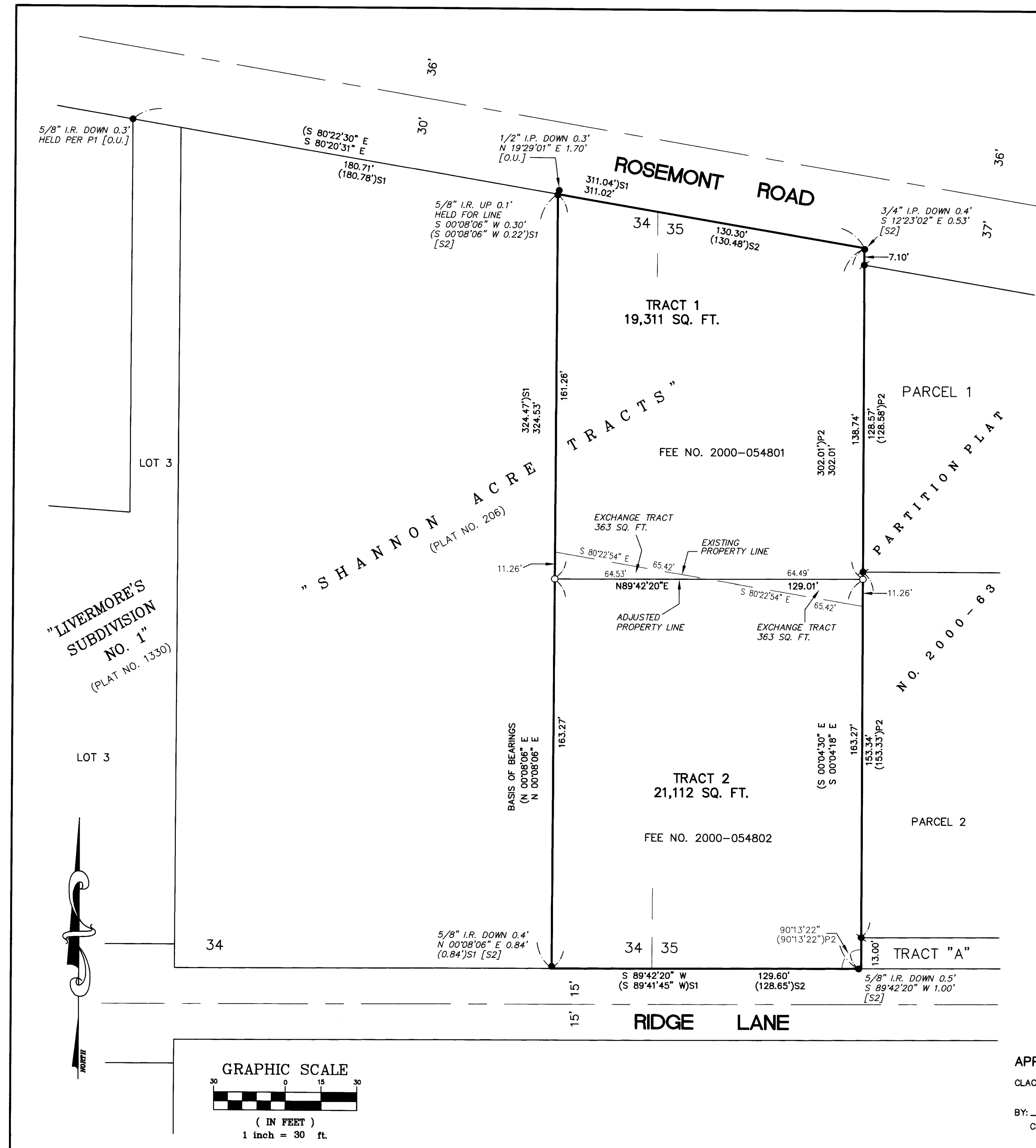
16057 BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 PH: 503-636-3341
 www.andyparis.com

PROJECT: 18222
 DRAWING: 18222PLA1.DWG
 DRAFTED: HPS 12/17/18

APPROVAL:

CLACKAMAS COUNTY PLANNING FILE NO. 20537-18-PLA

BY: *[Signature]* DATE: 1-22-19
 CLACKAMAS COUNTY PLANNING DEPARTMENT



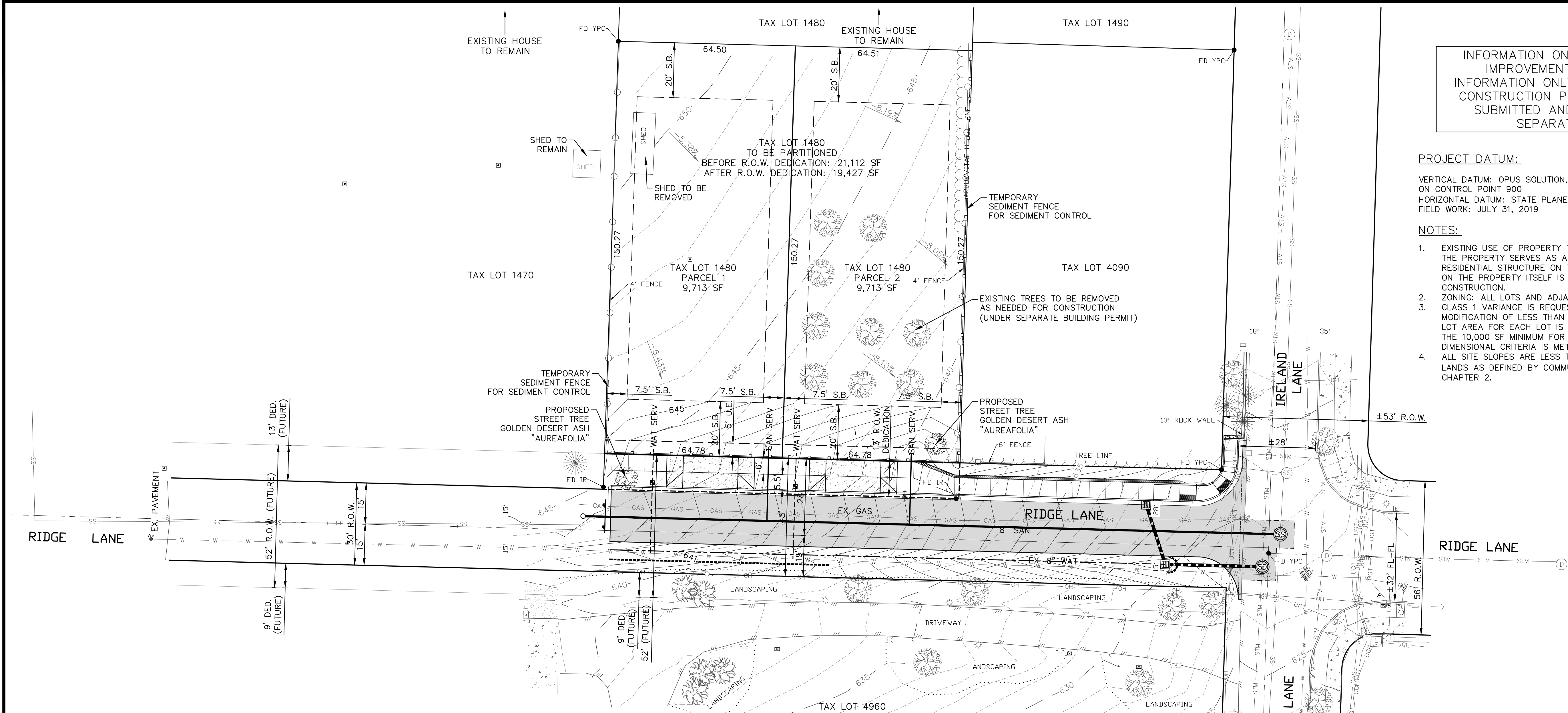
INFORMATION ON RIDGE LANE IMPROVEMENTS IS FOR INFORMATION ONLY. RIDGE LANE CONSTRUCTION PLANS WILL BE SUBMITTED AND REVIEWED SEPARATELY.

PROJECT DATUM:

VERTICAL DATUM: OPUS SOLUTION, NAVD88 USING GEOID 12B ON CONTROL POINT 900
 HORIZONTAL DATUM: STATE PLANE COORDINATES (OR-NORTH)
 FIELD WORK: JULY 31, 2019

NOTES:

- EXISTING USE OF PROPERTY TO BE PARTITIONED IS RESIDENTIAL. THE PROPERTY SERVES AS A BACKYARD FOR THE SINGLE FAMILY RESIDENTIAL STRUCTURE ON TAXLOT 1480. THE ONLY STRUCTURE ON THE PROPERTY ITSELF IS A SHED TO BE REMOVED FOR NEW CONSTRUCTION.
- ZONING: ALL LOTS AND ADJACENT PROPERTIES ARE ZONED R-10. CLASS 1 VARIANCE IS REQUESTED FOR MINIMUM LOT AREA MODIFICATION OF LESS THAN 5% PER CDC 75.020. PROPOSED LOT AREA FOR EACH LOT IS 9,713 SF, A 2.87% REDUCTION FROM THE 10,000 SF MINIMUM FOR R-10 ZONING. ALL OTHER DIMENSIONAL CRITERIA IS MET.
- ALL SITE SLOPES ARE LESS THAN 10%. SITE IS 100% TYPE IV LANDS AS DEFINED BY COMMUNITY DEVELOPMENT CODE (CDC) CHAPTER 2.



PROPOSED LEGEND

MAJOR CONTOUR	---
MINOR CONTOUR	---
DEDICATED RIGHT-OF-WAY	---
BUILDING EXTERIOR WALL	---
BUILDING ROOFLINE	---
PAVEMENT SAWCUT LINE	---
ASPHALT PAVEMENT	---
SIDEWALK	---
DRIVEWAY APPROACH	---
STANDARD CURB & GUTTER	---
CURB WEEPHOLE	---
BLOCK RETAINING WALL	---
ROCK RETAINING WALL	---
DRAINAGE DITCH	---
EARTHEN BERM	---
WATER SERVICE & METER	---
SANITARY SERVICE	---
SANITARY SEWER MANHOLE	---
STORM SEWER MANHOLE	---
CATCH BASIN	---
STORM LINE	---

EXISTING LEGEND

SANITARY MANHOLE	---
CLEANOUT	---
STORM MANHOLE	---
CATCH BASIN/CURB INLET	---
FIRE HYDRANT	---
WATER VALVE	---
GAS VALVE	---
LIGHT	---
UTILITY POLE	---
GUY ANCHOR	---
SIGN	---
HEDGE/TREE LINE	---
DECIDUOUS TREE	---
EVERGREEN TREE	---
HARDWOOD TREE	---

EXISTING LEGEND (Continued)

SANITARY SEWER LINE	---
STORM SEWER LINE	---
WATER LINE	---
GAS LINE	---
UNDERGROUND COMMUNICATION	---
UNDERGROUND ELECTRIC	---
OVERHEAD ELECTRIC	---
CHAINLINK FENCE	---
WOOD FENCE	---
EDGE OF LANDSCAPE	---
EDGE OF ASPHALT	---
EDGE OF GRAVEL	---
CURB	---
WALL	---
MAJOR CONTOUR LINE	---
MINOR CONTOUR LINE	---
CONCRETE SURFACE	---
GRAVEL SURFACE	---



DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: KG
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TENTATIVE PARTITION PLAN
TENTATIVE MINOR PARTITION PLAN
RIDGE LANE 2-LOT PARTITION

3
3