



CITY OF West Linn

STAFF REPORT PLANNING MANAGER DECISION

DATE: August 7, 2024

FILE NO.: ELD-24-02

REQUEST: Approval of an Expedited Land Division to subdivide an existing 45,825 sq. ft. (1.05 acres) property at 4092 Norfolk Street into six lots.

PLANNER: Aaron Gudelj, Associate Planner

Planning Manager DSW

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GENERAL INFORMATION

APPLICANT

/OWNER: Icon Construction & Development, LLC
1969 Willamette Falls Drive., Suite 260
West Linn, OR. 97068

CONSULTANT: Rick Givens
28615 SW Paris Avenue, Unit 110
Wilsonville, OR 97070

SITE LOCATIONS: 4092 Norfolk St

SITE SIZE: 45,825 sq. ft.

LEGAL DESCRIPTION: Eastern 1/2 Section Part of Lot 6, Glenesk Plat (1929)

TAX LOT ID #: 21E36AC01400

COMP PLAN

DESIGNATION: Medium Density Residential

ZONING: R-7, Residential

APPROVAL

CRITERIA: Oregon Revised Statute 197.360 through 380; and

West Linn Community Development Code

- Chapter 12: Residential, R-7
- Chapter 48: Access, Egress and Circulation
- Chapter 85: Land Divisions – General Provisions
- Chapter 92: Required Improvements
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

63-DAY RULE: The application became complete on June 6, 2024. The 63-day period for an expedited land division ends August 8, 2024.

PUBLIC NOTICE: Notice was mailed to property owners within 100 feet of the subject property, public facility and services providers, and the Sunset Neighborhood Association on June 27, 2024 as required by Oregon Revised Statute 197.365. The notice was also posted on the City's website on June 27, 2024. Therefore, public notice requirements have been met.

EXECUTIVE SUMMARY

The applicant proposes to divide a 45,825 square foot lot (1.05 acres) at 4092 Norfolk St into six rectangular shaped lots (~ 50ft x ~150ft) approximately 7,500 square feet each. The applicant has proposed to divide the land as an Expedited Land Division pursuant to Oregon Revised Statute 197.360 through 197.380. The property is zoned R-7, Residential and allows for a minimum lot size of 7,000 square feet for single-family detached units. The applicant has stated that the lots created will be used for the construction of single-family homes.

Proposed Lot Sizes

Lot 1 = 7,575 sq. ft.

Lot 2 = 7,575 sq. ft.

Lot 3 = 7,575 sq. ft.

Lot 4 = 7,575 sq. ft.

Lot 5 = 7,575 sq. ft.

Lot 6 = 7,950 sq. ft.

The existing property is identified as Tax Lot Id# 21E36AC01400 and is presently developed with a single-family home and detached garage on the northern most area of the lot. The proposed subdivision would create lot lines directly through the existing single-family home and the associated detached garage. The applicant proposes to remove the existing single-family home and detached garage.

The property is not located within the Willamette River Greenway (WRG), a Water Resource Area (WRA), nor any FEMA flood hazard area. Single-family homes surround the project site, with the exception of the northern property line where the West Linn Public Works facility abuts the property. Public Utilities are available on Norfolk Street, including water, sanitary sewer, and storm sewers. Access to the proposed lots will be via private driveways fronting Norfolk St. The Norfolk Street right-of-way is classified as a local street and is approximately 60 feet wide and will not require additional right-of-way dedication.

Public comments:

The City received one public comment prior to the closing of the public comment period. The full context of the comment(s) can be found in Exhibit PD-2. Below is a synopsis of the correspondence between staff and the public commentator:

Susanne Greengard Email Dated Friday July 5, 2024

1. *Wondering who is responsible for the lot? Finds the current state of weed growth to be unacceptable.*

Staff Response: The lot is privately owned and has a current application for a land division with intentions to develop single-family homes in the near future. The property is subject to vegetation standards set forth in West Linn Municipal Code Section 5.470.

DECISION

The Planning Manager approves this application (ELD-24-02) for an expedited land division under the rules of Oregon Revised State 197.360 through 197.380 and the West Linn Municipal Code and Community Development Code based on: 1) the findings submitted by the applicant, which are incorporated by this reference; 2) supplementary staff findings included in the Addendum; and 3) the addition of conditions of approval below. The conditions are as follows:

1. **Preliminary Plat.** With the exception of modifications required by these conditions, the final plat shall substantially conform to the Preliminary Plat dated March 2024 (Exhibit PD-1).
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to final plat approval. Public Works may coordinate with the applicant to complete additional, voluntary, off-site improvements.
3. **Demolition of Existing Structures.** The existing single-family home, detached garage and any other associated structures are required to be demolished prior to approval of the final plat. The approval of the tentative plat (ELD-24-02) shall be void if the applicant does not record the final partition plat within three years of approval.
4. **Street Improvements.** Prior to final plat approval, the applicant shall complete frontage improvements including a six-foot sidewalk, six-foot landscape strip, curb and gutter, and pavement improvements consistent with The Preliminary Street and Utility Plan dated March 27, 2024 (Sheet 1).
5. **Utility Easements:** The applicant shall show an eight-foot public utility easement along Norfolk Street right-of-way on the face of the plat prior to final plat approval by the City.
6. **Underground Utilities.** The applicant shall underground overhead utility lines along the Norfolk Street property frontage prior to final plat approval by the City.
7. **Tree Removal Permits.** The applicant shall apply for and secure tree removal permits for the removal of any of the four trees (see Exhibit PD-4) that were not identified in the submitted tree plan.

The provisions of the Oregon Revised Statute 197.360 through 197.390 and the West Linn Community Development Code have been met.

Aaron Gudelj
Aaron Gudelj, Associate Planner

August 7, 2024
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date and include a \$300 deposit for costs. An appeal of an expedited land division is decided by a referee that is not an employee or official of the City of West Linn. The appeal must be filed by the applicant or an individual who has established standing by submitting comments prior to the public comment deadline date. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

Mailed this **7th** day of **August 2024**.

Therefore, the 14-day appeal period ends at 5 p.m., on **August 21, 2024**

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
ELD-24-02**

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

ORS 197.360 "Expedited land division" defined

(1)As used in this section:

(a)"Expedited land division" means a division of land under ORS 92.010 (Definitions for ORS 92.010 to 92.192) to 92.192 (Property line adjustment), 92.205 (Policy) to 92.245 (Fees for review proceedings resulting in modification or vacation) or 92.830 (Definitions for ORS 92.830 to 92.845) to 92.845 (Relationship of subdivision in manufactured dwelling park or mobile home park to planned community statutes and series partition statutes) by a local government that:

(A)Includes only land that is zoned for residential uses and is within an urban growth boundary.

(B)Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.

Staff Finding 1: The subject property is zoned R-7, Residential and within the Portland Metropolitan Urban Growth Boundary. The applicant proposes development of single-family detached homes – a residential use. No open space or recreational uses are proposed. The criteria are met.

(C)Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:

(i)Open spaces, scenic and historic areas and natural resources;

(ii)The Willamette River Greenway;

(iii)Estuarine resources;

(iv)Coastal shorelands; and

(v)Beaches and dunes.

Staff Finding 2: The subject property is not located in the Willamette River Greenway, a Water Resource Area, a Flood Management Area, or in an estuarine resource, coastal shorelands, beaches, or dunes. The criteria are met.

(D)Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.

Staff Finding 3: Existing development patterns meet street connectivity standards in the vicinity of the subject property. The 2016 West Linn Transportation System Plan (TSP) does not include

any street connectivity projects adjacent to the subject property. The project has been conditioned to require frontage improvements per Condition of Approval 5. The criteria are met.

(E) Will result in development that either:

(i) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or

(ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

Staff Finding 4: The subject property is zoned R-7, Residential and allows for a minimum lot size of 7,000 square feet. All proposed lots exceed this standard. Maximum density under a traditional West Linn Community Development Code Chapter 85 land division would allow for six dwelling units (45,825 sq. ft./ 7,000 sq. ft. = 6.55). The project will result in six dwelling units, which is 100 percent of the allowable density permitted on the subject property. The criteria are met.

(b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 (Definitions for ORS 92.010 to 92.192) to 92.192 (Property line adjustment) and meet the criteria set forth in paragraph (a) of this subsection.

Staff Finding 5: The proposed land division will create six total lots. The proposal meets the criteria set forth in paragraph (a), see Staff Findings 1 through 4. The criteria are met.

(2) An expedited land division as described in this section is not a land use decision or a limited land use decision under ORS 197.015 or a permit under ORS 215.402 or 227.160.

Staff Finding 6: The City and applicant acknowledge an expedited land division is not a land use decision or limited land use decision under ORS 197.015 or a permit under ORS 215.402 or ORS 227.160. The criteria are met.

(3) The provisions of ORS 197.360 to 197.380 apply to all elements of a local government comprehensive plan and land use regulations applicable to a land division, including any planned unit development standards and any procedures designed to regulate:

(a) The physical characteristics of permitted uses;

(b) The dimensions of the lots or parcels to be created; or

(c) Transportation, sewer, water, drainage and other facilities or services necessary for the proposed development, including but not limited to right-of-way standards, facility dimensions and on-site and off-site improvements.

Staff Finding 7: The applicant proposes six residential lots compliant with the R-7 zone (see Staff Finding 4), the dimensions of the lots to be created (50' x 150') are compliant with the underlying R-7 zone (see Staff Findings 4 and 28), and required facilities and services necessary for the proposed development are existing and portions of will be upgraded to accommodate lots 5 & 6 (see Staff Finding 3). The criteria are met.

(4) An application for an expedited land division submitted to a local government shall describe the manner in which the proposed division complies with each of the provisions of subsection (1) of this section.

Staff Finding 8: See Staff Finding 1 through 7. The criteria are met.

197.365 Application; notice to neighbors; comment period.

Unless the applicant requests to use the procedure set forth in a comprehensive plan and land use regulations, a local government shall use the following procedure for an expedited land division, as described in ORS 197.360, or a middle housing land division under ORS 92.031:

(1)(a) If the application for a land division is incomplete, the local government shall notify the applicant of exactly what information is missing within 21 days of receipt of the application and allow the applicant to submit the missing information. For purposes of computation of time under this section, the application shall be deemed complete on the date the applicant submits the requested information or refuses in writing to submit it.

Staff Finding 9: The applicant did not request to use the standard procedure outlined in the West Linn Community Development Code, therefore the City processed the application as an expedited land division. The application was originally submitted on April 1, 2024 and deemed incomplete. The applicant re-submitted the application with the required Neighborhood Association meeting materials and tree analysis on June 6, 2024, making the application complete on that date. The criteria are met.

(b) If the application was complete when first submitted or the applicant submits the requested additional information within 180 days of the date the application was first submitted, approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first submitted.

Staff Finding 10: The application was submitted on April 1, 2024 and deemed incomplete. The applicant re-submitted the application with the required Neighborhood Association meeting materials and tree analysis on June 6, 2024, making the application complete on that date. Approval of the application is based on the standards and criteria found in the West Linn Community Development Code that were applicable on April 1, 2024. The criteria are met.

(2) The local government shall provide written notice of the receipt of the completed application for a land division to any state agency, local government or special district responsible for providing public facilities or services to the development and to owners of property within 100 feet of the entire contiguous site for which the application is made. The notification list shall be compiled from the most recent property tax assessment roll. For purposes of appeal to the referee under ORS 197.375, this requirement shall be deemed met when the local government can provide an affidavit or other certification that such notice was given. Notice shall also be provided to any neighborhood or community planning organization recognized by the governing body and whose boundaries include the site.

Staff Finding 11: The City provided written notice of the receipt of a completed application to all state agencies, local governments, and special districts responsible for providing public facilities or services on June 27, 2024. The City provided written notice to property owners within 100 feet of the entire contiguous site, compiled from the most recent property owner information available, on June 27, 2024. The City provided written notice to the Sunset Neighborhood Association on June 27, 2024. The criteria are met.

(3) The notice required under subsection (2) of this section shall:

(a) State:

(A) The deadline for submitting written comments;

(B) That issues that may provide the basis for an appeal to the referee must be raised in writing prior to the expiration of the comment period; and

(C) That issues must be raised with sufficient specificity to enable the local government to respond to the issue.

(b) Set forth, by commonly used citation, the applicable criteria for the decision.

(c) Set forth the street address or other easily understood geographical reference to the subject property.

(d) State the place, date and time that comments are due.

(e) State a time and place where copies of all evidence submitted by the applicant will be available for review.

(f) Include the name and telephone number of a local government contact person.

(g) Briefly summarize the local decision-making process for the land division decision being made.

Staff Finding 12: The City provided written notice in compliance with subsection (3). A copy of the notice is found in Exhibit PD-4. The criteria are met.

(4) After notice under subsections (2) and (3) of this section, the local government shall:

(a) Provide a 14-day period for submission of written comments prior to the decision.

Staff Finding 13: The City provided written notice under subsections (2) and (3) on June 27, 2024, with a deadline for submission of written comments on July 11, 2024. This provided a 14-day comment period. A copy of the notice and affidavit of mailing is found in Exhibit PD-4. The criteria are met.

(b) Make a decision to approve or deny the application within 63 days of receiving a completed application, based on whether it satisfies the substantive requirements of the applicable land use regulations. An approval may include conditions to ensure that the application meets the applicable land use regulations. For applications subject to this section, the local government:

Staff Finding 14: The application was deemed complete on June 6, 2024 . The City approved the application with conditions on August 7, 2024, the 62nd day after deeming the application complete. The criteria are met.

*(A) Shall not hold a hearing on the application; and
(B) Shall issue a written determination of compliance or noncompliance with applicable land use regulations that includes a summary statement explaining the determination. The summary statement may be in any form reasonably intended to communicate the local government's basis for the determination.*

Staff Finding 15: The City did not hold a hearing on the application. The City issued the Planning Manager decision with a summary statement explaining the determination. The criteria are met.

(c) Provide notice of the decision to the applicant and to those who received notice under subsection (2) of this section within 63 days of the date of a completed application. The notice of decision shall include:

*(A) The summary statement described in paragraph (b)(B) of this subsection; and
(B) An explanation of appeal rights under ORS 197.375.*

Staff Finding 16: The City provided notice of the decision to the applicant and those who received notice under subsection (2) on August 7, 2024, the 62nd day after deeming the application complete. The notice of decision included the summary statement and an explanation of appeal rights. The criteria are met.

197.370 Failure of local government to timely act on application.

(1) Except as provided in subsection (2) of this section, if the local government does not make a decision on an expedited land division or a middle housing land division, as defined in ORS 92.031, within 63 days after the application is deemed complete, the applicant may apply in the circuit court for the county in which the application was filed for a writ of mandamus to compel the local government to issue the approval. The writ shall be issued unless the local government shows that the approval would violate a substantive provision of the applicable land use regulations or the requirements of ORS 92.031 or 197.360. A decision of the circuit court under this section may be appealed only to the Court of Appeals.

(2) After seven days' notice to the applicant, the governing body of the local government may, at a regularly scheduled public meeting, take action to extend the 63-day time period to a date certain for one or more applications for an expedited land division or a middle housing land division prior to the expiration of the 63-day period, based on a determination that an unexpected or extraordinary increase in applications makes action within 63 days impracticable. In no case shall an extension be to a date more than 120 days after the application was deemed complete. Upon approval of an extension, the provisions of ORS 92.031 and 197.360 to 197.380, including the mandamus remedy provided by subsection (1) of this section, shall remain applicable to the land division, except that the extended period shall be substituted for the 63-day period wherever applicable.

(3) The decision to approve or not approve an extension under subsection (2) of this section is not a land use decision or limited land use decision.

Staff Finding 17: The City acted in a timely manner and made the decision within the 63-day time period. The criteria are met.

197.375 Appeal of local government to referee; Court of Appeals.

(1) An appeal of a decision made under ORS 197.360 and 197.365 or under ORS 92.031 and 197.365 shall be made as follows:

(a) An appeal must be filed with the local government within 14 days of mailing of the notice of the decision under ORS 197.365 (4) and shall be accompanied by a \$300 deposit for costs.

(b) A decision may be appealed by:

(A) The applicant; or

(B) Any person or organization who files written comments in the time period established under ORS 197.365.

(c) An appeal shall be based solely on allegations:

(A) Of violation of the substantive provisions of the applicable land use regulations;

(B) Of unconstitutionality of the decision;

(C) That the application is not eligible for review under ORS 92.031 or 197.360 to 197.380 and should be reviewed as a land use decision or limited land use decision; or

(D) That the parties' substantive rights have been substantially prejudiced by an error in procedure by the local government.

Staff Finding 18: The applicant acknowledges and understands the appeal rights and process. If appealed, the City will follow the expedited land division appeal process and criteria. The criteria are applicable upon appeal.

(2) The local government shall appoint a referee to decide the appeal of a decision made under this section. The referee may not be an employee or official of the local government. However, a local government that has designated a hearings officer under ORS 215.406 or 227.165 may designate the hearings officer as the referee for appeals of a decision made under ORS 197.360 and 197.365.

Staff Finding 19: The applicant acknowledges and understands the appeal procedures. If appealed, the City will follow the expedited land division appeal process and criteria, including the appointment of a referee to decide the appeal.

(3) Within seven days of being appointed to decide the appeal, the referee shall notify the applicant, the local government, the appellant if other than the applicant, any person or organization entitled to notice under ORS 197.365 (2) that provided written comments to the local government and all providers of public facilities and services entitled to notice under ORS 197.365 (2) and advise them of the manner in which they may participate in the appeal. A person or organization that provided written comments to the local government but did not file an appeal under subsection (1) of this section may participate only with respect to the issues raised in the written comments submitted by that person or organization. The referee may use any procedure for decision-making consistent with the interests of the parties to ensure a fair opportunity to present information and argument. The referee shall provide the local

government an opportunity to explain its decision, but is not limited to reviewing the local government decision and may consider information not presented to the local government.

Staff Finding 20: If appealed, the referee appointed by the City will follow the expedited land division appeal process and criteria.

(4)(a) The referee shall apply the substantive requirements of the applicable land use regulations and ORS 92.031 or 197.360. If the referee determines that the application does not qualify as an expedited land division or a middle housing land division, as defined in ORS 92.031, the referee shall remand the application for consideration as a land use decision or limited land use decision. In all other cases, the referee shall seek to identify means by which the application can satisfy the applicable requirements.

(b) For an expedited land use division, the referee may not reduce the density of the land division application.

(c) The referee shall make a written decision approving or denying the application or approving it with conditions designed to ensure that the application satisfies the land use regulations, within 42 days of the filing of an appeal. The referee may not remand the application to the local government for any reason other than as set forth in this subsection.

Staff Finding 21: If appealed, the referee appointed by the City will follow the expedited land division appeal process and criteria.

(5) Unless the governing body of the local government finds exigent circumstances, a referee who fails to issue a written decision within 42 days of the filing of an appeal shall receive no compensation for service as referee in the appeal.

Staff Finding 22: If appealed, the referee appointed by the City will follow the expedited land division appeal process and criteria.

(6) Notwithstanding any other provision of law, the referee shall order the local government to refund the deposit for costs to an appellant who materially improves his or her position from the decision of the local government. The referee shall assess the cost of the appeal in excess of the deposit for costs, up to a maximum of \$500, including the deposit paid under subsection (1) of this section, against an appellant who does not materially improve his or her position from the decision of the local government. The local government shall pay the portion of the costs of the appeal not assessed against the appellant. The costs of the appeal include the compensation paid the referee and costs incurred by the local government, but not the costs of other parties.

Staff Finding 23: If appealed, the referee appointed by the City will follow the expedited land division appeal process and criteria.

(7) The Land Use Board of Appeals does not have jurisdiction to consider any decisions, aspects of decisions or actions made under ORS 92.031 or 197.360 to 197.380.

Staff Finding 24: The applicant acknowledges and understands the Land Use Board of Appeals does not have jurisdiction over this decision.

(8) Any party to a proceeding before a referee under this section may seek judicial review of the referee's decision in the manner provided for review of final orders of the Land Use Board of Appeals under ORS 197.850 and 197.855. The Court of Appeals shall review decisions of the referee in the same manner as provided for review of final orders of the Land Use Board of Appeals in those statutes. However, notwithstanding ORS 197.850 (9) or any other provision of law, the court shall reverse or remand the decision only if the court finds:

(a) That the decision does not concern an expedited land division as described in ORS 197.360 or middle housing land division as defined in ORS 92.031 and the appellant raised this issue in proceedings before the referee;

(b) That there is a basis to vacate the decision as described in ORS 36.705 (1)(a) to (d), or a basis for modification or correction of an award as described in ORS 36.710; or

(c) That the decision is unconstitutional.

Staff Finding 25: The applicant acknowledges and understands the right to seek judicial review of the referee's decision.

197.380 Application fees.

Each city and county shall establish application fees for an expedited land division and a middle housing land division, as defined in ORS 92.031. The fees must be set at a level calculated to recover the estimated full cost of processing an application, including the cost of appeals to the referee under ORS 197.375, based on the estimated average cost of such applications. Within one year of establishing a fee under this section, the city or county shall review and revise the fee, if necessary, to reflect actual experience in processing applications under ORS 92.031 and 197.360 to 197.380.

Staff Finding 26: The City has an adopted fee schedule that includes a fee for expedited land divisions. The applicant paid the given fee at the time of submittal. The criteria are met.

West Linn CDC Chapter 12 Residential, R-7

12.030 PERMITTED USES

The following uses are permitted outright in this zone:

- 1. Single-family attached and detached residential unit.*
 - a. Duplex residential units.*
 - b. Triplex residential units.*
 - c. Quadplex residential units.*
- 2. Cottage cluster.*

.....

Staff Finding 27: The applicant proposes six new single-family homes as permitted in the R-7 zone. The criteria are met.

12.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

STANDARD	REQUIREMENT	ADDITIONAL NOTES
Minimum lot size		
For single-family detached units	7,000 sf	No yard shall be required between units
For single-family attached units	5,500 sf	
Average minimum lot or parcel size for a townhouse project	1,500 sf	
Minimum lot width at front lot line	35 ft	Does not apply to townhouses or cottage clusters

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Staff Finding 28: The applicant proposes to divide an existing 45,825 square foot property into six lots and construct one detached single-family home on each lot. The new lots will have a minimum 50-foot width at the front lot line and will be the following sizes; 7,575 square feet (5 lots) & 7,950 square feet (1 lot). The criteria are met.

West Linn CDC Chapter 48 Access, Egress and Circulation
48.020 APPLICABILITY AND GENERAL PROVISIONS

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B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.

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Staff Finding 29: The tentative map shows access to each lot from the Norfolk Street frontage. The criteria are met.

48.025 ACCESS CONTROL

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B. Access control standards.

1. Traffic impact analysis requirements. A traffic analysis prepared by a qualified professional may be required to determine access, circulation and other transportation requirements. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

Staff Finding 30: A Traffic Impact Analysis is required when a project will generate an Average Daily Trip Count of 250 or more. The proposed six single-family residences will create an average of 56.58 total daily trips (9.43 trips per single family residence). No traffic impact analysis is required, the criteria are met.

2. *In order to comply with the access standards in this chapter, 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. Access to and from off-street parking areas shall not permit backing onto a public street.*

Staff Finding 31: The proposal is located along Norfolk Street, which has a functional classification of Local Street. No existing access requires consolidation, nor are any other mitigation measures required pursuant to standards in the West Linn Municipal Code and Community Development Code. No access easements are proposed. The criteria are met.

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 from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.*

Staff Finding 32: Access to each lot will be provided from Norfolk Street, a public street adjacent to the property. The applicant submittal shows compliance with access spacing standards (see Staff Finding 34).. The criteria are met.

4. *Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots.*

5. *Double-frontage lots. When a lot or parcel has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street.*

Staff Finding 33: The subject lots front only Norfolk Street, a local street. Access to each lot will be from Norfolk Street. The criteria are met.

6. *Access spacing.*

a. *The access spacing standards found in Tables 14 and 15 of the TSP and in CDC 48.060 shall be applicable to all newly established public street intersections, non-traversable medians, and curb cuts. Deviation from the access spacing standards may be granted by the City Engineer as part of a discretionary review if the applicant demonstrates that the deviation will not compromise the safe and efficient operation of the street and highway system.*

b. *Private drives and other access ways are subject to the requirements of CDC 48.060.*

Staff Finding 34: The proposal complies with access spacing standards found in CDC 48.060 (see Staff Findings 44 to 46). The criteria are met.

7. Number of access points. For single-family (detached and attached) housing types, one street access point is permitted per lot or parcel when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in CDC 48.060. The number of street access points for multiple family development is subject to the access spacing standards in CDC 48.060. The number of street access points for commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (C)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.

Staff Finding 35: The applicant proposes the new lots will have a single driveway access from Norfolk Street. No alley access is available. The proposal complies with access spacing standards (see Staff Findings 44 to 46). The criteria are met.

8. Shared driveways. For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

a. When necessary pursuant to this subsection (C)(8), shared driveways and/or frontage streets shall be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops. "Developable" means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).

b. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.

c. Exception. Exceptions to the shared driveway or frontage street requirements may be granted as part of a discretionary review if the City determines that existing development patterns or physical constraints (e.g., topography, lot or parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

Staff Finding 36: The applicant proposes access to each lot via the Norfolk Street frontage. No shared driveways are proposed or required. The criteria are met.

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and site developments shall

produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

- 1. Block length and perimeter. The maximum block length shall not exceed 800 feet along a collector, neighborhood route, or local street, or 1,800 feet along an arterial, unless a smaller block length is required pursuant to CDC 85.200(B)(2).*
- 2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.*
- 3. Exception. Exceptions to the above standards may be granted as part of a discretionary review when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and bicycle trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges. (Ord. 1635 § 25, 2014; Ord. 1636 § 33, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1675 § 40, 2018; Ord. 1745 § 1 (Exh. A), 2023)*

Staff Finding 37: The existing block of Norfolk Street between Sunset Avenue and Fairhaven Drive is approximately 940 feet long. The subject property is abutted by residential development to the rear which prohibits the extension of Southslope Way to Sussex Street. The applicant proposes construction of half street improvements along the Norfolk Street frontage consistent with the West Linn CDC and TSP. The criteria are met.

48.030 Minimum Vehicle Requirement for Residential Uses

A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the TSP, is prohibited for lots or parcels created after the effective date of this code where an alternate access is either available or is proposed as part of a submitted development application. Evidence of alternate or future access may include temporary cul-de-sacs, dedications or stubouts on adjacent lots or parcels, or tentative street layout plans submitted by an adjacent property owner/developer or by the owner/developer, or previous owner/developer, of the property in question.

In the event that alternate access is not available, the applicant may request access onto an arterial street as part of a discretionary review, and approval may be granted by the Planning Director and City Engineer after review of the following criteria:

- 1. Topography.*
- 2. Traffic volume to be generated by development (i.e., trips per day).*
- 3. Traffic volume presently carried by the street to be accessed.*
- 4. Projected traffic volumes.*
- 5. Safety considerations such as line of sight, number of accidents at that location, emergency vehicle access, and ability of vehicles to exit the site without backing into traffic.*
- 6. The ability to consolidate access through the use of a joint driveway.*
- 7. Additional review and access permits may be required by State or County agencies.*

Staff Finding 38: The proposed lots front on Norfolk Street, a local street. The criteria do not apply.

B. Driveway standards. When any portion of any house is less than 150 feet from the adjacent right-of-way, driveway access to the home shall meet the following standards:

- 1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide a driveway with 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged but not required.*
- 2. Two to four single-family residential homes shall provide a driveway with 14- to 20-foot-wide paved or all-weather surface.*
- 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. However, in no case shall the last 18 feet in front of the garage exceed 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.*

Staff Finding 39: The proposed lots will be developed with single family homes. Driveway access for each home will be provided via the Norfolk Street frontage. Driveway setbacks, width, and slope are not identified on the tentative plat. The single-family homes will be required to be compliant with driveway slope and width standards upon review of the building permit plans. The criteria are met.

C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.

- 1. A turnaround shall be provided if required by Tualatin Valley Fire and Rescue (TVF&R) in order to receive a service provider permit.*
- 2. Minimum vertical clearance for the driveway shall be 13 feet, six inches.*
- 3. A minimum centerline turning radius of 45 feet is required unless waived by TVF&R.*
- 4. There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.*

Staff Finding 40: The new lots are located along Norfolk Street and are 150 feet in depth. The applicant's tentative map does not specify driveway location however, given the lot depth is equal to 150 feet therefore physically limiting any development to be located greater than 150 feet from the right-of-way the above code section will not apply. The criteria are met.

D. Access to five or more single-family homes shall be by a street built to City of West Linn standards, consistent with the TSP (Tables 26 through 30 and Exhibits 6 through 9) and the Public Works Design Standards. All streets shall be public. This full street provision may only be waived by variance.

Staff Finding 41: The proposed lot division will create 6 lots individually accessed from Norfolk St. The project is conditioned to comply with standards for street improvements,

driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities found in the City of West Linn Municipal Code and Community Development Code. The criteria are met.

E. Access and/or service drives for multifamily dwellings shall be fully improved with hard surface pavement:

- 1. With a minimum of 24-foot width when accommodating two-way traffic; or*
- 2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.*
- 3. Minimum vertical clearance of 13 feet, six inches.*
- 4. Turnaround facilities as required by TVF&R standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed seven percent grade unless waived by TVF&R.*
- 5. The grade shall not exceed 10 percent on average, with a maximum of 15 percent.*
- 6. A minimum centerline turning radius of 45 feet for the curve.*

Staff Finding 42: The applicant proposes to construct single-family homes. Multi-family homes are not proposed. The criteria are met.

F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters [46](#) and [48](#) CDC.

G. In order to facilitate through traffic and improve neighborhood connections, the developer shall make all local street connections identified in the Transportation System Plan, Table 17 and Figure 12, that are within the boundaries of the project, which may necessitate construction of a public street through a multifamily site.

H. Gated accessways to residential development other than a single-family home are prohibited. (Ord. [1408](#), 1998; Ord. [1463](#), 2000; Ord. [1513](#), 2005; Ord. [1584](#), 2008; Ord. [1590](#) § 1, 2009; Ord. [1636](#) § 34, 2014; Ord. [1745](#) § 1 (Exh. A), 2023)

Staff Finding 43: The applicant's proposal is for six single-family homes with no gated access points. No local street connections on the subject property are identified in the West Linn Transportation System Plan. The criteria are met.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

A. Minimum curb cut width shall be 16 feet.

B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.

C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:

- 1. On an arterial when intersected by another arterial, 150 feet.*

.....

6. *On a local street when intersecting any other street, 35 feet.*

Staff Finding 44: Curb cut width will be verified during Building Permit review. The subject property is approximately 155 feet from the Norfolk Street/Fairhaven Drive intersection (both Local Streets) and approximately 500 feet from the Norfolk Street (Local)/Sunset Avenue (Collector) intersection. The criteria are met.

D. There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street, except for one-way entrances and exits, as follows:

- 1. On an arterial street, 150 feet.*
- 2. On a collector street, 75 feet.*
- 3. Between any two curb cuts on the same lot or parcel on a local street, 30 feet.*

Staff Finding 45: The project does not front an arterial or collector street. Access to each lot will be provided by a single driveway curb cut from Norfolk Street, a local street. The criteria are met.

E. A rolled curb may be installed in lieu of curb cuts and access separation requirements.

F. For non-residential development, curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.

G. Clear vision areas shall be maintained, pursuant to Chapter 42 CDC, and required line of sight shall be provided at each driveway or accessway, pursuant to the West Linn Public Works Design Standards.

Staff Finding 46: The applicant proposes to install curb and gutter improvements along the Norfolk Street frontage. The project is conditioned to require compliance with Engineering Standards for street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities found in the West Linn Municipal Code and Community Development Code. The criteria are met.

Chapter 85 LAND DIVISIONS – GENERAL PROVISIONS

85.140 PRE-APPLICATION CONFERENCE REQUIRED

A. An applicant shall participate in a pre-application conference with staff prior to the submission of a complete tentative plan.

B. The Planning staff shall explain the applicable plan policies, ordinance provisions, opportunities, and constraints which may be applicable to the site and type of proposed land division.

C. The City Engineering staff shall explain the public improvement requirements which may be applicable to the site and type of proposed land division, including potential for the applicant to apply for a waiver of street improvements. (Ord. 1544, 2007; Ord. 1745 § 1 (Exh. A), 2023)

Staff Finding 47: The applicant and City Staff held a pre-application conference for the subject project on September 21, 2023. A copy of the Pre-application summary notes is included in this report (Exhibit PD-4). The criteria are met.

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 conditions of approval:

A. Streets.

1. Purpose and guiding principles. The purpose of these standards is to promote safe, efficient, and convenient options for walking, bicycling, and driving while accommodating access to individual properties, as needed, and access to transit. The following principles shall guide land division applications:

a. 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.

b. 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.

c. 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.

d. 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.

e. To accomplish this, the emphasis should be upon a connected continuous pattern of local, collector, and arterial streets rather than discontinuous curvilinear streets and cul-de-sacs. Deviation from this pattern of connected streets should only be permitted in cases of extreme topographical challenges including excessive slopes (35 percent plus), hazard areas, steep drainageways, wetlands, etc. In such cases, deviations may be allowed but the connected continuous pattern must be reestablished once the topographic challenge is passed.

2. In situations where the level-of-service or volume-to-capacity performance standard for an affected City or State roadway is currently failing or projected to fail to meet the standard at a date determined within a traffic impact analysis, and an improvement project is not programmed, the development shall avoid further degradation of the affected transportation facility. Mitigation must be provided to bring the facility performance standard to existing conditions at the time of occupancy.

Staff Finding 48: The subject property fronts Norfolk Street, a local street with a 60 foot wide right-of-way. The applicant proposes half-street improvements along the Norfolk Street

frontage and is conditioned to comply with Engineering Standards for such improvements. The addition of six single family homes is anticipated to generate approximately 55 total trips (ITE Generation Manual) and is not anticipated to impact the existing traffic and circulation patterns. No alterations to the existing street patterns around the site are proposed. The criteria are met.

3. *Tree protection. Streets shall be laid out to avoid and protect significant trees and significant tree clusters, but not to the extent that it would compromise connectivity requirements per this subsection A, or bring the achievable density below 70 percent of the maximum density for the developable net area. The developable net area is calculated by taking the total site acreage and deducting Type I and II lands; then up to 20 percent of the remaining land may be excluded as necessary for the purpose of protecting significant trees and tree clusters as provided in CDC 55.100(B)(2) or 55.105(B)(2), as applicable.*

Staff Finding 49: No new streets are proposed or required as all lots will front an existing local street. The applicant submitted a tree plan outlining trees to be removed and trees to remain. No additional streets or street connections are proposed as part of the project. The criteria are met.

4. *Street connections. The developer shall make all local street connections identified in the Transportation System Plan, Table 17 and Figure 12, that are within the boundaries of the project.*

Staff Finding 50: The subject property fronts Norfolk Street and is intersected by Southslope Street. The TSP does not identify these local streets as needing local connections. The criteria are met.

5. *Street improvements.*

a. *Streets that are internal to the land division site are the responsibility of the developer. All streets bordering the development site are to be developed by the developer with, typically, half-street improvements to the City of West Linn Public Works Design Standards. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan (TSP), Tables 26 through 30 and Exhibits 6 through 9.*

b. *Waiver of required street improvements and in-lieu fee. An applicant may submit a written request for a waiver of abutting street improvements if the improvement would be prohibited by the TSP. When a requested waiver is granted, 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 amount of the fee shall be established prior to the Planning Commission's decision on the associated application. The in-lieu fee shall be used for in-kind or related improvements.*

c. *Right-of-way widths shall depend upon which classification of street is proposed. The right-of-way widths are established in the adopted TSP, Exhibits 6 through 9.*

d. Public Works Design Standards. Street design shall conform to the standards of the applicable roadway authority; for City streets that is the West Linn Public Works Design Standards manual. Where a conflict occurs between this code and the Public Works Design Standards manual, the provisions of this code shall govern.

Staff Finding 51: No internal streets are required or proposed. The applicant submitted a preliminary street and utility plan detailing half-street improvements along the Norfolk Street frontage and utility improvements. The project has been conditioned to comply with street improvement standards in the City of West Linn Municipal Code and Community Development code. The criteria are met.

6. Street widths. Street widths shall depend upon the classification of street proposed. The classifications and required cross sections are established in the adopted TSP, Tables 26 through 30 and Exhibits 6 through 9. Table 85-1 identifies street width standards (curb to curb) in feet for various street classifications. The standard width shall be required unless the applicant or their engineer can demonstrate that site conditions, topography, or site design require the reduced minimum width through a discretionary review.

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Staff Finding 52: The subject property fronts Norfolk Street, a local street with a 60-foot right-of-way width. No additional right-of-way is required. The applicant proposes half-street improvements that include a six-foot sidewalk, six-foot landscape strip, eight-foot parking lane, and a 10-foot travel lane (30 linear feet in total). The criteria are met.

18. 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)(6) of this section. See also subsection C of this section. If part of a discretionary review, 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.

Staff Finding: 53: The applicant submitted a tentative street and utility plan detailing half-street improvements along the Norfolk Street frontage, including a six-foot wide sidewalk and six-foot landscape strip. The project has been conditioned to require compliance with Engineering standards outlined in the West Linn Municipal Code and Community Development code. The criteria are met.

B. Blocks and lots.

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3. Lot size and shape. Lot or parcel sizes and dimensions shall conform to the minimum standards of the CDC, unless as allowed by planned unit development (PUD). 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.

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.

Staff Finding 54: The applicant proposes to divide an existing 45,825 square foot property into six buildable lots – 7,575 square feet (5 lots) and 7,950 square feet (1 lot) in preparation for construction of single-family homes. The minimum lot size of the underlying zone (R-7) for single family homes is 7,000 square feet. No lot will possess environmental constraints such as wetlands or riparian corridors. The criteria are met.

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

Staff Finding 55: The proposed lots will be accessed via Norfolk Street (see Staff Findings 29 to 46). The criteria are met.

6. Lot and parcel side lines. *The side lot lines of lots and parcels shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve.*

Staff Finding 56: The proposed subdivisions side lot lines run at right angles to Norfolk Street. The criteria are met.

E. Grading.

Staff Finding 57: All grading and erosion control plans will be reviewed for compliance by the City Engineer and Building Official at the time of building permit review. The criteria are met.

F. Water.

Staff Finding 58: An existing water main is located in Norfolk Street. The applicant proposes an extension to provide service for Lots 5 and 6. See the applicant's preliminary street and utility plan in Exhibit PD-1. The utility plan will be reviewed for compliance with West Linn CDC standards by the City Engineer prior to issuance of building permit. The criteria are met.

G. Sewer.

Staff Finding 59: An existing sanitary sewer main is located in Norfolk Street and continues down Southslope Way. Lots 1 through 4 will connect to this main. The applicant proposes a sanitary sewer extension from Fairhaven Drive to provide service for Lots 5 and 6. See the applicant's preliminary street and utility plan. The utility plan will be reviewed for

compliance with West Linn CDC standards by the City Engineer prior to issuance of building permit. The criteria are met.

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, as demonstrated by stormwater plan and report stamped by a professional engineer.

Staff Finding 60: The applicant has submitted a preliminary storm analysis by a certified professional stating that the subject lots are feasible. The final storm detention and treatment plan will be reviewed by the City Engineer for compliance with West Linn Municipal Code and Community development code requirements. The criteria are met.

I. Utility easements. Subdivisions and partitions shall establish utility easements to accommodate the required service providers as specified in the West Linn Public Works Design Standards.

Staff Finding 61: The City franchise agreements require an eight-foot public utility easement along Norfolk Street. The applicant shall show the utility easement on the face of the final plat per Condition of Approval 5. Subject to the Conditions of Approval, the criteria are met.

J. Supplemental provisions.

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

Staff Finding 62: The project has been conditioned to comply with Engineering standards in the City Municipal Code and Community Development Code. The City Engineer will review all street lighting plans prior to final plat approval. The criteria are met.

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. Exceptions shall be permitted in those cases where 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, are also exempted. Where adjacent future development is planned or proposed, 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.

Staff Finding 63: The subject site has a street frontage of approximately 300 linear feet, is larger than an acre, and is the last remaining undeveloped property along Norfolk Street between Sunset Avenue and Fairhaven Drive. Adjacent properties along Norfolk have underground utilities, therefore undergrounding of utilities is required. Per Condition of

Approval 6, the project shall underground overhead utility lines per West Linn Public Works Standards. Subject to the Conditions of Approval, the criteria are met.

7. Density requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions do 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 are also exempt.

Staff Finding 64: The subject property is zoned R-7, Residential, which requires a 7,000 sq. ft. minimum lot size. The subject property is 45,825 sq. ft. Maximum density permitted on the subject property is six lots (45,825/7,000 = 6.55 lots). The applicant proposes six lots, which is 100 percent of the maximum density. The criteria are met.

9. Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in Section 8.710 of the municipal code, shall be protected. If requested by the applicant, diseased heritage trees, as determined by the City Arborist, may be removed. Significant trees and significant tree clusters, as defined in CDC 2.030, shall be protected pursuant to CDC 55.100(B)(2) or 55.105(B)(2), as applicable.

CDC 55.105(C)(2)

2. The following shall be protected pursuant to the criteria of subsections (C)(2)(a) through (f) of this section: all heritage trees, as defined in the municipal code and all significant trees and significant tree clusters, as defined in CDC 2.030.

Staff Finding 65: There are no heritage trees on the subject property. The applicant has identified 46 significant trees on the property as shown on the submitted tree plan. The applicant proposes to retain 19 significant trees (see Exhibit PD-1). The applicant did not show four trees as part of the tree plan (see Exhibit PD-4). The four trees will be subject to the City's Municipal Tree Code Standards and will be required to apply for a tree removal permit if any of the four trees are to be removed per Condition of Approval 7. Subject to the Conditions of Approval, the criteria are met.

a. The protected area for heritage trees, significant trees, and significant tree clusters is defined as the area within the dripline of the tree(s), plus an additional 10-foot measurement beyond the dripline.

Staff Finding 66: There are 46 significant trees on the property as shown on the applicants submitted tree plan. The applicant proposes to retain 19 significant trees and has shown the required protected area on the tree plan. The criteria are met.

b. Required protected areas include the following:

1) *On Type I and II lands, protected areas are required for all heritage trees and all significant trees and significant tree clusters. The protected area(s) shall also be preserved within a dedication or easement.*

2) *On non-Type I and II lands, protected areas are required for all heritage trees, significant trees, and significant tree clusters. However, in no case shall more than 20 percent of the non-Type I and II lands on the site be required to be set aside within protected areas. Where the percentage of total protected area exceeds 20 percent of the non-Type I and II lands, and includes both heritage trees and significant trees or tree clusters, the priority shall be to first protect the heritage trees, followed by protecting the significant tree clusters, and significant trees. Exemptions of subsections (C)(2)(d), (e), and (f) of this section shall apply.*

Staff Finding 67: The subject property does not contain any heritage trees or Type I or II lands. The subject property contains 46 significant trees as shown on the applicants submitted tree plan. The applicant proposes to retain 19 significant trees, or 41 percent, via protective easements. The criteria are met.

c. Development within required protected areas is prohibited except as specified in subsections (C)(2)(d), (e), and (f) of this section.

Staff Finding 68: The applicant does not propose any development within the protected area. The criteria are met.

d. The following are exempt from the requirements of subsections (C)(2)(a) through (c) of this section: significant trees, significant tree clusters, or heritage trees that would prevent the extension of stubbed streets from abutting properties; and where a row of significant trees or tree clusters would block access, per construction code standards, to a lot or parcel.

Staff Finding 69: The applicant has not requested an exemption from the tree protection standards. The criteria are met.

e. The site layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protecting significant trees or significant tree clusters as specified in this subsection (C)(2).

Staff Finding 70: The applicant proposes 100 percent of maximum density. The criteria are met.

f. Where an applicant proposes grading within the required protected area for significant tree(s) or significant tree clusters, the applicant may request an exception to the tree protection requirements of this section in order to remove the significant tree(s) or tree cluster(s). The

applicant shall submit evidence to the Planning Director that the grading is necessary for the development of street grades, per City construction codes, and that all reasonable alternative grading plans have been considered and cannot work. The applicant shall then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an “inch-by-inch” basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four inches). The mix of tree sizes and types shall be approved by the City Arborist.

Staff Finding 71: The applicant has not requested an exception to the tree protection standards. The criteria are met.

Chapter 92 REQUIRED IMPROVEMENTS

92.010 PUBLIC IMPROVEMENTS FOR LAND DIVISIONS

The following improvements shall be installed at the expense of the developer and meet all City codes and standards:

...

C. Streets within the rights-of-way abutting a subdivision shall:

...

Q. Joint mailbox facilities.

Staff Finding 72: The applicant shall install all public improvements to meet West Linn Community Development Codes and West Linn Municipal Codes per Condition of Approval 1. Subject to the Conditions of Approval, the criteria are met.

Chapter 99 PROCEDURES FOR DECISION MAKING: QUASI-JUDICIAL

99.030 APPLICATION PROCESS: WHO MAY APPLY, PRE-APPLICATION CONFERENCE, REQUIREMENTS, REFUSAL OF APPLICATION, FEES

.....

B. Pre-application conferences.

1. Subject to subsection (B)(4) of this section, a pre-application conference is required for, but not limited to, each of the following applications:

a. Boundary changes, per Chapter 81 CDC;

.....

l. Land divisions;

Staff Finding 73: The applicant and the City held a pre-application conference on September 21, 2023 to discuss the proposed division of land. The criteria are met.

99.038 NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS

Staff Finding 74: The applicant and the Sunset neighborhood association met on June 4, 2024 to discuss the proposed project. The applicant provided a certified mail receipt verifying contact with the Sunset Neighborhood Association President requesting a meeting, an affidavit of notice verifying posting of the notice and mailing of the notice to property owners

within 500 ft, a copy of the meeting minutes, and an audio tape of the meeting. The criteria are met.

EXHIBIT PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). ELD-24-02	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$4,900 + \$500 = \$5,400	REFUNDABLE DEPOSIT(S)	TOTAL \$5,400

Type of Review (Please check all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input checked="" type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File#
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input 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 (ZC) |
|---|--|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 4092 Norfolk Street	Assessor's Map No.: 21E36AC
	Tax Lot(s): 1400
	Total Land Area: 1.05 Acres

Brief Description of Proposal:

The application proposes a six lot subdivision, consistent with the existing R-7 zoning.

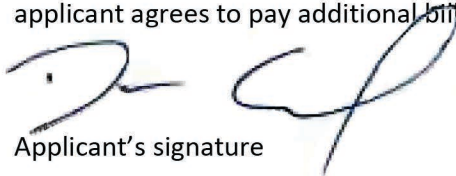
Applicant Name*: Icon Construction & Development, LLC	Phone: 503-657-0406
Address: 1969 Willamette Falls Drive, Suite 260	Email: darren@iconconstruction.net
City State Zip: West Linn, OR 97068	

Owner Name (required): Elena Krivonogoff	Phone: (503) 557-1080
Address: 4092 Norfolk Street	Email:
City State Zip: West Linn, OR 97068	

Consultant Name: Rick Givens	Phone: 503-351-8204
Address: 28615 SW Paris Ave., Unit 110	Email: rickgivens@gmail.com
City State Zip: Wilsonville, OR 97070	

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings related to the propose land use.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.


 Applicant's signature 3/28/2024
 Date

Elena Krivonogoff 03/27/2024
 Owner's signature (required) Date

Norfolk Landing

Six-Lot Expedited Land Division Application

Icon Construction & Development, LLC

March 2024

Proposal: This application requests approval of a 6-lot Expedited Land Division to be developed on property located at 4092 Norfolk St. in West Linn. The property is located on the west side of Norfolk Street, south of Sunset Avenue.

The subject property is described as Tax Lot 1400 of Assessor's Map 21E36AC. The site is 1.05 acres (94,808 square feet) in area. It is presently developed with a single-family detached home. This home will be removed to allow for the construction of the proposed subdivision. The subject property is zoned R-7.

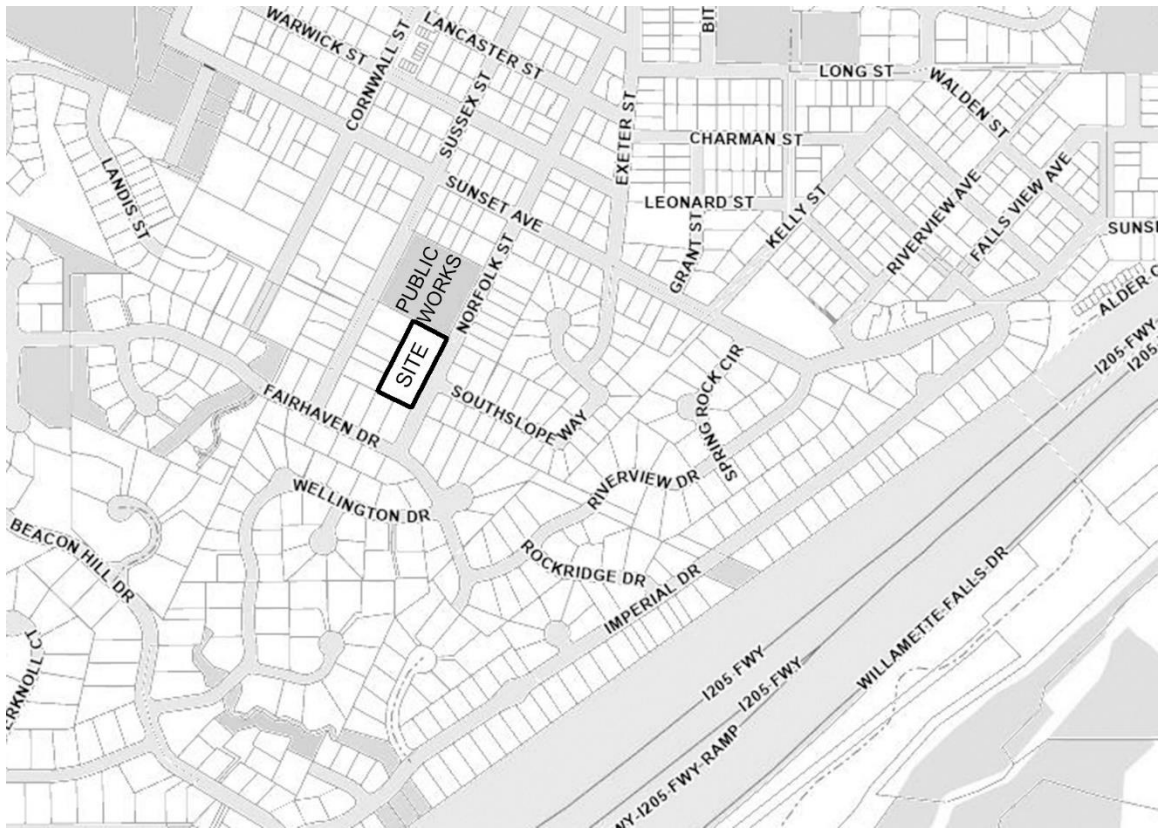


Figure 1: Vicinity Map



Figure 2: Aerial Photograph

We are requesting that this application be processed as an Expedited Land Division pursuant to ORS 197.360-197.365. The proposed subdivision satisfies the definitional requirements for and expedited land division set forth in ORS 197.360 as follows:

197.360

(1) As used in this section:

(a) "Expedited land division" means a division of land under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 by a local government that:

(A) Includes only land that is zoned for residential uses and is within an urban growth boundary.

Comment: The subject property is within the Urban Growth Boundary and within the city limits of the City of West Linn. The property is zoned Single-Family Residential Detached, R-7, which allows residential uses. This criterion is met.

(B) Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.

Comment: The proposed land division will create six lots, all of which will be used for the construction of single-family homes, consistent with the R-7 zone. This criterion is met.

(C) Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:

- (i) Open spaces, scenic and historic areas and natural resources;*
- (ii) The Willamette River Greenway;*
- (iii) Estuarine resources;*
- (iv) Coastal shorelands; and*
- (v) Beaches and dunes.*

Comment: The subject property is not located in any of the above resource areas and does not contain any other open spaces, scenic, historic areas, or natural resources. This criterion is met.

(D) Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.

Comment: The proposed subdivision is located within an area with an established street grid system. The subdivision is designed in accordance with West Linn local street standards and the Transportation Systems Plan. This criterion is met.

(E) Will result in development that either:

- (i) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or*
- (ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.*

Comment: The proposed subdivision will provide six lots on the subject property. As shown in the density calculations in the table on the following page, this is the maximum density for this site. This criterion is met.

Density Calculations

	Area (sq. ft.)	Allowable Density	Units @1 per 7,000 sq.ft.
Gross Site Area	45,825		
Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested:	0		
Area in street right-of-way:	0		
Net Site Area:	45,825		
Area within Type I or II slopes where Developed:	0	50%	0
Area within Type I or II slopes where Density Will be Transferred:	0	75%	0
Area within Water Resource Area-all development transferred.	0	50%	0
Open Space (Type III and IV Lands)	0	100%	0
Type III & IV Land Developed:	45,825	100%	6
Base Density Allowed:			6
Total Allowed Density:			6 Units

(b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 to 92.192 and meet the criteria set forth in paragraph (a) of this subsection.

Comment: Not applicable. The proposed land division creates more than three parcels.

The proposed development conforms to the applicable provisions of the CDC as follows:

05.020 CLASSIFICATIONS OF ZONES

All areas within the corporate limits of the City of West Linn are hereby divided into zone districts, and the use of each tract and ownership of land within the corporate limits shall be limited to those uses permitted by the zoning classification applicable to each such tract as hereinafter designated. The zoning districts within the City of West Linn are hereby classified and designated as follows:

Zoning District	Zone Designation	Dwelling Units per Net Acre	Lot Size per Unit in Square Feet
<i>Low Density</i>			
<i>Single-Family Residential detached</i>	<i>R-40</i>	<i>1.1</i>	<i>40,000</i>
<i>Single-Family Residential detached</i>	<i>R-20</i>	<i>2.18</i>	<i>20,000</i>
<i>Single-Family Residential detached</i>	<i>R-15</i>	<i>2.9</i>	<i>15,000</i>
<i>Single-Family Residential detached</i>	<i>R-10</i>	<i>4.35</i>	<i>10,000</i>
<i>Single-Family Residential detached</i>	<i>R-7</i>	<i>6.2</i>	<i>7,000</i>

Comment: The subject property is presently zoned Single-Family Residential detached, R-7. This zoning conflicts with the adopted and acknowledged Comprehensive Plan Designation of Medium Density Residential. The pre-application conference notes indicate that the property is eligible to apply for a quasi-judicial zone change to adopt R-4.5 or R-5 zoning consistent with the Comprehensive Plan Designation. The applicant has decided not to make this application and the subdivision and future housing to be built on the lots will continue to be subject to the standards of the R-7 zoning district.

**Chapter 12
RESIDENTIAL, R-7**

12.010 PURPOSE

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, the proximity to commercial development, and to public facilities and public transportation. This zone is intended to implement the policies and locational criteria set forth in the Comprehensive Plan. (Ord. 1745 § 1 (Exh. A), 2023)

Comment: The proposed development will provide for residential development consistent with the applicable development standards of the R-7 zone (see discussion below). The site is not subject to any significant development limitations. The property has access to adequate public facilities and services as outlined in this narrative and the preliminary engineering documents submitted with it.

12.020 PROCEDURES AND APPROVAL PROCESS

Comment: As of this writing, the proposed use of the lots within this development is single-family detached homes. It is possible that middle housing units will be constructed on the lots, but that decision has not been made yet. Upon completion of the development of the property and recordation of the final plat of the subdivision, no land use approval will be required for the construction of single-family homes. No conditional uses are proposed. No nonconforming uses or structures are present on the property.

12.030 PERMITTED USES

Comment: As discussed above, the planned use of the proposed lots as of this writing is single-family detached homes. Single-family attached and detached units are listed as permitted uses in the R-7 district. Middle housing, likely in the form of attached or detached duplexes, may also be developed on the lots. These uses are also listed as being permitted in the R-7 zone.

12.040 ACCESSORY USES

Comment: No accessory uses are planned currently. Future development of such uses would be subject to the provisions of this section.

12.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

Uses permitted under prescribed conditions in the R-7 zone include: Home occupations, signs, temporary uses, water-dependent uses, agriculture and horticulture, and wireless communication facilities. No such uses are proposed in this application.

12.060 CONDITIONAL USES

Comment: No conditional uses are proposed in conjunction with this application.

12.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

The homes to be built on the proposed lots will need to comply with the applicable development standards listed in the table provided in this section. The proposed lots exceed the minimum lot size standard of 7,000 sq. ft. (Lots 1-5: 7,575 sq. ft.; Lot 6: 7,950 sq. ft.). The minimum lot width at the front lot line and average lot width standards of 35 feet are met by the proposed widths of 50.5 feet. The front and rear minimum setback standards of 20 feet will be met by future home construction, as will the minimum interior 7.5' side yard. No street side yards are present. Maximum building height of 35' and maximum lot coverage of 35% will be met and will be reviewed at the time of building permit application.

12.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USE

Comment: Not applicable. No conditional uses are proposed.

12.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

Comment: Other applicable development standards are addressed in this narrative.

Chapter 34
ACCESSORY STRUCTURES, ACCESSORY DWELLING UNITS, AND
ACCESSORY USES

Comment: This chapter sets the standards for accessor structures, accessory dwelling units, and accessory uses that are permitted in the R-7 zone. No such structures, ADU's or accessory uses are proposed as a part of this subdivision application. Should future residents propose such structures or uses, they will be subject to these provisions at that time.

Chapter 48
ACCESS, EGRESS AND CIRCULATION

48.020 APPLICABILITY AND GENERAL PROVISIONS

A. The provisions of this chapter do not apply where the provisions of the Transportation System Plan or land division chapter are applicable and set forth differing standards.

Comment: The TSP does not specify any differing standards for Norfolk Street.

B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.

Comment: All lots have direct frontage onto Norfolk Street, a dedicated public street.

C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to State or County roads may require review, approval, and permits from the appropriate authority.

Comment: The required site plans will be submitted with the building permit applications for each lot.

D. Should the owner or occupant of a lot, parcel or building enlarge or change the use to which the lot, parcel or building is put, resulting in increasing any of the requirements of this chapter, it shall be unlawful and a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met, and, if required, until the appropriate approval authority under Chapter 99 CDC has approved the change.

Comment: No changes in use are proposed as a part of this application.

E. Owners of two or more uses, structures, lots, parcels, or units of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided,

that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.

Comment: No such joint accesses are proposed.

F. Property owners with access to their property via platted stems of flag lots may request alternate access as part of a discretionary review if other driveways and easements are available and approved by the City Engineer. (Ord. [1584](#), 2008; Ord. [1636](#) § 32, 2014; Ord. [1745](#) § 1 (Exh. A), 2023)

Comment: Not applicable. No flag lots are proposed.

B. Access control standards.

1. Traffic impact analysis requirements. A traffic analysis prepared by a qualified professional may be required to determine access, circulation and other transportation requirements. The purpose, applicability and standards of this analysis are found in CDC [85.170\(B\)\(2\)](#).

Comment: Per the provisions of CDC 85.170(B)(2)(d)(6), a traffic impact analysis is not required because the proposed subdivision will not generate more than the threshold 250 trips per day. Based on ITE standards, the six lots proposed will generate less than 60 trips per day.

2. In order to comply with the access standards in this chapter, 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. Access to and from off-street parking areas shall not permit backing onto a public street.

Comment: There are two existing curb cuts on the frontage of the subject property. One serves the existing home on the site and one served a home that has been demolished. Both curb cuts will be closed when the new frontage improvements are installed. Each of the six lots will have one curb cut onto Norfolk 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 from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request

alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.

Comment: Access is proposed to be provided to each lot from Norfolk Street. No alleys or mid-block lanes are existing or proposed. No private streets or driveways are existing or proposed.

4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots.

Comment: Not applicable. The subdivision does not front onto an arterial street.

5. Double-frontage lots. When a lot or parcel has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street.

Comment: Not applicable. No double-frontage lots are proposed.

6. Access spacing.

a. The access spacing standards found in Tables 14 and 15 of the TSP and in CDC 48.060 shall be applicable to all newly established public street intersections, non-traversable medians, and curb cuts. Deviation from the access spacing standards may be granted by the City Engineer as part of a discretionary review if the applicant demonstrates that the deviation will not compromise the safe and efficient operation of the street and highway system.

b. Private drives and other access ways are subject to the requirements of CDC 48.060.

Comment: No new public street intersections are proposed. Individual curb cuts are proposed for each lot.

7. Number of access points. For single-family (detached and attached) housing types, one street access point is permitted per lot or parcel when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in CDC 48.060. The number of street access points for multiple family development is subject to the access spacing standards in CDC 48.060. The number of street access points for commercial, industrial, and public/institutional developments shall be

minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (C)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.

Comment: Each lot will have one access point onto Norfolk Street as permitted by this subsection.

8. Shared driveways. For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

Comment: Not applicable. No shared driveways are proposed.

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. Block length and perimeter. The maximum block length shall not exceed 800 feet along a collector, neighborhood route, or local street, or 1,800 feet along an arterial, unless a smaller block length is required pursuant to CDC 85.200(B)(2).

Comment: The existing block length between Sunset Ave. and Fairhaven Dr. exceeds 800 feet. Existing homes on properties along Sussex Street abutting the subject property preclude new construction of a street or pedestrian connection from Norfolk Street to Sussex Street. See discussion under Exceptions, below.

*2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, *Required Improvements*, and to any other applicable sections of the West Linn Community Development Code and approved TSP.*

Comment: Norfolk Street will be improved to comply with applicable standards.

*3. Exception. Exceptions to the above standards may be granted as part of a discretionary review when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), *Pedestrian and bicycle trails*, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or*

design challenges. (Ord. 1635 § 25, 2014; Ord. 1636 § 33, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1675 § 40, 2018; Ord. 1745 § 1 (Exh. A), 2023)

Comment: As shown on the aerial photograph on Page 2 of this narrative, there are existing single-family homes developed on lots at 4015, 4023, 4051, and 4095 Sussex Street along the northwest side of the subject property. These homes preclude the extension of Southslope Way through the subject property to connect to Sussex Street. Similarly, these fully developed homes preclude the construction of a pedestrian way or bicycle trail through the subject property to Sussex Street. For this reason, an exception to the maximum block length standard is warranted.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

Comment: All lots proposed in this subdivision will have direct driveway accesses onto Norfolk Street. These accesses will be installed per City standards and will satisfy the minimum vehicular requirements for residential uses.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Comment: Not applicable. No non-residential uses are proposed.

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Comment: Not applicable. No one-way vehicular access points are proposed.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

Comment: The proposed driveways will comply with the minimum 16' width and 30' separation standards. Designs for curb cuts will be provided on the final engineering plans.

48.070 PLANNING DIRECTOR'S AUTHORITY TO RESTRICT ACCESS APPEAL PROVISIONS

Comment: No traffic congestion or other unusual conditions exist that would warrant the Planning Director limiting access onto this section of Norfolk Street.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

Comment: No bicycle or pedestrian circulation improvements are proposed other than sidewalks for this site. Bicycle and pedestrian ways are not warranted per the provisions of CDC 85.200 due to the existing development pattern on Sussex Street that precludes a connection from Norfolk through this site.

Chapter 55 - DESIGN REVIEW

Existing trees on the subject property are shown on the Existing Conditions Map and the Tree Plan submitted with this application. Discussions with the City Arborist indicated that the applicant was to assume that all trees 12" DBH or greater in size are to be considered significant trees. The following provisions of Chapter 55.100B relating to tree preservation are applicable to this proposal:

B. Relationship to the natural and physical environment.

1. *The buildings and other site elements shall be designed and located so that 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.*

Comment: Not applicable. No heritage trees are located on the subject property.

2. *All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.*

Comment: Not applicable. No heritage trees are located on the subject property.

a. *Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.*

Comment: There are no Type I or II lands on the subject property so this subsection does not apply.

b. *Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement. The*

exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this “dripline plus 10 feet” measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.

Comment: Per City of West Linn Planning Director, “As part of the Residential Clear and Objective Code Standards amendments last fall, the City changed the definition of a significant tree to:

Significant tree. A tree with a minimum of six-inch DBH for Oregon white oak, Pacific madrone, and Pacific dogwood, and 12-inch DBH for all other tree species. If the tree splits into multiple trunks above grade but below breast height, the diameter shall be determined by adding the total diameter of all trunks two inches or greater DBH.”

There are no Oregon white oak, Pacific madrone or Pacific dogwood trees on the subject property. All trees 12-inch DBH or greater are shown on the Existing Conditions Map survey and the Tree Plan submitted with this application. A total of 46 significant trees are located on the property and its street frontage. The Tree Plan identifies the drip line of the significant trees. Significant trees located on the front portions of the lots will need to be removed to allow for construction of homes and for the installation of street improvements. Trees to be removed are identified with a large “X”. For the significant trees to be retained, the dripline-plus-ten-feet line is shown and shaded with a crosshatch pattern. This area will be protected with construction fencing during site development. The total area included within these tree protection areas is 9,135 sq. ft. The site contains 45,827 sq. ft. of non-Type I and II lands. The areas set aside for protection of significant trees amounts to 20% of the site area and meets the requirements of this section. The plan would retain 19 of these trees, or 41.3% of the total significant trees on the site.

- c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.*

Comment: Not applicable. No stubouts of streets are proposed.

- d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of*

the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

Comment: The density calculations submitted above in this narrative demonstrate that the project will achieve more than 70% of maximum density. The proposal of six lots achieves the maximum density allowed for this site under R-7 zoning.

- e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.*

Comment: Not applicable. The site does not abut an arterial or collector street.

- f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an "inch by inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.*

Comment: Not applicable. No areas of significant site grading are proposed.

Chapter 85 GENERAL PROVISIONS

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.

Comment: The subject property fronts on Norfolk Street, a local street that provides access to Sunset Avenue, to the northeast, and Fairhaven Drive, to the southwest. The existing right-of-way width of Norfolk Street is 60 feet, which exceeds the typical 52 to 54-foot width for local streets. No new streets are either needed or proposed to be developed with this subdivision.

No new street names are proposed. All lots in the subdivision have access to Norfolk Street, as shown on the Tentative Plan. No gated streets or special entry designs are proposed.

B. Blocks and lots.

Comment: The existing block length between Sunset and Fairhaven Drive is approximately 970 feet, which exceeds the 800 feet maximum standard. The existing block is fully developed so there are no opportunities for a new street or pedestrian paths from Norfolk St. through to Sussex Street. The proposed lots have property lines that are perpendicular to the street; contain sufficient area to meet the requirements of the R-7 zone. Compliance with required setbacks will be reviewed at the time of building permit application.

The development conforms to the provisions of Chapter 48, as discussed in this report.

85.200(B) (5). No double frontage lots are proposed. The proposed lot lines within the development are approximately at right angles to the streets on which they front, as required by Section 85.200(B)(6). No flag lots are proposed. No large lots or parcels that are more than double the minimum area designated by the zoning district are proposed.

C. Pedestrian and bicycle trails.

Comment: No pedestrian or bicycle paths are proposed. No bicycle improvements in this area are listed on the Bicycle Master Plan.

D. Transit facilities.

Comment: Not applicable. No transit facilities are proposed or required as there is no TriMet service in this area.

E. Lot grading.

Comment: The subject property is relatively flat, with grades in the 5 to 7 percent range. Grading of the proposed building sites will conform to City standards. Compliance for individual homes will be reviewed at the time of building permit application.

F. Water.

Comment: A 6" City water line is available in Norfolk Street. It will need to be extended to the southwest to provide service to Lots 5 and 6. Please see the Preliminary Utility Plan.

G. Sewer.

Comment: As shown on the Preliminary Utility Plan, there is an existing public sewer line in Norfolk Street. It does not span the entire frontage of the property. Due to topographic constraints, a sewer line extension from the existing line at the intersection of Norfolk Street and Fairhaven Drive is proposed. Please refer to the Preliminary Utility Plan for more details.

H. Storm.

Comment: As shown on the Preliminary Utility Plan, storm sewer for the new homes will be provided from a storm line in Norfolk Street, with raingardens to be provided on each lot for detention and treatment purposes. Green street treatment and storage of water from the sidewalk will be provided in the planter strip.

- I. Utility easements. An 8'-wide Public Utility Easement is required along the Norfolk Street frontage. This dedication is shown on the Tentative Plan submitted with this application.

J. Supplemental provisions.

1. Wetland and natural drainageways. Comment: There are no wetlands or natural drainageways on or abutting the subject property.
2. Willamette and Tualatin Greenways. Comment: Not applicable. The property is not in the Greenway areas and there are no Habitat Conservation Areas on the subject property.
3. Street trees. Comment: Street trees will be provided as required by the Park Department. Approximate locations for street trees are indicated on the preliminary engineering plan. For stormwater purposes, the species will need to be evergreen. Lindsey's Skyward Bald Cypress was discussed with the City Arborist, but a final selection will be made as a part of the final engineering process.
4. Lighting. Comment: The existing overhead powerlines along the frontage of Norfolk Street will
5. Dedications and exactions. Comment: No new dedications or exactions to service off-site properties are anticipated in conjunction with this application.
6. Underground utilities. Comment: All utilities within the development will be placed underground, as required by this section.
7. Density requirement. Comment: The density calculations submitted with this application demonstrate that the maximum density permitted on this site is 6 units. The proposed density of 6 units satisfies the minimum density standard.

8. Mix requirement. Comment: Not applicable. This requirement only applies in the R-2.1 and R-3 zones. The subject property is zoned R-7.
9. Heritage trees/significant tree and tree cluster protection. Comment: No heritage trees, as defined in the Municipal Code, are present on the site. Other existing trees are mapped on the Existing Conditions Map and Tree Plan. Please see discussion of Chapter 55 in this narrative.
10. Annexation and street lights. Comment: Not applicable. The subject property is within the city limits.

Chapter 92: REQUIRED IMPROVEMENTS

92.010 PUBLIC IMPROVEMENTS FOR ALL DEVELOPMENT

The following improvements shall be installed at the expense of the developer and meet all City codes and standards:

A. Streets within subdivisions.

1. *All streets within a subdivision, including alleys, shall be graded for the full right-of-way width and improved to the City's permanent improvement standards and specifications which include sidewalks and bicycle lanes, unless the decision-making authority makes the following findings:*

Comment: As shown on the Preliminary Engineering Plan, the developer proposes to improve the frontage of Norfolk Street to full City standards. This involves a ½ street improvement for the full frontage.

2. *When the decision-making authority makes these findings, the decision-making authority may impose any of the following conditions of approval:*

Comment: Not applicable. This subsection applies only when an applicant is proposing to construct less than full standard streets.

B. Extension of streets to subdivisions. *The extension of subdivision streets to the intercepting paving line of existing streets with which subdivision streets intersect shall be graded for the full right-of-way width and improved to a minimum street structural section and width of 24 feet.*

Comment: Not applicable. There are no intersecting streets along the project frontage.

C. Local and minor collector streets within the rights-of-way abutting a subdivision shall be graded for the full right-of-way width and approved to the City's permanent improvement standards and specifications. The City Engineer shall review the need for street improvements and shall specify whether full street or partial street improvements shall be required. The City Engineer shall also specify the extent of storm drainage improvements required. The City Engineer shall be guided by the purpose of the City's systems development charge program in determining the extent of improvements which are the responsibility of the subdivider.

Comment: As shown on the Preliminary Engineering Plan submitted with this application, the frontage on Norfolk Street will be graded to the full right-of-way and improved to City standards.

D. Monuments. Upon completion of the first pavement lift of all street improvements, monuments shall be installed and/or reestablished at every street intersection and all points of curvature and points of tangency of street centerlines with an iron survey control rod. Elevation benchmarks shall be established at each street intersection monument with a cap (in a monument box) with elevations to a U.S. Geological Survey datum that exceeds a distance of 800 feet from an existing benchmark.

Comment: Monumentation will be installed and/or reestablished at street intersections in accordance with this subsection.

E. Surface drainage and storm sewer system. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site of a 100-year storm, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts commensurate to the particular land use application. Mitigation measures shall maintain pre-existing levels and meet buildout volumes, and meet planning and engineering requirements.

Comment: The project engineer has prepared a storm drainage plan, as shown on the Preliminary Engineering Plan, and a storm report for this project. Please refer to those documents.

F. Sanitary sewers. Sanitary sewers shall be installed to City standards to serve the subdivision and to connect the subdivision to existing mains.

- 1. If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the subdivider as is desirable to assure financing his share of the construction.*
- 2. If the installation is not made as an assessment project, the City may reimburse the subdivider an amount estimated to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the subdivision for a period of 10 years from the time of installation of the sewers. The actual amount shall be determined by the City Administrator considering current construction costs.*

Comment: Sanitary sewers are available to this project from an existing line in Norfolk Street. Because the depth of this sewer is too shallow to allow service from it to Lots 5 and 6, a new sewer line will be constructed from the intersection of Norfolk with Fairhaven Drive to serve Lots 5 and 6.

G. Water system. Water lines with valves and fire hydrants providing service to each building site in the subdivision and connecting the subdivision to City mains shall be installed. Prior to starting building construction, the design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system. Hydrant spacing is to be based on accessible area served according to the

City Engineer's recommendations and City standards. If required water mains will directly serve property outside the subdivision, the City may reimburse the developer an amount estimated to be the proportionate share of the cost for each connection made to the water mains by property owners outside the subdivision for a period of 10 years from the time of installation of the mains. If oversizing of water mains is required to areas outside the subdivision as a general improvement, but to which no new connections can be identified, the City may reimburse the developer that proportionate share of the cost for oversizing. The actual amount and reimbursement method shall be as determined by the City Administrator considering current or actual construction costs.

Comment: The existing water line in Norfolk will provide for water service for the development. It will be extended to provide service to Lots 5 and 6.

H. Sidewalks.

- 1. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, or special site conditions, the Planning Commission may approve a subdivision without sidewalks if alternate pedestrian routes are available. In the case of the double-frontage lots, provision of sidewalks along the frontage not used for access shall be the responsibility of the developer. Providing front and side yard sidewalks shall be the responsibility of the land owner at the time a request for a building permit is received. Additionally, deed restrictions and CC&Rs shall reflect that sidewalks are to be installed prior to occupancy and it is the responsibility of the lot or homeowner to provide the sidewalk, except as required above for double-frontage lots.*

Comment: As required by this subsection, sidewalks will be installed along the Norfolk Street frontage of this development.

- 2. On local streets serving only single-family dwellings, sidewalks may be constructed during home construction, but a letter of credit shall be required from the developer to ensure construction of all missing sidewalk segments within four years of final plat approval pursuant to CDC 91.010(A)(2).*

Comment: Sidewalks will be constructed during home construction on each lot. The required letter of credit will be provided.

- 3. The sidewalks shall measure at least six feet in width and be separated from the curb by a six-foot minimum width planter strip. Reductions in widths to preserve trees or other topographic features, inadequate right-of-way, or constraints, may be permitted if approved by the City Engineer in consultation with the Planning Director.*

Comment: Sidewalks will be installed to City specifications.

- 4. Sidewalks should be buffered from the roadway on high volume arterials or collectors by landscape strip or berm of three and one-half-foot minimum width.*

Comment: Not applicable. The site does not abut an arterial or collector street.

5. *The City Engineer may allow the installation of sidewalks on one side of any street only if the City Engineer finds that the presence of any of the factors listed below justifies such waiver:*
 - a. *The street has, or is projected to have, very low volume traffic density;*
 - b. *The street is a dead-end street;*
 - c. *The housing along the street is very low density; or*
 - d. *The street contains exceptional topographic conditions such as steep slopes, unstable soils, or other similar conditions making the location of a sidewalk undesirable.*

Comment: The subject property only has frontage on one side of Norfolk Street. A sidewalk will be constructed along all of this frontage.

- I. *Bicycle routes. If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets and separate bicycle paths.*

Comment: No bicycle routes are proposed or called for on Norfolk Street by City plans.

- J. *Street name signs. All street name signs and traffic control devices for the initial signing of the new development shall be installed by the City with sign and installation costs paid by the developer.*

Comment: Norfolk Street is existing. Street signs will be provided if required by the City.

- K. *Dead-end street signs. Signs indicating "future roadway" shall be installed at the end of all discontinued streets. Signs shall be installed by the City per City standards, with sign and installation costs paid by the developer.*

Comment: Not applicable. No dead-end streets are proposed.

- L. *Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.). Sign and installation costs shall be paid by the developer.*

Comment: Not applicable. No public dedications are proposed.

- M. *Street lights. Street lights shall be installed and shall be served from an underground source of supply. The street lighting shall meet IES lighting standards. The street lights shall be the shoe-box style light (flat lens) with a 30-foot bronze pole in residential (non-intersection) areas. The street light shall be the cobra head style (drop lens) with an approximate 50-foot (sized for intersection width) bronze pole. The developer shall submit to the City Engineer for approval of any alternate residential, commercial, and industrial lighting, and alternate lighting fixture design. The developer and/or homeowners association is required to pay for all expenses related to street light energy and maintenance costs until annexed into the City.*

Comment: Street lights will be installed by the developer, consistent with the requirements of this subsection.

N. Utilities. *The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground.*

Comment: The developer will coordinate with utility companies for the installation of underground facilities for electrical, cable, natural gas, telephone, and street lighting. As required by this section.

O. Curb cuts and driveways. *Curb cuts and driveway installations are not required of the subdivider at the time of street construction, but, if installed, shall be according to City standards. Proper curb cuts and hard-surfaced driveways shall be required at the time buildings are constructed.*

Comment: Curb cuts will be installed at the time of home construction and will be installed to City standards.

P. Street trees. *Street trees shall be provided by the City Parks and Recreation Department in accordance with standards as adopted by the City in the Municipal Code. The fee charged the subdivider for providing and maintaining these trees shall be set by resolution of the City Council.*

Comment: The developer will coordinate with the City Parks and Recreation Department regarding installation of street trees and will be responsible for paying the appropriate fee.

Q. Joint mailbox facilities *shall be provided in all residential subdivisions, with each joint mailbox serving at least two, but no more than eight, dwelling units. Joint mailbox structures shall be placed in the street right-of-way adjacent to roadway curbs. Proposed locations of joint mailboxes shall be designated on a copy of the tentative plan of the subdivision, and shall be approved as part of the tentative plan approval. In addition, sketch plans for the joint mailbox structures to be used shall be submitted and approved by the City Engineer prior to final plat approval.*

Comment: The developer will coordinate with the US Postal Service and the City Engineer regarding the location of joint mailbox clusters and will install them in accordance with this section.

Chapter 99 PROCEDURES FOR DECISION MAKING: QUASI-JUDICIAL

Comment: The proposed subdivision is being submitted as an Expedited Land Division, pursuant to the provisions of ORS 197.360 to 197.380. The procedural requirements for public notice and decision-making of the state statute supersede the provisions of Chapter 99 and will be used by City staff in the processing of this application.

Chapter 105
AMENDMENTS TO THE CODE AND MAP

Comment: As discussed above in this report, the subject property is designated Medium Density by the West Linn Comprehensive Plan. A quasi-judicial zone change could be proposed by the applicant to change the zoning to R-4.5 or R-5. The applicant has chosen not to request such a zone change so the provisions of Chapter 105 are not applicable.

CONCLUSION

The proposed Expedited Land Division has been demonstrated by this narrative and supporting plans and documents submitted with this application to comply with the applicable approval criteria of the Community Development Code and Oregon Revised Statutes. Approval of this application is requested.



Preliminary Storm Analysis
4092 Norfolk
West Linn, Oregon

NARRATIVE

Site Conditions:

This is a property on the westerly side of Norfolk Street in West Linn, containing approximately 1.05 acres. There is one residential house on the property which will be removed, and six detached houses proposed. The property slopes southerly to Norfolk. Norfolk is paved and curbed but no sidewalk along the frontage. The USDA web site finds the soil to be Saum silt loam 78B) with a hydrologic group C soil. This soil does infiltrate and will be tested with the final design. The City of Portland PAC was used to preliminary size rain gardens for the houses with an assumed 3000 SF of impervious area.

The proposed sidewalk is less than 2000 SF if not waved for Storm Water requirements could be addressed using the Tree Credit process.

Regulator:

City of Portland Stormwater Manual

CONCLUSION:

The purpose to this report is to demonstrate feasibility. The final design will be based on actual impervious areas and infiltration rates. Overflow storm laterals are proposed for each lot.

Prepared by:
Bruce D. Goldson, PE
Theta
2014-129AA
March 26, 2025





TREE CREDIT WORKSHEET

Trees may be able to reduce the size of triggering impervious surface. Trees used for tree credit must be clearly labeled on the site plan.

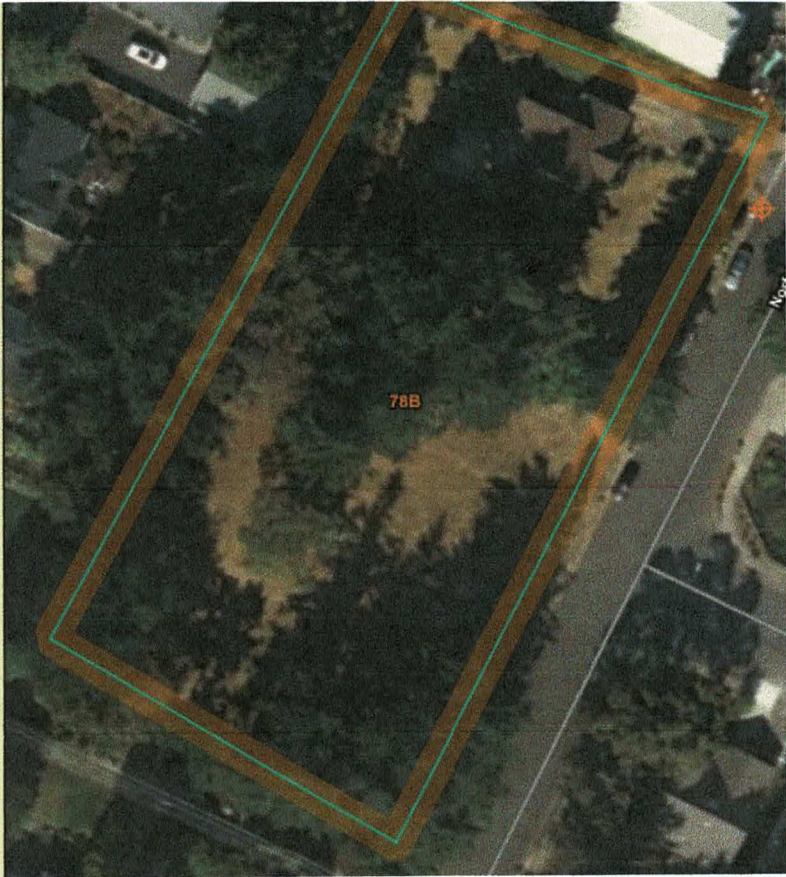
Tree Credit Applicability:

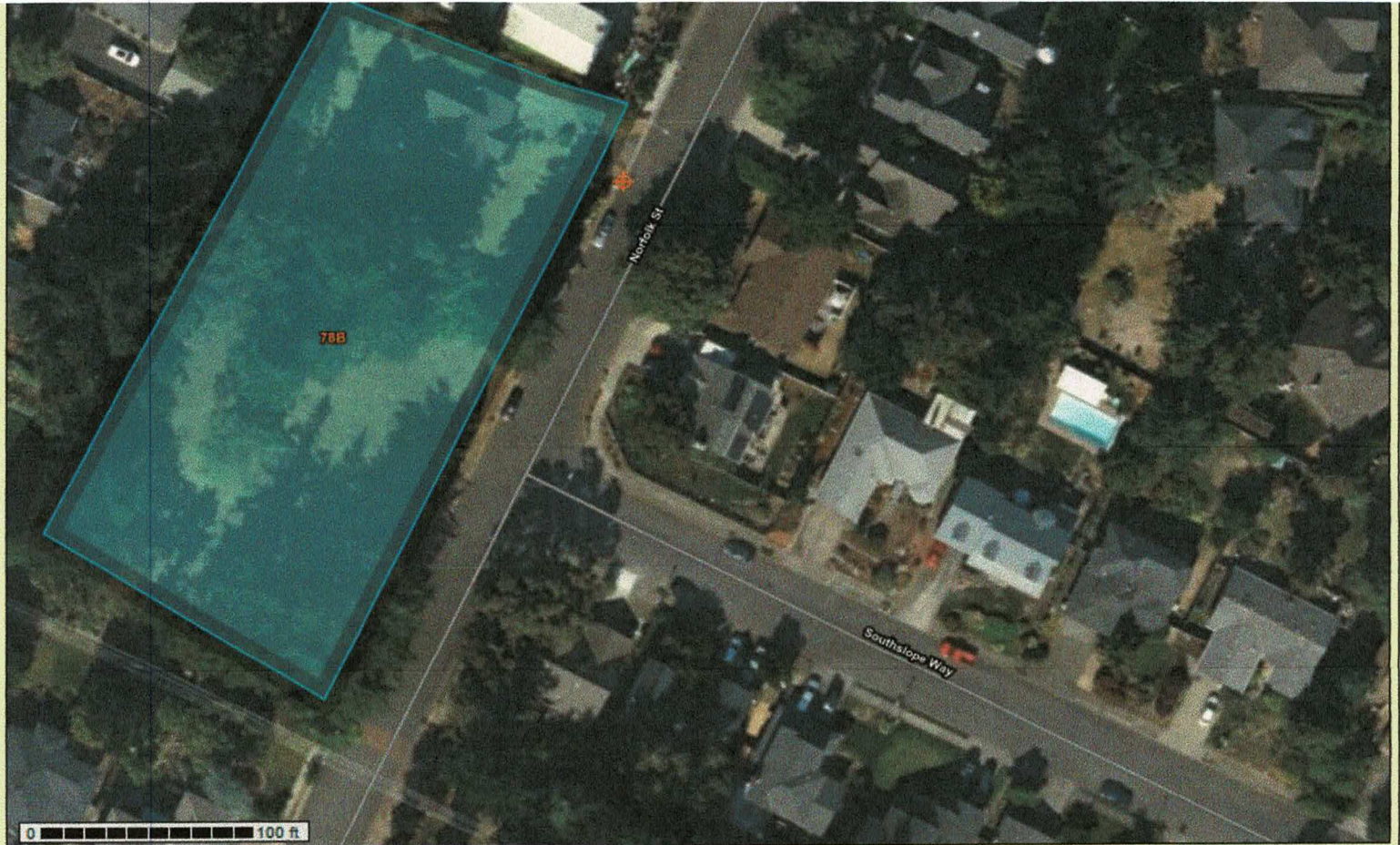
- Applies only in the right-of-way.
- The Bureau of Environmental Services may require a certified arborists' report to verify suitable tree preservation.
- Trees planted in stormwater facilities or used towards environmental zone mitigation cannot also receive tree credit.

CALCULATE TREE CREDIT

TYPE OF TREE	NUMBER OF TREES	STORMWATER CREDIT	TREE CREDIT (SF)
DECIDUOUS <ul style="list-style-type: none">• New trees per Title 11• Existing trees 3" DBH or larger		100 ft ²	
EVERGREEN <ul style="list-style-type: none">• New trees per Title 11• Existing trees 3" DBH or larger	10	200 ft ²	2000
Any new or existing tree in a planting strip 8.5' and wider without overhead wires, or an existing tree equal to or larger than 12" DBH		200 ft ²	
		TOTAL	

Clackamas County Area, Oregon (OR610)			
Clackamas County Area, Oregon (OR610)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
78B	Saum silt loam, 3 to 8 percent slopes	1.0	100.0%
Totals for Area of Interest		1.0	100.0%





Warning: Soil Ratings Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:20,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Tables — Hydrologic Soil Group — Summary By Map Unit

Summary by Map Unit — Clackamas County Area, Oregon (OR610)

Summary by Map Unit — Clackamas County Area, Oregon (OR610)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
78B	Saum silt loam, 3 to 8 percent slopes	C	1.0	100.0%

PAC Report

Project Details

Project Name norfolk lots	Permit No	Created 3/26/2024 4:00:01 PM
Project Address 4092 Norfolk	Designer	Last Modified 3/26/2024 4:00:01 PM
	Company	Report Generated 3/26/2024 9:45:43 AM

Project Summary

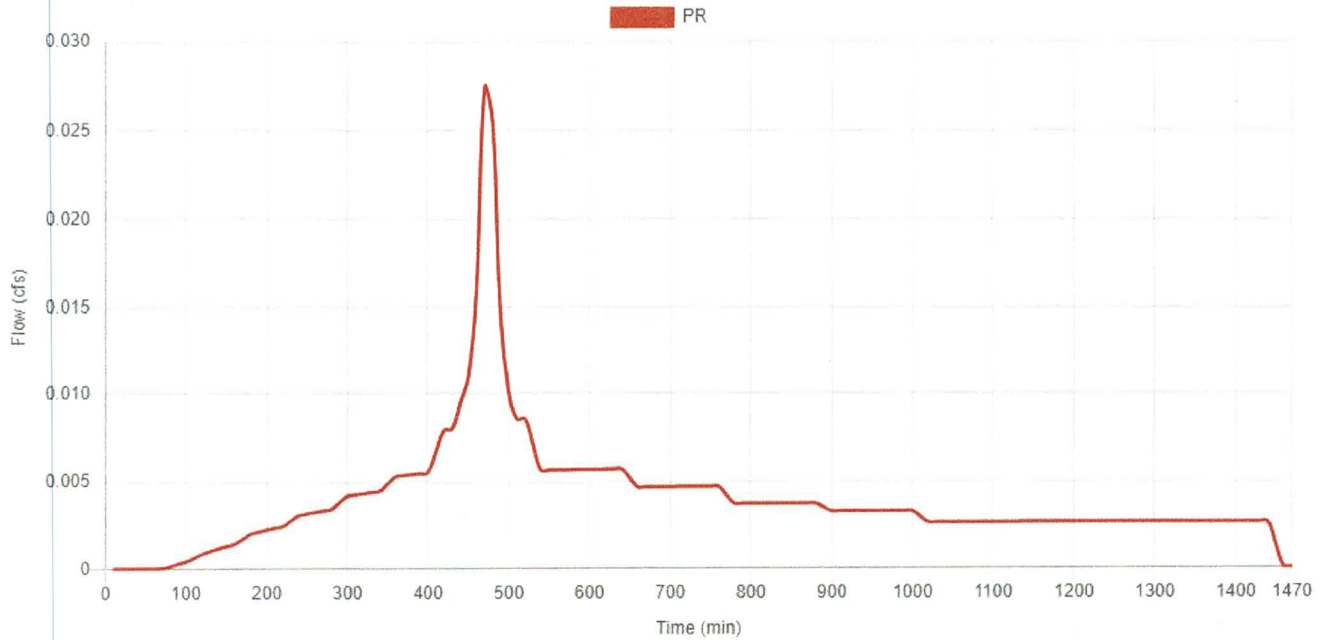
Catchment Name	Imper-vious Area (sq ft)	Native Soil Design Infiltration Rate (in/hr)	Level	Category	Config	Facility Area (excl. free board) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infiltration Results	Flow Control Results
hse roof	3000	0.65	2A	FlatPlanter	A	125.00	4.17	Pass	NA	NA

hse roof

<p>Site Soils & Infiltration Testing</p>	<p>Infiltration Testing Procedure OpenPit</p> <p>Tested Native Soil Infiltration Rate 1.30 in/hr</p>
<p>Correction Factor</p>	<p>CF test 2</p>
<p>Design Infiltration Rates</p>	<p>Native Soil 0.65 in/hr</p> <p>Imported Blended Soil 6 in/hr</p>
<p>Catchment Information</p>	<p>Hierarchy Level 2A</p> <p>Hierarchy Description Offsite flow to the Willamette River, Columbia River, or Columbia Slough, or discharge to a storm-only pipe system or the Multnomah County Drainage District System (with capacity) that directly discharges to one of the three waterways named above.</p> <p>Pollution Reduction Requirement Filter the post-development stormwater runoff from the water quality storm event through the blended soil.</p> <p>Infiltration Requirement N/A</p> <p>Flow Control Requirement N/A</p> <p>Impervious Area 3000 sq ft 0.069 acre</p> <p>Pre-Development Time of Concentration (T_{C pre}) 5 min</p> <p>Post-Development Time of Concentration (T_{C post}) 5 min</p> <p>Pre-Development Curve Number (CN_{pre}) 86</p> <p>Post-Development Curve Number (CN_{post}) 98</p>

SBUH Results

Post-Development Runoff



	Pre - Development Rate and Volume		Post - Development Rate and Volume	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0.0083	141.6	0.0274	347.1

	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0	0	0	0	0.002	347.1

Flat Planter

Site Soils & Infiltration Testing

Category

Flat Planter

Shape

Null

Location

Parcel

Configuration

A: Infiltration

Above Grade Storage Data

Bottom Area

125 sq ft

Bottom Width

10 ft

Overflow Height

18.0 in

Blended Soil Depth

12 in

Surface Storage Capacity at Overflow

187.5 cu ft

Design Infiltration Rate to Soil Underlying the Facility

0.002 cfs

Design Infiltration Rate for Imported Blended Soil in the Facility

0.017 cfs

Below Grade Storage Data

Catchment is too small for flow control?

No

Percent of Facility Base that Allows Infiltration

100 %

Facility Facts

Total Facility Area (excluding freeboard)

125.00 sq ft

Sizing Ratio

4.17 %

Pollution Reduction Results

Pollution Reduction Score

Pass

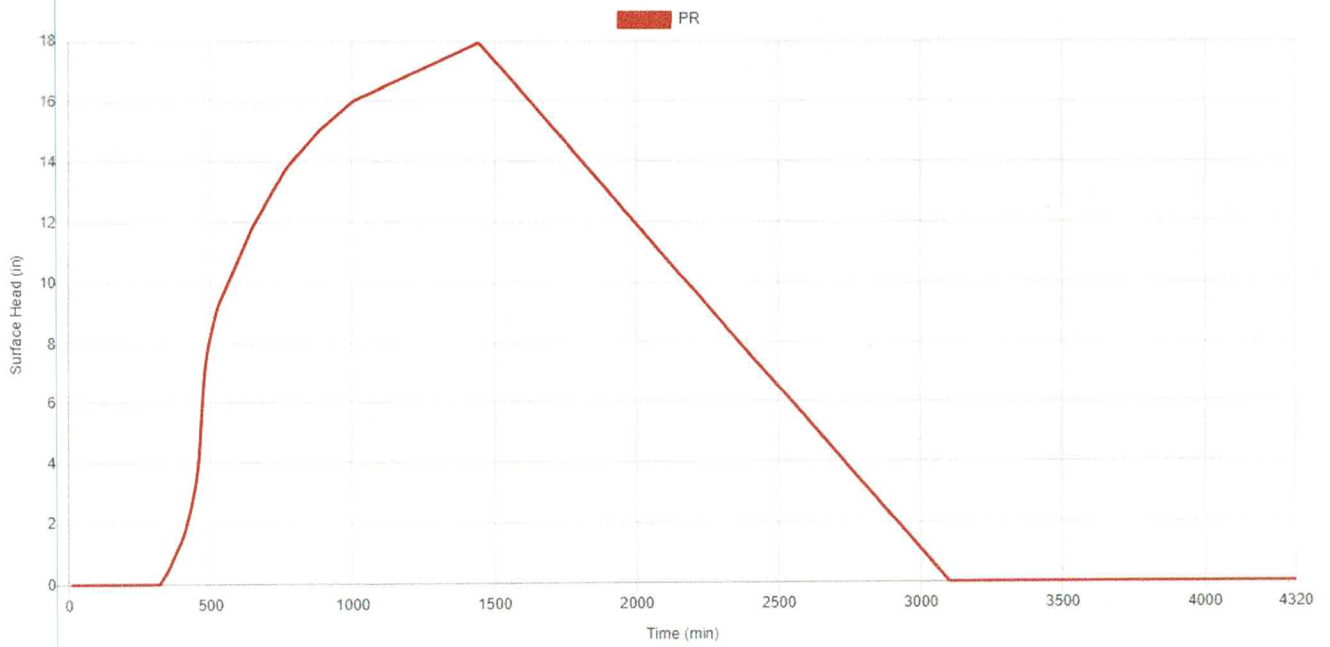
Overflow Volume

0.00 cf

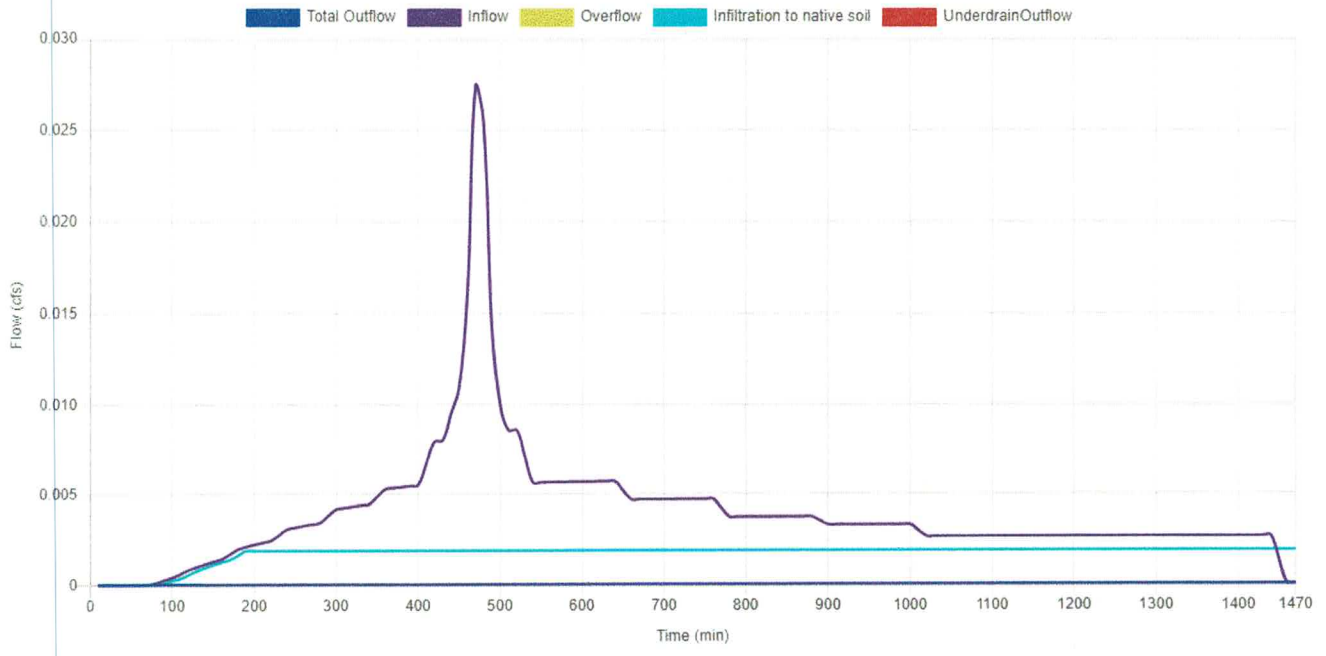
Surface Capacity Used

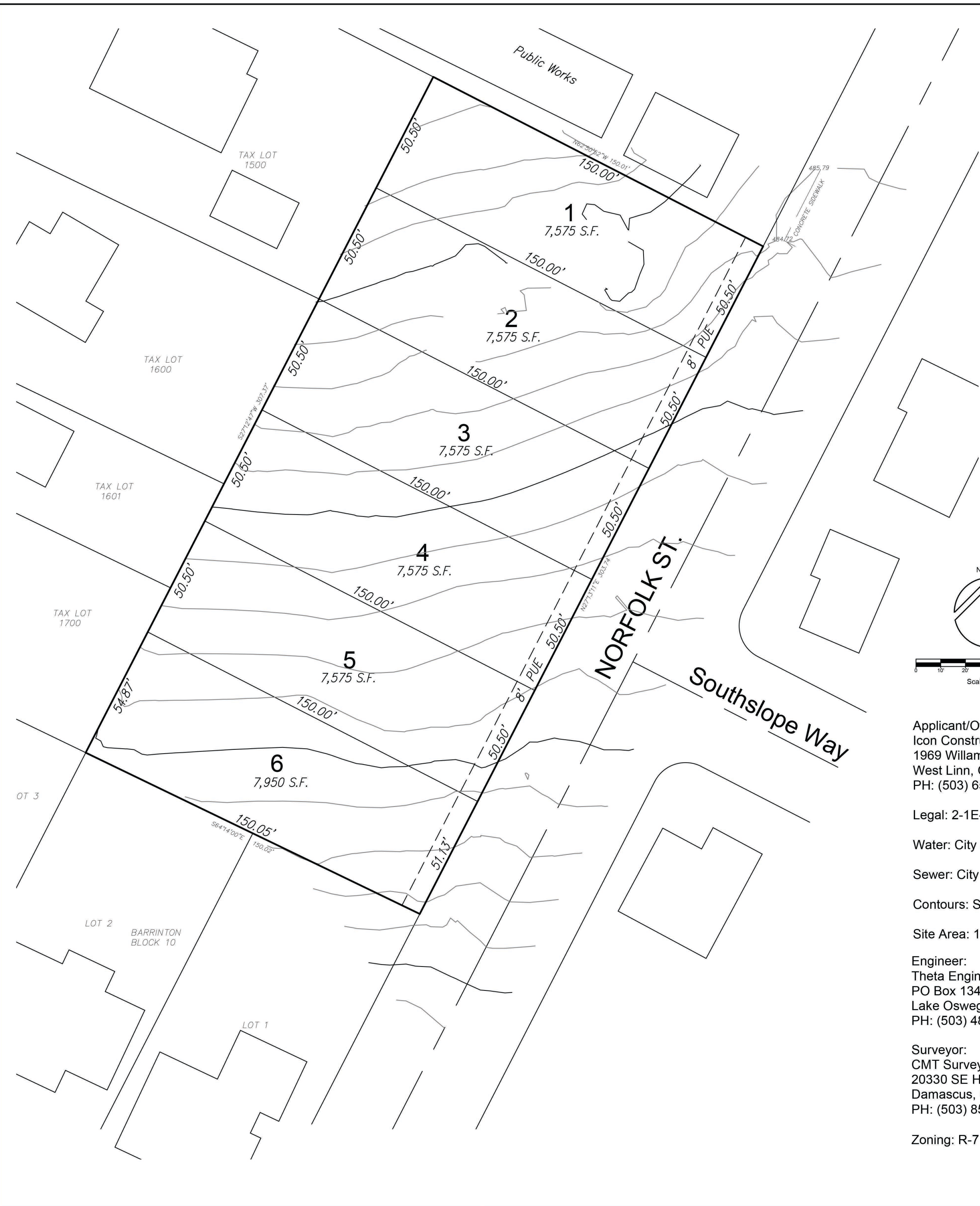
99.53 %

Surface Head

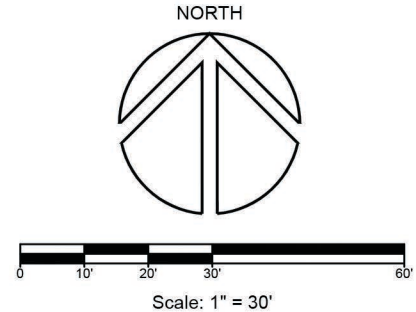


Water Quality





REGISTERED PROFESSIONAL ENGINEER
 7120
 OREGON
 PRELIMINARY
 BEUCE D. GOLDSON
 EXPIRES: 06/30/2025
 SIGNATURE DATE: 03/28/2024



Applicant/Owner:
 Icon Construction & Development, LLC
 1969 Willamette Falls Drive, Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406

Legal: 2-1E-36AC TL 1400

Water: City of West Linn

Sewer: City of West Linn

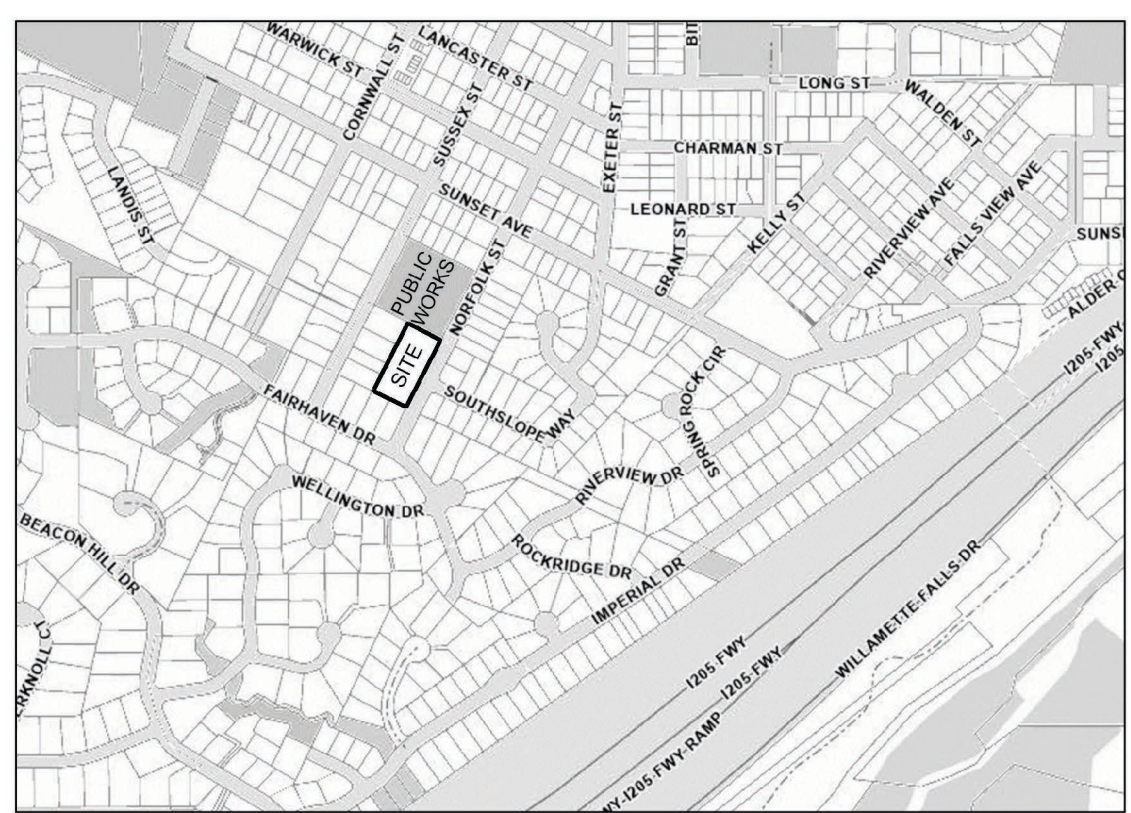
Contours: Site Survey

Site Area: 1.05 Acres

Engineer:
 Theta Engineering, Inc.
 PO Box 1345
 Lake Oswego, OR 97035
 PH: (503) 481-8822

Surveyor:
 CMT Surveying & Consulting
 20330 SE Hwy. 212
 Damascus, OR 97089
 PH: (503) 850-4672

Zoning: R-7



Vicinity Map

Density Calculations			
	Area (sq. ft.)	Allowable Density	Units @1 per 7,000 sq.ft.
Gross Site Area	45,825		
Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested:	0		
Area in street right-of-way:	0		
Net Site Area:	45,825		
Area within Type I or II slopes where Developed:	0	50%	0
Area within Type I or II slopes where Density Will be Transferred:	0	75%	0
Area within Water Resource Area-all development transferred.	0	50%	0
Open Space (Type III and IV Lands)		100%	0.00
Type III & IV Land Developed:	45,825	100%	6.5
Base Density Allowed:			6
TOTAL ALLOWED DENSITY:			6 UNITS



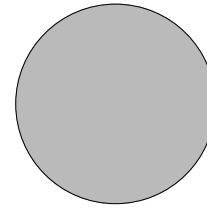
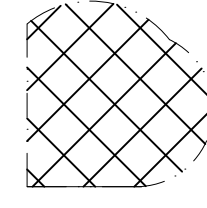

DESIGNED: REG			
DRAWN: REG			
SCALE: 1" = 30'			
DATE: March 2024			
FILE: 24-ICN-101	DATE	NO.	REVISION

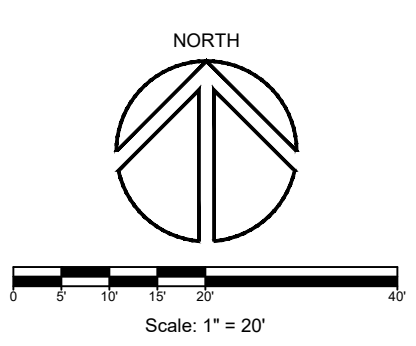
Richard E. Givens, Planning Consultant
 28615 SW Paris Ave., Unit 110
 Wilsonville, OR 97070
 PH: (503) 351-8204

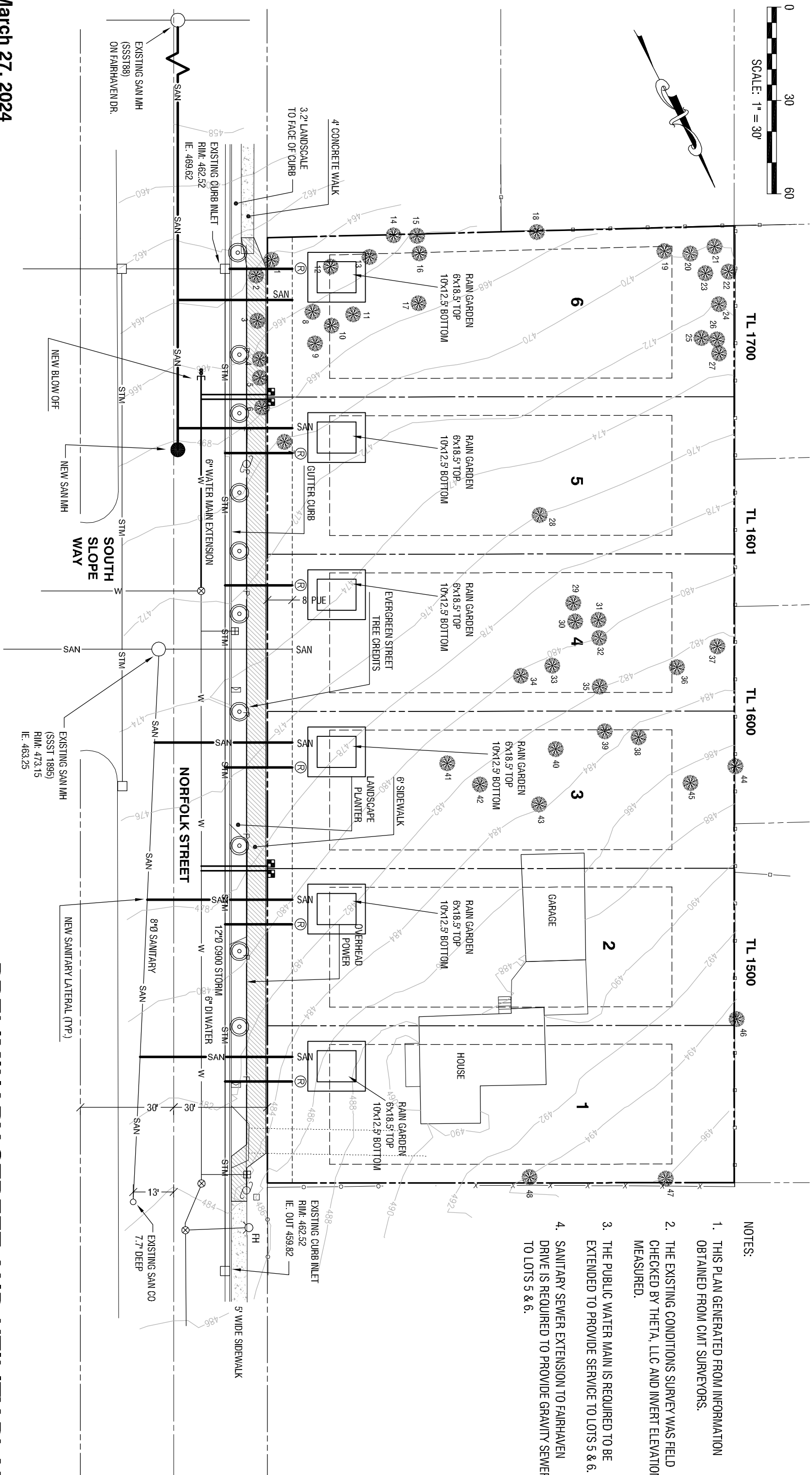
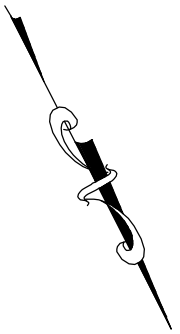
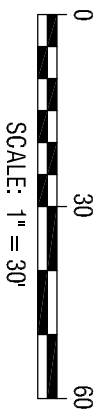
APPLICANT: Icon Construction & Development, LLC
 1969 Willamette Falls Dr., Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406

Norfolk Heights
 Tentative Plan - ELD Land Division



-  Existing Significant Deciduous Tree
-  Existing Significant Coniferous Tree
-  Dripline of Significant Trees
-  Dripline plus 10' of trees of trees to be protected by easement. 9,135 sq. ft. total area.
-  Trees to be removed.
- C-22"* Conifer - DBH
- D-22"* Decid. - DBH





- NOTES:
1. THIS PLAN GENERATED FROM INFORMATION OBTAINED FROM CMT SURVEYORS.
 2. THE EXISTING CONDITIONS SURVEY WAS FIELD CHECKED BY THETA, LLC AND INVERT ELEVATIONS MEASURED.
 3. THE PUBLIC WATER MAIN IS REQUIRED TO BE EXTENDED TO PROVIDE SERVICE TO LOTS 5 & 6.
 4. SANITARY SEWER EXTENSION TO FAIRHAVEN DRIVE IS REQUIRED TO PROVIDE GRAVITY SEWER TO LOTS 5 & 6.

March 27, 2024
2024-129AA

PRELIMINARY STREET AND UTILITY PLAN

DESIGNED: BDG
DRAWN: BJS
SCALE: 1" = 30'
DATE: February, 2024
FILE: Norfolk 129AA Cw11

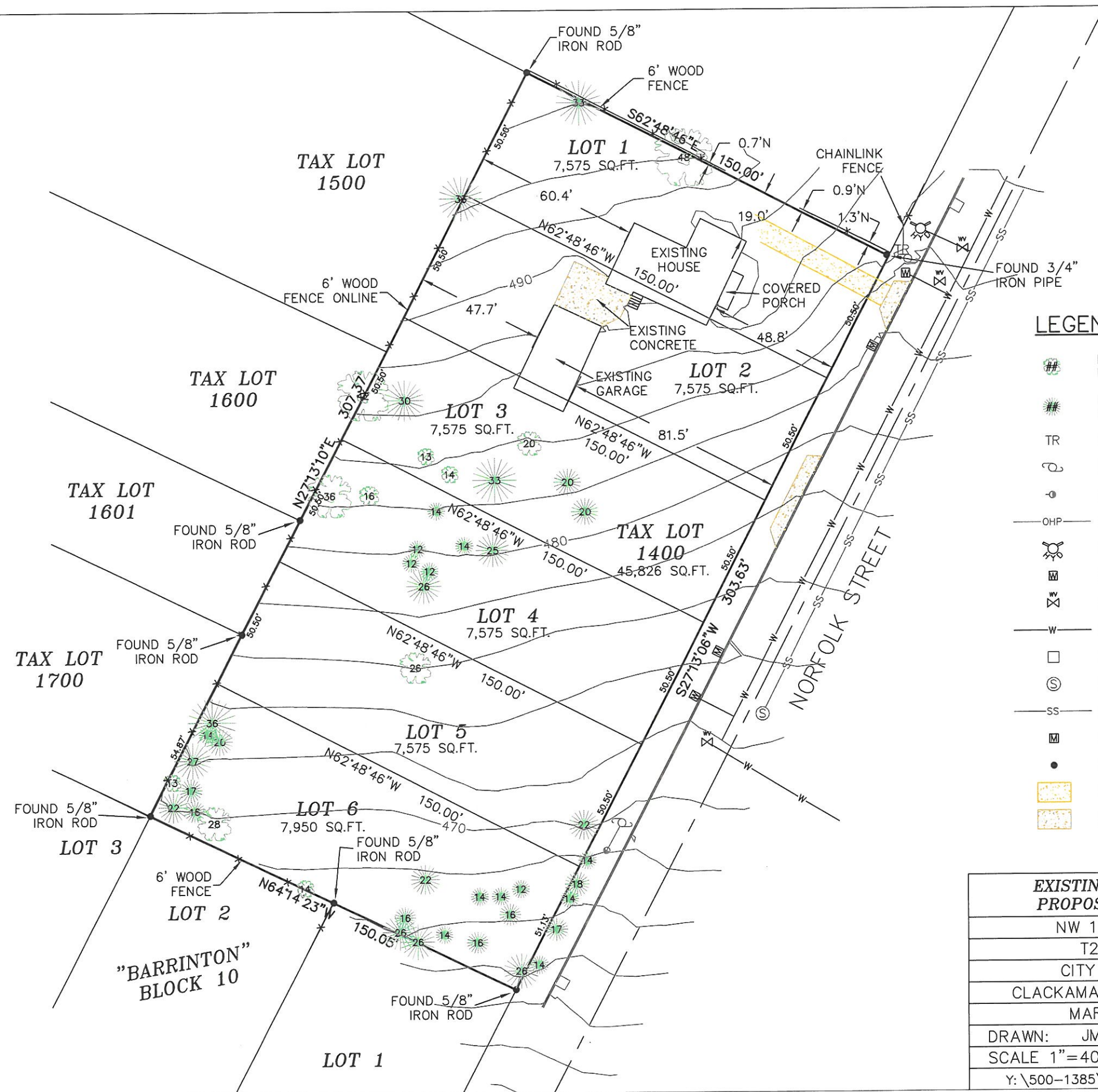
THETA
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

Icon Construction & Development, LLC
1969 Willamette Falls Drive, Suite 260
West Linn, Oregon 97068
Phone: (503) 657-0406

4092 Norfolk Street
West Linn, Oregon
1



SCALE 1" = 40'



LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING TELEPHONE RISER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING OVERHEAD POWER LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING MAILBOX
- FOUND MONUMENTS
- EXISTING GRAVEL
- EXISTING CONCRETE


REGISTERED
PROFESSIONAL
LAND SURVEYOR

DMR
OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

EXISTING CONDITIONS & PROPOSED SUBDIVISION
NW 1/4 OF SEC 36, T2S, R1E, W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON
MARCH 26, 2024
DRAWN: JMR CHECKED: DMR
SCALE 1"=40' ACCOUNT #500-1385
Y: \500-1385\DWG\5001385PRELIMSUBA

4092 NORFOLK STREET



CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590

"BARRINTON"
BLOCK 10

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Icon Construction & Development, LLC
Address: 1969 Willamette Falls Drive, Suite 260
Phone: 503-657-0406
Email: darren@iconconstruction.net
Site Address: 4092 Norfolk St.
City: West Linn
Map & Tax Lot #: 21E36AC TL 1400
Business Name: Icon Construction & Development, LLC
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # No file number yet.
Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

The project is a six-lot single-family residential Expedited Land Division (subdivision). The property has an existing home that will be demolished to allow for the proposed development. A total of 6 homes will be built on the property.

Permit/Review Type (check one):

- XLand Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2024-0044
Permit Type: SPP West Linn
Submittal Date: 4-8-24
Assigned To: DFM Ann
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature] 4-8-24
Fire Marshal or Designee Date

Conditions:

See fire service plan.

See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

NOTICE OF NEIGHBORHOOD MEETING

This site is the subject of a proposed 6-lot subdivision.

An on-line neighborhood meeting to discuss the project will be held via Zoom on June 4, 2024 at 7:00 pm.

To attend the meeting please download and open the Zoom app for your smart device or computer, or go to zoom.com on your web browser.

To join the meeting enter the following:

Meeting ID :790 134 5684 Passcode: 251320

The applicant is Icon Construction & Development, LLC
For further information, please contact the project planning consultant,
Rick Givens, at 503-351-8204 or via email at rickgivens@gmail.com



May 8, 2024

Ms. Christelle Sheldon, Vice President
Sunset Neighborhood Association
2224 Long St.
West Linn, OR 97068

Rick Givens
Planning Consultant
28615 SW Paris Ave., Unit 110
Wilsonville, Oregon 97070

Dear Ms. Sheldon:

I'd like to thank you for your assistance regarding scheduling a neighborhood meeting for the proposed Norfolk Landing subdivision. This project is located at 4092 Norfolk Street in the Sunset Neighborhood. As agreed in our phone conversation, we are scheduling a Zoom meeting on June 4, 2024 at 7:00 pm. Our correspondence to date has been via email and telephone, but this letter is being sent to you to fulfill the technical requirements of Section 99.038C of the West Linn Community Development Code that we contact you via certified mail to arrange the date for the meeting. We are sending out the required neighborhood notice letters for the Zoom meeting. The login for the Zoom meeting is: Meeting ID: 790 134 5684 Passcode: 251320.

Thanks again,

Rick Givens

cc: Barbara Dobroth, Treasurer, Sunset NA
Doreen Vokes

9589 0710 5270 1873 5480 61

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West Linn, OR 97068

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.68
Total Postage and Fees	\$8.73

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.68
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City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

AFFIDAVIT OF NOTICE

STATE OF OREGON)
) SS
County of Clackamas)

I, Richard Givens, Planning Consultant for Icon Construction and Development, LLC, declare that on May 8, 2024 notice of a neighborhood meeting was provided, in the case of the Norfolk Landing subdivision, pursuant to Chapter 99.083 of the West Linn Community Development Code. Notice was mailed to property owners within 500 feet of the project site, and to the Sunset Neighborhood Association. This notice was for a 6-lot subdivision.

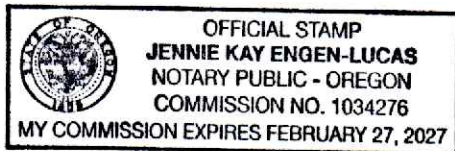
Richard Givens
RICHARD GIVENS
PLANNING CONSULTANT

May 8, 2024
DATE

SUBSCRIBED AND SWORN TO before me this 8 day of may, 2024,
by *Jennie Kay Engen-Lucas*

NOTARY PUBLIC FOR OREGON

My Commission Expires: February 27, 2027



Norfolk Landing

Neighborhood Meeting Minutes

June 4, 2024

A neighborhood meeting was held at 7:00 pm on June 4, 2024 to discuss the proposed Norfolk Landing subdivision. Per agreement with Sunset Neighborhood Association officers, the meeting was held virtually via Zoom.

Rick Givens, Planning Consultant, and Darren Gusdorf of Icon Construction and Development, LLC, attended the meeting to represent the applicant and present the project. Rick Givens began the meeting by explaining the proposal as being a six-lot subdivision planned for single-family detached homes. He described the planned improvements needed to service the proposed homes, making use of the preliminary utility plan prepared by the project's engineer. He also shared the Tentative Plan drawing and the Tree Plan showing trees to be removed and retained. He then opened the meeting to questions and comments.

Pia Snyder asked why the project was being proposed as an Expedited Land Division. Rick Givens explained that this process is available per State statute for residential projects that conform to existing zoning and that do not have significant natural features or hazards that would require a more in-depth review. The intent of the law is to allow such projects to proceed more quickly than more complicated ones. Ms. Snyder explained to the audience that the process is different than the usual one. Mr. Givens agreed and noted that rather than a public hearing, written comments could be presented to the City staff for consideration. Once the application is deemed complete, public notices will be mailed out. Ms. Snyder noted that the property is designated for R-5 or R-4.5 zoning. Mr. Givens agreed, but noted that it was the applicant's decision not to pursue a zone change because they felt that the existing R-7 zoning was more in character with the surrounding neighborhood.

Brian Nelson asked about how far apart the homes would be. Mr. Givens stated that the side yard standards of the R-7 zone would be used. The standards require a 7.5' side yard.

Questions were asked regarding the timing of the project. Darren Gusdorf said that was dependent upon when the final land use decision was made, but that it was likely that site development would begin in the fall and that home construction would begin next spring.

Rob Causey expressed concerns about removing all of the existing trees in the front yard areas and asked if one could be retained. Mr. Givens explained that the narrow frontages and need for driveways and rain gardens in front yard areas made it nearly impossible to keep any of those trees. Mr. Causey asked Darren Gusdorf if he would be open to taking a look at design ideas that Mr. Causey may develop that could preserve at least one tree. Mr. Gusdorf said he was open to taking a look and provided contact information for Mr. Causey to use.

It was asked if the number of lots could be reduced to 3 or 4 lots. Mr. Givens noted that the cost of the land and improvements made it impracticable to do so. He also noted that City policies on Middle Housing actually promote higher densities as does the Comprehensive Plan designation.

Mr. Givens and Mr. Gusdorf thanked those in attendance for taking the time to attend the meeting. Mr. Givens provided his contact information and welcomed questions that may come up in the future.

The meeting adjourned shortly after 8:00 pm.



First American Title Radius Search Disclaimer

Subject: 4092 Norfolk St, West Linn

Date of Production: March 13th, 2024

The ownership information enclosed is time sensitive and should be utilized as soon as possible.

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Date of Production: 03/13/2024

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Timothy & Barbara Trevor
2536 Sunset Ave
West Linn, OR 97068

21E36AB09100
Nancy Fujihara
2588 Sunset Ave
West Linn, OR 97068

21E36AB09300
Gor Hovhannisyan
4249 Sussex St
West Linn, OR 97068

21E36AB09302
Eric Timm
4237 Sussex St
West Linn, OR 97068

21E36AB09500
Linn & Joanna Davis
4226 Norfolk St
West Linn, OR 97068

21E36AB09701
Leif Jacobsen
2434 Sunset Ave
West Linn, OR 97068

21E36AB09800
Knicole Burchett
2496 Sunset Ave
West Linn, OR 97068

21E36AC01002
James Bly & Ellen Rossi
2426 Southslope Way
West Linn, OR 97068

21E36AC01004
Edwin Palmer & Ronda Lovely
4240 Exeter St
West Linn, OR 97068

21E36AC01006
Robert & Yuki Franklin
3510 SE Hillside Dr
Portland, OR 97267

21E36AC01008
Gordon Kelly
2413 Southslope Way
West Linn, OR 97068

21E36AC01010
Patra Behary & Casey Allen
2421 Southslope Way
West Linn, OR 97068

21E36AC01013
Robert Davis
2431 Southslope Way
West Linn, OR 97068

21E36AC01016
Anne & Jesse Calm
2471 Southslope Way
West Linn, OR 97068

21E36AC01101
Richard & Marcia Olds
4191 Norfolk St
West Linn, OR 97068

21E36AC01103
Michael & Laurie Hurley
4171 Norfolk St
West Linn, OR 97068

21E36AC01105
Katherine & Robert Cozzi
4151 Norfolk St
West Linn, OR 97068

21E36AC01203
Susanne Greengard
2498 Southslope Way
West Linn, OR 97068

21E36AC01205
Daniel & Mary Hess
2488 Southslope Way
West Linn, OR 97068

21E36AC01207
Yanlong Gu
2480 Southslope Way
West Linn, OR 97068

21E36AC01209
Mari Saganda
2475 Southslope Way
West Linn, OR 97068

21E36AC01211
Laura Stevens
2483 Southslope Way
West Linn, OR 97068

21E36AC01213
Simpson Gloria O Trustee & Simpson
James L Trustee
2491 Southslope Way
West Linn, OR 97068

21E36AC01215
Newman Margaret Carol Trustee &
Newman Richard Arlo Trustee
4131 Norfolk St
West Linn, OR 97068

21E36AB08800
Ronald & K Coulam
2520 Sunset Ave
West Linn, OR 97068

21E36AB09000
Mj Sunset Enterprises Llc
1300 Sherri Ct
West Linn, OR 97068

21E36AB09200
Anita Pedracini
2594 Sunset Ave
West Linn, OR 97068

21E36AC01600
Jennifer Wellman
9871 SE French Acres Dr
Happy Valley, OR 97086

21E36AC01700
Robert & Kristina Kays
4015 Sussex St
West Linn, OR 97068

21E36AC01900
Sean & Stephanie Davis
3861 Fairhaven Dr
West Linn, OR 97068

21E36AB09301
Jennifer Petrin
4225 Sussex St
West Linn, OR 97068

21E36AB09400
James Bastasch & Lionda Rodriguez
4253 Sussex St
West Linn, OR 97068

21E36AB09700
Roman & Gitella Himmer
2450 Sunset Ave
West Linn, OR 97068

21E36AB09702
Michael Brown
2478 Sunset Ave
West Linn, OR 97068

21E36AB09900
Name Suppressed
4225 Norfolk St
West Linn, OR 97068

21E36AC01003
Kathy Milliken
2422 Southslope Way
West Linn, OR 97068

21E36AC01005
Wendy Griffith
2414 Southslope Way
West Linn, OR 97068

21E36AC01007
Susan Mcneil & Lois Oberdorf
2411 Southslope Way
West Linn, OR 97068

21E36AC01009
Dean & Erin Anderson
2417 Southslope Way
West Linn, OR 97068

21E36AC01012
Marisela Marquez
2427 Southslope Way
West Linn, OR 97068

21E36AC01014
Vilter Wanda L Trustee
2435 Southslope Way
West Linn, OR 97068

21E36AC01017
Teresa Killian
2470 Southslope Way
West Linn, OR 97068

21E36AC01102
Steve & Sheryll Chon
4181 Norfolk St
West Linn, OR 97068

21E36AC01104
James & Julie Resk
4161 Norfolk St
West Linn, OR 97068

21E36AC01106
Molly Remington
4141 Norfolk St
West Linn, OR 97068

21E36AC01204
Ruth Nicholson
2492 Southslope Way
West Linn, OR 97068

21E36AC01206
Jerry & Lamara Rhea
2484 Southslope Way
West Linn, OR 97068

21E36AC01208
Shayne Peterson & Margaret Zimel
2478 Southslope Way
West Linn, OR 97068

21E36AC01210
Daniel Kelley
2479 Southslope Way
West Linn, OR 97068

21E36AC01212
Denise & Paul Benfield
2487 Southslope Way
West Linn, OR 97068

21E36AC01214
Deeann Johnson
4121 Norfolk St
West Linn, OR 97068

21E36AC01500
Stefan & Blair Wolf
4095 Sussex St
West Linn, OR 97068

21E36AC01601
Jacob Bowlin
4023 Sussex St
West Linn, OR 97068

21E36AC01800
Javad & Mafar Farza
3865 Fairhaven Dr
West Linn, OR 97068

21E36AC02000
Andrew Krakauer
28336 54th Ave S
Auburn, WA 98001

21E36AC02200
Hongnhung Phan
3849 Fairhaven Dr
West Linn, OR 97068

21E36AC02400
Qun Song
3841 Fairhaven Dr
West Linn, OR 97068

21E36AC02600
Todd & Vicki Olson
3833 Fairhaven Dr
West Linn, OR 97068

21E36AC02800
Neal & Tori Schmitt
3825 Fairhaven Dr
West Linn, OR 97068

21E36AC03000
John & Pia Snyder
3817 Fairhaven Dr
West Linn, OR 97068

21E36AC03200
Bradley & Sarah Carter
3822 Fairhaven Dr
West Linn, OR 97068

21E36AC03400
Stefan & Cheryl Fretz
3832 Fairhaven Dr
West Linn, OR 97068

21E36AC03600
Olivier Johann Trustee & Olivier Lisa
Trustee
3844 Fairhaven Dr
West Linn, OR 97068

21E36AC03800
Florian & Stephanie Saylor
3852 Fairhaven Dr
West Linn, OR 97068

21E36BA06900
Yeomans Terry J Trustee
4264 Sussex St
West Linn, OR 97068

21E36BA07100
Ashley Miller
2650 Sunset Ave
West Linn, OR 97068

21E36BA07600
Charles Pedracini
11035 S Forest Ridge Rd
Oregon City, OR 97045

21E36BA07602
Turkish Edward A Trustee
Po Box 264
West Linn, OR 97068

21E36BA07701
Kelly Smith & Shelly White
4003 Cornwall St
West Linn, OR 97068

21E36BA07703
Todd & Sandra Christensen
4040 Sussex St
West Linn, OR 97068

21E36AC02100
Roy & Nora Rogers
3853 Fairhaven Dr
West Linn, OR 97068

21E36AC02300
Brandon & Kelly Manning
3845 Fairhaven Dr
West Linn, OR 97068

21E36AC02500
Steven & Connie Cermak
3837 Fairhaven Dr
West Linn, OR 97068

21E36AC02700
Ems Robert E & Charisse M
3829 Fairhaven Dr
West Linn, OR 97068

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Marina Cresswell
3821 Fairhaven Dr
West Linn, OR 97068

21E36AC03100
Scott & Susan Ludwigsen
3818 Fairhaven Dr
West Linn, OR 97068

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Terry & Peggy Morrow
3828 Fairhaven Dr
West Linn, OR 97068

21E36AC03500
Steven & Sally Davey
3838 Fairhaven Dr
West Linn, OR 97068

21E36AC03700
Ralph Juarez
3848 Fairhaven Dr
West Linn, OR 97068

21E36BA06800
Bruce & Elaine Mills
2660 Sunset Ave
West Linn, OR 97068

21E36BA07000
Rhett Olmstead
4228 Sussex St
West Linn, OR 97068

21E36BA07500
Mark & Ruth Burnett
4195 Cornwall St
West Linn, OR 97068

21E36BA07601
Charles Pedracini
11035 S Forest Ridge Rd
Oregon City, OR 97045

21E36BA07700
Longstreet
4018 Sussex St
West Linn, OR 97068

21E36BA07702
Laguna Holdings Llc
22209 SW Bar None Rd
Tualatin, OR 97062

21E36BA07800
Peter Deason
4096 Sussex St
West Linn, OR 97068

21E36BA07900
Alberto & Jamie Silva
4140 Sussex St
West Linn, OR 97068

21E36BA08100
City Of West Linn
22500 Salamo Rd STE 600
West Linn, OR 97068

21E36BA07801
Logan & Vanessa Wulff
4064 Sussex St
West Linn, OR 97068

21E36BA08000
Mjn Builder Llc
4192 Sussex St
West Linn, OR 97068

21E36BD00100
Richard & Mary Prewitt
2115 Wellington Dr
West Linn, OR 97068

21E36BD00200
Brian & Tiffany Kriesel
2109 Wellington Dr
West Linn, OR 97068

21E36BD00400
David Carroll & Kelly Martin
2095 Wellington Dr
West Linn, OR 97068

21E36BD00600
Timothy & Rachel Pearson
2089 Wellington Dr
West Linn, OR 97068

21E36BD00300
Bishop Dennis John Co Trustee &
Bishop Donna Louise Co Trustee
2097 Wellington Dr
West Linn, OR 97068

21E36BD00500
Tiffany Norman-Santoso & Alex
Santoso
2091 Wellington Dr
West Linn, OR 97068

21E36BD00700
Tony & Vanessa Hawblitzel
2083 Wellington Dr
West Linn, OR 97068

21E36BD01700
Kent & Michelle Walker
2090 Wellington Dr
West Linn, OR 97068

21E36BD02400
Dawna & Jason Burke
3922 Edgewood Ct
West Linn, OR 97068

21E36BD02600
Diane Brown
3909 Wellington Pl
West Linn, OR 97068

21E36BD01800
Kuhl Jerialea A Trustee & Kuhl John W
Trustee
2096 Wellington Dr
West Linn, OR 97068

21E36BD02500
Santiago & L Simpliciano
3919 Wellington Pl
West Linn, OR 97068

21E36BD02701
Jorge & Sylvia Macias
3904 Wellington Pl
West Linn, OR 97068

21E36BD02800
Louis Hernandez
3914 Wellington Pl
West Linn, OR 97068

21E36BD04800
Christine Henry
3795 Fairhaven Dr
West Linn, OR 97068

21E36BD07100
City Of West Linn
22500 Salamo Rd STE 600
West Linn, OR 97068

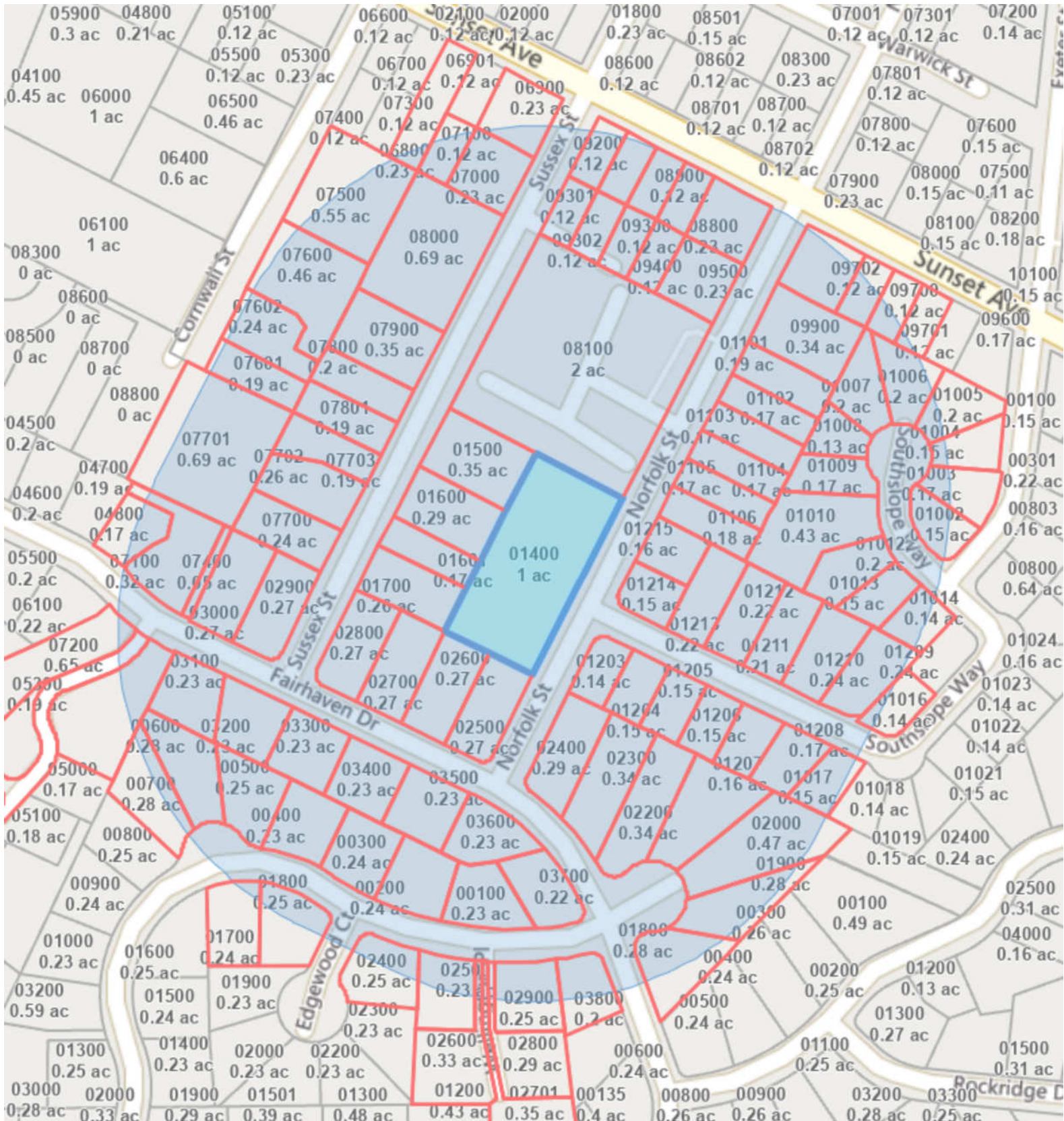
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City Of West Linn
22500 Salamo Rd STE 600
West Linn, OR 97068

21E36BD02900
John & Anne Cheney
3924 Wellington Pl
West Linn, OR 97068

21E36BD04900
Bartell Ann R Trustee & Gray William J
Trustee
3810 Fairhaven Dr
West Linn, OR 97068

21E36BD07200
City Of West Linn
22500 Salamo Rd STE 600
West Linn, OR 97068

21E36BD07400
Tanner Creek Estates Iv Llc
4140 Canal Rd
Lake Oswego, OR 97034



Buffer Distance: 500 feet



Ownership

Legal Owner(s): Elena Krivonogoff

Site Address: 4092 Norfolk St West Linn, OR 97068

Mailing Address: 4092 Norfolk St West Linn, OR 97068

Parcel #: 21E36AC01400

APN: 00413895

County: Clackamas

Property Characteristics

Bedrooms: 2	Year Built: 1940	Lot SqFt: 45,814
Total Bathrooms: 1.00	Building SqFt: 1,734	Lot Acres: 1.00
Full Bathrooms: 1	First Floor SqFt: 0	Roof Type: Wood Shake/ Shingl
Half Bathrooms: 0.00	Basement SqFt: 300	Roof Shape: GABLE
Units: 1	Basement Type: Unspecified Baseme	Porch Type:
Stories: 1.00		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type: Baseboard		Parking Spots: 0
		Pool:

Property Information

Land Use: RESIDENTIAL	Zoning: R7
Improvement Type: Single Family Residential	School District: West Linn-Wilsonville School Di
Legal Description: 584 GLENESK PT LT 6	Neighborhood: Barrington Heights
	Subdivision: Glenesk

Assessor & Taxes

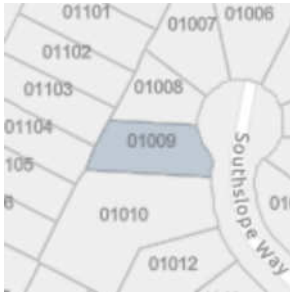
2023 Market Land: \$694,807	2023 Taxes: \$7,038.01
2023 Market Structure: \$218,430	% Improved: 23.92
2023 Market Total: \$913,237	Levy Code: 003002
2023 Assessed Total: \$367,754	Millage Rate:

Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt: \$
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt: \$
2nd Mortgage Type:		



Legal Owner: Dean & Erin Anderson
Site Address: 2417 Southslopes Way West Linn, OR 97068
Mailing Address: 2417 Southslopes Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2132 **Lot Acres:** .17
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 8

APN: 00413573
Ref Parcel #: 21E36AC01009
Taxes: \$6101.13
Market Value: \$563,978
Assessed Value: \$318,800
Sales Price: \$362,500
Transfer Date: 04/07/2006



Legal Owner: James Bastasch & Lionda Rodriguez
Site Address: 4253 Sussex St West Linn, OR 97068
Mailing Address: 4253 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2325 **Lot Acres:** .12
Year Built: 2007
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 10 BLK 21

APN: 00412770
Ref Parcel #: 21E36AB09400
Taxes: \$6808.05
Market Value: \$644,104
Assessed Value: \$355,738
Sales Price: \$611,500
Transfer Date: 12/17/2021



Legal Owner: Patra Behary & Casey Allen
Site Address: 2421 Southslopes Way West Linn, OR 97068
Mailing Address: 2421 Southslopes Way West Linn, OR 97068
Bedrooms: .00
Bathrooms: 2.50
Building SqFt: 2813 **Lot Acres:** .43
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LTS 9&10

APN: 00413582
Ref Parcel #: 21E36AC01010
Taxes: \$8783.89
Market Value: \$811,388
Assessed Value: \$458,981
Sales Price: \$545,000
Transfer Date: 07/15/2008



Legal Owner: Denise & Paul Benfield
Site Address: 2487 Southslopes Way West Linn, OR 97068
Mailing Address: 2487 Southslopes Way West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2413 **Lot Acres:** .22
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 4

APN: 00413859
Ref Parcel #: 21E36AC01212
Taxes: \$7090.18
Market Value: \$685,645
Assessed Value: \$370,480
Sales Price: \$395,000
Transfer Date: 05/14/2012



Legal Owner: Bishop Dennis John Co Trustee & Bishop Donna Louise Co Trustee
Site Address: 2097 Wellington Dr West Linn, OR 97068
Mailing Address: 2097 Wellington Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 3.00
Building SqFt: 3670 **Lot Acres:** .24
Year Built: 1990
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 11 BLK 8

APN: 01456604
Ref Parcel #: 21E36BD00300
Taxes: \$13631.01
Market Value: \$1,016,164
Assessed Value: \$721,523
Sales Price: \$412,000
Transfer Date: 07/10/1995



Legal Owner: James Bly & Ellen Rossi
Site Address: 2426 Southslope Way West Linn, OR 97068
Mailing Address: 2426 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1460 **Lot Acres:** .15
Year Built: 1988
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 1

APN: 00413500
Ref Parcel #: 21E36AC01002
Taxes: \$5953.63
Market Value: \$577,748
Assessed Value: \$311,093
Sales Price: \$650,000
Transfer Date: 03/11/2022



Legal Owner: Jacob Bowlin
Site Address: 4023 Sussex St West Linn, OR 97068
Mailing Address: 4023 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1250 **Lot Acres:** .17
Year Built: 1930
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LT 6

APN: 00413920
Ref Parcel #: 21E36AC01601
Taxes: \$4118.62
Market Value: \$514,395
Assessed Value: \$215,209
Sales Price: \$325,000
Transfer Date: 06/02/2016



Legal Owner: Michael Brown
Site Address: 2478 Sunset Ave West Linn, OR 97068
Mailing Address: 2478 Sunset Ave West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2247 **Lot Acres:** .12
Year Built: 2014
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: SUBDIVISION WINDSOR 41 BLOCK 22 LT 5

APN: 05020149
Ref Parcel #: 21E36AB09702
Taxes: \$7236.39
Market Value: \$684,574
Assessed Value: \$378,120
Sales Price: \$450,000
Transfer Date: 12/23/2015



Legal Owner: Diane Brown
Site Address: 3909 Wellington Pl West Linn, OR 97068
Mailing Address: 3909 Wellington Pl West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3560 **Lot Acres:** .33
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 28 BLK 6

APN: 01456837
Ref Parcel #: 21E36BD02600
Taxes: \$13603.11
Market Value: \$1,034,794
Assessed Value: \$711,308
Sales Price: \$421,000
Transfer Date: 06/26/1997



Legal Owner: Knicole Burchett
Site Address: 2496 Sunset Ave West Linn, OR 97068
Mailing Address: 2496 Sunset Ave West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 1.50
Building SqFt: 1724 **Lot Acres:** .23
Year Built: 1963
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LTS 6&7 BL 22

APN: 00412814
Ref Parcel #: 21E36AB09800
Taxes: \$5951.78
Market Value: \$677,675
Assessed Value: \$310,996
Sales Price: \$380,000
Transfer Date: 09/30/2015



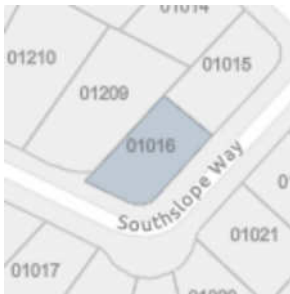
Legal Owner: Dawna & Jason Burke
Site Address: 3922 Edgewood Ct West Linn, OR 97068
Mailing Address: 3922 Edgewood Ct West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3676 **Lot Acres:** .25
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 26 BLK 6

APN: 01456819
Ref Parcel #: 21E36BD02400
Taxes: \$14067.94
Market Value: \$1,059,154
Assessed Value: \$740,255
Sales Price: \$659,000
Transfer Date: 08/27/2007



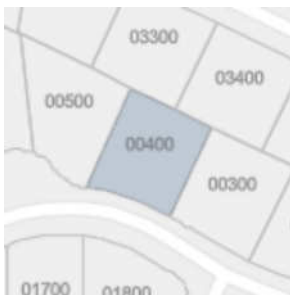
Legal Owner: Mark & Ruth Burnett
Site Address: 4195 Cornwall St West Linn, OR 97068
Mailing Address: 4195 Cornwall St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 1.50
Building SqFt: 2794 **Lot Acres:** .55
Year Built: 1957
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LT 4

APN: 00415447
Ref Parcel #: 21E36BA07500
Taxes: \$6066.93
Market Value: \$827,384
Assessed Value: \$317,013
Sales Price: \$371,500
Transfer Date: 01/18/2019



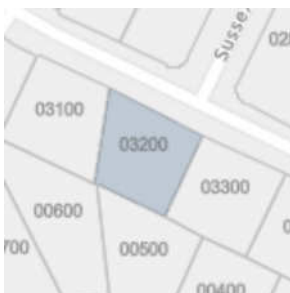
Legal Owner: Anne & Jesse Calm
Site Address: 2471 Southslope Way West Linn, OR 97068
Mailing Address: 2471 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 1888 **Lot Acres:** .14
Year Built: 1989
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST PT LTS 14&15

APN: 00413644
Ref Parcel #: 21E36AC01016
Taxes: \$6209.66
Market Value: \$562,008
Assessed Value: \$324,471
Sales Price: \$275,000
Transfer Date: 11/04/2011



Legal Owner: David Carroll & Kelly Martin
Site Address: 2095 Wellington Dr West Linn, OR 97068
Mailing Address: 2095 Wellington Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 3.00
Building SqFt: 3358 **Lot Acres:** .23
Year Built: 1990
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 10 BLK 8

APN: 01456613
Ref Parcel #: 21E36BD00400
Taxes: \$11334.92
Market Value: \$872,584
Assessed Value: \$592,279
Sales Price: \$550,000
Transfer Date: 03/03/2017



Legal Owner: Bradley & Sarah Carter
Site Address: 3822 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3822 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 3306 **Lot Acres:** .23
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 19 BLK 8

APN: 01508112
Ref Parcel #: 21E36AC03200
Taxes: \$11563.93
Market Value: \$875,490
Assessed Value: \$606,444
Sales Price: \$472,500
Transfer Date: 03/06/2013



Legal Owner: Steven & Connie Cermak
Site Address: 3837 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3837 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2701 **Lot Acres:** .27
Year Built: 1997
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 1 BLK 10

APN: 01508041
Ref Parcel #: 21E36AC02500
Taxes: \$8746.75
Market Value: \$652,991
Assessed Value: \$462,590
Sales Price: \$432,000
Transfer Date: 08/27/2001



Legal Owner: John & Anne Cheney
Site Address: 3924 Wellington Pl West Linn, OR 97068
Mailing Address: 3924 Wellington Pl West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2815 **Lot Acres:** .25
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 31 BLK 6

APN: 01456864
Ref Parcel #: 21E36BD02900
Taxes: \$12297.59
Market Value: \$953,474
Assessed Value: \$642,581
Sales Price: \$660,000
Transfer Date: 06/08/2017



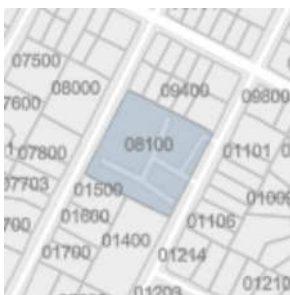
Legal Owner: Steve & Sheryll Chon
Site Address: 4181 Norfolk St West Linn, OR 97068
Mailing Address: 4181 Norfolk St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2499 **Lot Acres:** .17
Year Built: 1994
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 3028 NORFOLK PARK LT 2

APN: 01554972
Ref Parcel #: 21E36AC01102
Taxes: \$8170.96
Market Value: \$701,538
Assessed Value: \$426,954
Sales Price: \$502,500
Transfer Date: 08/26/2016



Legal Owner: Todd & Sandra Christensen
Site Address: 4040 Sussex St West Linn, OR 97068
Mailing Address: 4040 Sussex St West Linn, OR 97068
Bedrooms: .00
Bathrooms: 2.50
Building SqFt: 3840 **Lot Acres:** .19
Year Built: 1998
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 1995-145 PARTITION PLAT PARCEL 3

APN: 01684966
Ref Parcel #: 21E36BA07703
Taxes: \$8863.60
Market Value: \$805,342
Assessed Value: \$463,146
Sales Price: \$
Transfer Date:



Legal Owner: City Of West Linn
Site Address: 4100 Norfolk St West Linn, OR 97068
Mailing Address: 22500 Salamo Rd STE 600 West Linn, OR 97068
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** 2.00
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK LT 7 BLK O PUBLIC WORKS SITE

APN: 00415526
Ref Parcel #: 21E36BA08100
Taxes: \$0.00
Market Value: \$1,172,830
Assessed Value: \$683,760
Sales Price: \$
Transfer Date:



Legal Owner: City Of West Linn
Site Address: No Site Address West Linn, OR
Mailing Address: 22500 Salamo Rd STE 600 West Linn, OR 97068
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .32
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3310 TANNER CREEK EST TR C OPEN SPACE

APN: 01747186
Ref Parcel #: 21E36BD07100
Taxes: \$0.00
Market Value: \$63,483
Assessed Value: \$33,202
Sales Price: \$
Transfer Date:



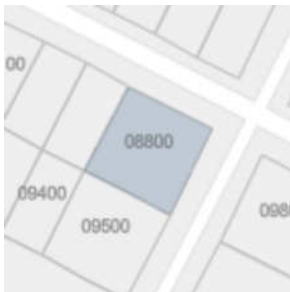
Legal Owner: City Of West Linn
Site Address: No Site Address West Linn, OR
Mailing Address: 22500 Salamo Rd STE 600 West Linn, OR 97068
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .65
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3310 TANNER CREEK EST TR D DEEDED TO CITY OF WEST LINN BY PLAT #108-12 OPEN SPACE

APN: 01747195
Ref Parcel #: 21E36BD07200
Taxes: \$0.00
Market Value: \$63,483
Assessed Value: \$33,202
Sales Price: \$
Transfer Date:



Legal Owner: City Of West Linn
Site Address: No Site Address West Linn, OR
Mailing Address: 22500 Salamo Rd STE 600 West Linn, OR 97068
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .24
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3310 TANNER CREEK EST TR E DEEDED TO CITY OF WEST LINN PLAT #108-12

APN: 01747202
Ref Parcel #: 21E36BD07300
Taxes: \$0.00
Market Value: \$63,483
Assessed Value: \$33,202
Sales Price: \$
Transfer Date:



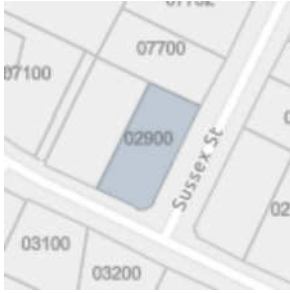
Legal Owner: Ronald & K Coulam
Site Address: 2520 Sunset Ave West Linn, OR 97068
Mailing Address: 2520 Sunset Ave West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 1353 **Lot Acres:** .23
Year Built: 1954
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LTS 1&2 BL 21

APN: 00412716
Ref Parcel #: 21E36AB08800
Taxes: \$3963.46
Market Value: \$493,607
Assessed Value: \$207,101
Sales Price: \$399,900
Transfer Date: 08/09/2019



Legal Owner: Katherine & Robert Cozzi
Site Address: 4151 Norfolk St West Linn, OR 97068
Mailing Address: 4151 Norfolk St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2256 **Lot Acres:** .17
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 3028 NORFOLK PARK LT 5

APN: 01555007
Ref Parcel #: 21E36AC01105
Taxes: \$7163.62
Market Value: \$655,708
Assessed Value: \$374,318
Sales Price: \$36,000
Transfer Date: 06/01/1993



Legal Owner: Marina Cresswell
Site Address: 3821 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3821 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2835 **Lot Acres:** .27
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 1 BLK 11

APN: 01508087
Ref Parcel #: 21E36AC02900
Taxes: \$9194.86
Market Value: \$673,460
Assessed Value: \$491,769
Sales Price: \$860,000
Transfer Date: 11/12/2021



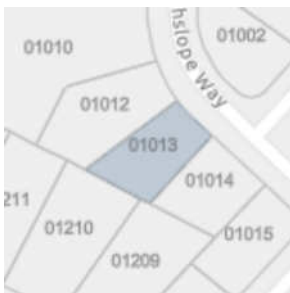
Legal Owner: Steven & Sally Davey
Site Address: 3838 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3838 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3549 **Lot Acres:** .23
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 16 BLK 8

APN: 01508149
Ref Parcel #: 21E36AC03500
Taxes: \$11479.76
Market Value: \$848,710
Assessed Value: \$610,641
Sales Price: \$530,000
Transfer Date: 12/09/2009



Legal Owner: Linn & Joanna Davis
Site Address: 4226 Norfolk St West Linn, OR 97068
Mailing Address: 4226 Norfolk St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2428 **Lot Acres:** .23
Year Built: 1952
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LTS 11 & 12 BLK 21

APN: 00412789
Ref Parcel #: 21E36AB09500
Taxes: \$6696.91
Market Value: \$785,237
Assessed Value: \$349,931
Sales Price: \$220,000
Transfer Date: 06/17/2004



Legal Owner: Robert Davis
Site Address: 2431 Southslope Way West Linn, OR 97068
Mailing Address: 2431 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1933 **Lot Acres:** .15
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 12

APN: 00413617
Ref Parcel #: 21E36AC01013
Taxes: \$5737.06
Market Value: \$542,908
Assessed Value: \$299,776
Sales Price: \$537,500
Transfer Date: 10/14/2020



Legal Owner: Sean & Stephanie Davis
Site Address: 3861 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3861 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2899 **Lot Acres:** .28
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 2 BLK 9

APN: 01507989
Ref Parcel #: 21E36AC01900
Taxes: \$11420.81
Market Value: \$861,001
Assessed Value: \$600,479
Sales Price: \$420,000
Transfer Date: 04/30/2003



Legal Owner: Peter Deason
Site Address: 4096 Sussex St West Linn, OR 97068
Mailing Address: 4096 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 3443 **Lot Acres:** .20
Year Built: 2001
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: PARTITION PLAT 2000-097 PARCEL 1

APN: 00415492
Ref Parcel #: 21E36BA07800
Taxes: \$8911.46
Market Value: \$838,073
Assessed Value: \$465,647
Sales Price: \$352,750
Transfer Date: 12/24/2012



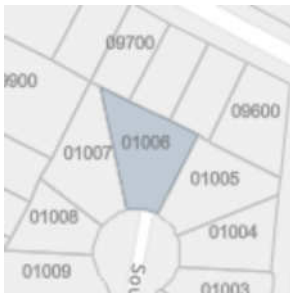
Legal Owner: Ems Robert E & Charisse M
Site Address: 3829 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3829 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 3.50
Building SqFt: 3820 **Lot Acres:** .27
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 3 BLK 10

APN: 01508069
Ref Parcel #: 21E36AC02700
Taxes: \$11743.12
Market Value: \$851,323
Assessed Value: \$631,762
Sales Price: \$60,000
Transfer Date: 04/27/1995



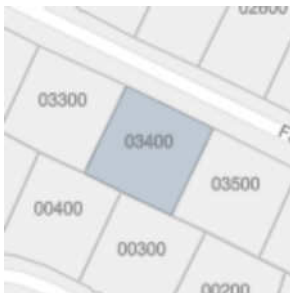
Legal Owner: Javad & Mafar Farza
Site Address: 3865 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3865 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 4208 **Lot Acres:** .28
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 1 BLK 9

APN: 01507970
Ref Parcel #: 21E36AC01800
Taxes: \$12301.28
Market Value: \$941,310
Assessed Value: \$642,774
Sales Price: \$690,000
Transfer Date: 06/28/2017



Legal Owner: Robert & Yuki Franklin
Site Address: 2410 Southslope Way West Linn, OR 97068
Mailing Address: 3510 SE Hillside Dr Portland, OR 97267
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 1761 **Lot Acres:** .20
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 5

APN: 00413546
Ref Parcel #: 21E36AC01006
Taxes: \$5917.14
Market Value: \$558,945
Assessed Value: \$309,186
Sales Price: \$558,000
Transfer Date: 01/24/2022



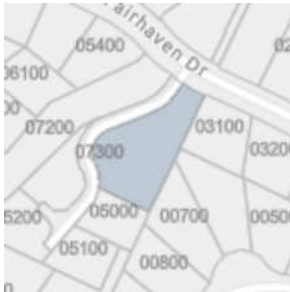
Legal Owner: Stefan & Cheryl Fretz
Site Address: 3832 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3832 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3252 **Lot Acres:** .23
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 17 BLK 8

APN: 01508130
Ref Parcel #: 21E36AC03400
Taxes: \$11874.39
Market Value: \$900,810
Assessed Value: \$621,960
Sales Price: \$590,000
Transfer Date: 09/04/2015



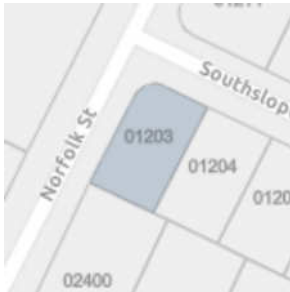
Legal Owner: Nancy Fujihara
Site Address: 2588 Sunset Ave West Linn, OR 97068
Mailing Address: 2588 Sunset Ave West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 684 **Lot Acres:** .12
Year Built: 1950
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 5 BLK 21

APN: 00412743
Ref Parcel #: 21E36AB09100
Taxes: \$2576.16
Market Value: \$333,604
Assessed Value: \$134,611
Sales Price: \$47,000
Transfer Date: 10/01/1983



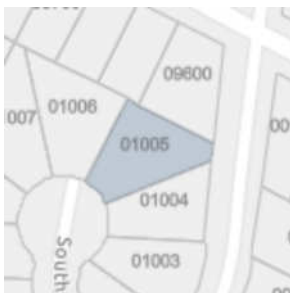
Legal Owner: Bartell Ann R Trustee & Gray William J Trustee
Site Address: 3810 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3810 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2426 **Lot Acres:** .47
Year Built: 1945
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3310 TANNER CREEK EST LT 11

APN: 01746962
Ref Parcel #: 21E36BD04900
Taxes: \$6639.59
Market Value: \$555,739
Assessed Value: \$346,936
Sales Price: \$
Transfer Date: 02/13/1997



Legal Owner: Susanne Greengard
Site Address: 2498 Southslope Way West Linn, OR 97068
Mailing Address: 2498 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 1894 **Lot Acres:** .14
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2656 NORFOLK HEIGHTS LT 13

APN: 00413760
Ref Parcel #: 21E36AC01203
Taxes: \$5402.50
Market Value: \$534,458
Assessed Value: \$282,295
Sales Price: \$275,000
Transfer Date: 07/08/2011



Legal Owner: Wendy Griffith
Site Address: 2414 Southslope Way West Linn, OR 97068
Mailing Address: 2414 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1881 **Lot Acres:** .20
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 4

APN: 00413537
Ref Parcel #: 21E36AC01005
Taxes: \$6091.37
Market Value: \$560,615
Assessed Value: \$318,290
Sales Price: \$
Transfer Date:



Legal Owner: Yanlong Gu
Site Address: 2480 Southslope Way West Linn, OR 97068
Mailing Address: 2480 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2689 **Lot Acres:** .16
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2656 NORFOLK HGTS LT 9

APN: 00413804
Ref Parcel #: 21E36AC01207
Taxes: \$6542.50
Market Value: \$648,378
Assessed Value: \$341,863
Sales Price: \$523,450
Transfer Date: 01/18/2017



Legal Owner: Tony & Vanessa Hawblitzel
Site Address: 2083 Wellington Dr West Linn, OR 97068
Mailing Address: 2083 Wellington Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 3.50
Building SqFt: 4109 **Lot Acres:** .28
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 7 BLK 8

APN: 01456640
Ref Parcel #: 21E36BD00700
Taxes: \$13738.72
Market Value: \$1,008,814
Assessed Value: \$733,713
Sales Price: \$605,000
Transfer Date: 02/18/2015



Legal Owner: Christine Henry
Site Address: 3795 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3795 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3552 **Lot Acres:** .17
Year Built: 1998
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3310 TANNER CREEK EST LT 10

APN: 01746953
Ref Parcel #: 21E36BD04800
Taxes: \$12511.08
Market Value: \$920,474
Assessed Value: \$667,391
Sales Price: \$628,000
Transfer Date: 07/28/2014



Legal Owner: Louis Hernandez
Site Address: 3914 Wellington Pl West Linn, OR 97068
Mailing Address: 3914 Wellington Pl West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2952 **Lot Acres:** .29
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 30 BLK 6

APN: 01456855
Ref Parcel #: 21E36BD02800
Taxes: \$12286.85
Market Value: \$930,204
Assessed Value: \$644,363
Sales Price: \$520,000
Transfer Date: 01/03/2005



Legal Owner: Daniel & Mary Hess
Site Address: 2488 Southslope Way West Linn, OR 97068
Mailing Address: 2488 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2566 **Lot Acres:** .15
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2656 NORFOLK HEIGHTS LT 11

APN: 00413788
Ref Parcel #: 21E36AC01205
Taxes: \$5793.01
Market Value: \$587,598
Assessed Value: \$302,700
Sales Price: \$398,000
Transfer Date: 09/10/2015



Legal Owner: Roman & Gitella Himmer
Site Address: 2450 Sunset Ave West Linn, OR 97068
Mailing Address: 2450 Sunset Ave West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 2255 **Lot Acres:** .12
Year Built: 2008
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: SUBDIVISION WINDSOR 41 BLOCK 22 LT 4

APN: 00412805
Ref Parcel #: 21E36AB09700
Taxes: \$7132.57
Market Value: \$679,362
Assessed Value: \$372,695
Sales Price: \$175,000
Transfer Date: 08/21/2007



Legal Owner: Gor Hovhannisyian
Site Address: 4249 Sussex St West Linn, OR 97068
Mailing Address: 4249 Sussex St West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 2576 **Lot Acres:** .12
Year Built: 2007
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: SUBDIVISION WINDSOR 41 BLOCK 21 LOT 9

APN: 00412761
Ref Parcel #: 21E36AB09300
Taxes: \$7014.77
Market Value: \$672,804
Assessed Value: \$366,540
Sales Price: \$440,000
Transfer Date: 12/08/2016



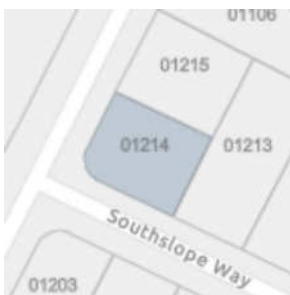
Legal Owner: Michael & Laurie Hurley
Site Address: 4171 Norfolk St West Linn, OR 97068
Mailing Address: 4171 Norfolk St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2176 **Lot Acres:** .17
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 3028 NORFOLK PARK LT 3

APN: 01554981
Ref Parcel #: 21E36AC01103
Taxes: \$7163.62
Market Value: \$653,578
Assessed Value: \$374,318
Sales Price: \$319,600
Transfer Date: 09/17/2009



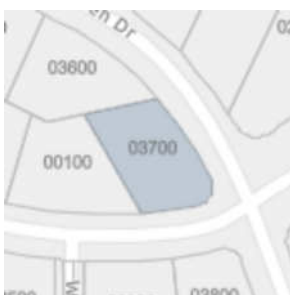
Legal Owner: Leif Jacobsen
Site Address: 2434 Sunset Ave West Linn, OR 97068
Mailing Address: 2434 Sunset Ave West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 1272 **Lot Acres:** .12
Year Built: 1910
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: SUBDIVISION WINDSOR 41 BLOCK 22 LT 3

APN: 05020148
Ref Parcel #: 21E36AB09701
Taxes: \$3821.24
Market Value: \$438,842
Assessed Value: \$199,670
Sales Price: \$159,500
Transfer Date: 06/04/2012



Legal Owner: Deeann Johnson
Site Address: 4121 Norfolk St West Linn, OR 97068
Mailing Address: 4121 Norfolk St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1340 **Lot Acres:** .15
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 2

APN: 00413877
Ref Parcel #: 21E36AC01214
Taxes: \$5556.66
Market Value: \$532,768
Assessed Value: \$290,350
Sales Price: \$385,000
Transfer Date: 11/02/2017



Legal Owner: Ralph Juarez
Site Address: 3848 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3848 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 3.50
Building SqFt: 4072 **Lot Acres:** .22
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 14 BLK 8

APN: 01508167
Ref Parcel #: 21E36AC03700
Taxes: \$12362.36
Market Value: \$885,303
Assessed Value: \$669,679
Sales Price: \$507,000
Transfer Date: 07/23/2002



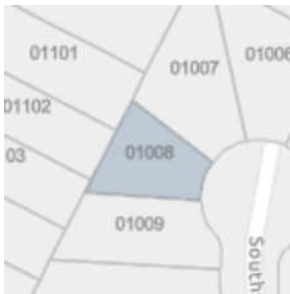
Legal Owner: Robert & Kristina Kays
Site Address: 4015 Sussex St West Linn, OR 97068
Mailing Address: 4015 Sussex St West Linn, OR 97068
Bedrooms: 5.00
Bathrooms: 2.50
Building SqFt: 2542 **Lot Acres:** .26
Year Built: 1991
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 584 GLENESK PT LT 6

APN: 00413939
Ref Parcel #: 21E36AC01700
Taxes: \$9123.58
Market Value: \$834,770
Assessed Value: \$476,731
Sales Price: \$204,000
Transfer Date: 11/16/1999



Legal Owner: Daniel Kelley
Site Address: 2479 Southslope Way West Linn, OR 97068
Mailing Address: 2479 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1601 **Lot Acres:** .24
Year Built: 1986
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 6

APN: 00413831
Ref Parcel #: 21E36AC01210
Taxes: \$5758.05
Market Value: \$557,445
Assessed Value: \$300,873
Sales Price: \$235,000
Transfer Date: 07/24/2003



Legal Owner: Gordon Kelly
Site Address: 2413 Southslope Way West Linn, OR 97068
Mailing Address: 2413 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1845 **Lot Acres:** .13
Year Built: 1989
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 7

APN: 00413564
Ref Parcel #: 21E36AC01008
Taxes: \$5927.59
Market Value: \$542,598
Assessed Value: \$309,732
Sales Price: \$393,900
Transfer Date: 08/14/2019



Legal Owner: Teresa Killian
Site Address: 2470 Southslope Way West Linn, OR 97068
Mailing Address: 2470 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2084 **Lot Acres:** .15
Year Built: 1988
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2736 FOWLERS OAK VIEW EST LT 16

APN: 00413653
Ref Parcel #: 21E36AC01017
Taxes: \$6228.34
Market Value: \$589,458
Assessed Value: \$325,447
Sales Price: \$245,500
Transfer Date: 10/29/2004



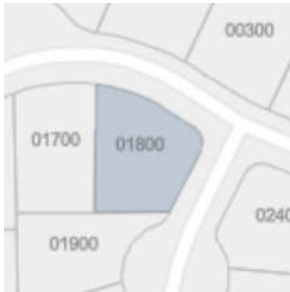
Legal Owner: Andrew Krakauer
Site Address: 3857 Fairhaven Dr West Linn, OR 97068
Mailing Address: 28336 54th Ave S Auburn, WA 98001
Bedrooms: 4.00
Bathrooms: 3.50
Building SqFt: 3142 **Lot Acres:** .47
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 3 BLK 9

APN: 01507998
Ref Parcel #: 21E36AC02000
Taxes: \$10686.31
Market Value: \$825,560
Assessed Value: \$558,388
Sales Price: \$630,000
Transfer Date: 08/17/2018



Legal Owner: Brian & Tiffany Kriesel
Site Address: 2109 Wellington Dr West Linn, OR 97068
Mailing Address: 2109 Wellington Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 3286 **Lot Acres:** .24
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 12 BLK 8

APN: 01456597
Ref Parcel #: 21E36BD00200
Taxes: \$12123.76
Market Value: \$870,984
Assessed Value: \$655,587
Sales Price: \$579,500
Transfer Date: 12/10/2014



Legal Owner: Kuhl Jerialea A Trustee & Kuhl John W Trustee
Site Address: 2096 Wellington Dr West Linn, OR 97068
Mailing Address: 2096 Wellington Dr West Linn, OR 97068
Bedrooms: 5.00
Bathrooms: 4.00
Building SqFt: 6366 **Lot Acres:** .25
Year Built: 1991
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 20 BLK 6

APN: 01456757
Ref Parcel #: 21E36BD01800
Taxes: \$16299.43
Market Value: \$1,242,074
Assessed Value: \$851,688
Sales Price: \$835,000
Transfer Date: 06/10/2016



Legal Owner: Laguna Holdings Llc
Site Address: 4032 Sussex St West Linn, OR 97068
Mailing Address: 22209 SW Bar None Rd Tualatin, OR 97062
Bedrooms: 4.00
Bathrooms: 2.00
Building SqFt: 2564 **Lot Acres:** .26
Year Built: 1944
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 1995-145 PARTITION PLAT PARCEL 2

APN: 01684957
Ref Parcel #: 21E36BA07702
Taxes: \$6356.22
Market Value: \$684,436
Assessed Value: \$332,129
Sales Price: \$330,000
Transfer Date: 02/26/2016



Legal Owner: Longstreet
Site Address: 4018 Sussex St West Linn, OR 97068
Mailing Address: 4018 Sussex St West Linn, OR 97068
Bedrooms: 5.00
Bathrooms: 3.50
Building SqFt: 4328 **Lot Acres:** .24
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 1995-145 PARTITION PLAT PARCEL 1

APN: 00415474
Ref Parcel #: 21E36BA07700
Taxes: \$9337.18
Market Value: \$868,078
Assessed Value: \$487,892
Sales Price: \$
Transfer Date: 04/12/2005



Legal Owner: Scott & Susan Ludwigsen
Site Address: 3818 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3818 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3343 **Lot Acres:** .23
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 20 BLK 8

APN: 01508103
Ref Parcel #: 21E36AC03100
Taxes: \$11502.81
Market Value: \$869,670
Assessed Value: \$603,742
Sales Price: \$
Transfer Date:



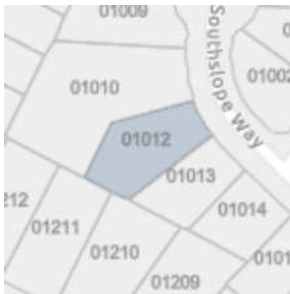
Legal Owner: Jorge & Sylvia Macias
Site Address: 3904 Wellington Pl West Linn, OR 97068
Mailing Address: 3904 Wellington Pl West Linn, OR 97068
Bedrooms: .00
Bathrooms: 3.50
Building SqFt: 4129 **Lot Acres:** .35
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3282 BARRINGTON HEIGHTS #9 PT LT 33

APN: 01693144
Ref Parcel #: 21E36BD02701
Taxes: \$13715.46
Market Value: \$1,036,314
Assessed Value: \$720,147
Sales Price: \$820,000
Transfer Date: 05/05/2021



Legal Owner: Brandon & Kelly Manning
Site Address: 3845 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3845 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3128 **Lot Acres:** .34
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 6 BLK 9

APN: 01508023
Ref Parcel #: 21E36AC02300
Taxes: \$11046.40
Market Value: \$817,488
Assessed Value: \$587,244
Sales Price: \$559,900
Transfer Date: 05/06/2013



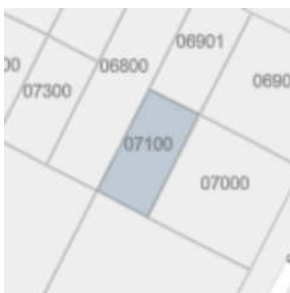
Legal Owner: Marisela Marquez
Site Address: 2427 Southslope Way West Linn, OR 97068
Mailing Address: 2427 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2886 **Lot Acres:** .20
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 11

APN: 00413608
Ref Parcel #: 21E36AC01012
Taxes: \$6870.64
Market Value: \$627,478
Assessed Value: \$359,009
Sales Price: \$
Transfer Date: 11/09/2020



Legal Owner: Susan Mcneil & Lois Oberdorf
Site Address: 2411 Southslope Way West Linn, OR 97068
Mailing Address: 2411 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2674 **Lot Acres:** .20
Year Built: 1988
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 6

APN: 00413555
Ref Parcel #: 21E36AC01007
Taxes: \$6789.13
Market Value: \$647,925
Assessed Value: \$384,503
Sales Price: \$335,000
Transfer Date: 11/12/2003



Legal Owner: Ashley Miller
Site Address: No Site Address West Linn, OR
Mailing Address: 2650 Sunset Ave West Linn, OR 97068
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .12
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 10 BL 20

APN: 00415410
Ref Parcel #: 21E36BA07100
Taxes: \$259.45
Market Value: \$35,363
Assessed Value: \$13,557
Sales Price: \$203,900
Transfer Date: 12/09/2014



Legal Owner: Kathy Milliken
Site Address: 2422 Southslope Way West Linn, OR 97068
Mailing Address: 2422 Southslope Way West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 3.50
Building SqFt: 2502 **Lot Acres:** .17
Year Built: 1987
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 2

APN: 00413519
Ref Parcel #: 21E36AC01003
Taxes: \$6267.26
Market Value: \$595,248
Assessed Value: \$327,481
Sales Price: \$279,000
Transfer Date: 03/31/2010



Legal Owner: Bruce & Elaine Mills
Site Address: 2660 Sunset Ave West Linn, OR 97068
Mailing Address: 2660 Sunset Ave West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 1730 **Lot Acres:** .23
Year Built: 1979
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 4&9 BLK 20

APN: 00415376
Ref Parcel #: 21E36BA06800
Taxes: \$4677.32
Market Value: \$540,507
Assessed Value: \$244,402
Sales Price: \$59,500
Transfer Date: 12/01/1986



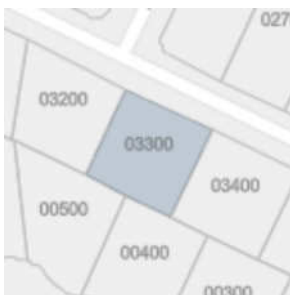
Legal Owner: Mj Sunset Enterprises Llc
Site Address: 2562 Sunset Ave West Linn, OR 97068
Mailing Address: 1300 Sherri Ct West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 684 **Lot Acres:** .12
Year Built: 1950
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 4 BLK 21

APN: 00412734
Ref Parcel #: 21E36AB09000
Taxes: \$3151.94
Market Value: \$400,014
Assessed Value: \$164,697
Sales Price: \$124,000
Transfer Date: 08/02/2001



Legal Owner: Mjn Builder Llc
Site Address: 4192 Sussex St West Linn, OR 97068
Mailing Address: 4192 Sussex St West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 1680 **Lot Acres:** .69
Year Built: 1936
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LT 4

APN: 00415517
Ref Parcel #: 21E36BA08000
Taxes: \$3376.83
Market Value: \$467,510
Assessed Value: \$176,448
Sales Price: \$400,000
Transfer Date: 03/23/2023



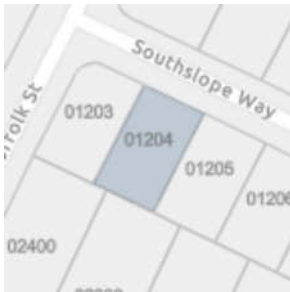
Legal Owner: Terry & Peggy Morrow
Site Address: 3828 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3828 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3451 **Lot Acres:** .23
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 18 BLK 8

APN: 01508121
Ref Parcel #: 21E36AC03300
Taxes: \$11616.12
Market Value: \$880,450
Assessed Value: \$608,755
Sales Price: \$329,900
Transfer Date: 06/01/1993



Legal Owner: Newman Margaret Carol Trustee & Newman Richard Arlo Trustee
Site Address: 4131 Norfolk St West Linn, OR 97068
Mailing Address: 4131 Norfolk St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1326 **Lot Acres:** .16
Year Built: 1986
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 1

APN: 00413886
Ref Parcel #: 21E36AC01215
Taxes: \$4808.81
Market Value: \$481,138
Assessed Value: \$251,273
Sales Price: \$360,000
Transfer Date: 08/01/2018



Legal Owner: Ruth Nicholson
Site Address: 2492 Southslope Way West Linn, OR 97068
Mailing Address: 2492 Southslope Way West Linn, OR 97068
Bedrooms: 6.00
Bathrooms: 3.50
Building SqFt: 3215 **Lot Acres:** .15
Year Built: 1986
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2656 NORFOLK HEIGHTS LT 12

APN: 00413779
Ref Parcel #: 21E36AC01204
Taxes: \$7713.34
Market Value: \$734,038
Assessed Value: \$403,042
Sales Price: \$32,820
Transfer Date: 06/11/2013



Legal Owner: Richard & Marcia Olds
Site Address: 4191 Norfolk St West Linn, OR 97068
Mailing Address: 4191 Norfolk St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2264 **Lot Acres:** .19
Year Built: 1994
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 3028 NORFOLK PARK LT 1

APN: 01554963
Ref Parcel #: 21E36AC01101
Taxes: \$7800.38
Market Value: \$668,038
Assessed Value: \$407,590
Sales Price: \$265,000
Transfer Date: 10/29/1999



Legal Owner: Olivier Johann Trustee & Olivier Lisa Trustee
Site Address: 3844 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3844 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3259 **Lot Acres:** .23
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 15 BLK 8

APN: 01508158
Ref Parcel #: 21E36AC03600
Taxes: \$11513.58
Market Value: \$875,930
Assessed Value: \$602,009
Sales Price: \$458,000
Transfer Date: 04/03/2003



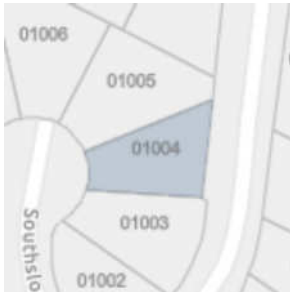
Legal Owner: Rhett Olmstead
Site Address: 4228 Sussex St West Linn, OR 97068
Mailing Address: 4228 Sussex St West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 2.00
Building SqFt: 1956 **Lot Acres:** .23
Year Built: 1946
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LTS 11 & 12 BLK 20

APN: 00415401
Ref Parcel #: 21E36BA07000
Taxes: \$4342.79
Market Value: \$554,267
Assessed Value: \$226,922
Sales Price: \$316,000
Transfer Date: 07/31/2008



Legal Owner: Todd & Vicki Olson
Site Address: 3833 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3833 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2620 **Lot Acres:** .27
Year Built: 1994
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 2 BLK 10

APN: 01508050
Ref Parcel #: 21E36AC02600
Taxes: \$9600.20
Market Value: \$700,460
Assessed Value: \$514,583
Sales Price: \$520,000
Transfer Date: 10/26/2006



Legal Owner: Edwin Palmer & Ronda Lovely
Site Address: 4240 Exeter St West Linn, OR 97068
Mailing Address: 4240 Exeter St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1698 **Lot Acres:** .15
Year Built: 1989
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 3

APN: 00413528
Ref Parcel #: 21E36AC01004
Taxes: \$5196.24
Market Value: \$515,398
Assessed Value: \$271,517
Sales Price: \$129,900
Transfer Date: 06/01/1994



Legal Owner: Timothy & Rachel Pearson
Site Address: 2089 Wellington Dr West Linn, OR 97068
Mailing Address: 2089 Wellington Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 3.00
Building SqFt: 3060 **Lot Acres:** .28
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 8 BLK 8

APN: 01456631
Ref Parcel #: 21E36BD00600
Taxes: \$11359.09
Market Value: \$842,645
Assessed Value: \$603,016
Sales Price: \$925,000
Transfer Date: 12/30/2022



Legal Owner: Anita Pedracini
Site Address: 2594 Sunset Ave West Linn, OR 97068
Mailing Address: 2594 Sunset Ave West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 2.00
Building SqFt: 1334 **Lot Acres:** .12
Year Built: 1950
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 6 BL 21

APN: 00412752
Ref Parcel #: 21E36AB09200
Taxes: \$3138.66
Market Value: \$447,534
Assessed Value: \$164,003
Sales Price: \$
Transfer Date:



Legal Owner: Charles Pedracini
Site Address: No Site Address West Linn, OR
Mailing Address: 11035 S Forest Ridge Rd Oregon City, OR 97045
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .46
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LTS 4&5

APN: 00415456
Ref Parcel #: 21E36BA07600
Taxes: \$640.33
Market Value: \$88,629
Assessed Value: \$33,459
Sales Price: \$
Transfer Date:



Legal Owner: Charles Pedracini
Site Address: 4091 Cornwall St West Linn, OR 97068
Mailing Address: 11035 S Forest Ridge Rd Oregon City, OR 97045
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .19
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LT 5

APN: 00415465
Ref Parcel #: 21E36BA07601
Taxes: \$430.58
Market Value: \$58,601
Assessed Value: \$22,499
Sales Price: \$
Transfer Date:



Legal Owner: Jennifer Petrin
Site Address: 4225 Sussex St West Linn, OR 97068
Mailing Address: 4225 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 1778 **Lot Acres:** .12
Year Built: 2007
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: SUBDIVISION SUBDIVISION WINDSOR 41 BLOCK 21 LT 7

APN: 05010001
Ref Parcel #: 21E36AB09301
Taxes: \$5906.21
Market Value: \$567,654
Assessed Value: \$308,615
Sales Price: \$430,000
Transfer Date: 05/23/2018



Legal Owner: Hongnhung Phan
Site Address: 3849 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3849 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2979 **Lot Acres:** .34
Year Built: 1997
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 5 BLK 9

APN: 01508014
Ref Parcel #: 21E36AC02200
Taxes: \$9355.19
Market Value: \$695,051
Assessed Value: \$496,189
Sales Price: \$439,000
Transfer Date: 07/31/2014



Legal Owner: Richard & Mary Prewitt
Site Address: 2115 Wellington Dr West Linn, OR 97068
Mailing Address: 2115 Wellington Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3587 **Lot Acres:** .23
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 13 BLK 8

APN: 01456588
Ref Parcel #: 21E36BD00100
Taxes: \$13154.62
Market Value: \$1,006,474
Assessed Value: \$687,363
Sales Price: \$744,000
Transfer Date: 02/27/2019



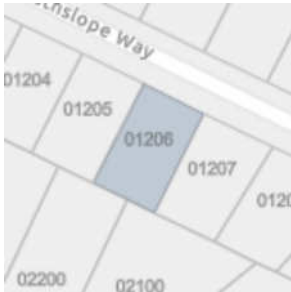
Legal Owner: Molly Remington
Site Address: 4141 Norfolk St West Linn, OR 97068
Mailing Address: 4141 Norfolk St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2297 **Lot Acres:** .18
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 3028 NORFOLK PARK LT 6

APN: 01555016
Ref Parcel #: 21E36AC01106
Taxes: \$7204.81
Market Value: \$658,938
Assessed Value: \$376,470
Sales Price: \$429,802
Transfer Date: 10/14/2005



Legal Owner: James & Julie Resk
Site Address: 4161 Norfolk St West Linn, OR 97068
Mailing Address: 4161 Norfolk St West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2118 **Lot Acres:** .17
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 3028 NORFOLK PARK LT 4

APN: 01554990
Ref Parcel #: 21E36AC01104
Taxes: \$7115.39
Market Value: \$653,598
Assessed Value: \$371,798
Sales Price: \$217,500
Transfer Date: 07/12/1996



Legal Owner: Jerry & Lamara Rhea
Site Address: 2484 Southslope Way West Linn, OR 97068
Mailing Address: 2484 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2196 **Lot Acres:** .15
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2656 NORFOLK HEIGHTS LT 10

APN: 00413797
Ref Parcel #: 21E36AC01206
Taxes: \$6141.20
Market Value: \$575,988
Assessed Value: \$320,894
Sales Price: \$400,000
Transfer Date: 02/22/2006



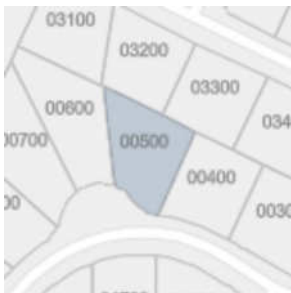
Legal Owner: Roy & Nora Rogers
Site Address: 3853 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3853 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3206 **Lot Acres:** .36
Year Built: 1996
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 4 BLK 9

APN: 01508005
Ref Parcel #: 21E36AC02100
Taxes: \$9874.79
Market Value: \$726,109
Assessed Value: \$526,931
Sales Price: \$62,000
Transfer Date: 06/01/1992



Legal Owner: Mari Saganda
Site Address: 2475 Southslope Way West Linn, OR 97068
Mailing Address: 2475 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2083 **Lot Acres:** .24
Year Built: 1986
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 7

APN: 00413822
Ref Parcel #: 21E36AC01209
Taxes: \$6380.16
Market Value: \$599,215
Assessed Value: \$333,380
Sales Price: \$166,000
Transfer Date: 09/22/1995



Legal Owner: Tiffany Norman-Santoso & Alex Santoso
Site Address: 2091 Wellington Dr West Linn, OR 97068
Mailing Address: 2091 Wellington Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3448 **Lot Acres:** .25
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 9 BLK 8

APN: 01456622
Ref Parcel #: 21E36BD00500
Taxes: \$11931.78
Market Value: \$894,474
Assessed Value: \$629,475
Sales Price: \$650,000
Transfer Date: 06/14/2016



Legal Owner: Florian & Stephanie Saylor
Site Address: 3852 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3852 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3140 **Lot Acres:** .20
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 32 BLK 6

APN: 01508176
Ref Parcel #: 21E36AC03800
Taxes: \$10632.36
Market Value: \$788,923
Assessed Value: \$564,357
Sales Price: \$667,000
Transfer Date: 04/18/2019



Legal Owner: Neal & Tori Schmitt
Site Address: 3825 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3825 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2638 **Lot Acres:** .27
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 4 BLK 10

APN: 01508078
Ref Parcel #: 21E36AC02800
Taxes: \$9881.49
Market Value: \$738,953
Assessed Value: \$522,078
Sales Price: \$275,000
Transfer Date: 05/02/1996



Legal Owner: Alberto & Jamie Silva
Site Address: 4140 Sussex St West Linn, OR 97068
Mailing Address: 4140 Sussex St West Linn, OR 97068
Bedrooms: 6.00
Bathrooms: 1.00
Building SqFt: 2860 **Lot Acres:** .35
Year Built: 1963
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK SLY 100FT OF E 1/2 LT 4

APN: 00415508
Ref Parcel #: 21E36BA07900
Taxes: \$4693.68
Market Value: \$576,291
Assessed Value: \$245,257
Sales Price: \$475,000
Transfer Date: 02/26/2021



Legal Owner: Santiago & L Simpliciano
Site Address: 3919 Wellington Pl West Linn, OR 97068
Mailing Address: 3919 Wellington Pl West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 3.50
Building SqFt: 4474 **Lot Acres:** .23
Year Built: 1993
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 27 BLK 6

APN: 01456828
Ref Parcel #: 21E36BD02500
Taxes: \$16478.03
Market Value: \$1,258,384
Assessed Value: \$861,020
Sales Price: \$800,000
Transfer Date: 04/08/2021



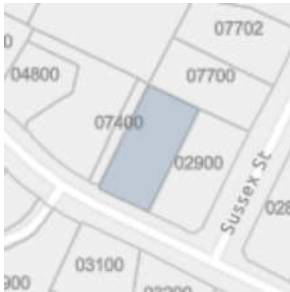
Legal Owner: Simpson Gloria O Trustee & Simpson James L Trustee
Site Address: 2491 Southslope Way West Linn, OR 97068
Mailing Address: 2491 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1431 **Lot Acres:** .22
Year Built: 1984
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 3

APN: 00413868
Ref Parcel #: 21E36AC01213
Taxes: \$5421.55
Market Value: \$519,275
Assessed Value: \$283,290
Sales Price: \$
Transfer Date:



Legal Owner: Kelly Smith & Shelly White
Site Address: 4003 Cornwall St West Linn, OR 97068
Mailing Address: 4003 Cornwall St West Linn, OR 97068
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .69
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 584 GLENESK PT LT 5

APN: 00415483
Ref Parcel #: 21E36BA07701
Taxes: \$932.54
Market Value: \$124,353
Assessed Value: \$48,728
Sales Price: \$
Transfer Date:



Legal Owner: John & Pia Snyder
Site Address: 3817 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3817 Fairhaven Dr West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 3084 **Lot Acres:** .27
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 2 BLK 11

APN: 01508096
Ref Parcel #: 21E36AC03000
Taxes: \$9573.00
Market Value: \$706,220
Assessed Value: \$509,856
Sales Price: \$269,000
Transfer Date: 06/01/1993



Legal Owner: Qun Song
Site Address: 3841 Fairhaven Dr West Linn, OR 97068
Mailing Address: 3841 Fairhaven Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 2746 **Lot Acres:** .29
Year Built: 1995
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2982 BARRINGTON HEIGHTS 6 LT 7 BLK 9

APN: 01508032
Ref Parcel #: 21E36AC02400
Taxes: \$9288.60
Market Value: \$701,613
Assessed Value: \$487,801
Sales Price: \$651,200
Transfer Date: 09/14/2018



Legal Owner: Laura Stevens
Site Address: 2483 Southslope Way West Linn, OR 97068
Mailing Address: 2483 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2194 **Lot Acres:** .21
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2656 NORFOLK HEIGHTS LT 5

APN: 00413840
Ref Parcel #: 21E36AC01211
Taxes: \$6008.14
Market Value: \$590,245
Assessed Value: \$313,941
Sales Price: \$187,000
Transfer Date: 12/31/1996



Legal Owner: Name Suppressed
Site Address: 4225 Norfolk St West Linn, OR 97068
Mailing Address: 4225 Norfolk St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2916 **Lot Acres:** .34
Year Built: 1963
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LTS 8&9&10 BLK 22

APN: 00412823
Ref Parcel #: 21E36AB09900
Taxes: \$6706.06
Market Value: \$732,368
Assessed Value: \$350,409
Sales Price: \$485,000
Transfer Date: 11/18/2019



Legal Owner: Tanner Creek Estates Iv Llc
Site Address: No Site Address West Linn, OR
Mailing Address: 4140 Canal Rd Lake Oswego, OR 97034
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .05
Year Built: 0
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 3310 TANNER CREEK EST TR F WALKWAY

APN: 01747211
Ref Parcel #: 21E36BD07400
Taxes: \$0.00
Market Value: \$
Assessed Value: \$
Sales Price: \$
Transfer Date:



Legal Owner: Eric Timm
Site Address: 4237 Sussex St West Linn, OR 97068
Mailing Address: 4237 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2477 **Lot Acres:** .12
Year Built: 2007
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: SUBDIVISION WINDSOR 41 BLOCK 21 LT 8

APN: 05012080
Ref Parcel #: 21E36AB09302
Taxes: \$6292.47
Market Value: \$650,154
Assessed Value: \$358,551
Sales Price: \$420,000
Transfer Date: 06/30/2015



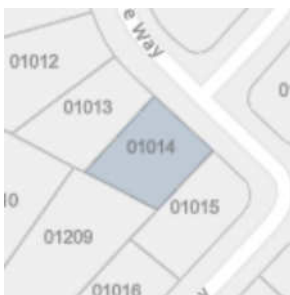
Legal Owner: Timothy & Barbara Trevor
Site Address: 2536 Sunset Ave West Linn, OR 97068
Mailing Address: 2536 Sunset Ave West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 718 **Lot Acres:** .12
Year Built: 1950
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LT 3 BLK 21

APN: 00412725
Ref Parcel #: 21E36AB08900
Taxes: \$2695.96
Market Value: \$344,674
Assessed Value: \$140,871
Sales Price: \$125,000
Transfer Date: 10/31/2003



Legal Owner: Turkisher Edward A Trustee
Site Address: 4099 Cornwall St West Linn, OR 97068
Mailing Address: Po Box 264 West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1678 **Lot Acres:** .24
Year Built: 1960
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LTS 4&5

APN: 01487135
Ref Parcel #: 21E36BA07602
Taxes: \$4515.76
Market Value: \$515,248
Assessed Value: \$235,960
Sales Price: \$202,500
Transfer Date: 12/07/2004



Legal Owner: Vilter Wanda L Trustee
Site Address: 2435 Southslope Way West Linn, OR 97068
Mailing Address: 2435 Southslope Way West Linn, OR 97068
Bedrooms: 2.00
Bathrooms: 2.00
Building SqFt: 1487 **Lot Acres:** .14
Year Built: 1988
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 2736 FOWLERS OAK VIEW EST LT 13

APN: 00413626
Ref Parcel #: 21E36AC01014
Taxes: \$5091.32
Market Value: \$506,238
Assessed Value: \$290,828
Sales Price: \$320,000
Transfer Date: 04/02/2007



Legal Owner: Kent & Michelle Walker
Site Address: 2090 Wellington Dr West Linn, OR 97068
Mailing Address: 2090 Wellington Dr West Linn, OR 97068
Bedrooms: 4.00
Bathrooms: 2.50
Building SqFt: 3832 **Lot Acres:** .24
Year Built: 1992
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2890 BARRINGTON HEIGHTS 5 LT 19 BLK 6

APN: 01456748
Ref Parcel #: 21E36BD01700
Taxes: \$13060.35
Market Value: \$978,284
Assessed Value: \$689,350
Sales Price: \$527,000
Transfer Date: 04/03/2012



Legal Owner: Jennifer Wellman
Site Address: 4051 Sussex St West Linn, OR 97068
Mailing Address: 9871 SE French Acres Dr Happy Valley, OR 97086
Bedrooms: 4.00
Bathrooms: 2.00
Building SqFt: 2768 **Lot Acres:** .29
Year Built: 1930
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LT 6

APN: 00413911
Ref Parcel #: 21E36AC01600
Taxes: \$5648.08
Market Value: \$778,641
Assessed Value: \$295,127
Sales Price: \$795,000
Transfer Date: 05/18/2023



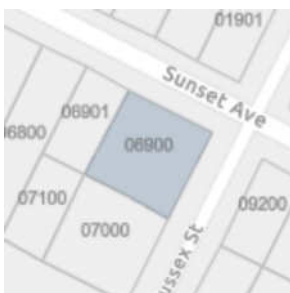
Legal Owner: Stefan & Blair Wolf
Site Address: 4095 Sussex St West Linn, OR 97068
Mailing Address: 4095 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 1770 **Lot Acres:** .35
Year Built: 1914
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 584 GLENESK PT LT 6

APN: 00413902
Ref Parcel #: 21E36AC01500
Taxes: \$5798.93
Market Value: \$777,762
Assessed Value: \$303,009
Sales Price: \$590,000
Transfer Date: 08/09/2019



Legal Owner: Logan & Vanessa Wulff
Site Address: 4064 Sussex St West Linn, OR 97068
Mailing Address: 4064 Sussex St West Linn, OR 97068
Bedrooms: 6.00
Bathrooms: 3.50
Building SqFt: 3530 **Lot Acres:** .19
Year Built: 2002
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: PARTITION PLAT 2000-097 PARCEL 2

APN: 05003209
Ref Parcel #: 21E36BA07801
Taxes: \$8920.21
Market Value: \$820,362
Assessed Value: \$466,104
Sales Price: \$635,000
Transfer Date: 05/21/2018



Legal Owner: Yeomans Terry J Trustee
Site Address: 4264 Sussex St West Linn, OR 97068
Mailing Address: 4264 Sussex St West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 2232 **Lot Acres:** .23
Year Built: 1900
School District: West Linn-Wilsonville School District 3j
Neighborhood: Sunset
Legal: 41 WINDSOR LTS 1&2 BLK 20

APN: 00415385
Ref Parcel #: 21E36BA06900
Taxes: \$4545.03
Market Value: \$580,297
Assessed Value: \$237,490
Sales Price: \$
Transfer Date:



Legal Owner: Shayne Peterson & Margaret Zimel
Site Address: 2478 Southslope Way West Linn, OR 97068
Mailing Address: 2478 Southslope Way West Linn, OR 97068
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2198 **Lot Acres:** .17
Year Built: 1985
School District: West Linn-Wilsonville School District 3j
Neighborhood: Barrington Heights
Legal: 2656 NORFOLK HEIGHTS LT 8

APN: 00413813
Ref Parcel #: 21E36AC01208
Taxes: \$5899.26
Market Value: \$558,588
Assessed Value: \$308,252
Sales Price: \$227,000
Transfer Date: 07/18/2002

EXHIBIT PD-2 COMPLETENESS LETTER



CITY OF
West Linn

June 13, 2024

Icon Construction & Development, LLC
Attn: Darren Gusdorf & Rick Givens
1969 Willamette Falls Drive, Suite 260
West Linn, OR 97068

Subject: ELD-24-02 – Expedited Land Division (6-lots) at 4092 Norfolk Street.

Dear Icon Construction & Development, LLC:

The city accepted this application for review on April 1st, 2024. The application was found incomplete on April 18, 2024. On June 6, 2024 the applicant submitted a revised application, a revised tree plan, and neighborhood meeting materials (i.e. audio recording, meeting minutes, public notice). After reviewing the original materials submitted and the newly submitted materials the Planning Department finds this application **complete**. The City has 63 days to exhaust local review; that period ends August 8, 2024.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6057, or by email at agudelj@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Aaron Gudelj
Associate Planner

EXHIBIT PD-3 PUBLIC COMMENTS

Wyss, Darren

Subject: FW: Norfolk at Southslope empty lot

-----Original Message-----

From: Susanne Greengard <susannegreengard@me.com>

Sent: Friday, July 5, 2024 11:59 AM

To: Gudelj, Aaron <agudelj@westlinnoregon.gov>

Subject: Re: Norfolk at Southslope empty lot

Thanks for getting back to me.

I'll look at it a few more days and then talk to the owner if needed, Susanne Sent from my iPhone

> On Jul 5, 2024, at 8:57 AM, Gudelj, Aaron <agudelj@westlinnoregon.gov> wrote:

>

> Hi Susanne-

>

> This lot is a privately owned-lot. There is an application in review right now at the City for a division of land from 1 lot into 6-lots. You can find the project site at the citys website here:

One could assume that the owner is likely to proceed with development if the land division is permitted but we have not received any applications beyond the division of land just yet.

>

> As for the vegetation on this privately-owned lot, it is likely that

> most of it would be altered if the property ends up being developed.

> Section 5.470 'Noxious Vegetation' of the West Linn Municipal Code

> speaks to some of the types of private property vegetation prohibited

> in the city. Here is a link:

If you'd like to discuss anything about

> the vegetation on the lot or the land division application please feel

> free to reach out to me anytime,

>

> Aaron Gudelj

> Associate Planner agudelj@westlinnoregon.gov

> 503-742-6057

>

>

>

> -----Original Message-----

> From: Susanne Greengard <susannegreengard@me.com>

> Sent: Friday, July 5, 2024 5:56 AM

> To: Gudelj, Aaron <agudelj@westlinnoregon.gov>

> Subject: Norfolk at Southslope empty lot

>

> Good morning,

> Wondering who is responsible to upkeep the lot on Norfolk street adjacent to the public works?

> This lot is scheduled is scheduled for development in fall and is currently a weed patch.

- > Not sure what the ordinance is on property upkeep but as a neighbor I find the current state of this weed field unacceptable.
- > Not sure who is currently responsible for this property: the developer or the city of WL?
- > Look forward to hearing about your suggestions, Thank you, Susanne
- > Greengard
- >

EXHIBIT PD-4 TREE PERMIT MAPS

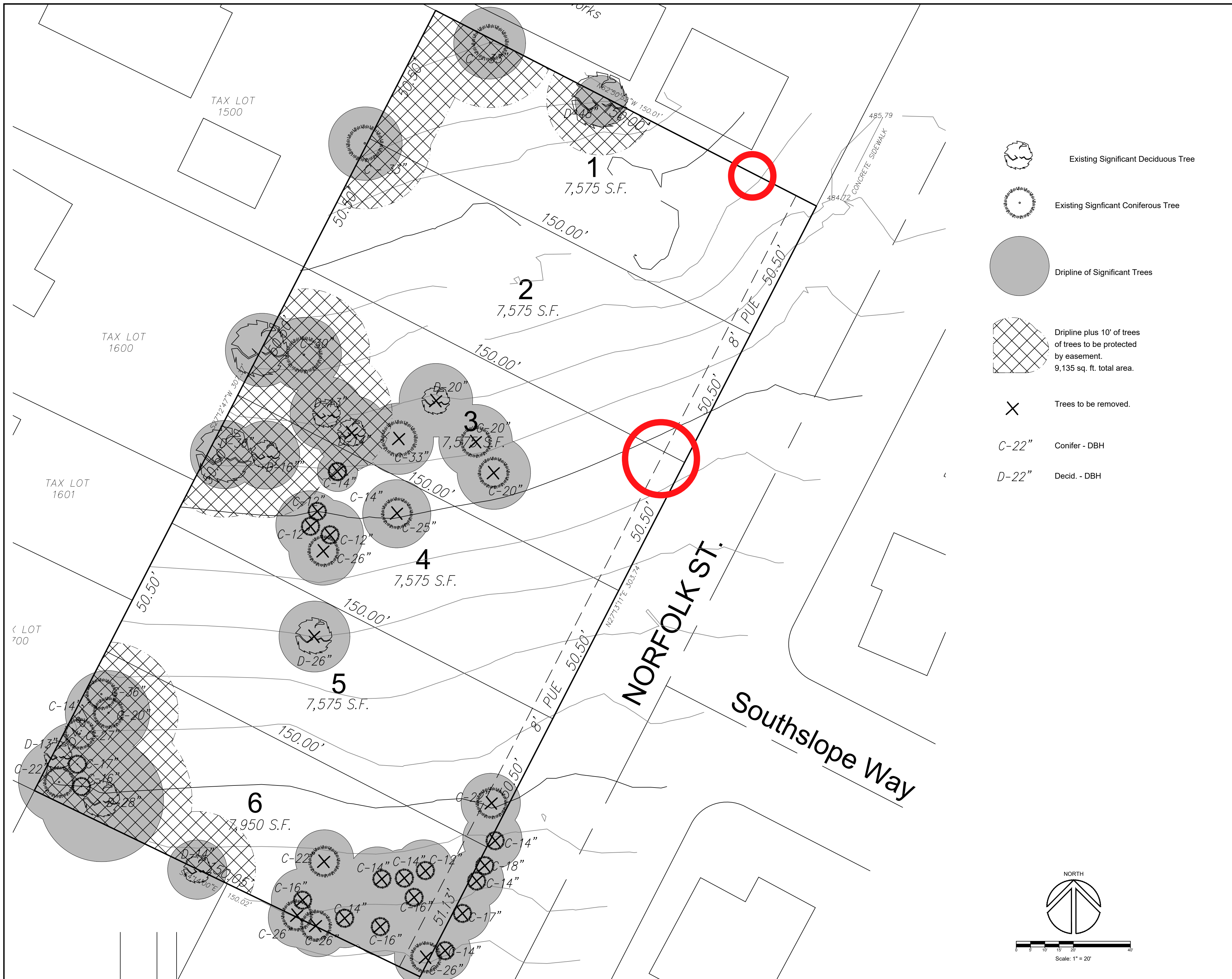




EXHIBIT PD-5 AFFIDAVIT AND NOTICE PACKET

**AFFIDAVIT OF NOTICE
PLANNING MANAGER DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **ELD-24-02**

Applicant's Name: **Icon Construction & Development**

Development Name: 4092 Norfolk Street

Scheduled Decision Date: **Planning Manager Decision no earlier than 7/11/24**

MAILED NOTICE

Notice of Upcoming Planning Manager Decision was mailed at least 14 days before the decision.

Icon Construction & Development, applicant	6/27/24	<i>Lynn Schroder</i>
Rick Givens, applicant representative	6/27/24	<i>Lynn Schroder</i>
Property owners within 100ft of the site perimeter	6/27/24	<i>Lynn Schroder</i>
Sunset Neighborhood Association	6/27/24	<i>Lynn Schroder</i>
WLWL SD	6/27/24	<i>Lynn Schroder</i>
Clackamas County	6/27/24	<i>Lynn Schroder</i>
PGE	6/27/24	<i>Lynn Schroder</i>
TriMet	6/27/24	<i>Lynn Schroder</i>
Comcast	6/27/24	<i>Lynn Schroder</i>
NW Natural Gas	6/27/24	<i>Lynn Schroder</i>
TVF&R	6/27/24	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming Planning Manager Decision was emailed at least 14 days before the decision date to:

Icon Construction & Development, applicant	6/27/24	<i>Lynn Schroder</i>
Rick Givens, applicant representative	6/27/24	<i>Lynn Schroder</i>
Sunset Neighborhood Association	6/27/24	<i>Lynn Schroder</i>
METRO	6/27/24	<i>Lynn Schroder</i>
Stafford-Tualatin CPO	6/27/24	<i>Lynn Schroder</i>

WEBSITE

Notice was posted on the City's website at least 14 days before the decision.

6/27/24	<i>Lynn Schroder</i>
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SIGN

06/27/24	<i>Aaron Gudelf</i>
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FINAL DECISION

Notice of Final Decision was mailed to the **applicant and all parties mailed the original notice above** (ORS 197.365), all parties with standing, and posted on the City's website.

08/07/2024	<i>Lynn Schroder</i>
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**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. ELD 24-02**

The City of West Linn has received a complete application (ELD 24-02) proposing a 6-lot subdivision at 4092 Norfolk St (Clackamas County Tax Assessor Map 21E 36AC Tax Lot 01400). The application is being processed under the expedited land division rules found in Oregon Revised Statute (ORS) 197.360-380.

The Planning Manager will make the decision after the required 14-day written comment period expires. The decision will be based on the criteria found in West Linn Community Development Code Chapters 12, 48, 85, 92, and 99., as well as ORS 197.360-380. An appointed referee will review any appeal of the decision.

The complete application and all evidence submitted by the applicant are posted on the City's website, <https://westlinnoregon.gov/projects>. Alternatively, the application and all evidence submitted by the applicant are available for review between 8:00 am and 5:00 pm, Monday through Thursday, at City Hall at no cost. Copies may be obtained at a reasonable cost.

A public hearing will not be held for this decision. **Anyone wishing to submit written comments for consideration must submit all material before the 14-day comment period expires. The deadline to submit written comments is 4:00 pm on July 11, 2024. Written comments can be submitted to agudelj@westlinnoregon.gov or to City Hall, 22500 Salamo Road, West Linn, OR 97068. All comments must be received by the deadline.**

All issues that may provide the basis for an appeal to the referee must be raised in writing prior to the expiration of the comment period outlined above and all issues must be raised with sufficient specificity to enable the Planning Manager to respond to the issue.

For additional information, please contact Aaron Gudelj, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or 503-742-6057 or agudelj@westlinnoregon.gov.



**NOTICE OF UPCOMING
PLANNING MANAGER DECISION**

**PROJECT # ELD-24-02
MAIL: 06/12/2023 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

