



DEVELOPMENT REVIEW APPLICATION

FOR OFFICE USE ONLY			
Applicant Name	John Floyd	Project No/ID	SUB-24-01
			"PA-23-09"
Non-Refundable Fee(s)	Per-Project Fee(s)	Total	\$4,500

Type of Review (Please check all that apply)

- | | | |
|--|---|--|
| <input type="checkbox"/> Alteration (ANR)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MSC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Removal/Vacation (MSC)
<input type="checkbox"/> Expedited Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related Form
<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 (MP)
<input type="checkbox"/> Modification of Approval (MOA)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input checked="" type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (TMSC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (WAV)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WRAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WRAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change (ZC) |
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For Application, Home Occupation, Sidewalk Use, Addressing, and sign applications require different forms, available on the website

Site Location/Address: 2175 & 2000 Mountain View Court	Assessor's Map No.: 21E14CD
	Tax Lots: 00101 & 00102
	Total Land Area: 5.89 Ac

Brief Description of Proposal:
remove existing house, extent Mountain View Ct and create 14 lot standard subdivision

Applicant Name: Phil Gentemann	Phone: 503-778-0518
Address: Centuron Homes	Email: phil@centuronhomes.net
City/State/Zip: 412 Jefferson Parkway #200 Lake Oswego, Oregon 97035	

Owner Name (required): Robert Kao	Phone: Rob Kao 2-718
Address: 2200 Mountain View Ct	Email: robkao2718@gmail.com
City/State/Zip: West Linn, Oregon 97068	

Consultant Name: Theta LLC Bruce Goldson	Phone: 503-481-8822
Address: PO Box 1345, Lake Oswego Oregon 97035	Email: thetaengllc@gmail.com
City/State/Zip:	

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 proposed 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 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.

Phil Gentemann
 Applicant's Signature

5/21/24
 Date

Robert Kao
 Owner's Signature (required)

21 May 2024
 Date



PARK PLACE ESTATES
14- Lot subdivision application
Centurion Homes

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Proposal: This application requests approval of a 14-lot subdivision to be developed on property located at 2175/2200 Mountain View Court in West Linn. The property is located at the terminus of Mountain View Court, stubbed into the property. The property has had one other pre-application by a different developer in recent times.

The subject property is described as Tax Lots 00101 and 00102 of Assessor's Map 21E14CD. The total site area is 5.89 acres (256,568 +/- SF) in area. It is presently developed with one single family detached home. This home will be removed to allow for construction of Mountain View Court. Offsite construction of gravity sanitary sewer is proposed to provide gravity service lateral to each lot. Onsite storm facilities to control runoff for both water quality and quantity are proposed. Proposed widening of Mt View Court is included in this application. The subject property is zoned R-10.

DIVISION & LAND DIVISION
Chapter 85
GENERAL PROVISIONS

85.200 APPRVAL CRITEIA

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 the final plat approval and the Planning Commission or Planning Director, as applicable finds that the following standards have been satisfied or can be satisfied by condition of approval.

A Streets.

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped lots or parcels to topographic 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.

Comment: Mountain View Court terminates this property. To the west the property is fully developed, to the North there is stream corridor and type 1 lands, to the east is a vacant parcel and appears to be totally type 1 lands and with access to the dedicated and not built View Drive. No connection from the Park Place Estates project to this parcel is possible due to slopes in excess of 35% and finally to the south a fully developed subdivision. The Tentative plan for Park Place Estates extends Mountain View Court as far a practical and termites with a hammer head turn around.

2. Right of way widths shall depend upon classification of the street proposed. The right of way widths are established in the adopted TSP.

Comment: the Tentative Plan provides for the extension of Mountain View Court in accordance with the requirements of a local street as set forth in the TSP.

3. Street Widths. Street widths shall depend upon which classification of street is proposed. The classifications and required cross sections are established in the adopted TSP.

Comment: Mountain View Court is designated as a local street and was dedicated as a 50-foot right of way, with 22 feet of pavement curb tight sidewalk and no curb or walk on the southerly side. Since this is a continuation of the original street to a dead end the 50-foot wide right of way is proposed. This application proposes to add 6'+/- on the south, resulting in 28-foot-wide street with a gutter curb and no sidewalk. This application proposes to continue the extension of Mountain View Court with 28 feet of pavement and sidewalk only on the north. No sidewalk on the southerly side of the extension of Mountain View Court is proposed. On the unfinished portion of Mountain View Court, no sidewalk is proposed because this is the back of existing lots and avoids removal of trees and grading issues with

the finished lot on the south side of the street. Because of the steep terrain on the site no sidewalks on the south side are proposed.

4. The decision-making body shall consider the City Engineer's recommendations of the desired right of way width, pavement width, and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria:

- a. The type of road as set forth in the Transportation Master Plan.
- b. The anticipated traffic generation.
- c. On-street parking requirements.
- d. Sidewalk and bikeway requirements.
- e. Requirements of placement of utilities
- f. Street lighting
- g. Drainage and slope impacts
- h. Street trees
- i. Planting and landscape area.
- j. Existing and future driveway grades.
- k. Street geometry.
- l. Street furniture needs, hydrants

Comment: The street section proposed was discussed during the pre-application meeting and the use of a hammer head turnaround has been approved by the Fire Marshall. Due to the steep terrain a standard cul de sac is not practical. The existing cul-de-sac is proposed to be vacated.

5. Additionally, when determining appropriate street width, the decision-maker body shall consider the following criteria:

- a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.

Comment: The tentative plan provides two travel lanes and one parking lane

- b. Streets intended to serve as signed but unstriped bike routes should have the travel land widened by two feet.

Comment: No bicycle routes are planned for Mountain View Court.

- c. Collectors should have two travel lanes and may accommodate some parking. Bike routes are appropriate.

Comment: Not applicable, Mountain View Court is a local street.

- d. Arterials should have two travel lanes. On-street parking is not allowed unless part of Street Master Plan. Bike lanes are required as directed by the Parks Master Plan and Transportation Master Plan

Comment: Not applicable, Mountain View Court is a local street.

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

Comment: No reserve strips are proposed, Mountain View Court is a dead- local street.

7. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

Comment: Mountain View Court is a dead-end street and does not intersect with other streets.

8. Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (Temporary turnarounds built to Fire Department standards are required when the dead-end street is over 100 feet long)

Comment: The tentative plan shows the extension of Mountain View Court to the extent possible and is terminated with a hammer head turnaround. Steep slopes or protected drainage ways preclude future extension. The topography to the north and east is in excess of 35%

9. Intersection angles. Streets shall be laid out to intersect angles as near to right angles as practical, except where topography requires lesser angles, but in no case less than 60 degrees unless a special intersection design is approved. Intersections which are not at right angles shall have minimum corner radii of 15 feet along the right of way lines which form acute angles. Right-of-way lines at intersections shall curb radii of not less than 25 feet. All radii shall maintain a uniform width between the roadway and the right-of-way lines. The intersection of more than two streets at any one point will not be allowed unless no alternative design exists.

Comment: No new intersections are proposed.

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

Comment: No additional right-of-way is needed along Mountain View Court. Removal of the existing cul-de-sac radii is proposed with the extension of the street to a new hammer head turnaround.

11. Cul-de-sacs.

a. New cul-de-sacs and other closed-end streets (not including stub street intend to be connected) on sites containing less than five acres, or sites accommodating uses other than residential or missed use development, are not allowed unless the applicant demonstrates that there is no feasible alternative due to:

Comment: the site is slightly over 5 acres in size but due to topography and existing development extension of Mountain View Court cannot be extended for future connection. A hammer head turnaround rather than a cul-de-sac is proposed and accepted by the Fire Marshall as the best and only alternative.

12. Street names. No street names shall be used which will duplicate or be confused with the names of existing street names within the City. Street names that involve difficult or spellings are discouraged. Street names shall be subject to the approval of the Planning Commission of Planning Director, as applicable. Continuations of existing streets shall have the name of the existing street. Streets, drives, avenues ways, boulevards, and lanes shall describe through streets. Plane and court shall describe cul-de-sacs. Crescent, terrace and circle shall describe loop of arcing roads.

Comment: Mountain View Court is to be extended and the name will remain the same.

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

Comment: Proposed grade and horizontal/vertical curves meet the West Linn Public Works Design Standards.

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

Comment: Not applicable. Mountain View Court is a dead-end street that is only be extended.

15. Alleys. Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the decision-making authority. While alley intersections and sharp changes in alignment should be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet. Alleys may be provided in residential subdivisions of multi-family projects. The decision to locate alleys shall consider the relationship and impact of the alley to adjacent land uses. In determining whether it is appropriate to require alleys in a subdivision or partition, the following factors and design criteria should be considered.

Comment: Not applicable. No alleys are proposed.

16. Sidewalks. Sidewalks shall be installed per CDC 92-010(H), Sidewalks. The residential sidewalk width is six feet plus a planter strip as specified below. Sidewalks in commercial zones shall be constructed per subsection (A)(3) of this section. See also subsection C of this section. Sidewalk width may be reduced with City Engineer approval to the minimum amount (eg., four

feet) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks of right-of-way limitations.

Comment: for the off-site improvements on Mountain View Court, street improvements will include 28-feet of pavement and curb. To minimize significant tree removal and consideration for grading no sidewalk is proposed on the south side of the street. The extension of Mountain View Court requires extensive grading on steep topography and the need for water quality facilities for the street is proposed with sheet flow at 2% to the south, a six-foot walk is proposed on the north with a planter and no sidewalk is proposed on the south.

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

Comment: City engineering and planning have agreed to the extension of Mountain View Court with the existing 50-foot right-of-way which will reduce the planter strip to five feet. This will have no effect on street tree installations.

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

Comment: Mountain View Court is proposed to be dedicated without any reservations or restrictions.

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

Comment: All the lots will have access to a public street as shown on the tentative plan.

20. Gated streets. Gated streets are prohibited in all residential areas on both public and private streets. A driveway to an individual home may be gated.

Comment: No gated streets are proposed.

21. Entryway treatments and street isle design. When the applicant desires to construct certain walls, planters, or other architectural entryway treatments within a subdivision, the following standards shall apply:

Comment: No entryway treatments or street isles are planned.

22. Based upon the determination of the City Manager or the Manager's designee, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 85.170B)(2) that are required to mitigate impacts from the proposed subdivision. The proportionate share of the costs shall be determined by the City Manager or Manager's

designee, who shall assume that the proposed subdivision provide improvements will include bicycle and pedestrian improvements as identified in the City of West Linn TSP.

Comments: The street widening of Mountain View Court is off-site and City planning has provided two options to address the width of existing pavement. The applicant has elected to install added width and curb and not paint the northerly side existing curb red and signed "no parking"

B. Blocks and lots:

1. General. The length, width and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for the traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.

Comments: The proposed development only provides for the extension of Mountain View Court the tentative plan does not include blocks, and this street extension precludes creation of blocks in the future.

2. Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions of adjacent arterial streets pr unless topographical conditions of the layout of streets justifies a variation. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. Block sizes and proposed accesses must be consistent with the adopted TSP. Subdivisions of five acres or more acres that involve construction of a new street shall have block lengths of no more than 530 feet. If block lengths are greater than 530 feet, accessways on public easements or right-of-way for pedestrians and cyclists shall be provided not more than 330 feet apart. Exceptions can be granted when prevented by barriers such as topography, rail lines, freeways, pre-existing development, leases. Easements or covenants that existed prior to May 1, 1995, or by requirements of Titles 3 UGMFP. If streets must cross water features protected pursuant Title 3 UGMFP, provide a crossing every 800 to 1200 feet unless habitat quality of the length of crossing prevents a full street connection.

Comments: The total length of Mountain View Court with the proposed extension is approximately 790 feet. Due to prior developments to the west and south access connections are not possible. To the north and south topographic constraints greater than 35% preclude shorting the block lengths. No new blocks are proposed.

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

Depth and width of properties reserved or laid out for commercial and industrial purposes shall

be adequate to provide for the off-street parking and service facilities required for the type of use proposed.

Comments: All the proposed lots are configured suitable for construction of single-family detached homes, consistent with the R-10 zoning of the subject property. There are no wetlands or drainageways present within the lots outlines that could otherwise result in a lot being unbuildable. All 14 lots exceed the minimum 10,000 SF, consistent with the R-10 zoning.

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

Comments: The proposed development meets the requirements of Chapter 38. See discussion that chapter below in this narrative.

5. Double frontage lots and parcels. Double frontage lots and parcels have frontage on a street on a street at the front and rear property lines. Double frontage lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

Comments: No lots on the extension of Mountain View Court will have double-frontage lots or parcels.

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

Comments: Lot lines are at right angles to the street right-of-way

7. Flag lot. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet. For its accessway. Where two to four flags share a common accessways, the minimum street frontage and accessway shall be eight feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements. The following dimensional requirements shall apply to the flag lots.

Comments: The tentative plan shows two flag lots with 8-feet or more frontage for each lot and a minimum of 20-feet total width.

- a. Setbacks applicable to the underlying zone shall apply to the flag lots.

Comments: the R-10 district standards will be met by the homes to be placed on lots 6, 7, 8, 10, 12 & 14.

- b. Front yard setbacks may be based on the rear property line of the lot or partition which substantially separates the flag lot from the street from which the flag gains access. Alternately, the house and its front yard may be oriented in the other direction so long as some measure of privacy is ensured or is part of the pattern of development of it better fits the topography of the site.

Comments: At this time, it is planned for the front yard setbacks to be measured from the access easement, which is parallel to the rear yard.

- c. The lot size shall be calculated exclusive of the access way; the access strip may not be counted towards the area requirements.

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Comments: all lots exceed the 10,000 SF minimum lot size and exclusive of access strips on flag lots.

- d. The lot depth requirement contained elsewhere in this code shall be measured m the rear property line of the lot or parcel which substantially separates the flag lot from the street from which the flag lot gains access.

Comments: lot depts measured from the access strip to the rear yard comply with standards.

- e. As per CDC 68.030, the access way shall have a minimum paved width of 12 feet.

Comments: the proposed paved width will be a minimum of 16 feet, which meets this standard and provides extra room for emergency vehicle use.

- f. If the use flag lot stem to access a lot is infeasible because of lack of adequate existing road frontage or location of existing structures, the proposed lot(s) may be accessed from the public street by an access easement of a minimum 15-foot width across intervening property.

Comments: Access to the flag stem is feasible, no access from Mountain Gate Court is proposed die to excessive slope.

- 8. Large lots or parcels. In dividing tracts into large lots or parcels which at some future time, are likely to be redivided, the authority may:

Comments: Although only lot 3 is large enough to allow future development the slopes are excessive and required sanitary alignment make this division impossible. The remainder of the lots are not large enough to be re-divided under the provisions of the R-10 zone.

C. Pedestrian and bicycle trails.

Comments: No pedestrian pathways are to be provided. No bicycle trails ae proposed in this development and bicycle improvements are not listed on the Bicycle Master Plan.

D. Transit facilities.

Comments: Not applicable. No transit facilities area proposed or required as there isn't TriMet service in this area.

E. lot grading.

Comments: Grading of the subdivision will conform to the City standards. To meet the required street grades significant lot grading is required. The Preliminary Grading Plan will require up dating for the individual lot grading and compliance for individual homes to be reviewed with the building permit process.

F. Water.

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

Comments: A public water line is in the existing Mountain View Court and will be extended, the GIS records show this water line to be an 8-inch and extending to the current Cul-De-Sac. A fire hydrant is located the northerly side of 2043 Mountain View Court.

G. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments applicable at the time the proposal is submitted. Agreements with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is gravity efficient. The sewer system must be in the correct basin and should allow for gravity service.

Comments: The West Linn Sanitary sewer Master plan identifies this property in the Marylhurst PS and identifies the land as "possible septic systems" as shown on figure 3 of the master plan. Gravity sewer can be extended from a main in Marylwood Court through the development if easements are obtained from the neighbor, changing a "storm only easement or allowing a short section be bored due to reduced existing easements. This alignment will be constructed to City standards to serve the subdivision as shown on the tentative plan. The owner of lot 6, skyline terrace has agreed to sanitary easements across lot 6.

2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations, and depth of invert elevations.

Comment: the preliminary Utility plan for sanitary sewer with accompanying profile shows the alignment and elevation information.

3. Sanitary sewer lines shall be located in the public right-of-way particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets the accepted engineering standards.

Comments: Due to the steep site terrain and the location of available sanitary sewer the proposed sewer lines servicing lots 1-12 must be in an easements through the rear yard of lots in order to provide gravity sewer service. Existing gravity sewer is available for lots 13-14

4. Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.

Comments: The layout and design will provide connections to the sewer main in Marylwood Court (skyline terrace) for lots 1-12. Lots 13 and 14 have sewer access in an exiting line behind the lots in the subdivision to the west.

5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.

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Comments: the sanitary sewer alignment is in straight lines as much as possible to maintain sewer graded and depths with the nearest off-site sewer to provide a gravity system.

6. The sanitary sewer line shall avoid disturbance to wetland and drainageways. In most cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter 32 CDC, Water Resource Area Protection, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainage way is not disturbed.

Comments: no drainageways or wetlands exist in the development area and off-site sewer location.

7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street for reasonable connection with adjacent or nearby properties.

Comments: this is the last developable property at the end of Mountain View Court. No extensions or stub-outs are needed.

8. The sanitary sewer shall be built pursuant to DEQ, City and Tri-City service District sewer standards. The design of the sanitary system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy submittal requirements or standards at the pre-construction phase.

Comments: The sewer system will be designed and built to agency specifications. Construction plans will be submitted for review and approval prior to final plat approval of the project.

9. A written statement, signed by the City Engineer, that the sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewerage treatment plant capacity is available to the City to serve the proposed development.

Comments: This comment will be provided by the City Engineer as part of the staff report.

H. Storm.

Comments: A preliminary storm report has been prepared to address both water quantity and quality. Because infiltration rates were found to be zero individual lined basins will be sized to the actual size of house using the City of Portland Storm Water Manual sized for both quantity and quality with an orifice connected to a storm system that will discharge to the drainage way on the north side of the property. Flow through planters or basins for the individual homes and street storm water treatment will be within the right-of-way.

I. Utility easements. Utility easements are shown on the plans submitted with this application.

J. Supplemental provisions.

1. Westland and natural drainageways.

Comment: there are no wetlands, and the natural drainage way is outside the development area.

2. Willamette and Tualatin Greenways.

Comment: see discussion of Chapter 48 below

3. Street trees.

Comments: Street trees will be provided as required and as shown on the tentative plan.

4. Lighting.

Comments: prior to the final plat approval an analysis of existing street lighting will be conducted and added street lighting will be provided to comply with the standards. A preliminary design for streetlight placement within the subdivision is shown on the tentative plan. To reduce ambient light and glare, high or low pressure sodium lights will be provided for all streetlights within the subdivision. The lights will be shielded so that the light is directed downwards rather than omni-directional.

5. Dedications and exactions.

Comments: No new dedications of exactions to service off-site properties are anticipated in conjunction with this application.

6. Underground utilities.

Comments: All utilities within the development will be placed underground as required by the section.

7. Density requirement.

Comments: The density calculations submitted with this application demonstrate the density permitted. The proposed density of 14 units satisfies the maximum and minimum density standard.

8. Mix requirement.

Comments: Not applicable. This requirement only applies to R-2.1 and R-3 zones. This property is in the R-10 zone.

9. Heritage trees/significant tree and tree cluster protection.

Comments: There are no heritage trees as defined in the Municipal Code are present on site. Other existing trees are mapped on the Tentative plans, including identified on the arborist report. See discussion of Chapter 55, below.

Chapter 48 – ACCESS, EGRESS AND CIRCULATION

48.025 ACCESS CONTROL

B Access control standards.

1. Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC 55.125, Traffic impact Analysis)

Comments: The trip generation rate for single family homes is approximately 10 vehicle trips per day according to Institute of Transportation Engineers data. One of the trips will occur in the am peak hour and one will occur in the pm peak hour. The proposed subdivision with replacement of the existing house increases with 130 new trips per day. Because of the limited amount of traffic by this development, a Traffic impact Analysis is not required for the project.

2. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recoding of reciprocal access easements (i.e., for shared driveways), development of a frontage street installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing into a public street.

Comments: The only access to the site is through the existing Mountain View Court. No driveways will be made off the extension of Mountain View Court.

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery service, drive-through facilities, etc.) access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP) These methods are “options” to the developer/subdivider.

- a) Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.
- b) Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.
- c) Option 3. Access is from a public street adjacent to the development lot or parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B)(6) of this section.

Comments: All lots will take access from the extension of Mountain View Court as shown on the tentative plan.

4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys 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 (e.g., includes flag lots and mid-block lanes).

Comments: Not applicable. This site does not front onto an arterial street. Local street access will be provided for all 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. When a lot or parcel has frontage opposite that of the adjacent lots or parcels, access shall be provided from the street with the lowest classification.

Comments: Not double frontage lots are proposed.

6. Access spacing.

a. the access spacing standards found in Chapter 8 of the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections and non-traversable medians.

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

Comments: There are no intersections near the subject property and no intersections are proposed.

7. Number of access points. For single-family (detached or attached), two-family, and duplex 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 on corner lots (i.e., no more than one access per street), subject to the access spacing standards in subsection (B)(6) of the section. The number of street access points for multiple family, 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 (B)(8) of this section, in order to maintain the required access spacing and minimize the number of access points.

Comments: Each proposed lot will have one access point as specified in the section.

8. Shared driveways. The number of driveways 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:

Comments: The tentative plan provides shared access to 6-7-8 and 12-14

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large 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 or 1,800 feet along an arterial.

Comments: No new blocks are proposed.

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 Development Code and approved TSP.

Comments: The proposed street will comply with the public street standards of Chapter 92.

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3. Exception. Exceptions to the above standards may be granted 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 topography (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.

Comments: The total block length is slightly less than 800 feet and no exception to block length is necessary.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Direct individual access from single-family dwelling and duplex lots to an arterial street, as designated in the transportation element of the Comprehensive Plan, is prohibited for lots or parcels created after the effective date of this code where an alternate access is either available or is expected to be available by imminent development application. Evidence of alternate or future access may include temporary cul-de-sac, dedications or stubouts on adjacent lots or parcels, or tentative street layout plans submitted one time by adjacent property owner/developer or by the owner/developer, previous owner/developer, of the property in question.

Comments: all lots will take access from the local Mountain View Court. No arterial street are located in the area.

B. When any portion of any house is less than 150 feet from adjacent right-of-way, access to the home is as follows:

1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide 10 feet of unobstructed horizontal clearance horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.

2. Two to four single-family residential homes equals a 14-to 20-foot-wide paved or all-weather surface. Width shall depend upon adequacy of sight and number of homes.

3. Maximum driveway grade is 15 percent. 15 percent shall be measured along the centerline of the driveway only. Variations require approval of Class II variance by the planning Commission pursuant to Chapter 75 CDC. Regardless, the last 18 feet in front of the garage shall be under 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.

4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of the sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.

Comments: all lots will have individual driveways, including flag lots that conform to these standards. Driveways will be reviewed at the time of the building permit application.

Park Place Estates

Subdivision application

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

1. a turnaround may be required as prescribed by the Fire Chief.
2. Minimum vertical clearance for the driveway shall be 13 feet, 6 inches.
3. A minimum centerline turning radius of 45 feet is required unless waived by the Fire Chief.
4. There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.

Comments: lots 7-12- & 14 will have homes located more than 150 feet from the adjacent right-of-way and will be subject to this provision. The other lots will be located less than 150 feet from the adjacent right-of-way.

D. Access to five or more single-family homes shall be by a street built to full construction code standards. All streets shall be public. This full street provision may only be waived by variance.

Comments: All proposed streets will be built to full City standards for local streets. The maximum driveway access is to three homes.

E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement.

Comments: Not applicable. No multi-family dwellings are proposed.

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.

Comments: Not applicable. All lots are for single-family homes and all parking will be provided on the home's driveway.

G. The number of driveways or curb cuts shall be minimized on arterials or collectors. Consolidation or joint use of existing driveways shall be required when feasible.

Comments: No driveways onto arterial or collectors are proposed.

H. In order to facilitate through traffic and improve neighborhood connections, it may be necessary to construct a public street through a multi-family site.

Comments: Not applicable. No multi-family development is proposed.

I. 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)

Comments: Not applicable. No gated access to the homes are proposed.

Chapter 55 – DESIGN REVIEW

As required by this chapter. The applicant retained the services of an arborists (Todd Parger) to identify the size, species, and condition of existing trees on the subject property. The trees were surveyed and mapped by Centerline Concepts, as shown on the existing conditions map and within the arborist report, submitted with this application. The City Arborist will visit the site and determine the number of significant trees. These trees are shown of the Tree Preservation Plan and submitted with this a. The following provision of Chapter 55 relating to tree preservation are applicable to the 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.

Comments: no heritage trees were found 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 arborist 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 us 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.

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 street, 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.

Comments: This site has approximately 0.71 acres of Type II lands and 2.29 acres of Type I lands. A future open space all Type I lands is to be almost entirely preserved, except for a storm discharge line to the drainage way. The street was designed to be within the maximum slopes and a hammer head was used to reduce the area of the turn around and better fit the steep slopes. The location of the gravity sewer was designed to serve all the lots and was sited to meet the code for slope and minimize the length. Significant trees were identified on the site and the City Arborist will review.

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 or 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 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, and an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside the dripline plus 10-foot 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 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) and (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.

Comments: 2.29 acres is proposed to be set aside for future open space which represents more than 26 percent of the site which is forested. The total number of significant trees outside the future open space will be reviewed by the City Arborist. See the Arborist report for lists of the total number of trees excluding the proposed open space Extensive grading and utility grading is necessary to provide access and utilities for this project.

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

Comments: Mountain View Court is stubbed to the westerly property line to the subject property. This street must be extended through the site. Only one tree falls within the right-of-way, but extensive grading due to street standards and storm/sanitary alignment require a significant number of trees to be removed. Extensive grading is required to meet the street and utility placement.

d. For both non-residential and residential developments, the layout shall achieve at least 70 percent of the maximum density for the developable net area. The developable net area excludes all the Type I and II lands and up to 20 percent of the remainder of the site for purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

Comments: the total site is 256,568 SF, deducting the Type I and II lands the tentative plan has a maximum density of 14 lots.

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.

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

f. If the protection of significant tree(s) or tree clusters is to occur in an are of grading that is necessary for the development of the street grades per the City construction codes, which will result in adjustment in grade of over or under two feet, which will then threaten the health of the tree(s) , the applicant sill submit evidence to the Planning Director that all reasonable

alternative grading plans have been considered and cannot work. The applicant than submit a mitigation plan to the City Arborist to compensate for the removal of tree(s) on “inch by Inch” basis (e.g., a 48- inch Douglas fir could be replaced by 12 trees, each four-inch) the mix and sizes and types shall be approved by the City Arborist.

Comments: Trees located in the protected portions of the site will not be impacted by the site grading..

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 subdivision.

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:

Comments: As shown on the tentative plan the developer proposed to construct the streets within the subdivision to full City standards.

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

Comments: Not applicable. This subsection applies only when the 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 exiting 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.

Comments: As shown on the grading Plans submitted this requirement will be met.

C. Local and minor collector streets within the right-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 are 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.

Comments: as shown on the submitted grading plans with this application, the proposed streets will be graded for the full right-or-way and improved to City standards.

D. Monuments. Upon completion of the first pavement lift of all street improvements. Monuments shall installed and/or reestablished at every intersection and all points of curvature and points of tenancy of streets 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 800 feet from an existing benchmark.

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

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 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.

Comments: a preliminary storm drainage plan and report is submitted with this application.

F. Sanitary sewers. Sanitary sewers shall be installed to the 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 proportional share of the cost of each connection made to the sewer by property owners outside of the subdivision for a period 10 years for the time of installation of the sewers. The actual amount shall be determined by the City Administrator considering current costs.

Comments: the sanitary sewer will be extended from an off-site location to the south (skyline terrace). No connections to other properties are anticipated.

G. Water system. Water lines with valves and fire hydrants providing service to each building site in the subdivision and connecting the subdivision to the 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 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 no new connections can be identified, the City may reimburse the developer that proportionate share of the cost of oversizing. The actual amount and reimbursement method shall be as determined by the City Administrator considering current or actual construction costs.

Comments: Water lines will be installed in Mountain View Court extending the existing line to the end of the street. Looping the system is not possible.

H. Sidewalks.

1. Sidewalks shall be installed on both sides of the 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 case of a double-frontage lots provision of sidewalks along the frontage not used of access shall be the responsibility of the developer Providing front and side yard sidewalks shall be the responsibility of the landowner at the time a request for a

building permit is received. Additional 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 by double frontage lots.

Comments: the existing portion of Mountain View Court that is to be improved with pavement and curbs are double frontage lots with existing houses. No sidewalk is proposed due to grading and the need to remove trees. The applicant is also proposing no sidewalks of this same side of the street the placement of facilitate water quality facilities back of the curb, being a dead-end, low volume street.

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

Comments: Sidewalks will be constructed during house construction.

3. The sidewalks shall measure at least 6 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.

Comments: the sidewalk will be 6-feet wide, but the landscape strip reduced to five feet due to the reduced right-of-way.

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

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

5. The City Engineer may allow installation of sidewalks on one side of the street only if the City Engineer finds the presence of any of the factors listed below justify such waiver.

- a. the street has or projected to have a very low volume traffic density
- b. the street is a dead-end street.
- c. the housing along the street is a very low density or
- d. the street contains exceptional topographic conditions such as steep sloped, unstable soils, or other similar conditions making the location of a sidewalk undesirable.

Comments: a sidewalk is proposed only on the northern side of the street because Mountain View Court is a low volume dead-end street and water quality facilities are proposed on this side.

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.

Comments: no bicycle routes are called for on local streets within a subdivision.

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 the sign and installation costs paid by the developer.

Comments: The developer will provide all required signs, consistent with City standards.

K. Dead-end street signs. Signs indicating “future roadway” shall be installed. 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.

Comments: No dead-end signs are needed. This is an extension of a dead-end street that cannot be extended further.

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.

Comments: Not applicable. No public dedication is 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 light 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 a cobra head style (drop lens) with an approximate 50-foot (size for intersection width) bronze pole. The developer shall submit to the City Engineer for approval of any alternate residential, commercial, or industrial lighting, alternate lighting fixture design. The developer and/or homeowners association is required to pay for all expenses related to the street light energy and maintenance cost until annexed into the City.

Comments: Streetlights will be installed by the developer, consistent with the requirements of the subdivision.

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, cable television, shall be placed underground.

Comments: The developer will coordinate with the utility providers for the installation of the underground facilities as required by this section.

O. Curb cuts and driveways. Curb cuts and driveway installation 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.

Comments: curb cuts will be installed at the time of house construction consistent with 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 by the subdivider for providing and maintaining these trees shall be set by resolution of the City Council.

Comments: the developer will coordinate with the City Parks and Recreation Department regarding installation of the street trees and be responsible for paying the fees.

Q. Joint mailbox facilities shall be provided in all residential subdivisions, each joint mailbox serving at least two but not more than eight, dwelling units. Joint mailbox structures shall be placed in the street right-of-way adjacent roadway curbs, Proposed locations joint mailboxes shall be designated on a copy of the Tentative Plan of the subdivision and shall be approved as part of Tentative Plan approval. In

addition sketch plans for the joint mailbox structures to used shall be submitted and approved by the City Engineer prior to final plat approval.

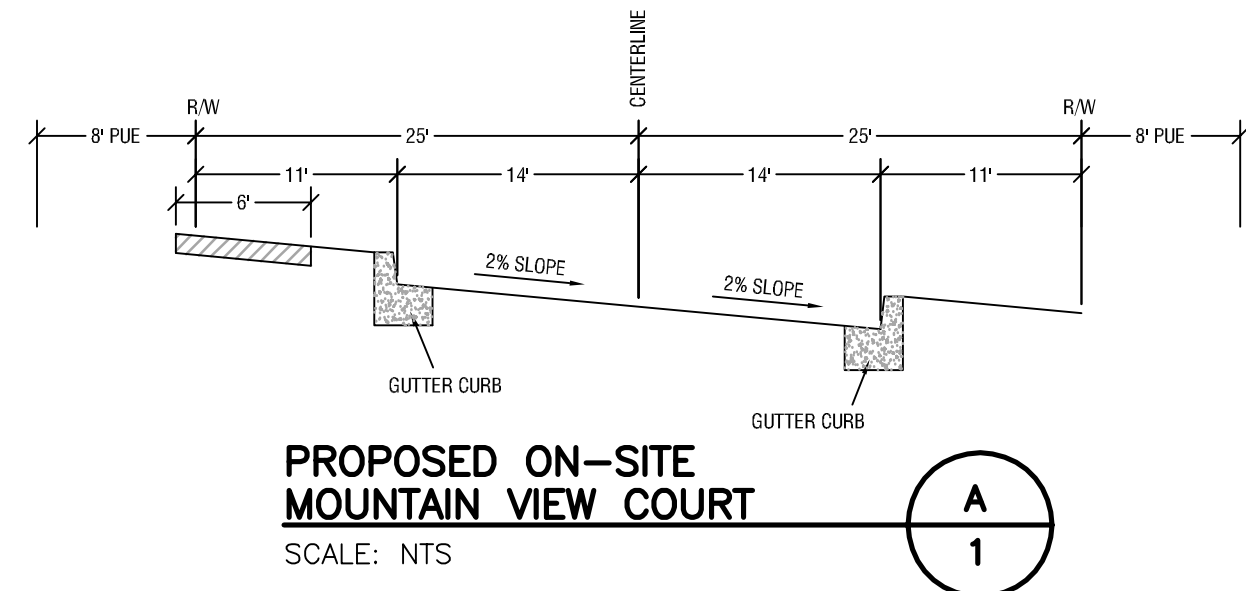
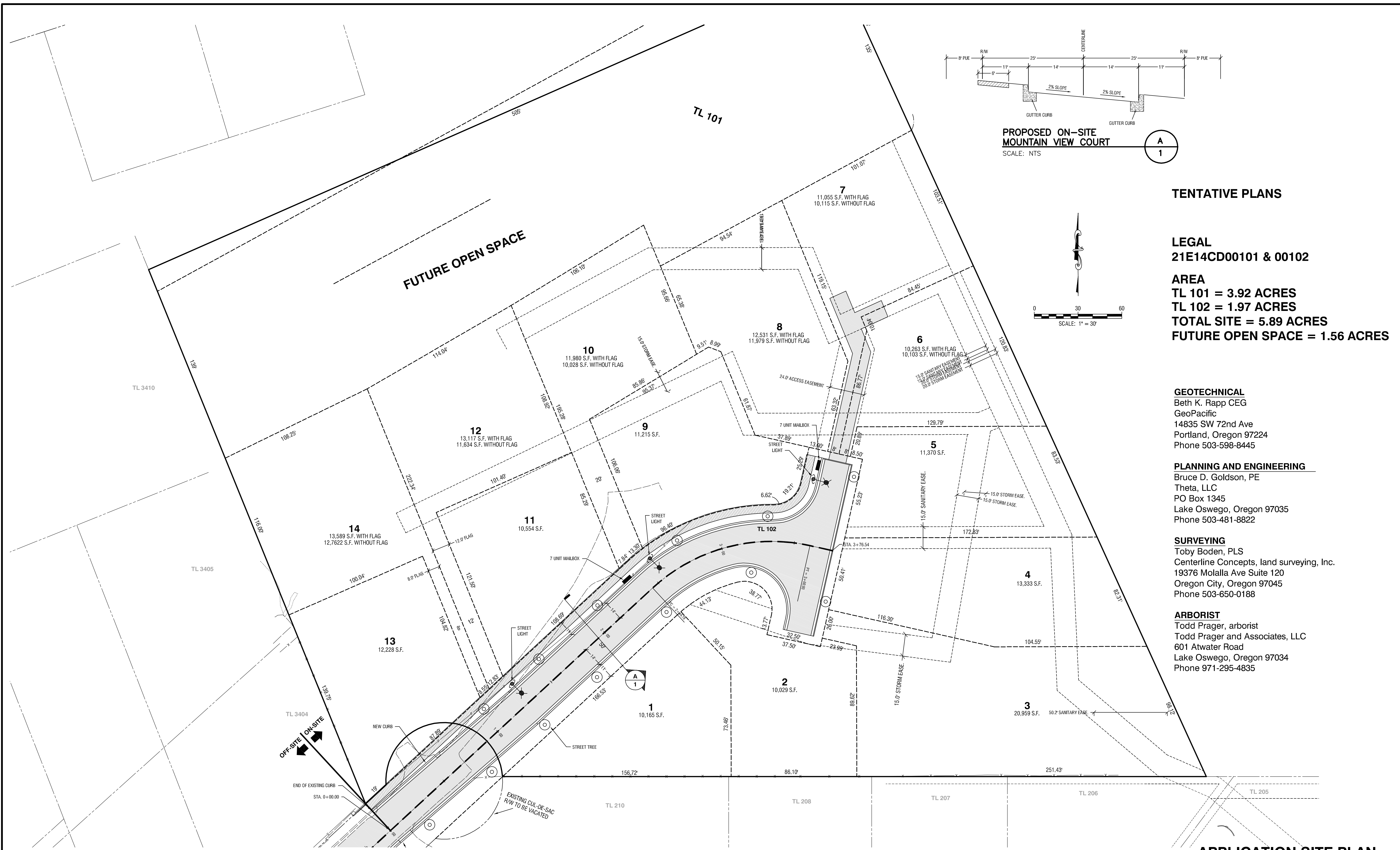
Comments: the developer will coordinate with the U.S. Postal Service and the City Engineer regarding the location of the joint mailbox clusters and will install them in accordance with this section

CHAPTER 28 – WILLAMETTE AND TUALATIN RIVER PROTECTION

This property is designed on the West Linn GIS Map as being in the Habitat Conservation area (HC) and a protected future open space adjacent to the drainage was to protect the Habitat.

Conclusion

The narrative and supporting tentative plans and reports demonstrate compliance with the codes and standards.



TENTATIVE PLANS

LEGAL
21E14CD00101 & 00102

AREA
TL 101 = 3.92 ACRES
TL 102 = 1.97 ACRES
TOTAL SITE = 5.89 ACRES
FUTURE OPEN SPACE = 1.56 ACRES

GEOTECHNICAL
Beth K. Rapp CEG
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PLANNING AND ENGINEERING
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Phone 503-481-8822

SURVEYING
Toby Boden, PLS
Centerline Concepts, land surveying, Inc.
19376 Molalla Ave Suite 120
Oregon City, Oregon 97045
Phone 503-650-0188

ARBORIST
Todd Prager, arborist
Todd Prager and Associates, LLC
601 Atwater Road
Lake Oswego, Oregon 97034
Phone 971-295-4835

APPLICATION SITE PLAN

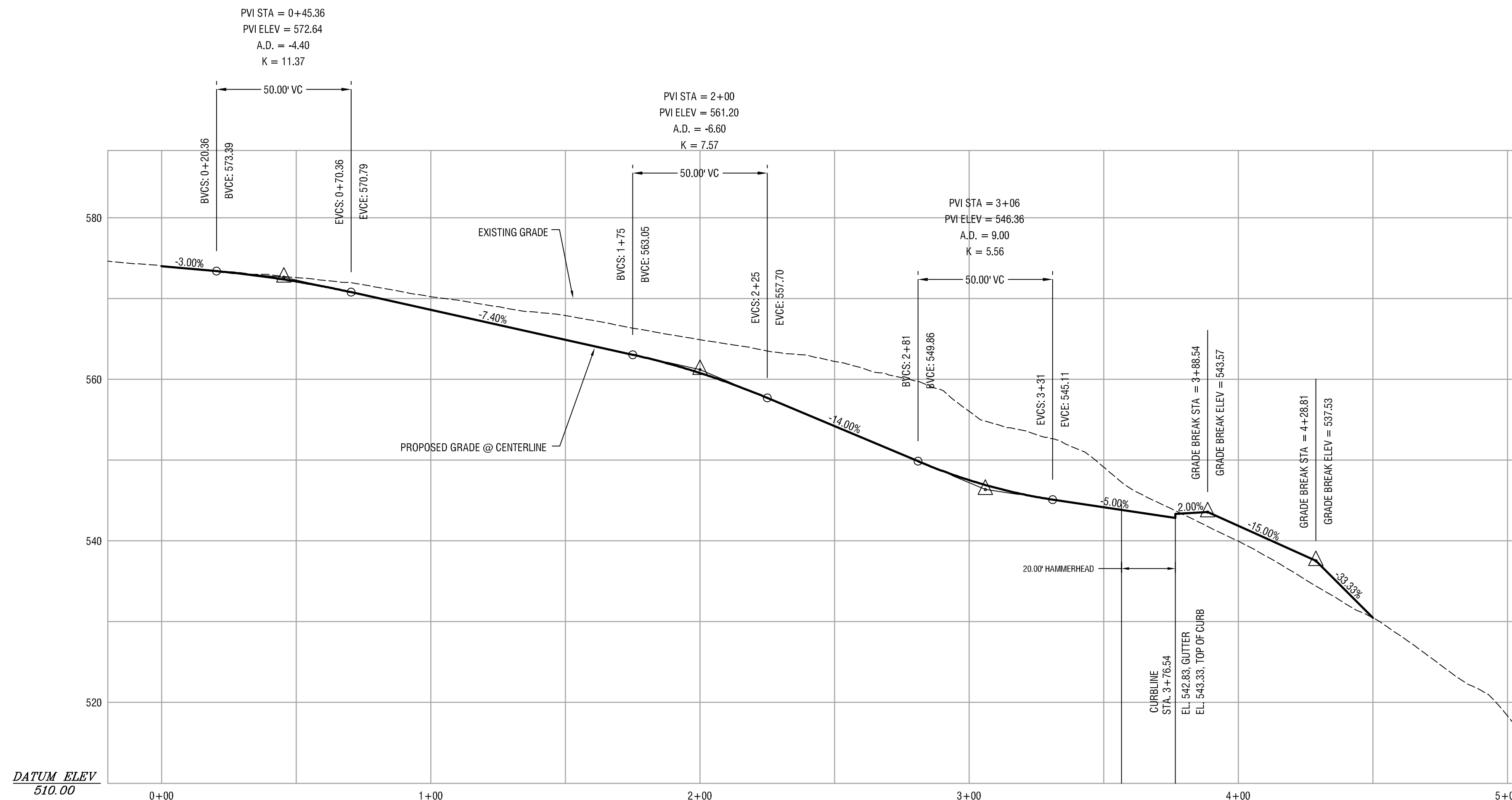
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DRAWN: BJS			
SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurnion Prelim14	DATE	NO.	REVISION

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Portland, Oregon 97223
503-620-2287

Park Place Estates
2175 & 2200 Mountain View Ct.
West Linn, Oregon

SHEET:
1/12



**MOUNTAIN VIEW COURT
CENTERLINE PROFILE**
SCALE: 1" = 30' HORIZONTAL
1" = 10' VERTICAL

2021-390A

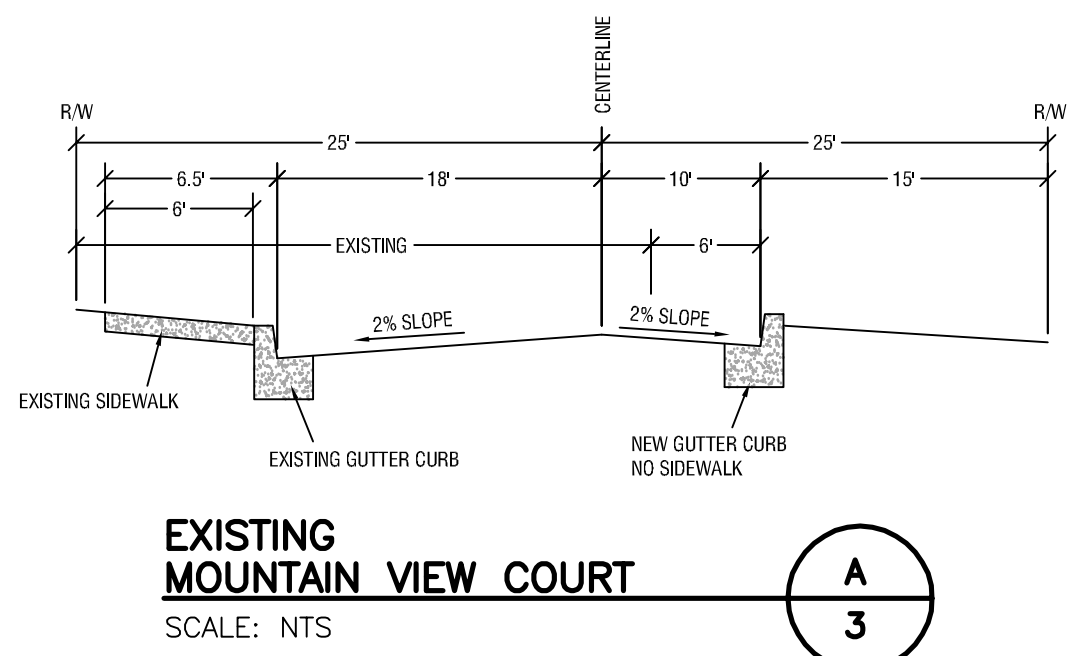
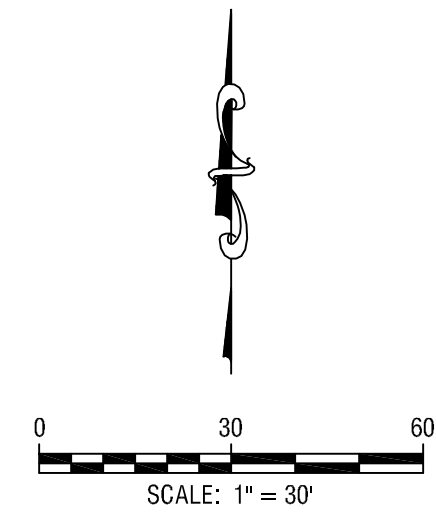
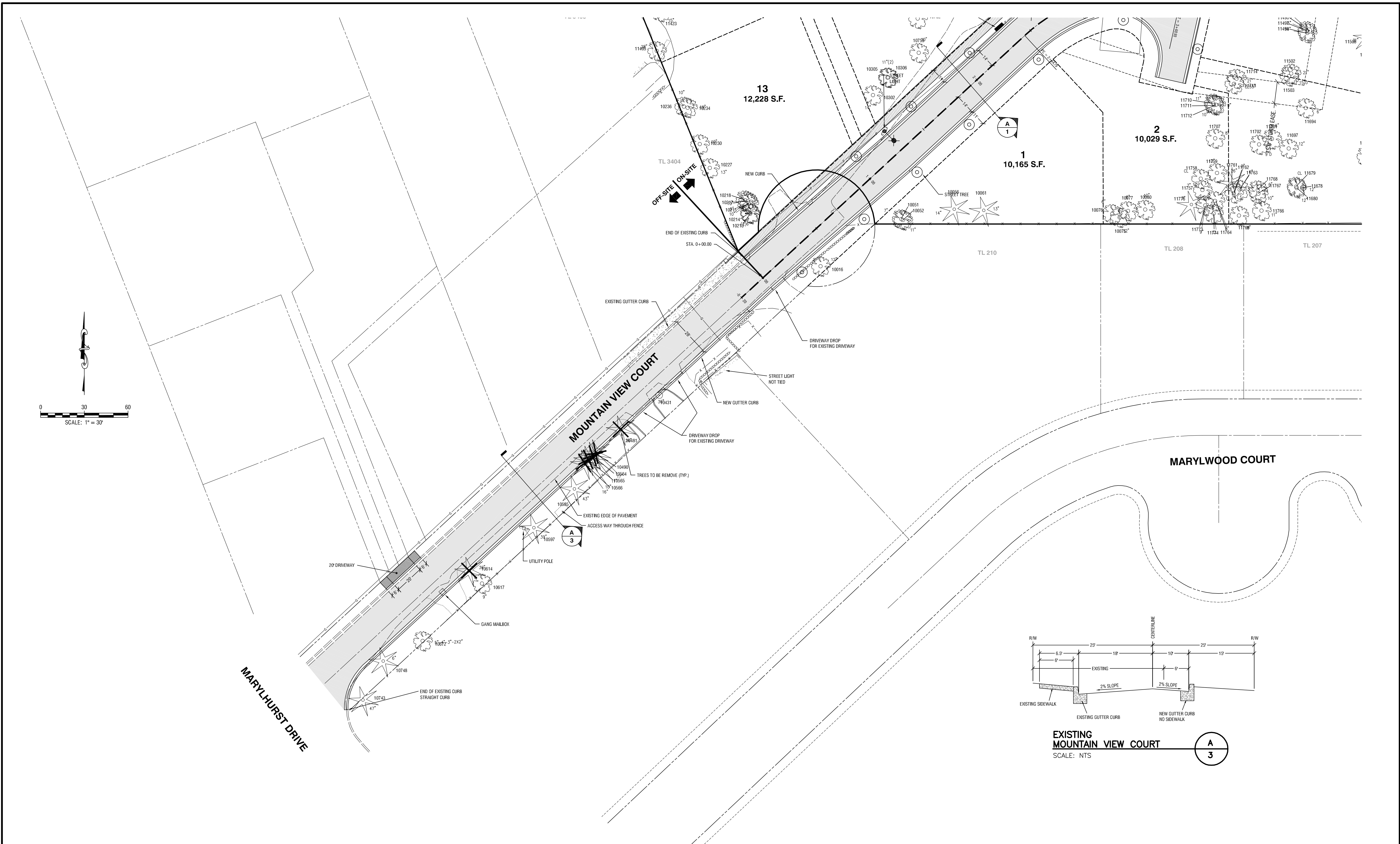
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DATE:	May, 2023			
FILE:	Centurion Prelim15	DATE	NO.	REVISION

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APPLICATION STREET CENTERLINE PROFILE

**Park Place Estates
2175 & 2200 Mountain View Ct.
West Linn, Oregon**



2021-390A			
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurion Prelim14	DATE	NO.	REVISION

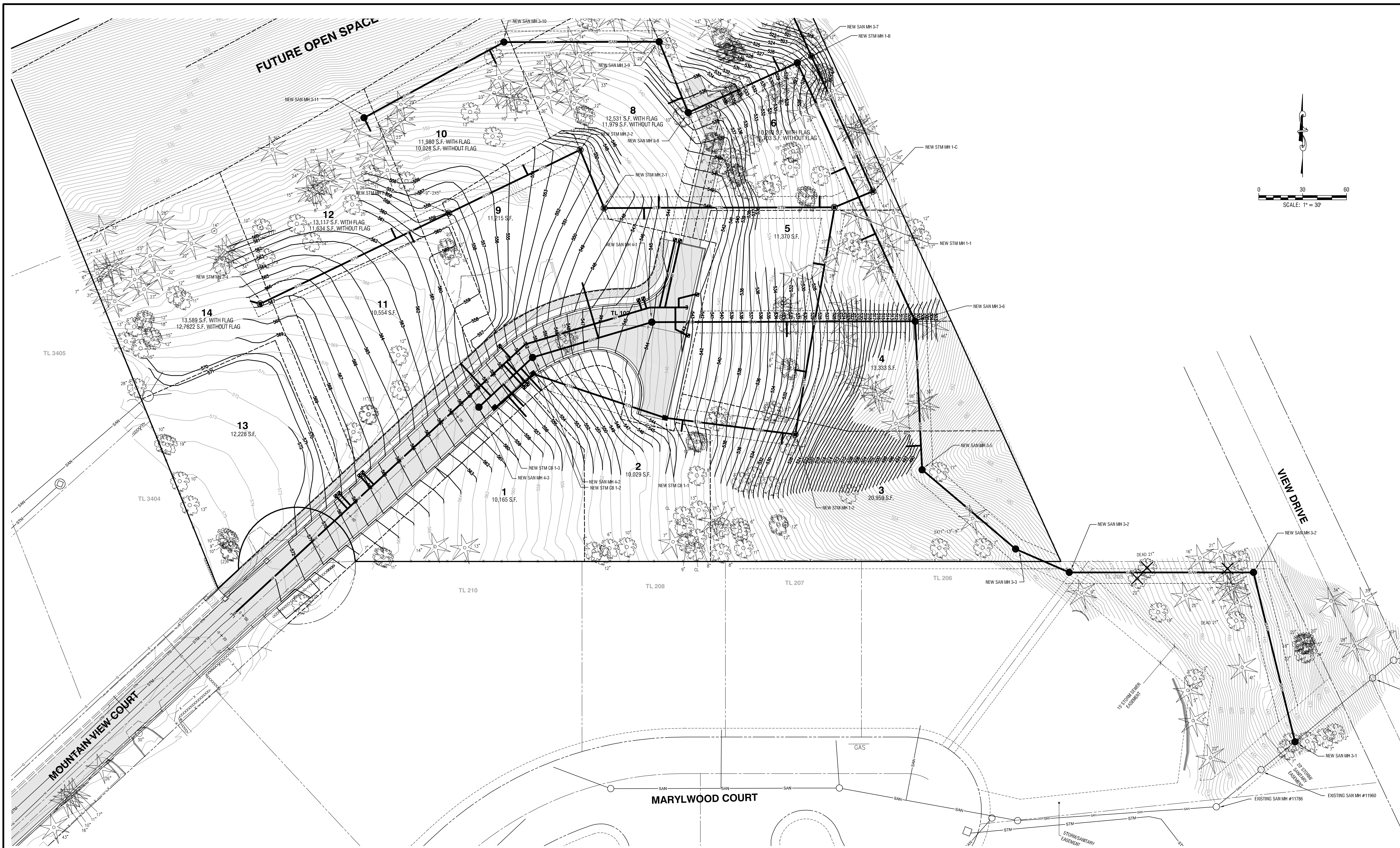
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APPLICATION OFF-SITE PLAN

Park Place Estates
2175 & 2200 Mountain View Ct.
West Linn, Oregon

SHEET:
3/12



2021-390A

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 50'			
DATE:	May, 2023			
FILE:	Centurion Prelim14	DATE	NO.	REVISION

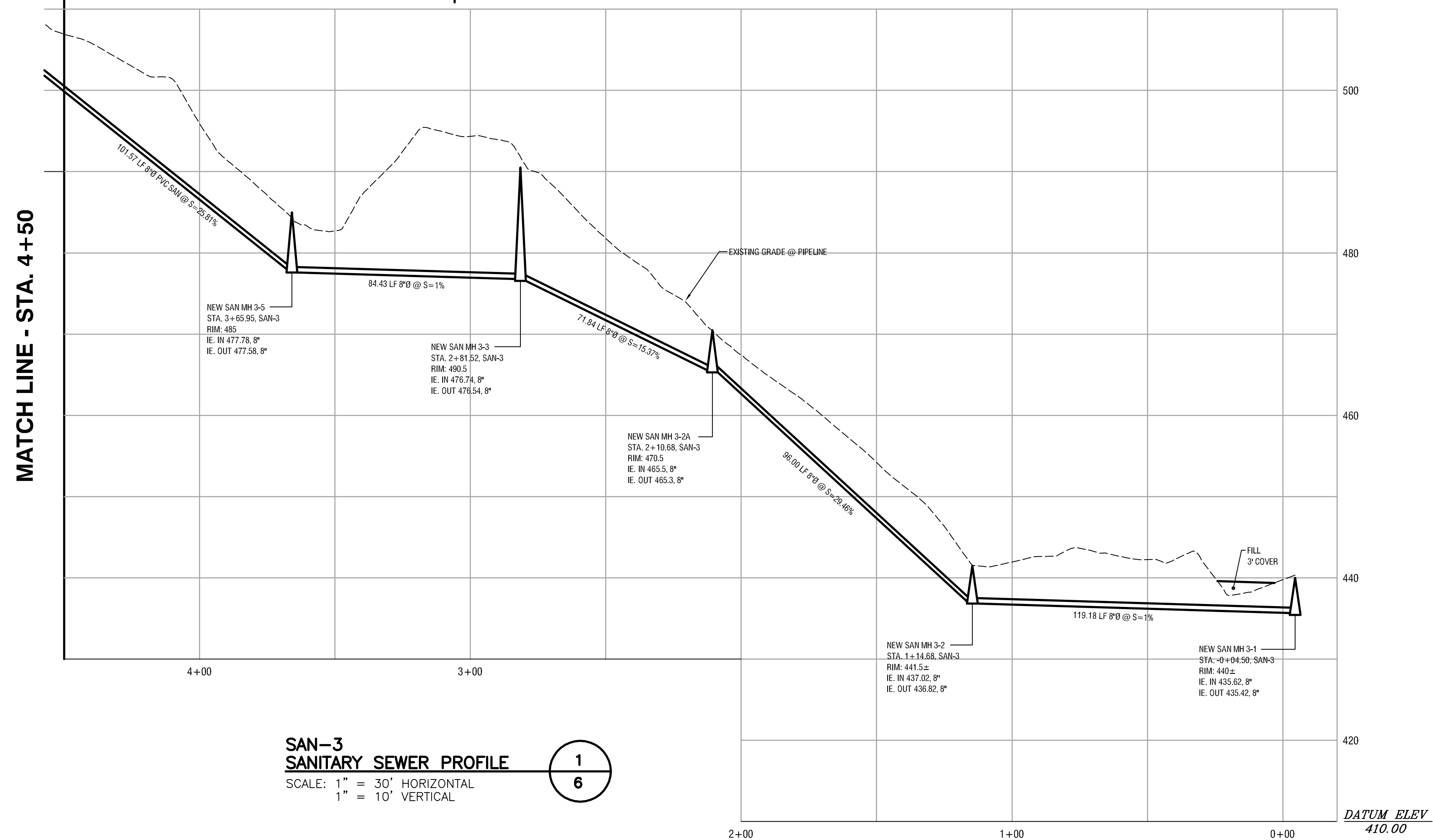
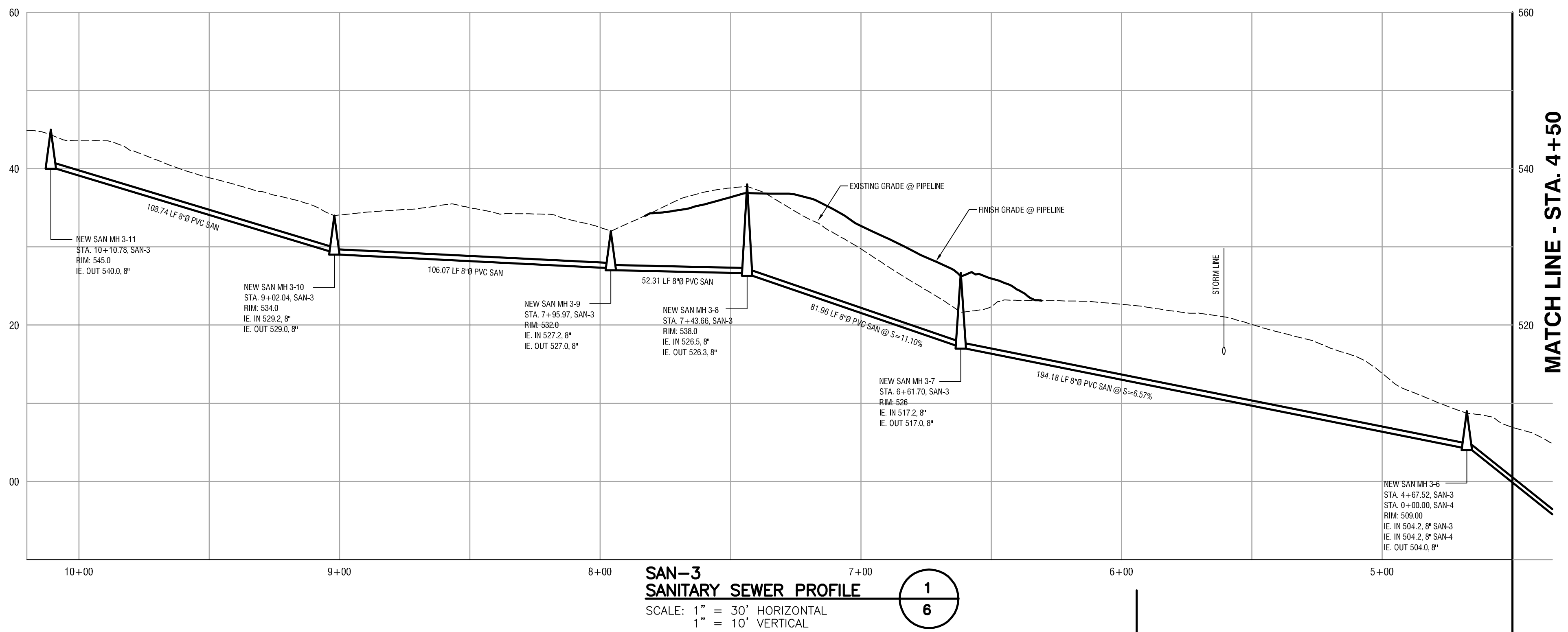
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APPLICATION COMPOSITE UTILITY PLAN

Park Place Estates
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon

SHEET:
4/12



2021-390A

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurion Prelim15	DATE	NO.	REVISION

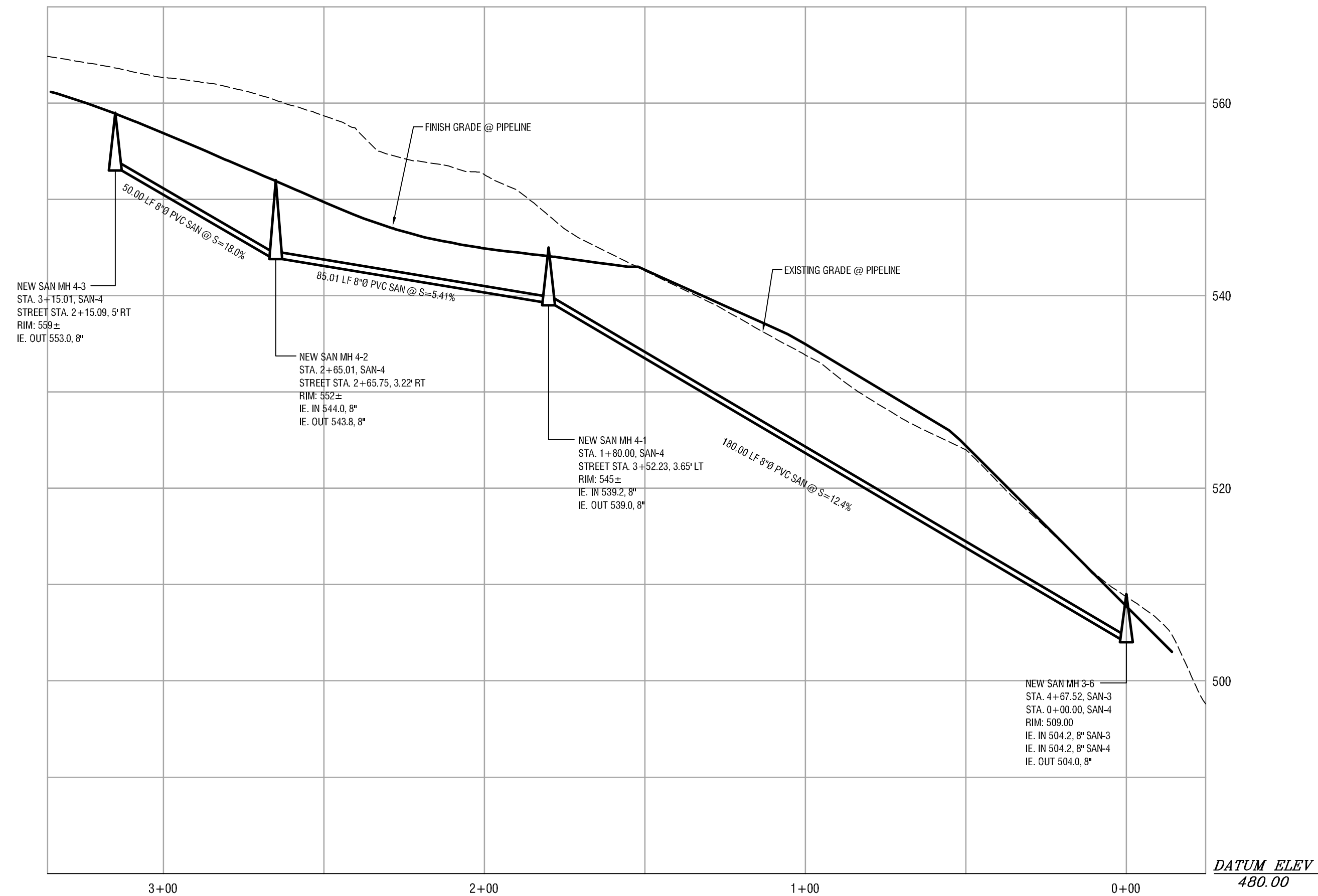
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503-620-2287

Park Place Estates
2175 & 2200 Mountain View Ct.
West Linn, Oregon

SHEET:
6/12

APPLICATION SANITARY SEWER SAN-3 PROFILE



**SAN-4
SANITARY SEWER PROFILE**

SCALE: 1" = 30' HORIZONTAL
1" = 10' VERTICAL

1
7

2021-390A

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 50'			
DATE:	May, 2023			
FILE:	Centurnion Prelim15	DATE	NO.	REVISION

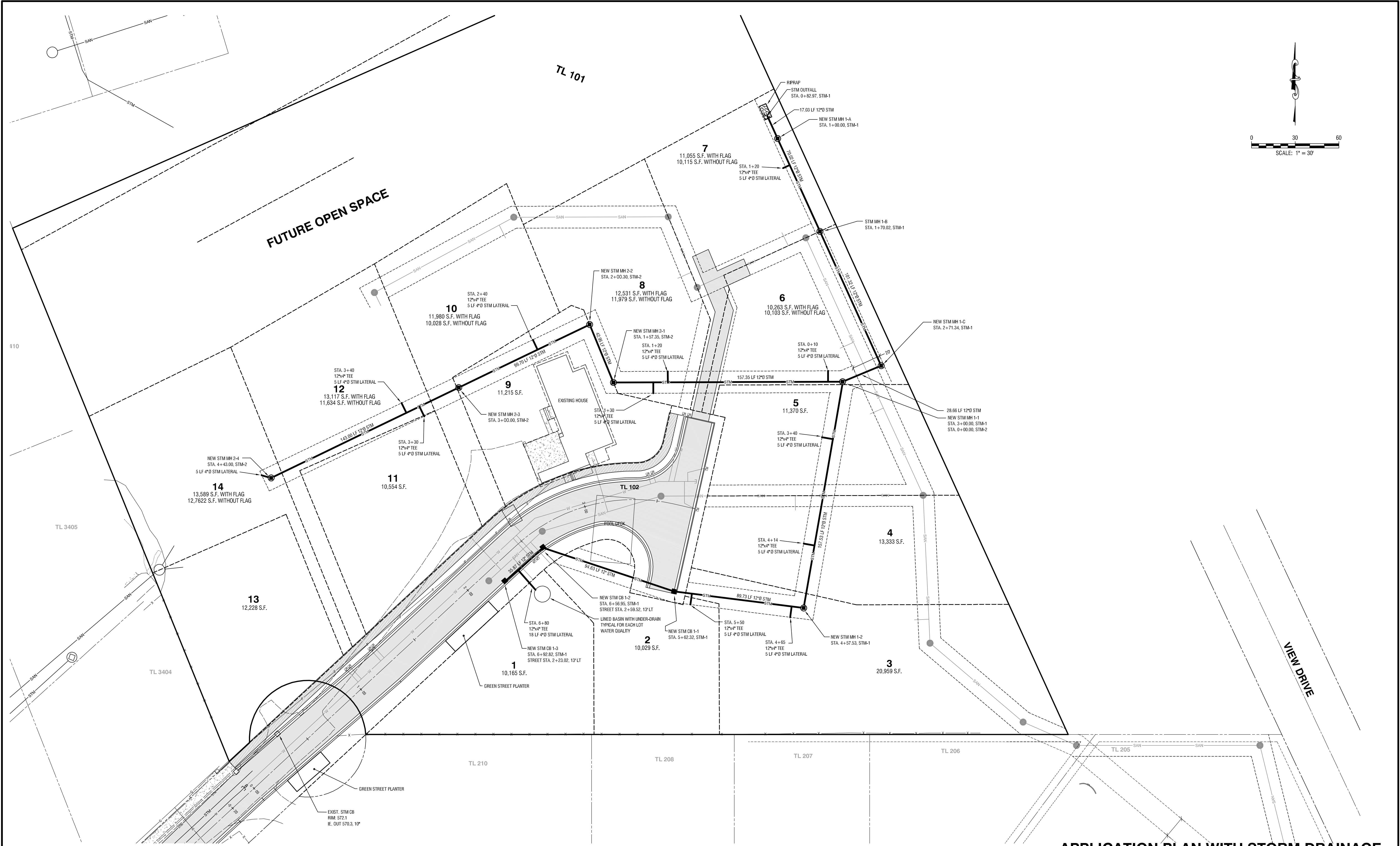
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APPLICATION SANITARY SAN-4 SEWER PROFILE

**Park Place Estates
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West Linn, Oregon**

SHEET:
7/12



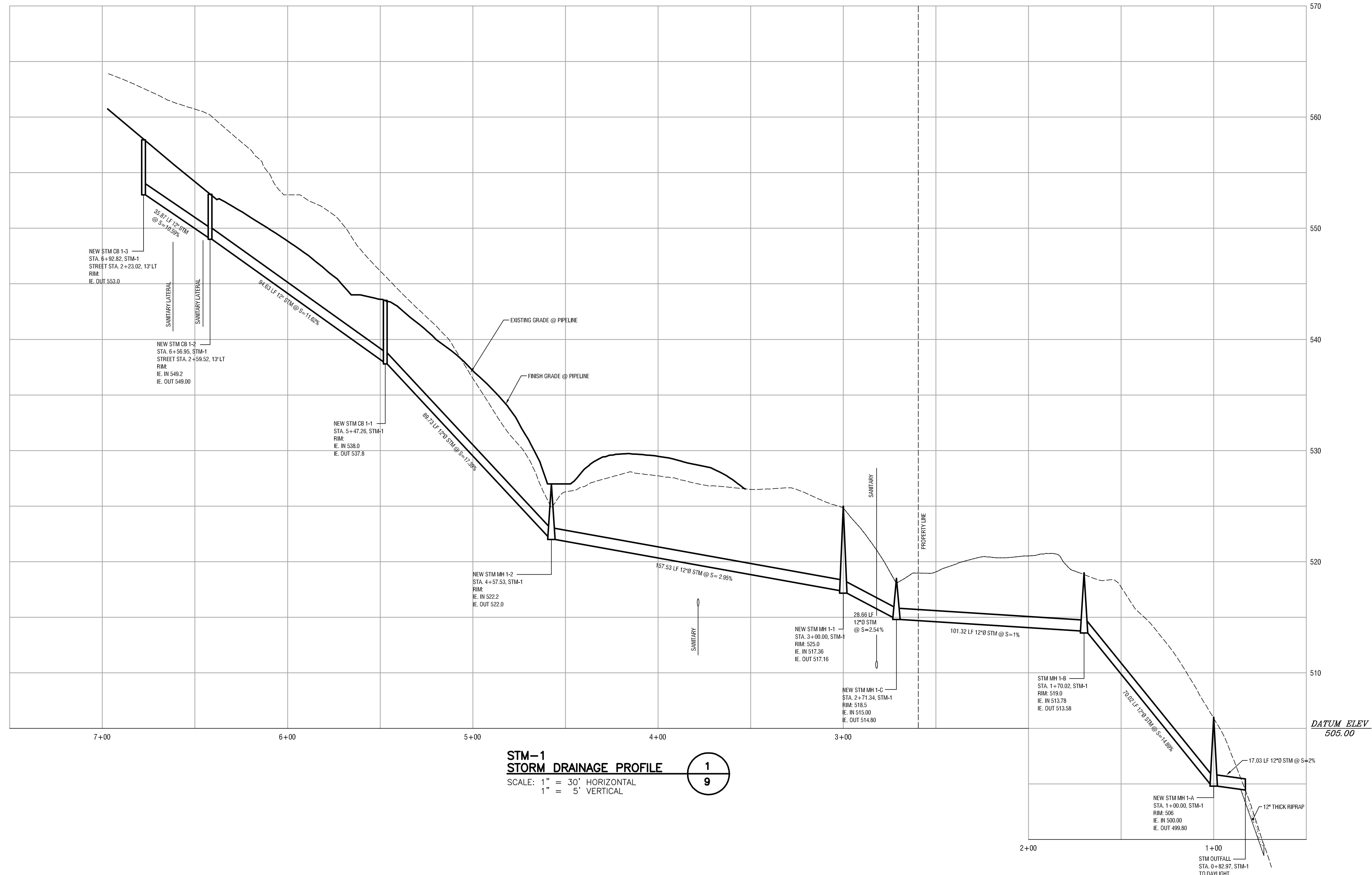
APPLICATION PLAN WITH STORM DRAINAGE

DESIGNED: BDG				
DRAWN: BJS				
SCALE: 1" = 50'				
DATE: May, 2023				
FILE: Centurion Prelim14	DATE	NO.	REVISION	

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2021-390A

DESIGNED: BDG			
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SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurion Prelim14	DATE	NO.	REVISION

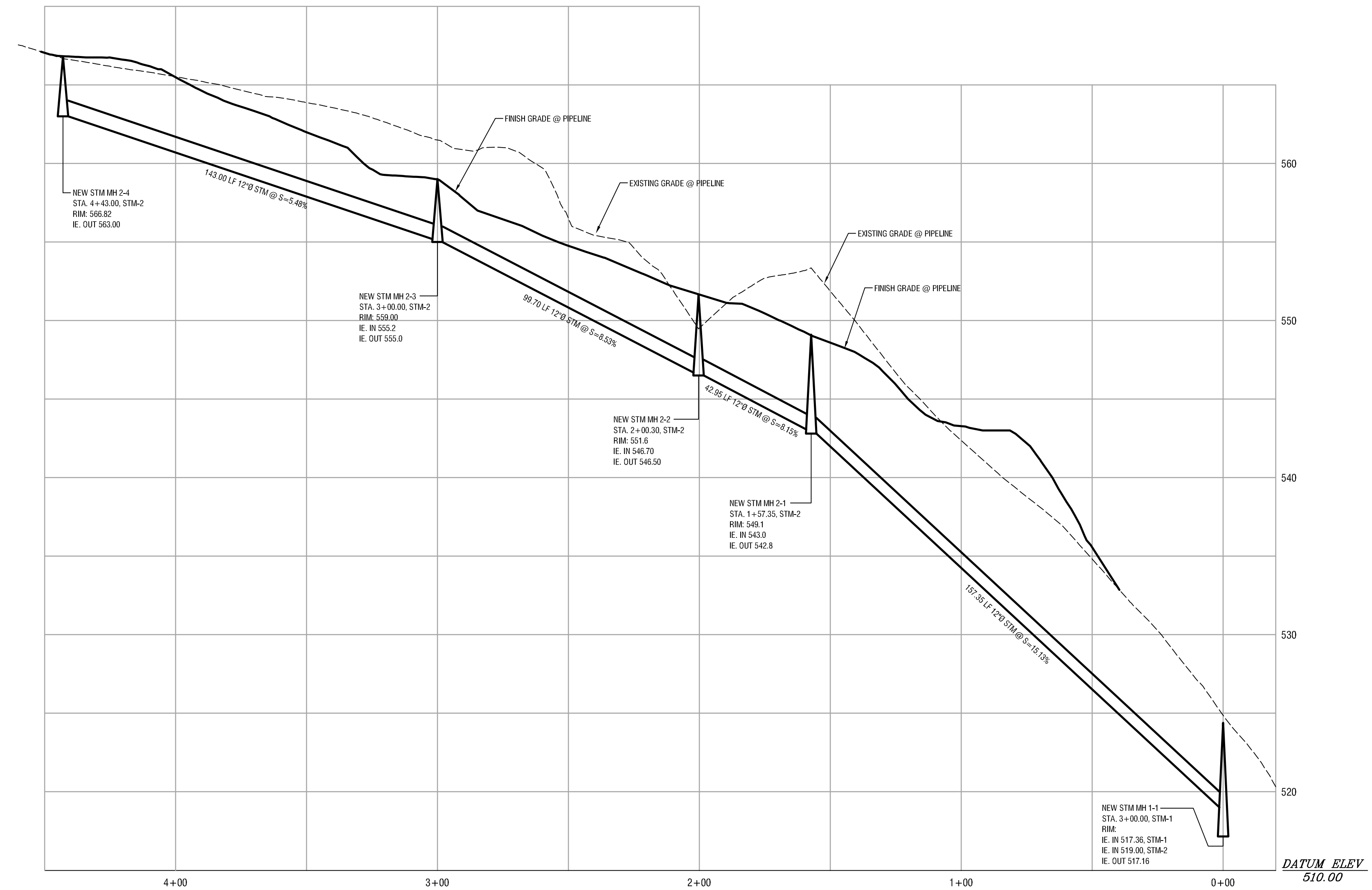
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APPLICATION PLAN WITH STORM DRAINAGE PROFILE

Park Place Estates
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon

SHEET:
9/12



**STM-2
STORM DRAINAGE PROFILE**
 SCALE: 1" = 30' HORIZONTAL
 1" = 5' VERTICAL

1
10

2021-390A

APPLICATION PLAN WITH STORM DRAINAGE PROFILE

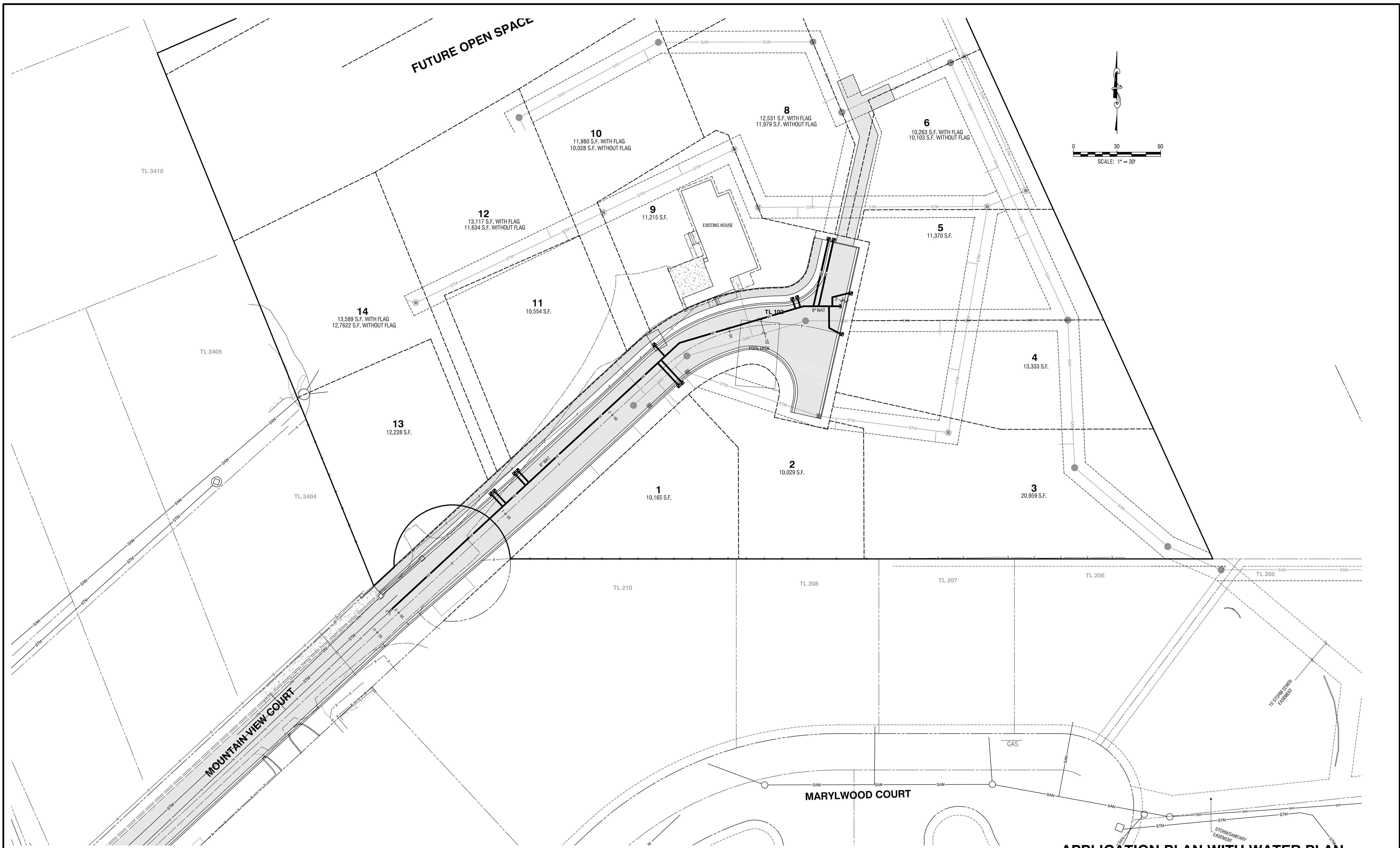
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DRAWN: BJS			
SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurnion Prelim15	DATE	NO.	REVISION

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2021-390A

DESIGNED: BDG			
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DATE: May, 2023			
FILE: Centurnion Prelim14	DATE	NO.	REVISION

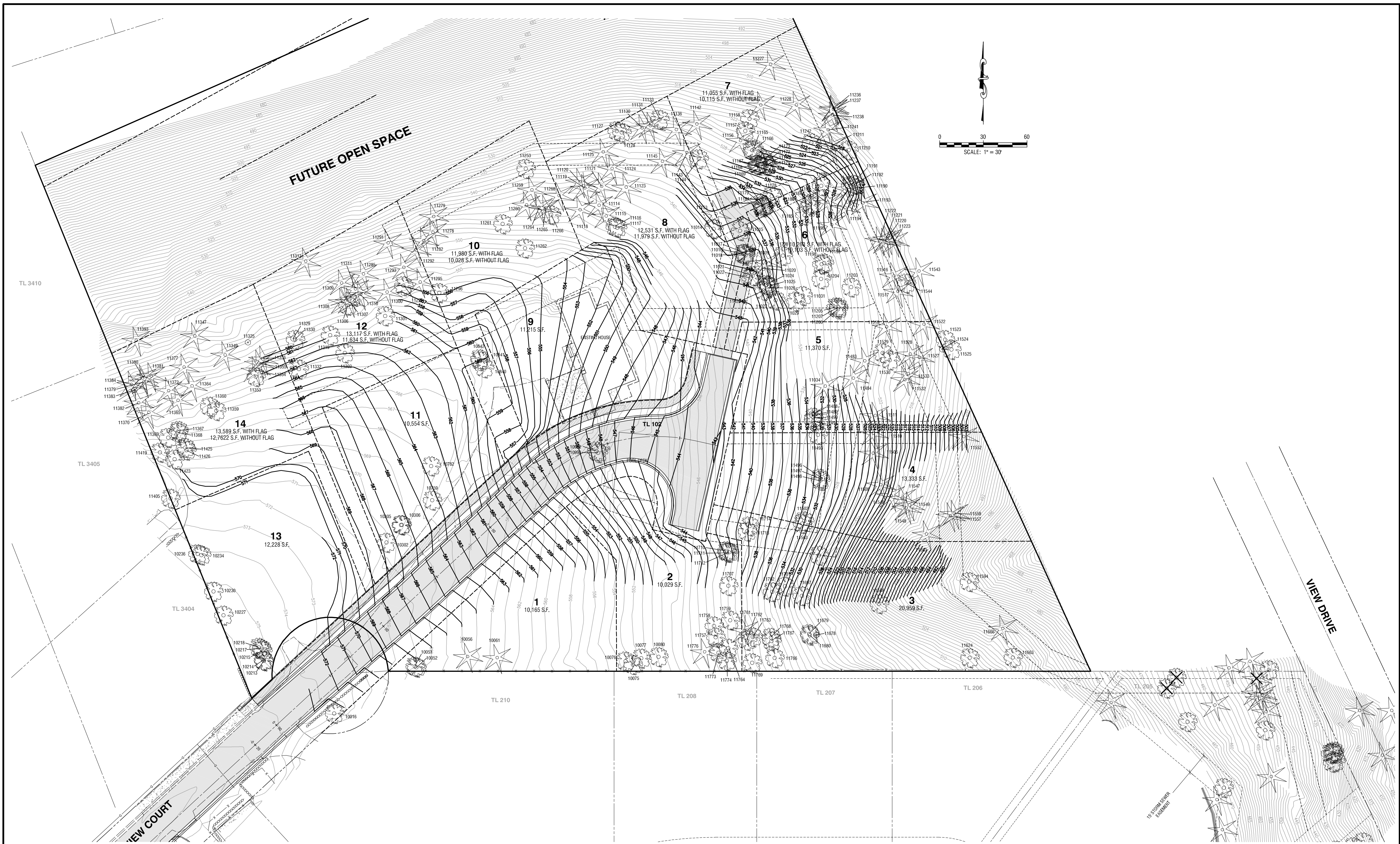
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APPLICATION PLAN WITH WATER PLAN

Park Place Estates
2175 & 2200 Mountain View Ct.
West Linn, Oregon

SHEET:
11/12



2021-390A

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DRAWN: BJS			
SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurion Prelim14	DATE	NO.	REVISION

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Park Place Estates
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon

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12/12

APPLICATION GRADING PLAN



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Geotechnical Engineering Report

Breckenridge Heights
2175 & 2200 Mountain View Court
West Linn, Oregon

GeoPacific Engineering, Inc. Project No. 23-6455
February 14, 2024



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February 14, 2024
Project No. 23-6274

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SUBJECT: GEOTECHNICAL ENGINEERING REPORT
BRECKENRIDGE HEIGHTS
2175 & 2200 MOUNTAIN VIEW COURT
WEST LINN, OREGON

PROJECT INFORMATION

This report presents the results of a geotechnical engineering study conducted by GeoPacific Engineering, Inc. (GeoPacific) for the above-referenced project. The purpose of our investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for site development. This geotechnical study was performed in accordance with GeoPacific Proposal No. P-8519, dated July 24, 2023, and your subsequent authorization of our proposal and *General Conditions for Geotechnical Services*.

SITE AND PROJECT DESCRIPTION

The subject site is located at the northern terminus of Mountain View Court in the City of West Linn, Clackamas County, Oregon (Figure 1). The property is composed of two tax lots totaling approximately 5.9 acres in size. The site is situated along a topographic ridge and topography is gently to steeply sloping down to the northwest, north, and northeast (Figure 2). Grades range from approximately 10 percent in the southern portion of the property and steepen to 60 percent to the northwest, north, and northeast (Figure 3). An unnamed tributary to the Willamette River is present along the northwestern property line and slopes up to 80 percent grade are located adjacent to the tributary drainage. The property is currently occupied by one home and vegetation consists primarily of short grasses and dense to sparse trees. An above ground pool is present to the southeast of the existing home.

It is our understanding that the site will be developed for 14 lots for single family homes, new street, open space, and associated underground utilities. The grading plan provided for our review indicates cuts will be up to 12 feet and fills will be up to approximately 5 feet. Stormwater is to be routed to a detention pipe that will release water at the pre-development rate to the stream to the northwest of the property.



REGIONAL AND LOCAL GEOLOGIC SETTING

Regionally, the subject site lies within the Willamette Valley/Puget Sound lowland, a broad structural depression situated between the Coast Range on the west and the Cascade Range on the east. A series of discontinuous faults subdivide the Willamette Valley into a mosaic of fault-bounded, structural blocks (Yeats et al., 1996). Uplifted structural blocks form bedrock highlands, while down-warped structural blocks form sedimentary basins.

The subject site is underlain by Quaternary age (last 1.6 million years) loess, a windblown silt deposit that mantles uplands in the Tualatin Basin (Madin, 1990). The loess, included as a member of the Willamette Formation, generally consists of massive silt with localized buried paleosols indicating numerous depositional episodes which most likely followed catastrophic flooding events in the Willamette Valley, the last of which occurred about 10,000 years ago.

The loess is underlain by basalt bedrock belonging to the Columbia River Basalt Formation (Schlicker and Finlayson, 1979; Beeson et al., 1989; Madin, 1990). The Miocene aged (about 14.5 to 16.5 million years ago) Columbia River Basalts are a thick sequence of lava flows which form the crystalline basement of the Tualatin Valley (Beeson et al., 1989). The basalts are composed of dense, finely crystalline rock that is commonly fractured along blocky and columnar vertical joints. Individual basalt flow units typically range from 25 to 125 feet thick and interflow zones are typically vesicular, scoriaceous, brecciated, and sometimes include sedimentary rocks.

REGIONAL SEISMIC SETTING

At least four potential source zones capable of generating damaging earthquakes are thought to exist in the region. These include the Portland Hills Fault Zone, the Grant Butte and Damascus-Tickle Creek Fault Zones, the Gales Creek-Newberg-Mt. Angel Structural Zone, and the Cascadia Subduction Zone, as discussed below.

Portland Hills Fault Zone

The Portland Hills Fault Zone is a series of NW-trending faults that include the central Portland Hills Fault, the western Oatfield Fault, and the eastern East Bank Fault. These faults occur in a northwest-trending zone that varies in width between 3.5 and 5.0 miles. The combined three faults vertically displace the Columbia River Basalt by 1,130 feet and appear to control thickness changes in late Pleistocene (approx. 780,000 years) sediment (Madin, 1990). The Portland Hills Fault occurs along the Willamette River at the base of the Portland Hills and is approximately 3.2 miles northeast of the site. The East Bank Fault occurs along the eastern margin of the Willamette River and is located approximately 8.5 miles north of the site. The Oatfield Fault occurs along the western side of the Portland Hills and is approximately 1.9 miles northeast of the site. The accuracy of the fault mapping is stated to be within 500 meters (Wong, et al., 2000). No historical seismicity is correlated with the mapped portion of the Portland Hills Fault Zone, but in 1991 a M3.5 earthquake occurred on a NW-trending shear plane located 1.3 miles east of the fault (Yelin, 1992). Although there is no definitive evidence of recent activity, the Portland Hills Fault Zone is assumed to be potentially active (Geomatrix Consultants, 1995).



Grant Butte and Damascus-Tickle Creek Fault Zones

The Grant Butte fault zone was mapped along the north side of Mt. Scott and Powell Butte by Madin (1990). It was also extended eastward to Grant Butte on the basis of mapping by CH2M Hill and others (1991) and informally named the Grant Butte fault (Cornforth and Geomatrix, 1992). The Damascus-Tickle Creek fault zone displaces Pliocene and possibly Pleistocene sediments in the vicinity of Boring, Oregon (Madin, 1992; Lite, 1992). Relatively short faults define a 17-km-long fault zone that is apparently linked to the Grant Butte fault on the basis of stratigraphic relationships showing middle and late Pleistocene activity. Geomatrix (1995) assigns a probability of 0.5 for activity on structures within these fault zones. The nearest portion of the Grant Butte and Damascus-Tickle Creek fault zone is mapped approximately 5.1 miles east of the subject site (Ma et al., 2012).

Gales Creek-Newberg-Mt. Angel Structural Zone

The Gales Creek-Newberg-Mt. Angel Structural Zone is a 50-mile-long zone of discontinuous, NW-trending faults that lies approximately 16.4 miles southwest of the subject site. These faults are recognized in the subsurface by vertical separation of the Columbia River Basalt and offset seismic reflectors in the overlying basin sediment (Yeats et al., 1996; Werner et al., 1992). A geologic reconnaissance and photogeologic analysis study conducted for the Scoggins Dam site in the Tualatin Basin revealed no evidence of deformed geomorphic surfaces along the structural zone (Unruh et al., 1994). No seismicity has been recorded on the Gales Creek Fault or Newberg Fault; however, these faults are considered to be potentially active because they may connect with the seismically active Mount Angel Fault and the rupture plane of the 1993 M5.6 Scotts Mills earthquake (Werner et al. 1992; Geomatrix Consultants, 1995).

Cascadia Subduction Zone

The Cascadia Subduction Zone is a 680-mile-long zone of active tectonic convergence where oceanic crust of the Juan de Fuca Plate is subducting beneath the North American continent at a rate of 4 cm per year (Goldfinger et al., 1996). A growing body of geologic evidence suggests that prehistoric subduction zone earthquakes have occurred (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). This evidence includes: (1) buried tidal marshes recording episodic, sudden subsidence along the coast of northern California, Oregon, and Washington, (2) burial of subsided tidal marshes by tsunami wave deposits, (3) paleoliquefaction features, and (4) geodetic uplift patterns on the Oregon coast. Radiocarbon dates on buried tidal marshes indicate a recurrence interval for major subduction zone earthquakes of 250 to 650 years with the last event occurring 300 years ago (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). The inferred seismogenic portion of the plate interface lies approximately 50 miles west of the Portland Basin at depths of between 20 and 40 kilometers below the surface.

FIELD EXPLORATION AND SUBSURFACE CONDITIONS

Our site-specific exploration for this report was conducted on October 25, 2023. Five exploratory test pits were excavated with a small sized trackhoe to depths ranging between 3.5 and 7.5 feet at the approximate locations presented on Figure 3. It should be noted that exploration locations were located in the field by pacing or taping distances from apparent property corners and other site features shown on the plans provided. As such, the locations of the explorations should be considered approximate.



A GeoPacific Engineering Geologist continuously monitored the field exploration program and logged the test pits. Soils observed in the explorations were classified in general accordance with the Unified Soil Classification System (USCS). Rock hardness was classified in accordance with Table 1, modified from the ODOT Rock Hardness Classification Chart. During exploration, our geologist also noted geotechnical conditions such as soil consistency, moisture and groundwater conditions. Logs of test pits are attached to this report. The following report sections are based on the exploration program and summarize subsurface conditions encountered at the site.

Table 1. Rock Hardness Classification Chart

ODOT Rock Hardness Rating	Field Criteria	Unconfined Compressive Strength	Typical Equipment Needed For Excavation
Extremely Soft (R0)	Indented by thumbnail	<100 psi	Small excavator
Very Soft (R1)	Scratched by thumbnail, crumbled by rock hammer	100-1,000 psi	Small excavator
Soft (R2)	Not scratched by thumbnail, indented by rock hammer	1,000-4,000 psi	Medium excavator (slow digging with small excavator)
Medium Hard (R3)	Scratched or fractured by rock hammer	4,000-8,000 psi	Medium to large excavator (slow to very slow digging), typically requires chipping with hydraulic hammer or mass excavation)
Hard (R4)	Scratched or fractured w/ difficulty	8,000-16,000 psi	Slow chipping with hydraulic hammer and/or blasting
Very Hard (R5)	Not scratched or fractured after many blows, hammer rebounds	>16,000 psi	Blasting

Soil Descriptions

On-site soils consist of topsoil horizon, windblown loess soils belonging to the Willamette Formation, residual soil, and basalt belonging to the Columbia River Basalt Formation as described below.

Undocumented Fill: Undocumented fill was not encountered in test pits conducted for this study. Areas of fill may be present outside our exploration locations, especially in the vicinity of the existing structure, driveway, and above ground pool. Topography indicates some fill is present near the existing home and pool.

Topsoil Horizon: The ground surface in test pits TP-1 through TP-5 was directly underlain by topsoil horizon. The topsoil horizon generally consisted of approximately 10 to 12 inches of moderately to highly organic, brown silt (OL-M) that contained fine roots throughout.



Loess (Willamette Formation): Underlying the topsoil horizon in our test pits was windblown silt (loess), included as a member of the Willamette Formation. These soils typically consisted of light brown, very stiff, clayey silt (ML) that displayed subtle to strong orange and gray mottling. In our test pits, the loess extended to depths of approximately 3 to 5 feet below the ground surface.

Residual Soil: Underlying the loess in test pits TP-1 through TP-3 and TP-5 was residual soil resulting from in-place weathering of the underlying Columbia River Basalt Formation. The light reddish brown silty clay (CL) to clayey silt (ML) contained trace weathered basalt fragments and was generally characterized by a very stiff consistency. The residual soil extended to depths of 5 to 5.5 feet in test pits TP-3 and TP-5 and beyond the maximum depth of exploration in test pits TP-1 and TP-2 (6 to 6.5 feet).

Columbia River Basalt Formation: Underlying the loess in test pit TP-4 and the residual soil in test pits TP-3 and TP-5 was weathered basalt belonging to the Columbia River Basalt Formation. Generally, the gray basalt was weathered to very soft (R1) to soft (R2) and contained trace light reddish brown silty clay to clayey silt matrix. Practical refusal was achieved with a small sized excavator equipped with rock teeth in test pits TP-3 through TP-5 at depths of 3.5 to 7.5 feet. Table 2 presents the depths at which rock was first encountered in test pits and the depth at which practical refusal was achieved.

Table 2. Depth of Basalt Bedrock Encountered in Explorations

Test Pit	Depth Rock First Encountered (feet)	Depth of Practical Refusal on Soft (R2) to Medium Hard (R3) Basalt (feet)
TP-3	5	6
TP-4	3	3.5
TP-5	5.5	7.5

Shrink-Swell Potential

Soils encountered within our subsurface explorations displayed low plasticity. Based on the results of our study, special design measures are not necessary for structures. GeoPacific should be contacted for recommendations if potentially expansive, fat clay soils are encountered during site preparation operations.

Groundwater and Soil Moisture

On October 25, 2023, soils encountered in explorations were damp to moist. Regional groundwater mapping indicates static groundwater is present at a depth of approximately 240 to 260 feet below the ground surface (Snyder, 2008). Experience has shown that temporary perched storm-related groundwater conditions often occur within the surface soils over fine-grained native deposits such as those beneath the site, particularly during the wet season. It is anticipated that groundwater conditions will vary depending on the season, local subsurface conditions, changes in site utilization, and other factors.



Infiltration Testing

Soil infiltration testing was performed using the pushed pipe infiltration method in test pits TP-1 through TP-4 at a depth of 2.5 feet. The soil was pre-saturated for a period of over 1 hour. The water level was measured to the nearest tenth of an inch every hour with reference to the ground surface and continued until rates stabilized. Table 3 summarizes the results of our falling head infiltration tests.

Table 3. Summary of Infiltration Test Results

Test Pit	Depth (feet)	Soil Type	Infiltration Rate(in/hr)	Hydraulic Head Range (inches)
TP-1	2.5	Clayey Silt (ML)	0	22.5
TP-2	2.5	Clayey Silt (ML)	0	12.0
TP-3	2.5	Clayey Silt (ML)	0	14.5
TP-4	2.5	Clayey Silt (ML)	0	12.0

The results of our infiltration testing indicate the soils exhibit low permeability with a high probability of silting up over time.

SLOPE STABILITY

For the purpose of evaluating slope stability, we reviewed:

- 1:24,000 scale topographic mapping by the U.S. Geological Survey (Figure 1)
- regional geologic and hazard mapping by Schlicker and Finlayson (1979), Beeson et al. (1989), and Madin (1990)
- Lidar based high resolution digital elevation maps (Figure 2)
- Landslide inventory mapping of the Lake Oswego quadrangle (Burns and Duplantis, 2010)
- The Oregon Department of Geology and Mineral Industries (DOGAMI) statewide landslide database (Figure 2)
- Landslide Hazard maps prepared by the City of West Linn (Figures 4 and 5)
- Statewide landslide hazard mapping by Burns et al. (2013) (Figure 6)
- 1:360 site specific topographic mapping provided by Centerline Concepts Land Surveying, Inc. (Figure 3).

We also performed a field reconnaissance and explored subsurface conditions at the site with five exploratory test pits, the locations of which are presented on Figure 3.

Our review of Lidar based high resolution digital elevation maps (DOGAMI, 2024) indicate that the majority of the site topography is smooth and uniform. Steep slopes up to 80 percent grade are present in the northern and northwestern portions of the site, above the tributary drainage. The headwaters of another drainage is present on Lot 3 in the southeastern part of the property (Figures 2 and 3). No landslides are mapped on the property based on our review of available regional geologic mapping, hazard mapping, and the statewide landslide database (Slido) as presented on Figure 2 (Schlicker and Finlayson, 1979; Beeson et al., 1989; Madin, 1990; Burns and Duplantis, 2010; DOGAMI Slido, 2024).



Mapping published by the West Linn Natural Hazards Mitigation Plan in 2003 (Map 11) indicates steep slopes (greater than 25 percent grade) are present along the northwestern and northeastern property lines and a potential landslide area is delineated along the northwestern property line, as presented on Figure 4. The West Linn Landslide Vulnerability Analysis (Map 16) identifies landslide hazard areas coinciding with the slopes mapped as greater than 25 percent (Figure 5) (West Linn Natural Hazards Mitigation Plan, 2003). More recent landslide susceptibility mapping by DOGAMI categorize the majority of the site as having a low to moderate susceptibility to shallow landslides with the steeply sloping, northwestern facing slope categorized as having a high susceptibility to shallow landslides, as presented on Figure 6 (Burns et al., 2013). The site is considered to have a low susceptibility for deep seated landslides (Figure 6) (Burns et al., 2013).

Explorations indicate that the subject site is underlain by stiff to very stiff windblown loess deposits (Willamette Formation), stiff to very stiff residual soil, and dense to very dense basalt bedrock. Field pocket penetrometer measurements indicate that the upper 4 feet of the Willamette Formation and residual soils have an approximate unconfined compressive strength of 4.5 tons/ft² and characterized by a very stiff consistency. The underlying basalt is weathered to very soft (R1) to medium hard (R3) and characterized by a dense to very dense relative density. These materials are considered highly resistant to slope instability in areas of gently sloping topography and moderately resistant in areas of moderately sloping topography.

In the areas of the site proposed for development, slopes are generally gently to moderately sloping with grades of approximately 10 to 60 percent. Steep slopes up to 80 percent are present on Lot 3. Slopes up to 80 percent grade are present along the northeastern property line – above the tributary drainage – in an area to remain as open space (Figures 1 through 3). Field reconnaissance of the proposed development area (Figures 2 and 3) indicates that slope morphology is generally smooth and uniform, consistent with relatively stable slope conditions over the last 10,000 years. No evidence of active slope instability such as fresh scarps, hummocky and/or irregular topography, etc. was observed on the subject site and no geomorphic evidence of prior, large scale slope instability was observed during our reconnaissance. No ground seeps or springs were observed. In our opinion, slopes on the subject property in the vicinity of the proposed construction are relatively stable and the potential for damaging deep-seated slope instability is considered to be low provided that the site is developed and constructed in accordance with our recommendations and appropriate standards of practice are followed for new development. Due to the presence of steep slopes, a lot specific geotechnical study should be performed for Lot 3 at the conclusion of mass grading for the subdivision.

GeoPacific should review the final grading and building plans to verify compliance with the geotechnical recommendations and to make additional recommendations, if necessary. We recommend that surface runoff be collected and water discharged in a controlled manner downslope of the proposed structures. In no case should uncontrolled stormwater runoff be allowed to flow uncontrolled over slopes. It should be noted that this evaluation is based on limited observation of surficial features, the subsurface explorations performed, and review of available geologic literature. Homes and slopes should be maintained according to the recommendations provided in the attached “Maintenance of Hillside Homesites and Slopes.”



CONCLUSIONS AND RECOMMENDATIONS

Our investigation indicates that the proposed development is geotechnically feasible, provided that the recommendations of this report are incorporated into the design and construction phases of the project. The primary geotechnical constraints to development include:

1. Steep slopes in the vicinity of Lot 3. We recommend that a lot specific geotechnical study be performed for Lot 3 at the conclusion of mass grading of the subdivision. Special design, including foundation and drainage measures, may be necessary for home construction on Lot 3.
2. An 8-foot horizontal footing-to-slope setback should be maintained for structures.
3. Significant keying and benching may be required on Lots 3 through 7 due to the height of the proposed fill slopes and existing slope gradients. Narrow fills will need to be widened to achieve adequate compaction. Bench drains will likely be added to the narrow fills, in addition to the keyway drains.
4. The depth of the bedrock beneath the site. Weathered basalt bedrock was encountered in test pits TP-3 through TP-5 at depths of 3 to 5.5 feet. Practical refusal was encountered on soft (R2) to medium hard (R3) basalt at depths of 3.5 to 7.5 feet. Difficult excavating conditions should be expected.
5. The results of our infiltration testing indicate the underlying soils have low permeability and a tendency to silt up over time. In our opinion, the site is not suitable for on-site disposal of stormwater and stormwater infiltration is not recommended.
6. Stormwater is to be routed to a detention pipe and discharged at the pre-development rate to the existing drainage to the northwest. Discharge should outlet as far into the Open Space as feasible and be lined with rip rap.
7. Storm and sanitary utilities are proposed near the base of the slope on Lots 3 through 7. Trench backfill for the storm and sanitary utilities including the zone around the storm detention pipe should be adequately compacted to at least 95% of the maximum dry density obtained by Modified Proctor ASTM D1557 or equivalent.

Site Preparation Recommendations

Areas of proposed construction and areas to receive fill should be cleared of vegetation and any organic and inorganic debris. Inorganic debris and organic materials from clearing should be removed from the site. Organic-rich soils and root zones should then be stripped from construction areas of the site or where engineered fill is to be placed. Depth of stripping of existing topsoil is estimated to be approximately 6 to 9 inches. The depth of organic soil layers may increase in highly treed areas. Deeper removals, root picking, and ripping may be necessary in areas of the property. The final depth of soil removal will be determined on the basis of a site inspection after the stripping/excavation has been performed. Stripped topsoil should be removed from areas proposed for placement of engineered fill. Any remaining topsoil should be stockpiled only in designated areas and stripping operations should be observed and documented by the geotechnical engineer or his representative.



If encountered, undocumented fills and any subsurface structures (dry wells, basements, driveway and landscaping fill, old utility lines, septic leach fields, field drain tiles, etc.) should be completely removed and the excavations backfilled with engineered fill. Field drain tiles, if encountered, should be intercepted at the high end of the site and routed to the storm drain system.

Undocumented fill was not encountered in our explorations conducted for this study. Areas of undocumented fill may be present outside our exploration locations, especially in the vicinity of the existing structures and driveway. Topography indicates some fill is present near the existing home and pool. Undocumented fill and any buried topsoil horizons should be removed to firm inorganic native soils and replaced with properly compacted engineered fill. Organic or otherwise deleterious portions of the fill should be exported from the site. Portions of undocumented fill soils that do not contain significant percentages of organics may be stockpiled for later use as engineered fill provided they are properly moisture conditioned for compaction and not mixed with topsoil or other organic/unsuitable materials. The final depth of removal should be determined on the basis of a site inspection after the initial stripping / fill excavation has been performed.

Once topsoil stripping and removal of organic and inorganic debris are approved in a particular area and prior to placement of engineered fill, the underlying soils should be over-excavated, ripped, aerated to optimum moisture content, and recompacted to project specifications for engineered fill as determined by the Standard Proctor (ASTM D698). Exposed subgrade soils should be evaluated by the geotechnical engineer. For large areas, this evaluation is normally performed by proof-rolling the exposed subgrade with a fully loaded scraper or dump truck. For smaller areas where access is restricted, the subgrade should be evaluated by probing the soil with a steel probe.

Areas proposed to be left at grade during mass grading of the subdivision may require additional over-excavation of foundation areas in order to reach soils which will provide adequate bearing support for the proposed foundations. Site earthwork may be impacted by shallow groundwater. Stabilization of subgrade soils will require aeration and recompaction. If subgrade soils are found to be difficult to stabilize, over-excavation, placement of granular soils, or cement treatment of subgrade soils may be feasible options. The depth of overexcavation, if required, should be evaluated by the geotechnical engineer at the time of construction.

Engineered Fill

In general, we anticipate that low expansive soils from planned cuts and utility trench excavations will be suitable for use as engineered fill provided they are adequately moisture conditioned prior to compacting. Imported fill material should be reviewed by GeoPacific prior to being imported to the site. Oversize material greater than 6 inches in size should not be used within 3 feet of foundation footings, and material greater than 12 inches in diameter should not be used in engineered fill.

All grading for the proposed construction should be performed as engineered grading in accordance with the applicable building code at time of construction with the exceptions and additions noted herein. Proper test frequency and earthwork documentation usually requires daily observation and testing during stripping, rough grading, and placement of engineered fill.

Engineered fill should be compacted in horizontal lifts not exceeding 8 inches using standard compaction equipment. We recommend that engineered fill be compacted to at least 95% of the maximum dry density determined by ASTM D698 (Standard Proctor) or equivalent. Field density



testing should conform to ASTM D2922 and D3017, or D1556. All engineered fill should be observed and tested by the project geotechnical engineer or his representative. Typically, one density test is performed for at least every 2 vertical feet of fill placed or every 500 yd³, whichever requires more testing. Because testing is performed on an on-call basis, we recommend that the earthwork contractor be held contractually responsible for test scheduling and frequency.

Site earthwork will be impacted by soil moisture and shallow groundwater conditions. Earthwork in wet weather would likely require extensive use of cement or lime treatment, or other special measures, at considerable additional cost compared to earthwork performed under dry-weather conditions.

Keyways and Benching For Engineered Fill on Slopes

Engineered fill to be placed in sloping areas inclining steeper than 20% grade should be constructed on a keyway and benches in accordance with the typical design shown in Figure 7. Significant keying and benching may be required on lots 3 through 7 due to the height of the proposed fill slopes and existing slope gradients. Narrow fills will need to be widened to achieve adequate compaction. Bench drains will likely be added to the narrow fills, in addition to the keyway drains. Keyways should have a minimum depth of 2 feet and minimum width of 10 feet. Additional removals of potentially unstable soils may be required depending on conditions observed during construction. Both benches and keyways should be roughly horizontal in the down slope direction, but may slope up to 20% grade along topographic contour. Keyways sloping more than 20% grade along topographic contour should be benched.

The keyway should include a subdrain consisting of a minimum 3-inch-diameter, ADS Heavy Duty grade (or equivalent), perforated plastic pipe enveloped in a minimum of 3 cubic feet per lineal foot of 2"- 1/2", open-graded gravel drain rock wrapped with geotextile filter fabric (Mirafi 140N or equivalent). GeoPacific should inspect keyways, subdrains and benching prior to fill placement. Areas of potential seepage observed during construction may require a rock blanket drain in the keyway bottom.

We recommend that permanent fill and cut slopes be constructed no steeper than 2H:1V (50% grade). Fill slopes should be overbuilt a minimum of 3 feet horizontally beyond finish grade and then trimmed back to finish grade as shown in figure in order to achieve a well compacted slope face.

Excavating Conditions and Utility Trench Backfill

Basalt bedrock was encountered in test pits TP-3 through TP-5 depths of 3 to 5.5 feet. Practical refusal was achieved with a medium sized excavator on medium hard (R3) to hard (R4) basalt bedrock at depths of 1 to 9 feet in test pits TP-2 through TP-9. Difficult excavating conditions should be expected.

All temporary cuts in excess of 4 feet in height should be sloped in accordance with U.S. Occupational Safety and Health Administration (OSHA) regulations (29 CFR Part 1926), or be shored. The existing native near surface soils are classified as Type B Soil and temporary excavation side slope inclinations as steep as 1H:1V may be assumed for planning purposes. This cut slope inclination is applicable to excavations above the water table only. Maintenance of safe working conditions, including temporary excavation stability, is the responsibility of the contractor. Actual slope inclinations at the time of construction should be determined based on safety requirements and actual soil and groundwater conditions.



Soft, saturated soils and groundwater may be encountered in utility trenches, particularly during the wet season. We anticipate that dewatering systems consisting of ditches, sumps and pumps would be adequate for control of perched groundwater. Regardless of the dewatering system used, it should be installed and operated such that in-place soils are prevented from being removed along with the groundwater. Trench bottom stabilization, such as one to two feet of compacted crushed aggregate base, may be necessary in deeper trenches.

Vibrations created by traffic and construction equipment may cause some caving and raveling of excavation walls. In such an event, lateral support for the excavation walls should be provided by the contractor to prevent loss of ground support and possible distress to existing or previously constructed structural improvements.

PVC pipe should be installed in accordance with the procedures specified in ASTM D2321. We recommend that trench backfill be compacted to at least 95% of the maximum dry density obtained by Modified Proctor ASTM D1557 or equivalent. Initial backfill lift thickness for a ¾"-0 crushed aggregate base may need to be as great as 4 feet to reduce the risk of flattening underlying flexible pipe. Subsequent lift thickness should not exceed 1 foot. If imported granular fill material is used, then the lifts for large vibrating plate-compaction equipment (e.g. hoe compactor attachments) may be up to 2 feet, provided that proper compaction is being achieved and each lift is tested. Use of large vibrating compaction equipment should be carefully monitored near existing structures and improvements due to the potential for vibration-induced damage.

Adequate density testing should be performed during construction to verify that the recommended relative compaction is achieved. Typically, one density test is taken for every 4 vertical feet of backfill on each 200-lineal-foot section of trench.

Erosion Control Considerations

During our field exploration program, we did not observe soil types that would be considered highly susceptible to erosion, except in areas of moderately to steeply sloping topography. In our opinion, the primary concern regarding erosion potential will occur during construction, in areas that have been stripped of vegetation. Erosion at the site during construction can be minimized by implementing the project erosion control plan, which should include judicious use of straw bales and silt fences. If used, these erosion control devices should be in place and remain in place throughout site preparation and construction.

Erosion and sedimentation of exposed soils can also be minimized by quickly re-vegetating exposed areas of soil, and by staging construction such that large areas of the project site are not denuded and exposed at the same time. Areas of exposed soil requiring immediate and/or temporary protection against exposure should be covered with either mulch or erosion control netting/blankets. Areas of exposed soil requiring permanent stabilization should be seeded with an approved grass seed mixture, or hydroseeded with an approved seed-mulch-fertilizer mixture.

Wet Weather Earthwork

Soils underlying the site are likely to be moisture sensitive and may be difficult to handle or traverse with construction equipment during periods of wet weather. Earthwork is typically most economical when performed under dry weather conditions. Earthwork performed during the wet-weather season will probably require expensive measures such as cement treatment or imported granular material to compact fill to the recommended engineering specifications. If earthwork is



to be performed or fill is to be placed in wet weather or under wet conditions when soil moisture content is difficult to control, the following recommendations should be incorporated into the contract specifications.

- Earthwork should be performed in small areas to minimize exposure to wet weather. Excavation or the removal of unsuitable soils should be followed promptly by the placement and compaction of clean engineered fill. The size and type of construction equipment used may have to be limited to prevent soil disturbance. Under some circumstances, it may be necessary to excavate soils with a backhoe to minimize subgrade disturbance caused by equipment traffic.
- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water.
- Material used as engineered fill should consist of clean, granular soil containing less than 5 percent fines. The fines should be non-plastic. Alternatively, cement treatment of on-site soils may be performed to facilitate wet weather placement.
- The ground surface within the construction area should be sealed by a smooth drum vibratory roller, or equivalent, and under no circumstances should be left uncompacted and exposed to moisture. Soils which become too wet for compaction should be removed and replaced with clean granular materials.
- Excavation and placement of fill should be observed by the geotechnical engineer to verify that all unsuitable materials are removed and suitable compaction and site drainage is achieved.
- Straw wattles and/or geotextile silt fences should be strategically located to control erosion.

If cement or lime treatment is used to facilitate wet weather construction, GeoPacific should be contacted to provide additional recommendations and field monitoring.

Spread Foundations

We recommend that a lot specific geotechnical study be performed at the conclusion of mass grading of the subdivision for Lot 3 due to the presence of steep slopes. The proposed residential structures on Lots 1, 2, and 4 through 14 may likely be supported on shallow foundations bearing on competent undisturbed, low expansivity native soils and/or engineered fill, appropriately designed and constructed as recommended in this report. Foundation design, construction, and setback requirements should conform to the applicable building code at the time of construction. For maximization of bearing strength and protection against frost heave, spread footings should be embedded at a minimum depth of 12 inches below exterior grade. The recommended minimum widths for continuous footings supporting wood-framed walls without masonry are 12 inches for single-story, 15 inches for two-story, and 18 inches for three-story structures. Minimum foundation reinforcement should consist of a No. 4 bar at the top of the stem walls, and a No. 4 bar at the bottom of the footings. Concrete slab-on-grade reinforcement should consist of No. 4 bars placed on 24-inch centers in a grid pattern.

The anticipated allowable soil bearing pressure is 1,500 lbs/ft² for footings bearing on competent, low expansivity, native soil and/or engineered fill. A maximum chimney and column load of 40 kips is recommended for the site. The recommended maximum allowable bearing pressure may be increased by 1/3 for short-term transient conditions such as wind and seismic loading. For heavier loads, the geotechnical engineer should be consulted. The coefficient of friction between on-site soil and poured-in-place concrete may be taken as 0.42, which includes no factor of safety.



The maximum anticipated total and differential footing movements (generally from soil expansion and/or settlement) are 1 inch and $\frac{3}{4}$ inch over a span of 20 feet, respectively. We anticipate that the majority of the estimated settlement will occur during construction, as loads are applied. Excavations near structural footings should not extend within a 1H:1V plane projected downward from the bottom edge of footings.

An 8-foot horizontal footing-to-slope setback should be maintained for structures. Footing excavations should penetrate through topsoil, undocumented fill, and any loose soil to competent subgrade that is suitable for bearing support. All footing excavations should be trimmed neat, and all loose or softened soil should be removed from the excavation bottom prior to placing reinforcing steel bars. Due to the moisture sensitivity of on-site native soils, foundations constructed during the wet weather season may require overexcavation of footings and backfill with compacted, crushed aggregate.

Our recommendations are for house construction incorporating raised wood floors and conventional spread footing foundations. If living space of the structures will incorporate basements, a geotechnical engineer should be consulted to make additional recommendations for retaining walls, water-proofing, underslab drainage and wall subdrains. After site development, a Final Soil Engineer's Report should either confirm or modify the above recommendations.

Concrete Slabs-on-Grade

Preparation of areas beneath concrete slab-on-grade floors should be performed as recommended in the *Site Preparation* section. Care should be taken during excavation for foundations and floor slabs, to avoid disturbing subgrade soils. If subgrade soils have been adversely impacted by wet weather or otherwise disturbed, the surficial soils should be scarified to a minimum depth of 12 inches, moisture conditioned to within about 3 percent of optimum moisture content and compacted to engineered fill specifications. Alternatively, disturbed soils may be removed, and the removal zone backfilled with additional crushed rock. Removed soils should be replaced with structural fill as described in the *Engineered Fill* section of this report.

Exposed subgrade soils should be evaluated by the geotechnical engineer. For large areas, this evaluation is normally performed by proof-rolling the exposed subgrade with a fully loaded dump truck and potholing with an excavator to evaluate the buried layers of undocumented fill near the ground surface. For smaller areas where access is restricted, the subgrade should be evaluated by probing the soil with a steel probe.

In areas where moisture will be detrimental to floor coverings or equipment inside the proposed structure, appropriate vapor barrier and damp-proofing measures should be implemented. A minimum of 8 inches of $\frac{3}{4}$ "-0 should be provided beneath slabs-on-grade. The total thickness of crushed aggregate will be dependent on the subgrade conditions at the time of construction and should be verified visually by proof-rolling. Under-slab aggregate should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D698 (Standard Proctor) or equivalent. Appropriate design professionals should be consulted regarding vapor barrier and damp proofing systems, ventilation, building material selection and mold prevention issues, which are outside GeoPacific's area of expertise.



Permanent Below-Grade Foundation Walls

Lateral earth pressures against below-grade foundation retaining walls will depend upon the inclination of any adjacent slopes, type of backfill, degree of wall restraint, method of backfill placement, degree of backfill compaction, drainage provisions, and magnitude and location of any adjacent surcharge loads. At-rest soil pressure is exerted on a retaining wall when it is restrained against rotation. In contrast, active soil pressure will be exerted on a wall if its top is allowed to rotate or yield a distance of roughly 0.001 times its height or greater.

If the subject retaining walls will be free to rotate at the top, they should be designed for an active earth pressure equivalent to that generated by a fluid weighing 35 pcf for level backfill against the wall. For restrained wall, an at-rest equivalent fluid pressure of 55 pcf should be used in design, again assuming level backfill against the wall. These values assume that the recommended drainage provisions are incorporated, hydrostatic pressures are not allowed to develop against the wall, and walls are backfilled with engineered fill. Additional fluid pressures for different sloping conditions are presented on Table 4 on the following page.

Table 4: Retaining Wall Pressures

Backslope	Active Pressure (psf)	At Rest (psf)
Level	35	55
3H:1V	45	65
2H:1V	55	75

During a seismic event, lateral earth pressures acting on below-grade structural walls will increase by an incremental amount that corresponds to the earthquake loading. Based on the Mononobe-Okabe equation and peak horizontal accelerations appropriate for the site location, seismic loading should be modeled using the active or at-rest earth pressures recommended above, plus an incremental rectangular-shaped seismic load of magnitude 6.5H, where H is the total height of the wall. Additional seismic loading for different sloping conditions is presented on Table 5 below. As an alternative to the Mononobe Okabe Method, an internal seismic loading coefficient (K_h) of approximately 0.24g which corresponds to $\frac{1}{2}$ of the PGA_m may be applied for relatively level backslope conditions.

Table 5: Seismic Load for Retaining Walls

Backslope	Mononobe Okabe
Level	6.5H
3H:1V	8H
2H:1V	10H

We assume relatively level ground surface below the base of the walls. As such, we recommend passive earth pressure of 320 pcf for use in design, assuming wall footings are cast against competent native soils or engineered fill. If the ground surface slopes down and away from the



base of any of the walls, a lower passive earth pressure should be used and GeoPacific should be contacted for additional recommendations.

A coefficient of friction of 0.42 may be assumed along the interface between the base of the wall footing and subgrade soils. The recommended coefficient of friction and passive earth pressure values do not include a safety factor, and an appropriate safety factor should be included in design. The upper 12 inches of soil should be neglected in passive pressure computations unless it is protected by pavement or slabs on grade.

The above recommendations for lateral earth pressures assume that the backfill behind the subsurface walls will consist of properly compacted structural fill, and no adjacent surcharge loading. If the walls will be subjected to the influence of surcharge loading within a horizontal distance equal to or less than the height of the wall, the walls should be designed for the additional horizontal pressure. For uniform surcharge pressures, a uniformly distributed lateral pressure of 0.3 times the surcharge pressure should be added. Traffic surcharges may be estimated using an additional vertical load of 250 psf (2 feet of additional fill), in accordance with local practice.

The recommended equivalent fluid densities assume a free-draining condition behind the walls so that hydrostatic pressures do not build-up. This can be accomplished by placing a 12- to 18-inch wide zone of sand and gravel containing less than 5 percent fines against the walls. A 3-inch minimum diameter perforated, plastic drain pipe should be installed at the base of the walls and connected to a suitable discharge point to remove water in this zone of sand and gravel. The drain pipe should be wrapped in filter fabric (Mirafi 140N or other as approved by the geotechnical engineer) to minimize clogging.

Wall drains are recommended to prevent detrimental effects of surface water runoff on foundations – not to dewater groundwater. Drains should not be expected to eliminate all potential sources of water entering a basement or beneath a slab-on-grade. An adequate grade to a low point outlet drain in the crawlspace is required by code. Underslab drains are sometimes added beneath the slab when placed over soils of low permeability and shallow, perched groundwater.

Water collected from the wall drains should be directed into the local storm drain system or other suitable outlet. A minimum 0.5 percent fall should be maintained throughout the drain and non-perforated pipe outlet. Down spouts and roof drains should not be connected to the wall drains in order to reduce the potential for clogging. The drains should include clean-outs to allow periodic maintenance and inspection. Grades around the proposed structure should be sloped such that surface water drains away from the building.

GeoPacific should be contacted during construction to verify subgrade strength in wall keyway excavations, to verify that backslope soils are in accordance with our assumptions, and to take density tests on the wall backfill materials.

Structures should be located a horizontal distance of at least $1.5H$ away from the back of the retaining wall, where H is the total height of the wall. GeoPacific should be contacted for additional foundation recommendations where structures are located closer than $1.5H$ to the top of any wall.



Seismic Design

The Oregon Department of Geology and Mineral Industries (Dogami), Oregon HazVu: 2024 Statewide GeoHazards Viewer indicates that the site is in an area where *very strong* ground shaking is anticipated during an earthquake (Dogami HazVu, 2024). Structures should be designed to resist earthquake loading in accordance with the methodology described in the 2021 International Building Code (IBC) with applicable Oregon Structural Specialty Code (OSSC) revisions (current 2022). We recommend Site Class C be used for design as defined in ASCE 7-16, Chapter 20, and Table 20.3-1. We recommend seismic design category D₁ as defined in 2021 International Residential Code (IRC) Table R301.2.2.1.1. Design values determined for the site using the ATC (Applied Technology Council) 2024 Hazards by Location Online Tool are summarized in Table 6 below, and are based upon existing soil conditions.

Table 6. Recommended Earthquake Ground Motion Parameters (ASCE 7-16)

Parameter	Value
Location (Lat, Long), degrees	45.392, -122.656
Risk-Targeted Maximum Considered Earthquake Design Parameters, 2% Exceedance in 50 years (MCE _R):	
Peak Ground Acceleration PGA _M	0.466 g
Short Period, S _s	0.862 g
1.0 Sec Period, S ₁	0.386 g
Soil Factors for Site Class C:	
F _a	1.2
F _v	1.5
SD _s = 2/3 x F _a x S _s	0.69 g
SD ₁ = 2/3 x F _v x S ₁	0.386 g
Seismic Design Category	D (D ₁ per 2021 IRC)

Soil Liquefaction

The Oregon Department of Geology and Mineral Industries (DOGAMI), Oregon HazVu: 2024 Statewide GeoHazards Viewer indicates that the site is in an area considered to not be at risk for soil liquefaction during an earthquake. Soil liquefaction is a phenomenon wherein saturated soil deposits temporarily lose strength and behave as a liquid in response to ground shaking caused by strong earthquakes. Soil liquefaction is generally limited to loose sands and granular soils located below the water table, and fine-grained soils with a plasticity index less than 15. Our explorations indicate the site is underlain by stiff to very stiff, fine grained soils underlain by basalt bedrock above the water table, which are not considered prone to liquefaction.

For construction of single family structures or townhomes three stories or less, special design or construction measures are not required by code to mitigate the effects of liquefaction. However, GeoPacific may be consulted to perform further study of seismic hazards on the site if desired. We anticipate that our additional explorations on the site for the purpose of evaluating seismic hazards would include at least two cone penetrometer tests.



Drainage

If the proposed structure will have a raised floor, and no concrete slab-on-grade floors are used, perimeter footing drains would not be required based on soil conditions encountered at the site and experience with standard local construction practices. Where it is desired to reduce the potential for ponding water in spaces, footing drains may be installed. If concrete slab-on-grade floors are used, perimeter footing drains should be installed as recommended below.

Where used, perimeter footing drains should consist of 3 or 4-inch diameter, perforated plastic pipe embedded in a minimum of 1 ft³ per lineal foot of clean, free-draining drain rock. The drain pipe and surrounding drain rock should be wrapped in non-woven geotextile (Mirafi 140N, or approved equivalent) to minimize the potential for clogging and/or ground loss due to piping. Water collected from the footing drains should be directed to the local storm drain system or other suitable outlet. A minimum 0.5 percent fall should be maintained throughout the drain and non-perforated pipe outlet. The footing drains should include clean-outs to allow periodic maintenance and inspection. Subject to considerations as provided for hillside lots, footing drains may outlet at the curb, or on the back sides of lots where sufficient fall is not available to allow drainage to the street. In no case shall collected stormwater be discharge at the top of a slope or allowed to flow freely over a slope face.

Construction should include typical measures for controlling subsurface water beneath the homes, including positive crawlspace drainage to an adequate low-point drain exiting the foundation, visqueen covering the exposed ground in the crawlspace, and crawlspace ventilation (foundation vents). The homebuyers should be informed and educated that some slow flowing water in the crawlspaces is considered normal and not necessarily detrimental to the home given these other design elements incorporated into its construction. Appropriate design professionals should be consulted regarding crawlspace ventilation, building material selection and mold prevention issues, which are outside GeoPacific's area of expertise.

Down spouts and roof drains should collect roof water in a system separate from the footing drains in order to reduce the potential for clogging. Roof drain water should be directed to the storm drain system. Grades should be sloped downward and away from buildings to reduce the potential for ponded water near structures.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for the owner and their consultants for use in design of this project only. This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented in this report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, GeoPacific should be notified for review of the recommendations of this report, and revision of such if necessary.

Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. The checklist attached to this report outlines recommended geotechnical observations and testing for the project. Recommendations for design changes will be provided should conditions revealed during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.



Within the limitations of scope, schedule and budget, GeoPacific attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology at the time the report was prepared. No warranty, expressed or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water, or groundwater at this site.

We appreciate this opportunity to be of service.

Sincerely,

GEO PACIFIC ENGINEERING, INC.

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Wong, I. Silva, W., Bott, J., Wright, D., Thomas, P., Gregor, N., Li, S., Mabey, M., Sojourner, A., and Wang, Y., 2000, Earthquake Scenario and Probabilistic Ground Shaking Maps for the Portland, Oregon, Metropolitan Area; State of Oregon Department of Geology and Mineral Industries; Interpretative Map Series IMS-16.

Yeats, R.S., Graven, E.P., Werner, K.S., Goldfinger, C., and Popowski, T., 1996, Tectonics of the Willamette Valley, Oregon: in *Assessing earthquake hazards and reducing risk in the Pacific Northwest*, v. 1: U.S. Geological Survey Professional Paper 1560, P. 183-222, 5 plates, scale 1:100,000.

Yelin, T.S., 1992, An earthquake swarm in the north Portland Hills (Oregon): More speculations on the seismotectonics of the Portland Basin: *Geological Society of America, Programs with Abstracts*, v. 24, no. 5, p. 92.



CHECKLIST OF RECOMMENDED GEOTECHNICAL TESTING AND OBSERVATION

Item	Procedure	Timeframe	Whom	Done
1	Preconstruction meeting	Prior to beginning site work	Contractor, Developer, Civil and Geotechnical Engineers	
2	Fill removal from site or sorting and stockpiling	Prior to mass stripping	Soil Technician/ Geotechnical Engineer	
3	Stripping, aeration, and root-picking operations	During stripping	Soil Technician	
4	Compaction testing of engineered fill (90% of Modified Proctor)	During filling, tested every 2 vertical feet	Soil Technician	
5	Compaction testing of trench backfill (95% of Standard Proctor)	During backfilling, tested every 4 vertical feet for every 200 lineal feet	Soil Technician	
7	Street Subgrade Inspection	Prior to placing base course	Soil Technician	
8	Base course compaction (95% of Modified Proctor)	Prior to paving, tested every 200 lineal feet	Soil Technician	
9	Foundation Subgrade Inspection	During Foundation Excavation	Soil Technician/ Geotechnical Engineer	



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FIGURES



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VICINITY MAP



Legend

Approximate Scale 1 in = 2,000 feet

Date: 2/9/2024
 Drawn by: EKR

Base map: U.S. Geological Survey 7.5 minute Topographic Map Series, Lake Oswego, Oregon Quadrangle, 2020.

Project: Breckenridge Heights
 West Linn, Oregon

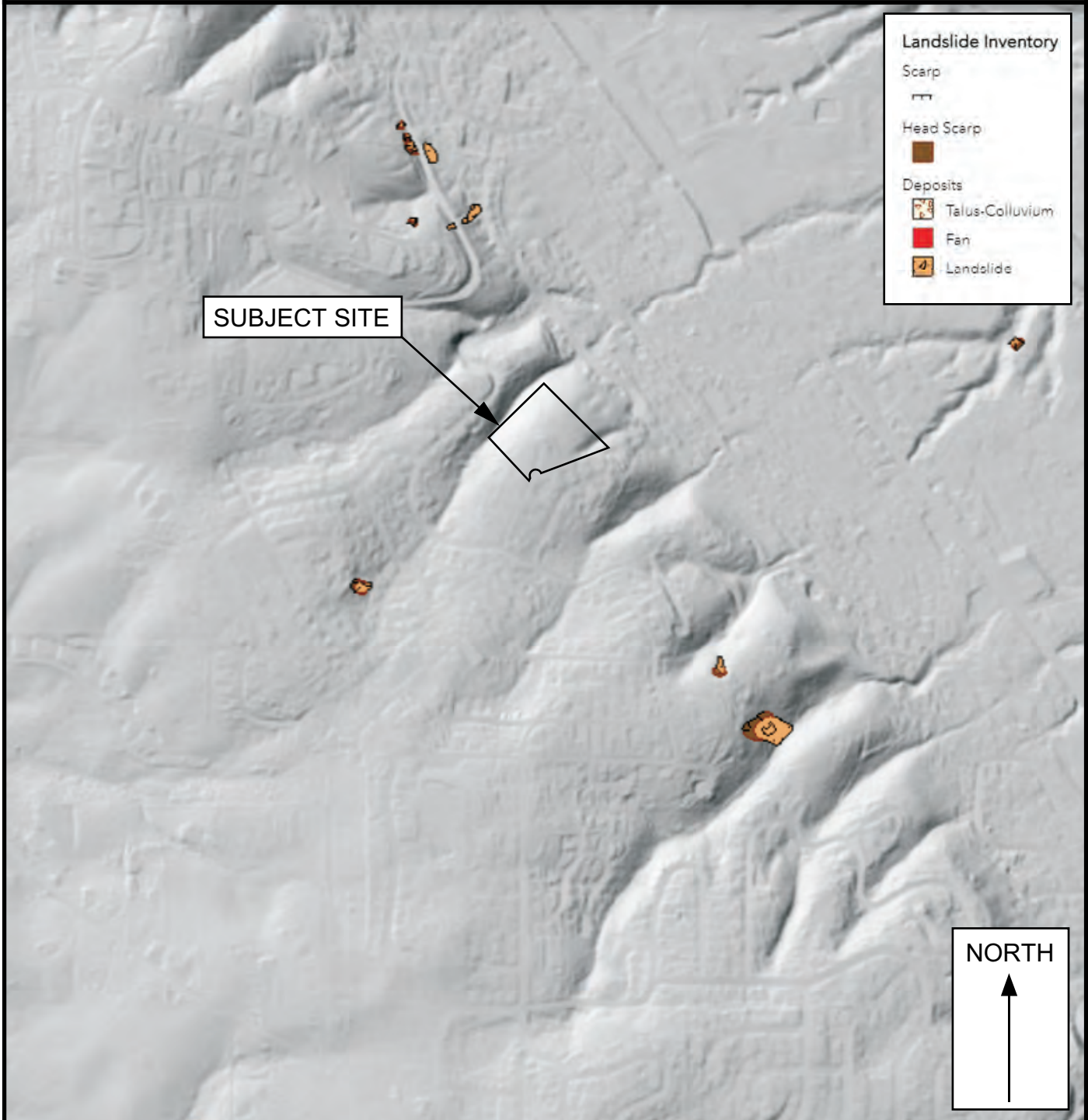
Project No. 23-6455

FIGURE 1



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Tel: (503) 598-8445

LIDAR BASED VICINITY MAP - WITH MAPPED LANDSLIDES



Legend

Approximate Scale 1 in = 1,000 feet

Date: 2/9/2024
Drawn by: EKR

Base map: Oregon Department of Geology and Mineral Industries, 2024, Statewide Landslide Information Database for Oregon (SLIDO):
<https://gis.dogami.oregon.gov/maps/slido/>

Project: Breckenridge Heights
West Linn, Oregon

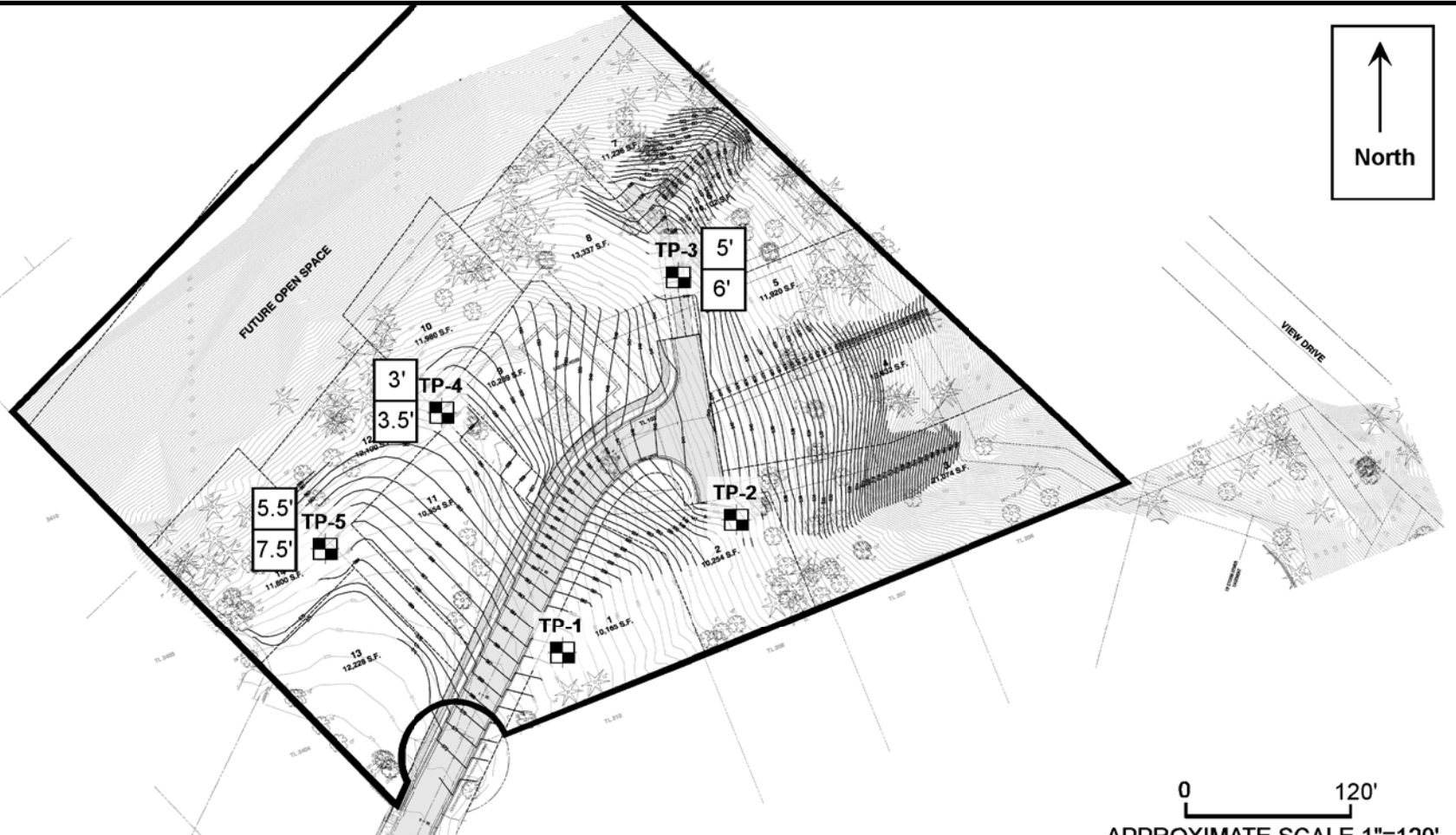
Project No. 23-6455

FIGURE 2



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SITE GRADING PLAN AND EXPLORATION LOCATIONS



Basemap provided by Theta, LLC. May 2023. Field Contours by Centerline Concepts Land Surveying, Inc.

0 120'
 APPROXIMATE SCALE 1"=120'

Legend **TP-1** Test Pit Designation and
 Approximate Location

5' 5' = Depth at Which Rock is First Encountered
 6' 6' = Depth of Practical Refusal on Rock
 >6' = Depth is Beyond Maximum Exploration Depth

Date: 2/9/2023
 Drawn by: EKR

Project: Breckenridge Heights
 West Linn, Oregon

Project No. 23-6455

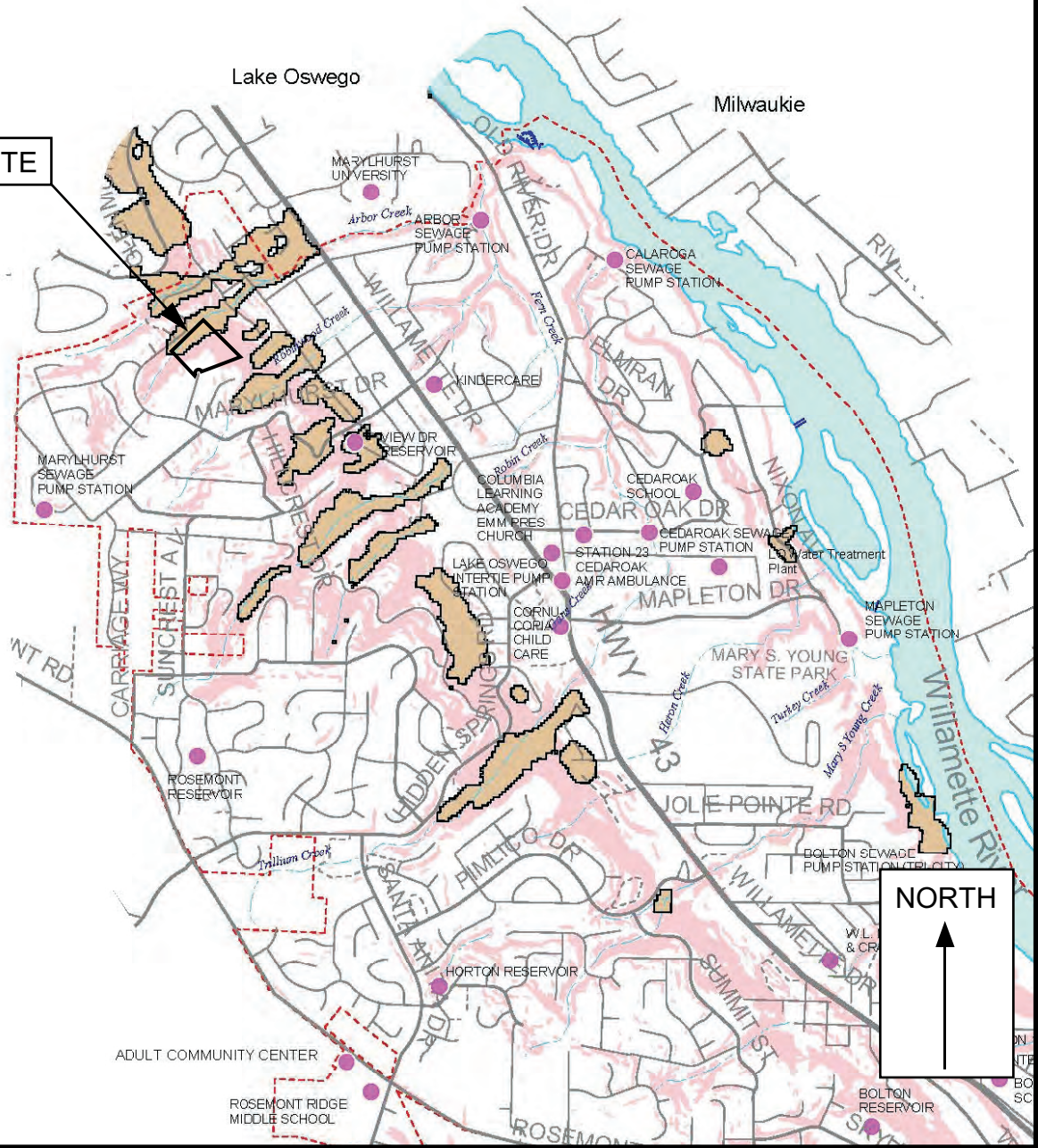
FIGURE 3



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POTENTIAL LANDSLIDES

SUBJECT SITE







Legend

Approximate Scale 1 in = 2,000 feet

Date: 2/9/2024

Drawn by: EKR

-  DOGAMI Potential Landslides (Preliminary 9/02)
-  Steep Slopes (WL-GIS 1996 DTM) >25%
-  Locations
-  City of West Linn

Base map: West Linn Natural Hazards Mitigation Plan, 2003, Potential Landslides, Map 11, 1:24,000.

Project: Breckenridge Heights
 West Linn, Oregon

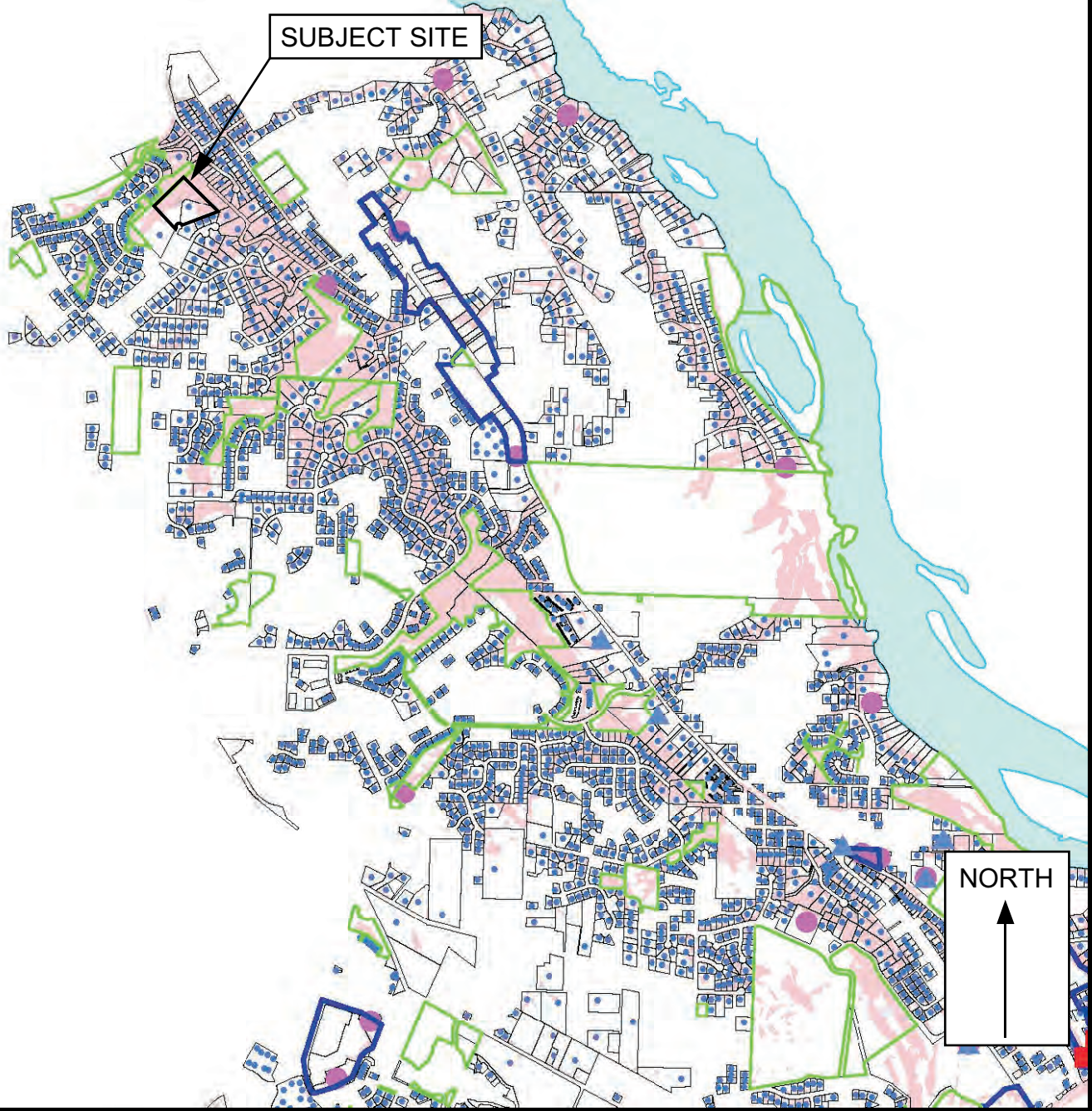
Project No. 23-6455

FIGURE 4



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LANDSLIDE VULNERABILITY ANALYSIS



Legend

Approximate Scale 1 in = 2,000 feet

Date: 2/9/2024

Drawn by: EKR

- Landslide Hazard Area
- Properties within Landslide Hazard Area
- Residential Population Locations within Landslide Area
- Assets and Infrastructure within Landslide Area
- Economic Assets within Landslide Area
- Environmental Assets within Landslide Hazard Area
- Cultural & Historical Assets within Landslide Area
- Hazardous Material Sites within Landslide Area

Base map: West Linn Natural Hazards Mitigation Plan, 2003, Landslide Vulnerability Analysis, Map 16, 1:24,000.

Project: Breckenridge Heights
 West Linn, Oregon

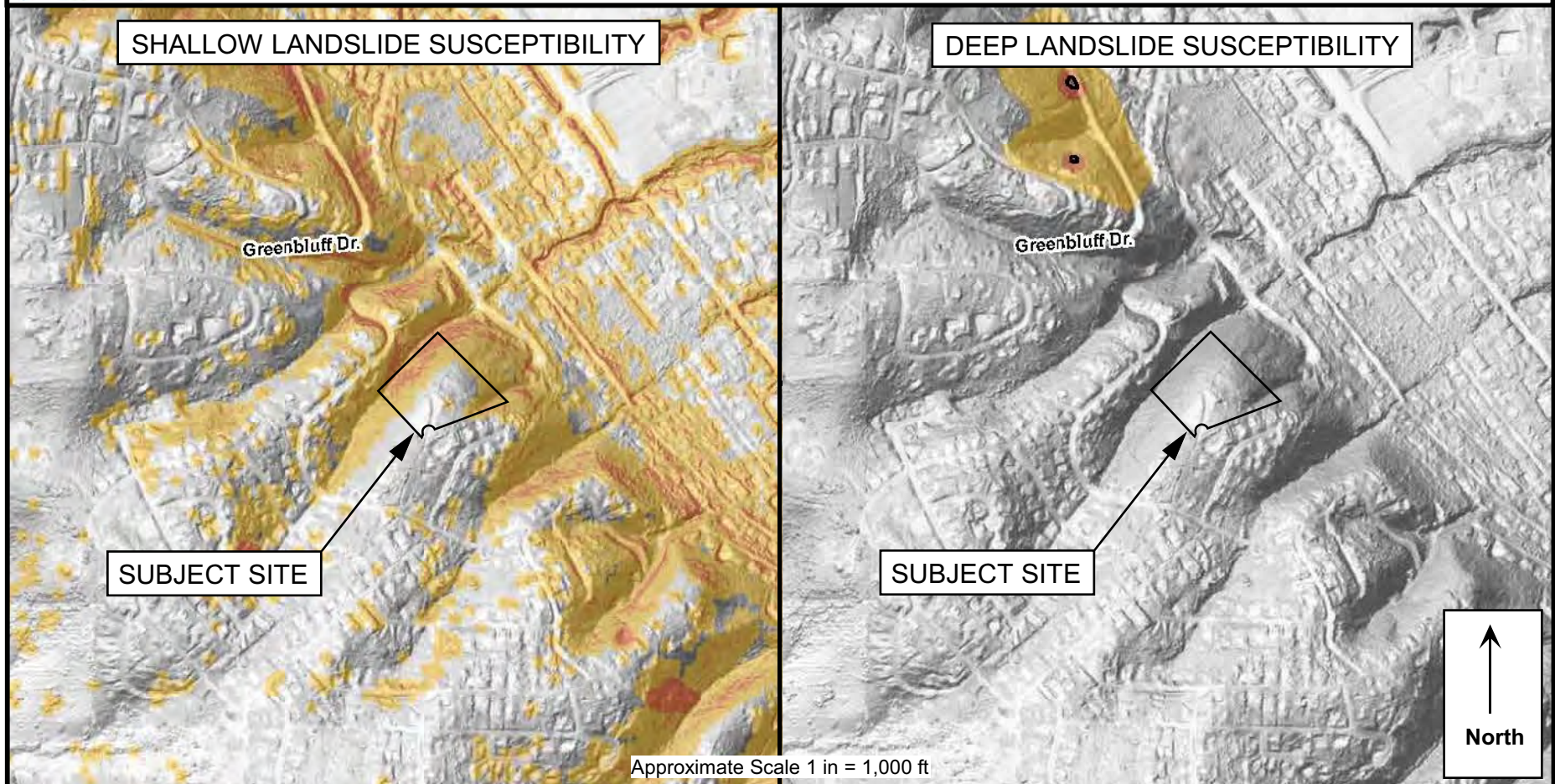
Project No. 23-6455

FIGURE 5



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LANDSLIDE SUSCEPTIBILITY



- High susceptibility to shallow landslides.
- Moderate susceptibility to shallow landslides.
- Low susceptibility to shallow landslides.

- High susceptibility to deep landslides.
- Moderate susceptibility to deep landslides.
- Low susceptibility to deep landslides.

Base maps: Landslide Susceptibility Map of the Lake Oswego Quadrangles, Multnomah and Clackamas Counties, Oregon (Burns et al., 2013)

Project: Breckenridge Heights
West Linn, Oregon

Project No. 23-6455

Date: 2/9/2024
Drawn by: EKR

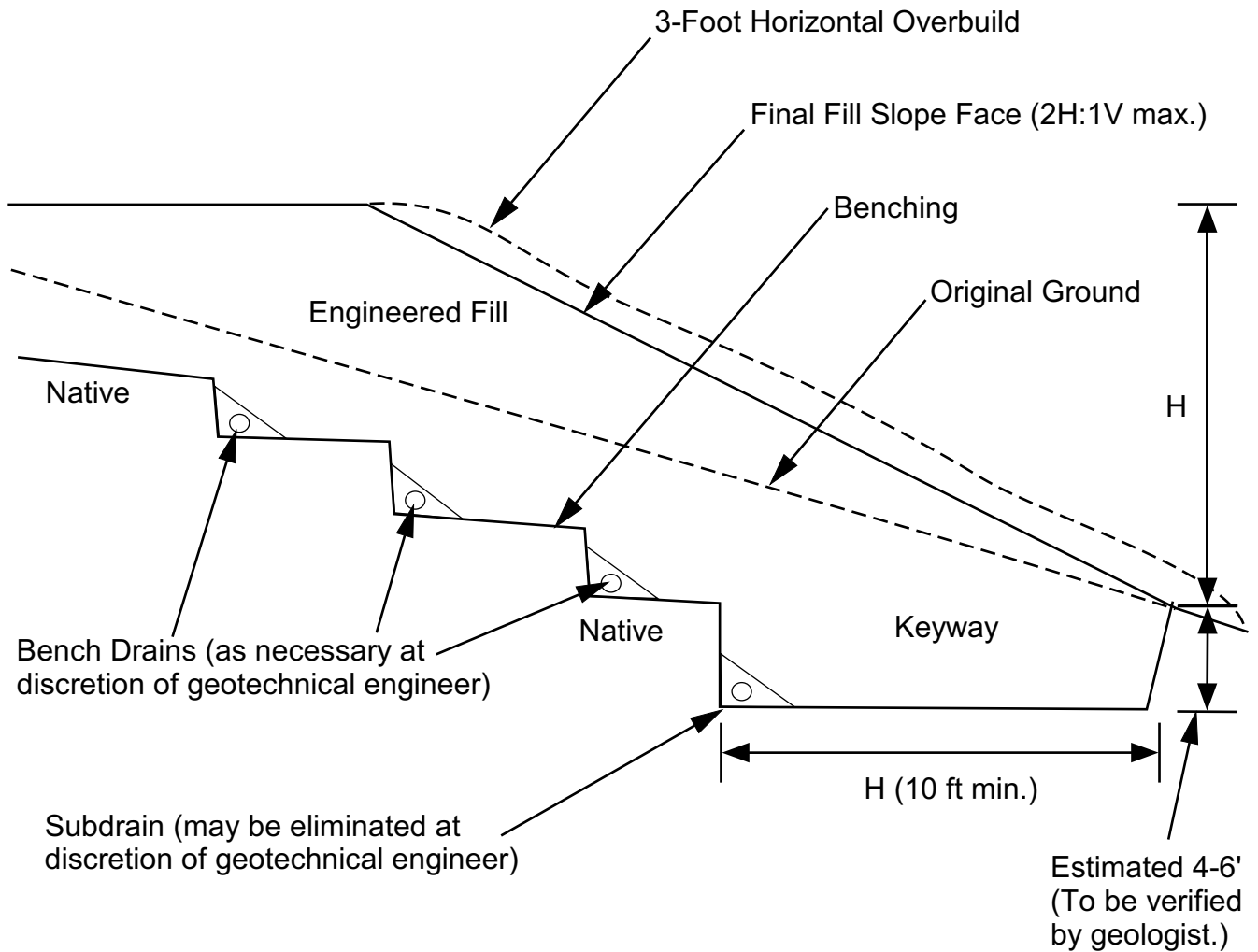
FIGURE 6



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FILL SLOPE DETAIL

TYPICAL KEYWAY, BENCHING & FILL SLOPE DETAIL



Recommended subdrain is minimum 3-inch-diameter ADS Heavy Duty grade (or equivalent), perforated plastic pipe enveloped in a minimum of 3 cubic feet per lineal foot of 2" to 1/2" open-graded gravel drain rock wrapped with geotextile filter fabric (Mirafi 140N or equivalent).



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EXPLORATION LOGS









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TEST PIT LOG

Project: Breckenridge Heights West Linn, Oregon	Project No. 23-6455	Test Pit No. TP-1
--	---------------------	--------------------------

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	4.5					Moderately to highly organic SILT (OL-ML), dark brown, loose, fine roots throughout, moist (Topsoil Horizon)
2	4.5					Very stiff, clayey SILT (ML), light brown, micaceous, trace black staining, strong orange and gray mottling, trace roots to 2 feet, damp to moist (Loess)
3	4.5					
4	4.5					
5						Very stiff, silty CLAY (CL) to clayey SILT (ML), light reddish-brown, trace black staining, moist (Residual Soil)
6						Practical refusal on very stiff silty clay to clayey silt at 6 feet.
7						Note: No seepage or groundwater encountered.
8						
9						
10						
11						
12						

LEGEND  Bag Sample  Bucket Sample  Shelby Tube Sample  Seepage  Water Bearing Zone  Water Level at Abandonment	Date Excavated: 10/25/2023 Logged By: B. Rapp Surface Elevation:
--	--









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 Portland, Oregon 97224
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TEST PIT LOG

Project: Breckenridge Heights West Linn, Oregon	Project No. 23-6455	Test Pit No. TP-2
--	---------------------	--------------------------

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	4.5					Highly organic SILT (OL-ML), dark brown, loose, fine roots throughout, moist (Topsoil Horizon)
2	4.5					Very stiff, clayey SILT (ML), light brown, micaceous, trace black staining, strong orange and gray mottling, trace roots to 2 feet, damp to moist (Loess)
3	4.5					
4	4.5					
5						Very stiff, silty CLAY (CL) to clayey SILT (ML), light reddish-brown, trace black staining, uniform texture throughout, moist (Residual Soil)
6						
7						Practical refusal on very stiff silty clay to clayey silt at 6.5 feet. Note: No seepage or groundwater encountered.
8						
9						
10						
11						
12						

LEGEND

 Bag Sample	 Bucket Sample	 Shelby Tube Sample	 Seepage	 Water Bearing Zone	 Water Level at Abandonment
---	--	---	--	---	--

Date Excavated: 10/25/2023
 Logged By: B. Rapp
 Surface Elevation:









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 Tel: (503) 598-8445

TEST PIT LOG

Project: Breckenridge Heights West Linn, Oregon	Project No. 23-6455	Test Pit No. TP-3
--	---------------------	--------------------------

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	4.5					Highly organic SILT (OL-ML), dark brown, loose, fine roots throughout, 4 to 5 inch thick root mat, moist (Topsoil Horizon)
2	4.5					Very stiff, clayey SILT (ML), light brown, micaceous, trace black staining, strong orange and gray mottling, fine roots to 2 feet, damp to moist (Loess)
3	4.5					
4	4.5					Very stiff, silty CLAY (CL) to clayey SILT (ML), trace basalt fragments, light reddish-brown, moist (Residual Soil)
5						Dense, very soft (R1) to soft (R2), weathered BASALT, trace matrix of silty clay, gray to brown, trace black staining, moist (Columbia River Basalt Formation)
6						Practical Refusal on Soft (R2) to Medium Hard (R3) Basalt at 6 Feet.
7						Note: No seepage or groundwater encountered.
8						
9						
10						
11						
12						

LEGEND

 Bag Sample	 Bucket Sample	 Shelby Tube Sample	 Seepage	 Water Bearing Zone	 Water Level at Abandonment
--	---	--	---	--	---

Date Excavated: 10/25/2023
 Logged By: B. Rapp
 Surface Elevation:









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 Tel: (503) 598-8445

TEST PIT LOG

Project: Breckenridge Heights West Linn, Oregon	Project No. 23-6455	Test Pit No. TP-4
--	---------------------	--------------------------

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	4.5					Highly organic SILT (OL-ML), dark brown, loose, fine roots throughout, 4 inch thick root mat, moist (Topsoil Horizon)
2	4.5					Very stiff, clayey SILT (ML), light brown, micaceous, trace black staining, strong orange and gray mottling, fine roots to 3 feet, damp to moist (Loess)
3	4.5					Dense, very soft (R1) to soft (R2), weathered BASALT, trace matrix of silty clay, gray to brown, trace black staining, moist (Columbia River Basalt Formation)
4						Practical Refusal on Soft (R2) to Medium Hard (R3) Basalt at 3.5 Feet. Note: No seepage or groundwater encountered.
5						
6						
7						
8						
9						
10						
11						
12						

LEGEND

 Bag Sample	 Bucket Sample	 Shelby Tube Sample	 Seepage	 Water Bearing Zone	 Water Level at Abandonment
---	--	---	--	---	--

Date Excavated: 10/25/2023
 Logged By: B. Rapp
 Surface Elevation:



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TEST PIT LOG

Project: Breckenridge Heights
 West Linn, Oregon

Project No. 23-6455

Test Pit No. **TP-5**

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	4.5					Moderately to highly organic SILT (OL-ML), dark brown, loose, fine roots throughout, 4 inch thick root mat, moist (Topsoil Horizon)
2	4.5					Very stiff, clayey SILT (ML), light brown, micaceous, trace black staining, strong orange and gray mottling, fine roots to 3 feet, damp to moist (Loess)
3	4.5					
4	4.5					
5						Very stiff, silty CLAY (CL) to clayey SILT (ML), trace basalt fragments, light reddish-brown, moist (Residual Soil)
6						Dense, very soft (R1), weathered BASALT, trace matrix of silty clay, gray to brown, trace black staining, moist (Columbia River Basalt Formation)
7						
8						Practical Refusal on Soft (R2) to Medium Hard (R3) Basalt at 7.5 Feet.
9						Note: No seepage or groundwater encountered.
10						
11						
12						

LEGEND



Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 10/25/2023

Logged By: B. Rapp

Surface Elevation:



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MAINTENANCE OF HILLSIDE HOMESITES AND SLOPES



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MAINTENANCE OF HILLSIDE HOMESITES AND SLOPES

All homes and slopes require a certain level of maintenance for general upkeep and to preserve the overall integrity of structures and land. Hillside homesites and slopes require some additional maintenance because they are subject to natural slope processes, such as runoff, erosion, shallow soil sloughing, soil creep, perched groundwater, etc. If not properly controlled, these processes could adversely affect your or neighboring properties. Although surface processes are usually only capable of causing minor damage, if left unattended, they could possibly lead to more serious instability problems. Slumps are common and unpredictable and should be considered part of standard slope maintenance.

The primary source of problems on hillsides is uncontrolled surface water runoff and blocked groundwater seepage which can erode, saturate, and weaken soil. Therefore, it is important that drainage and erosion control features be implemented on the property, and that these features be maintained in operative condition (unless changed on the basis of qualified professional advice). By employing simple precautions, you can help properly maintain your hillside site and avoid most potential problems. The following is an abbreviated list of common Do's and Don'ts recommended for maintaining hillside homesites and slopes – including those within open spaces.

Do List

1. Make sure that roof rain drains are connected to the street, local storm drain system, or transported via enclosed conduits or lined ditches to suitable discharge points away from structures and improvements. In no case, should rain drain water be discharged onto slopes or in an uncontrolled manner. Energy dissipation devices should be employed at discharge points to help prevent erosion.
2. Check your roof drains, gutters, and spouts to make sure that they are clear. Roofs are capable of producing a substantial flow of water. Blocked gutters, etc., can cause water to pond or run off in such a way that erosion or adverse oversaturation of soil can occur.
3. Make sure that drainage ditches and/or berms are kept clear throughout the rainy season. If you notice that a neighbor's ditches are blocked such that water is directed onto your property or in an uncontrolled manner, politely inform them of this condition.
4. Locate and check all drain inlets, outlets, and weep holes from foundation footings, retaining walls, driveways, etc. on a regular basis. Clean out any of these that have become clogged with debris.
5. Watch for wet spots on the property. These may be caused by natural seepage or indicate a broken or leaking water or sewer line. In either event, professional advice regarding the problem should be obtained followed by corrective action, if necessary.
6. Do maintain the ground surface adjacent to lined ditches so that surface water is collected in the ditch. Water should not be allowed to collect behind or flow under the lining.

Don't List

1. Do not change the grading or drainage ditches on the property without professional advice. You could adversely alter the drainage pattern across the site and cause erosion or soil movement.
2. Do not allow water to pond on the property. Such water will seep into the ground causing unwanted saturation of soil.
3. Do not allow water to flow onto slopes in an uncontrolled manner. Once erosion or oversaturation occurs, damage can result quickly or without warning.
4. Do not let water pond against foundations, retaining walls or basements. Such walls are typically designed for fully-drained conditions.
5. Do not connect roof drainage to subsurface disposal systems unless approved by a geotechnical engineer.
6. Do not irrigate in an unreasonable or excessive manner. Regularly check irrigation systems for leaks. Drip systems are preferred on hillsides.



Todd Prager & Associates, LLC
601 Atwater Road
Lake Oswego, OR 97034
971-295-4835
toddprager.com

February 14, 2024

Planning and Building
City of West Linn
22500 Salamo Road #1000
West Linn, Oregon 97068

Re: Arborist Report and Tree Preservation Plan for Park Place Estates

Please find enclosed the Arborist Report and Tree Preservation Plan for the Park Place Estates Subdivision project located at 2200 Mountain View Court in West Linn, Oregon.

Do not hesitate to contact me if you have any questions, concerns, or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Todd Prager". The signature is written in a cursive, flowing style.

Todd Prager
ASCA Registered Consulting Arborist #597
ISA Board Certified Master Arborist, WE-6723B
ISA Qualified Tree Risk Assessor
AICP, American Planning Association
ASCA Tree & Plant Appraisal Qualified

Encl.



Todd Prager & Associates
LLC

Arborist Report and Tree Preservation Plan

For Park Place Estates Subdivision at
2200 Mountain View Court in West Linn, Oregon

Prepared by:

Todd Prager, RCA #597, ISA Board Certified Master Arborist, AICP, Todd Prager & Associates, LLC

2/14/2024

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Todd Prager & Associates LLC

Park Place Estates – West Linn, Oregon Arborist Report and Tree Preservation Plan February 14, 2024

Purpose

This Arborist Report and Tree Preservation Plan for the Park Place Estates Subdivision project in West Linn, Oregon, is provided pursuant to City of West Linn Community Development Code Chapter 55 and the West Linn Tree Technical Manual. This report describes the existing trees located on the project site, as well as recommendations for tree removal, retention and protection. This report is based on observations made by Registered Consulting Arborist (RCA #597), Board Certified Master Arborist (WE-6723B), and Qualified Tree Risk Assessor Todd Prager and his staff during site visits conducted in November and December 2023, February 2024, and site plan coordination with Centurion Homes and Theta LLC.

Scope of Work and Limitations

Todd Prager & Associates, LLC was contracted by Centurion Homes to collect tree inventory data for individual trees measuring six inches and larger in diameter and to develop an arborist report and tree preservation plan for the project. The site is planned for residential development with new streets, 14 building lots, an open space tract, and associated access, utility, and grading improvements. Site plans were provided by Theta LLC illustrating the location of existing trees and potential construction impacts.

Visual Tree Assessment (VTA) was performed on individual trees located throughout the site. The enclosed tree inventory data sheet in Attachment 1 demonstrates that all trees on the site that were outside the open space tract were physically identified. VTA is the standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality of individual trees. Trees were evaluated in terms of general condition and potential construction impacts. Following the inventory fieldwork, we coordinated with Centurion Homes and Theta LLC to discuss tree protection recommendations.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Todd Prager & Associates, LLC

have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The Park Place Estates Subdivision project site is located at 2200 Mountain View Court in West Linn, Oregon. The site consists of a single-family residence towards the center of the site, a mix of native and non-native trees in the open spaces surrounding the house, and groves of primarily native trees on the steep slopes to the north, west, and east of the house dominated by Douglas-fir (*Pseudotsuga menziesii*).

The groves of native trees are a mix of ages with most of the trees in fair to good health and structural condition. The trees are undergoing natural stand dynamics, whereby trees are competing with one another. Over time, some trees become dominant or codominant, while others are suppressed beneath the dominant overstory. Note that the trees in the proposed open space tract at the north and west edge of the site were not individually assessed since that area will not be disturbed. The trees in the open space tract are representative of the native groves of trees on steep slopes throughout the site and provide nearly 100 percent canopy coverage of significant trees.

The exhibit in Attachment 2 by Theta LLC with my markups includes the locations of existing trees in relation to proposed construction impacts such as grading, streets, utility easements, and building lots. The tree numbers in Attachment 2 correspond to the tree numbers in the inventory in Attachment 1. The trees were also tagged with their corresponding numbers in the field.

Tree Inventory

In November and December 2023, my firm completed an assessment of all existing trees over 6-inches in trunk diameter (DBH) outside the proposed open space tract at the Park Place Estates Subdivision project site. A spreadsheet of the inventoried trees is provided in Attachment 1. The inventory lists the tree number, species (common and scientific names), DBH, crown radius, health condition, structural condition, whether the tree is significant as defined in the City of West Linn Community Development Code, significant tree protected area (i.e. dripline plus 10 feet), whether the tree is in type I or II lands as defined in the City of West Linn Community Development Code¹, treatment (remove/retain), and pertinent comments.

¹ **Type I lands.** Lands that have severe constraints that preclude the use of standard development techniques and technical criteria. Type I lands exist in one or more of the following areas:

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

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

The tree numbers in the inventory in Attachment 1 correspond to the tree numbers in the tree exhibit in Attachment 2. Trees are further denoted as significant, non-significant, in type I or II lands, or outside type I or II lands in the exhibit in Attachment 2. This information is intended to help demonstrate compliance with applicable Development Code and Tree Technical Manual requirements.

Tree Preservation Plan

We coordinated with the project team to discuss trees suitable for preservation in terms of potential construction impacts from subdivision improvements and construction on future building lots. Table 1 provides a summary of the number of inventoried non-significant and significant trees by treatment recommendation. Note that most of the trees in the 1.56 acres (67,954 square feet) of future open space are not included in the calculations in Table 1.

Table 1. Number of Inventoried Trees by Treatment and Significance.

Treatment	Remove	Retain	Total
Non-Significant Trees	67	17 (20.2%)	84
Significant Trees	128	29 (18.5%)	157
Total	195	46 (19.1%)	241

Tree Retention and Removal

Of the 241 inventoried trees at the site, 46 trees are planned for retention and 195 trees are planned for removal to accommodate the proposed development. Note that all of the non-inventoried trees in the 1.56-acre future open space tract are also planned for retention. The following is a discussion of the proposed significant and non-significant tree retention and removal.

Significant Tree Retention

The 46 trees planned for retention include 29 significant trees. Note that 25 of the 29 significant trees are native to the West Linn area and are primarily Douglas-fir species.

During the tree inventory fieldwork, we evaluated the trees in terms of potential impacts from adjacent tree removal. Most of the trees at the site are part of a cohesive grove and will therefore have an elevated risk of failure following site clearing and development due to changes in wind dynamics. Generally, trees located within the interior of a forested stand are adapted to the shelter provided by edge grown trees and are at increased risk of failure when edge trees are removed. Trees

following areas:

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

selected for preservation ideally should be the more dominant species with higher live crown ratios² and lower height to diameter ratios³ which indicate they are more structurally stable.

While most of the trees selected for preservation are anticipated to be viable for the foreseeable future, it is important to note that the removal of edge trees from a grove inherently increases the risk of adjacent tree failure. Therefore, I recommend re-assessing the trees at the time of site clearing and periodically during construction to verify that they are suitable for preservation and do not present foreseeable and unacceptable risks to people or property. For trees identified to be at an increased risk, coordination with the City of West Linn will be required to appropriately mitigate the risk in accordance with code requirements.

Non-Significant Tree Retention

The other 29 trees planned for retention are not significant. These trees are not significant because they are less than 12-inch DBH. They are being retained because they do not conflict with proposed site improvements.

Tree Removal (Significant and Non-Significant)

The 195 trees planned for removal include 128 significant trees and 67 non-significant trees. The reasons for the proposed removals are for mass grading of the site, building construction on individual lots, road/access construction and required right-of-way improvements, and construction of utilities to serve the lots.

Significant Tree Preservation Standards

The proposed significant tree preservation is presented in Table 2 based on the protected area of significant trees to account for the significant tree area preserved in the 1.56 acres of future open space.

The protected area of individually assessed significant trees is provided in the tree inventory in Attachment 1 and calculated based on the square feet beneath the dripline of each significant tree plus 10 feet. For the future open space, the significant tree area is assumed to cover the entire 1.56 acres (67,954 square feet) based on the nearly complete canopy cover and the presence of primarily mature Douglas-firs that comprise that grove of trees.

Table 2 also breaks down the significant grove preservation areas by type I and II and non-type I and II. Note that the entire proposed future open space parcel is assumed to be type I and II lands due to the slopes analysis provided by Theta LLC and the presence of a mapped riparian corridor within the parcel.

² Live crown ratio is the ratio of the height of the live crown of a tree to the total height of the tree. Generally, the higher the live crown ratio, the better the structural stability of a tree.

³ Height to diameter ratio is the ratio of the height of a tree to the diameter of the trunk. Generally, the lower the height to diameter ratio, the better the structural stability of a tree.

Table 2. Significant Tree Preservation.

Treatment	Remove	Retain	% Retain	Total
Significant Trees, Type I and II Lands (Area, sq. ft.)	175,823	110,314	38.6%	286,137
Significant Trees, Non-Type I and II Lands (Area, sq. ft.)	90,061	19,669	17.9%	109,730
Significant Trees Entire Site (Area, sq. ft.)	265,884	129,983	48.9%	395,867

As shown in Table 2, 48.9 percent of the significant tree protected area at the overall site is proposed for retention. This includes 17.9 percent significant tree protected area in non-type I and II lands and 38.6 percent significant tree protected area within type I and II lands.

Significant tree preservation has been maximized to the extent practicable given required site improvements. Note that additional non-significant trees are also proposed for preservation where possible.

Tree Protection Standards

This section of the report includes tree protection recommendations in accordance with the City of West Linn Code and Tree Technical Manual.

Site Specific Tree Protection Recommendations

The following site specific tree protection standards apply to this project:

- **Tree Protection Fencing:** The trees to be retained should be protected with tree protection fencing as shown in Attachment 2.
- **Directional Felling:** Fell the trees to be removed away from the trees to be retained so they do not contact or otherwise damage the trunks or branches of the trees to be retained. No vehicles or heavy equipment should be permitted within the tree protection zones during tree removal operations. Trees to be removed from within the tree protection zones shall be removed under the direction of project arborist.
- **Stump Removal:** Stumps of trees removed within the tree protection zones shall be retained in place, carefully stump ground, or have their structural roots cut before pulling with a machine under the direction of project arborist to protect the root systems of the trees to be retained.
- **Sediment Fence:** Ensure sediment fence is placed outside the tree protection zones to protect the root systems of the trees to be retained.
- **Periodic Risk Assessments:** The trees to be retained that were part of a larger grove will be at increased risk of failure after adjacent tree removal. These trees should be monitored periodically and after storm events by the project arborist following site clearing to determine if any pose unreasonable risks. For trees identified to be at increased risk, coordination with the City of West Linn will be required to appropriately address the risks in accordance with code requirements.
- **Tree Protection Zone Encroachments:** In some cases, the proposed development will encroach within tree protection zones. In these cases, alternative tree protection measures will be needed. Tree protection fencing initially installed in the locations shown in Attachment 2 should only be

adjusted based on coordination with the project arborist. Exploratory excavation is recommended during the site improvement phase of construction in order to locate roots of protected trees and assess potential impacts to critical roots. The contractor should coordinate with the project arborist to adjust tree protection fencing, monitor exploratory excavation, and evaluate potential root impacts. The arborist should then prepare a supplemental memorandum containing recommendations to minimize root impacts for specific trees. If critical roots are encountered, customized home plans or alternative construction techniques may be needed to avoid critical root impacts. Tree protection recommendations specific to each lot should be required at the time of building permit submittal based on what is learned during exploratory excavation.

- **Offsite Improvements:** The project arborist shall be onsite to guide any demolition, grading, excavation, paving, and right-of-way improvements within the tree protection zones of offsite trees. Note that any trees to be removed that are offsite or on shared property lines will require the approval of the tree owner(s).

General Tree Protection Standards

The following general tree protection standards are consistent with the City of West Linn Code and Tree Technical Manual.

Before Construction

- 1. Tree Protection Zone.** The project arborist shall designate the Tree Protection Zone (TPZ) for each tree to be protected. Where feasible, the size of the TPZ shall be established at the dripline of the tree plus 10-feet for significant trees. Alternatively, the TPZ shall be established at a minimum radius from the trunks of .5 feet per inch of DBH. Where improvements (driveways, buildings, and utilities) must be installed closer to the tree(s), the TPZ may be established within the standard setbacks if the project arborist, in coordination with the City Arborist, determines that the tree(s) will not be unduly damaged. The location of TPZs shall be shown on construction drawings.
- 2. Protection Fencing.** Protection fencing shall serve as the tree protection zone and shall be erected before demolition, grubbing, grading, or construction begins. All trees to be retained shall be protected by six-foot-high chain link fences installed at the edge of the TPZ. Protection fencing shall be secured to two-inch diameter galvanized iron posts, driven to a depth of a least two feet, placed no further than 10-feet apart. If fencing is located on pavement, posts may be supported by an appropriate grade level concrete base. Protection fencing shall remain in place until final inspection of the project permit, or in consultation with the project arborist.
- 3. Signage.** An 8.5x11 –inch sign stating, “WARNING: Tree Protection Zone,” shall be displayed on each protection fence at all times.
- 4. Designation of Cut Trees.** Trees to be removed shall be clearly marked with construction flagging, tree-marking paint, or other methods approved in advance by the project arborist. Trees shall be carefully removed so as to avoid either above or below ground damage to those trees to be preserved.

- 5. Preconstruction Conference.** The project arborist shall be on site to discuss methods of tree removal and tree protection prior to any construction.
- 6. Verification of Tree Protection Measures.** Prior to commencement of construction, the project arborist shall verify in writing to the City Arborist that tree protection fencing has been satisfactorily installed.

During Construction

- 7. Tree Protection Zone Maintenance.** The protection fencing shall not be moved, removed, or entered by equipment except under direction of the project arborist, in coordination with the City Arborist.
- 8. Storage of Material or Equipment.** The contractor shall not store materials or equipment within the TPZ.
- 9. Excavation within the TPZ.** Excavation within the TPZ shall be avoided if alternatives are available. If excavation within the TPZ is unavoidable, the project arborist shall evaluate the proposed excavation to determine methods to minimize impacts to trees. This can include tunneling, hand digging or other approaches. All construction within the TPZ shall be under the on-site technical supervision of the project arborist, in coordination with the City Arborist.
- 10. Tree Protection Zone.** The project arborist shall monitor construction activities and progress, and provide written reports to the developer and the City at regular intervals. Tree protection inspections shall occur monthly or more frequently if needed.
- 11. Quality Assurance.** The project arborist shall supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports shall be provided to the Client and City on a regular basis throughout construction.

Post Construction

- 12. Final Report.** After the project has been completed, the project arborist shall provide a final report to the developer and the City. The final report shall include concerns about any trees negatively impacted during construction, and describe the measures needed to maintain and protect the remaining trees for a minimum of two years after project completion.

Conclusion

The recommendations in this report address the applicable requirements in the City of West Linn Code and Tree Technical Manual for the Park Place Estates Subdivision project.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,



Todd Prager

*ASCA Registered Consulting Arborist #597
ISA Board Certified Master Arborist, WE-6723B
ISA Qualified Tree Risk Assessor
AICP, American Planning Association
ASCA Tree and Plant Appraisal Qualified*

Attachment 1: Tree Inventory
Attachment 2: Tree Removal and Protection Exhibit
Attachment 3: Assumptions and Limiting Conditions

Attachment 1 Tree Inventory

Survey Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius + 10'	Significant Tree Area ⁵	Type I or II Lands ⁶	Treatment	Site notes/ Comments
10016	apple	<i>Malus spp.</i>	12	12	good	fair	x	22	1520	yes	remove	diameter measured at 2', history of topping, epicormic branches, three leaders at 3'
10051	English hawthorn	<i>Crataegus monogyna</i>	14	8	fair	fair	x	18	1018	no	remove	codominant leaders:12, 7, moderate ivy load
10052	same as 10051	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 10051
10056	shore pine	<i>Pinus contorta</i>	14	10	fair	fair	x	20	1257	no	retain	codominant at 8'
10061	Scot's pine	<i>Pinus sylvestris</i>	13	8	fair	fair	x	18	1018	no	retain	thin, suppressed, codominant at 6'
10075	European birch	<i>Betula pendula</i>	12	6	fair	fair	x	16	804	no	retain	thin, suppressed, ivy
10076	English hawthorn	<i>Crataegus monogyna</i>	6	4	fair	fair				no	retain	suppressed
10077	English hawthorn	<i>Crataegus monogyna</i>	6	4	fair	poor				no	retain	suppressed, epicormic, bowed trunk
10080	cascara	<i>Rhamnus purshiana</i>	10	4	very poor	very poor				no	retain	diameter measured at 4', large dead branches, trunk decay
10213	same as 10214	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 10214
10214	English hawthorn	<i>Crataegus monogyna</i>	10	10	fair	fair				no	remove	leaning into adjacent maple, large sprout growth in trunk
10215	bigleaf maple	<i>Acer macrophyllum</i>	11	15	fair	fair				no	remove	growing in clump of three, dominant stem, one sided canopy
10217	bigleaf maple	<i>Acer macrophyllum</i>	9	10	good	fair				no	remove	leaning one sided canopy, subordinate to adjacent maple
10218	bigleaf maple	<i>Acer macrophyllum</i>	11	10	good	fair				no	remove	growing in clump of three, one sided canopy
10227	bigleaf maple	<i>Acer macrophyllum</i>	13	10	fair	poor	x	20	1257	no	retain	broken top with reiterating sprout growth
10230	bigleaf maple	<i>Acer macrophyllum</i>	9	10	fair	poor				no	retain	broken top with reiterating sprout growth
10234	bigleaf maple	<i>Acer macrophyllum</i>	21	15	fair	fair	x	25	1963	no	retain	codominant with included bark at approx. 5', sprout reciting growth at top
10236	bigleaf maple	<i>Acer macrophyllum</i>	11	10	fair	fair				no	retain	codominant, suppressed vertical growth
10302	apple	<i>Malus spp.</i>	15	15	good	fair	x	25	1963	no	remove	overgrown since last heavy pruning
10305	same tree as 10306	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 10306
10306	sweet cherry	<i>Prunus avium</i>	15	10	very poor	fair	x	20	1257	yes	remove	codominant with 10305, failed at base
10431	Douglas-fir	<i>Pseudotsuga menziesii</i>	0	0	dead	dead				no	remove	stump
10481	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	15	fair	fair	x	25	1963	no	remove	thin, asymmetrical crown
10490	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	poor	poor	x	22	1520	no	remove	thin, suppressed, poor trunk taper
10564	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	10	fair	fair	x	20	1257	no	remove	thin, suppressed, poor trunk taper
10565	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	fair	fair				no	remove	thin, suppressed, asymmetrical crown
10566	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	12	fair	fair	x	22	1520	no	remove	thin, suppressed, asymmetrical crown
10585	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	15	fair	fair	x	25	1963	no	retain	thin, dead branches greater than 4"
10597	Douglas-fir	<i>Pseudotsuga menziesii</i>	41	15	fair	fair	x	25	1963	no	retain	thin, asymmetrical crown, utility pole
10614	Douglas-fir	<i>Pseudotsuga menziesii</i>	39	20	good	good	x	30	2827	no	remove	
10617	Japanese maple	<i>Acer palmatum</i>	9	9	fair	fair				no	retain	diameter measured at 4', suppressed, trunk wound
10672	kousa dogwood	<i>Cornus kousa</i>	7	9	good	fair				no	retain	codominant leaders:5,5, fused and crossing
10743	Douglas-fir	<i>Pseudotsuga menziesii</i>	46	15	good	fair	x	25	1963	no	retain	asymmetrical crown
10748	incense cedar	<i>Calocedrus decurrens</i>	6	4	good	good				no	retain	
10759	Pacific dogwood	<i>Cornus nuttallii</i>	11	10	good	fair	x	20	1257	no	remove	codominant leaders at 3'
10782	pear	<i>Pyrus spp.</i>	14	10	good	good	x	20	1257	no	remove	tree appears to have been orchard pruned
10840	sweet cherry	<i>Prunus avium</i>	19	15	fair	fair	x	25	1963	yes	remove	leaning, one sided canopy to east
10841	same as 10842	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 10842
10842	sweet cherry	<i>Prunus avium</i>	28	20	fair	poor	x	30	2827	yes	remove	3 stems at 4', excessive sprout growth
10992	sweet cherry	<i>Prunus avium</i>	16	15	poor	poor	x	25	1963	yes	remove	suppressed, missing bark, flush cuts
10993	sweet cherry	<i>Prunus avium</i>	8	10	poor	very poor				yes	remove	broken top, hanging limbs, trunk wound
11014	Oregon white oak	<i>Quercus garryana</i>	11	10	fair	fair	x	20	1257	no	remove	suppressed canopy by adjacent mature fir, one sided growth to south
11015	bigleaf maple	<i>Acer macrophyllum</i>	13	15	fair	fair	x	25	1963	no	remove	broken limbs and sprout growth in canopy
11016	same as 11018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 11018
11017	same as 11018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 11018
11018	bigleaf maple	<i>Acer macrophyllum</i>	20	15	fair	fair	x	25	1963	no	remove	codominant leaders: 12, 11, 11, self-corrected phototropic leans, dead leaders
11019	Douglas-fir	<i>Pseudotsuga menziesii</i>	37	15	good	fair	x	25	1963	yes	remove	crooked trunk
11020	European birch	<i>Betula pendula</i>	8	0	dead	dead				no	remove	snag at 18'
11021	European birch	<i>Betula pendula</i>	9	10	good	fair				no	remove	suppressed, asymmetrical
11022	European birch	<i>Betula pendula</i>	7	12	good	fair				no	remove	suppressed, lean
11023	European birch	<i>Betula pendula</i>	10	10	fair	fair				yes	remove	lean, suppressed
11024	European birch	<i>Betula pendula</i>	14	15	fair	poor	x	25	1963	no	remove	asymmetrical tree, broken top, lean
11025	European birch	<i>Betula pendula</i>	10	12	very poor	very poor				no	remove	dying
11026	European birch	<i>Betula pendula</i>	10	12	fair	poor				no	remove	broken top, lean
11027	English hawthorn	<i>Crataegus monogyna</i>	7	10	good	fair				no	remove	
11029	sweet cherry	<i>Prunus avium</i>	6	12	good	poor				no	remove	moderate ivy, lean
11031	sweet cherry	<i>Prunus avium</i>	16	8	poor	poor	x	18	1018	no	remove	codominant leaders:14,7, suppressed, lean, heavy ivy
11034	Douglas-fir	<i>Pseudotsuga menziesii</i>	33	20	good	fair	x	30	2827	yes	remove	SIGNIFICANT, storm damage but otherwise in good shape
11114	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	10	fair	poor				no	remove	sparse canopy
11115	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	10	fair	fair	x	20	1257	no	remove	ivy and lower deadwood
11116	bigleaf maple	<i>Acer macrophyllum</i>	12	15	fair	fair	x	25	1963	no	remove	growing in clump of maples, canopy leaning east
11117	bigleaf maple	<i>Acer macrophyllum</i>	23	20	fair	fair	x	30	2827	no	remove	4 stems 10"11"11"13", leaning east, ivy at base
11117.1	bigleaf maple	<i>Acer macrophyllum</i>	8	10	fair	fair				yes	remove	growing in clump with adjacent maples

Attachment 1 Tree Inventory

Survey Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius + 10'	Significant Tree Area ⁵	Type I or II Lands ⁶	Treatment	Site notes/ Comments
11118	Douglas-fir	<i>Pseudotsuga menziesii</i>	39	25	good	good	x	35	3848	no	remove	dominant crown, lower ivy on trunk, minor deadwood
11119	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	fair	fair	x	20	1257	yes	remove	minor deadwood, yellowing needles
11120	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	good	fair	x	30	2827	yes	remove	growing in group of firs, one sided canopy
11121	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	15	good	fair	x	25	1963	no	remove	no lower branching
11121.1	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	15	fair	fair	x	25	1963	yes	remove	no lower branching, thick ivy
11121.2	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	fair	fair				yes	remove	suppressed by adjacent fir, thick ivy
11123	Douglas-fir	<i>Pseudotsuga menziesii</i>	35	20	good	fair	x	30	2827	no	remove	lower deadwood, dominant growth to NE
11124	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	15	fair	fair	x	25	1963	yes	remove	large deadwood with new sprout on trunk
11125	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	5	very poor	poor	x	15	707	yes	remove	dying tree, suppressed by adjacent fir
11127	bigleaf maple	<i>Acer macrophyllum</i>	17	15	fair	fair	x	25	1963	yes	remove	canopy leaning away from adjacent firs
11128	bigleaf maple	<i>Acer macrophyllum</i>	12	15	fair	fair	x	25	1963	yes	remove	canopy leaning away from adjacent firs
11130	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	20	fair	fair	x	30	2827	yes	remove	much lower deadwood
11131	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	20	fair	fair	x	30	2827	yes	remove	large lower deadwood
11133	bigleaf maple	<i>Acer macrophyllum</i>	9	15	fair	fair				yes	remove	sprout growth on trunk
11136	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	10	fair	fair	x	20	1257	yes	remove	no lower branching
11142	Douglas-fir	<i>Pseudotsuga menziesii</i>	33	25	fair	fair	x	35	3848	yes	remove	large deadwood present in canopy
11143	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	20	fair	fair	x	30	2827	yes	remove	large deadwood present, one sided canopy
11144	Pacific dogwood	<i>Cornus nuttallii</i>	6	0	dead	dead	x	10	314	yes	remove	standing dead tree with ivy
11145	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	20	good	good	x	30	2827	no	remove	minor deadwood, dominant growth to NE
11153	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	20	good	good	x	30	2827	no	remove	minor lower deadwood, dominant growth to south
11156	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	good	fair	x	25	1963	yes	remove	suppressed vertical growth by adjacent cottonwood
11157	black cottonwood	<i>Populus trichocarpa</i>	29	30	good	fair	x	40	5026	yes	remove	large extended lateral growth, ivy on trunk
11158	bigleaf maple	<i>Acer macrophyllum</i>	7	10	good	good				yes	remove	ivy on trunk
11162	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	5	fair	good				yes	remove	young understory tree
11165	bigleaf maple	<i>Acer macrophyllum</i>	9	10	fair	fair				yes	remove	no lower branching
11166	bigleaf maple	<i>Acer macrophyllum</i>	10	5	poor	poor				yes	remove	sparse canopy with ivy
11167	same as tree 11169	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11169
11168	same as tree 11169	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11169
11169	bigleaf maple	<i>Acer macrophyllum</i>	12	15	poor	very poor	x	25	1963	yes	remove	3 stems at base (11167 and 11168), 2 dead stems, broken sparse tops
11170	bigleaf maple	<i>Acer macrophyllum</i>	20	20	fair	poor	x	30	2827	yes	remove	3 stems at base (11171 and 11172) 10"11"14", broken tops with reiterating growth
11171	same as tree 11170	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11170
11172	same as tree 11170	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11170
11173	bigleaf maple	<i>Acer macrophyllum</i>	13	15	fair	fair	x	25	1963	yes	remove	ivy on trunk, leaning one sided canopy
11178	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	10	fair	poor	x	20	1257	yes	remove	dead stub and reiterated top at approx. 30'
11179	bigleaf maple	<i>Acer macrophyllum</i>	16	15	very poor	poor	x	25	1963	yes	remove	3 stems at base (11180 and 11181) 8"9"11", heavy dieback and large deadwood
11180	same as tree 11179	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11179
11181	same as tree 11179	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11179
11185	bigleaf maple	<i>Acer macrophyllum</i>	10	15	very poor	good				no	remove	central leader has died, leaning canopy
11186	same as tree 11187	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 11187
11187	English hawthorn	<i>Crataegus monogyna</i>	11	10	very poor	poor				no	remove	codominant stems at base (11186), east stem has died, heavy ivy
11188	red alder	<i>Alnus rubra</i>	11	10	fair	poor				yes	remove	sparse canopy, thick ivy
11190	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	15	fair	fair	x	25	1963	yes	remove	lower deadwood with ivy, one sided canopy
11191	bigleaf maple	<i>Acer macrophyllum</i>	14	15	fair	fair	x	25	1963	yes	remove	breakage in canopy with excessive sprout growth
11192	bigleaf maple	<i>Acer macrophyllum</i>	10	10	fair	poor				yes	remove	leaning canopy with thick ivy and sprout
11193	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	15	fair	fair	x	25	1963	yes	remove	large deadwood in canopy, sprout growth on trunk
11194	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	15	good	fair	x	25	1963	no	remove	minor lower deadwood
11195	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	15	fair	fair				no	remove	no lower branches, thick ivy, dominant growth to south
11196	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	20	good	good	x	30	2827	no	remove	lower deadwood present, dominant growth to south
11198	sweet cherry	<i>Prunus avium</i>	28	20	good	poor	x	30	2827	no	remove	diameter measured at 1', fused and crossing leaders, ivy
11199	same as 11198	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 11198
11203	sweet cherry	<i>Prunus avium</i>	14	10	good	fair	x	20	1257	yes	remove	crooked trunk, self-corrected phototropic lean, 8" lateral branch
11204	sweet cherry	<i>Prunus avium</i>	8	6	fair	poor				no	remove	heavy ivy, suppressed, lean
11205	bigleaf maple	<i>Acer macrophyllum</i>	16	18	fair	poor	x	28	2463	no	remove	codominant leaders: 11, 10, 7, asymmetrical crown, self-corrected phototropic lean
11206	same as 11205	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 11205
11207	same as 11205	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 11205
11208	unknown	unknown	6	0	dead	dead				no	remove	covered in ivy
11210	European birch	<i>Betula pendula</i>	12	0	dead	dead	x	10	314	yes	remove	standing dead tree with ivy on trunk
11211	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	20	fair	poor	x	30	2827	yes	remove	reiterating growth with included bark, thick ivy, one sided canopy to south
11220	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	very poor	very poor				yes	remove	thin, suppressed, ivy
11221	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	15	fair	fair	x	25	1963	yes	remove	moderate ivy
11222	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	15	fair	fair	x	25	1963	yes	remove	thin, suppressed, ivy
11223	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	15	good	fair	x	25	1963	yes	remove	moderate ivy
11227	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	25	fair	fair	x	35	3848	yes	retain	large deadwood present in canopy

Attachment 1 Tree Inventory

Survey Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius ⁵ 10'	Significant Tree Area ⁵	Type I or II Lands ⁶	Treatment	Site notes/ Comments
11228	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	20	good	good	x	30	2827	yes	remove	lower deadwood and ivy present
11236	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	20	fair	poor	x	30	2827	yes	retain	codominant with tree 11237 at base, 11237 is 12" dead stem at 2'
11237	same as tree 11236	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as tree 11236
11238	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	poor	poor	x	20	1257	yes	retain	blown out top, no lower branching
11241	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	20	fair	fair	x	30	2827	yes	remove	ivy on trunk, no lower branching
11242	red alder	<i>Alnus rubra</i>	10	10	fair	poor				yes	remove	codominant at approximately 10', lower stem has died
11253	bigleaf maple	<i>Acer macrophyllum</i>	17	20	fair	poor	x	30	2827	yes	retain	broken/ missing top, large lateral growth
11259	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	15	good	good	x	25	1963	yes	remove	minor lower deadwood
11260	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	15	good	fair	x	25	1963	no	remove	codominant leaders at approx. 50'
11261	European birch	<i>Betula pendula</i>	13	10	fair	poor	x	20	1257	yes	remove	broken tops and dieback, thick ivy
11262	bigleaf maple	<i>Acer macrophyllum</i>	7	10	fair	poor				yes	remove	sprout growth at top, dieback
11264	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	15	fair	fair				no	remove	one sided canopy, suppressed vertical growth
11265	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	15	fair	fair				no	remove	one sided canopy, suppressed vertical growth
11266	European birch	<i>Betula pendula</i>	6	5	fair	poor				no	remove	heavy lean towards home, suppressed vertical growth
11268	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	15	good	fair	x	25	1963	no	remove	lower deadwood, one sided canopy
11278	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	25	fair	fair	x	35	3848	no	retain	thick ivy on trunk, extended lateral growth to NE
11279	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	15	good	good	x	25	1963	yes	retain	minor deadwood and ivy on trunk
11282	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	15	fair	fair	x	25	1963	yes	retain	ivy and minor deadwood, growing in row of 4
11285	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	0	dead	dead				yes	retain	
11291	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	20	fair	fair	x	30	2827	yes	retain	thinning lower foliage, dominant growth to west, ivy on trunk
11292	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	15	fair	fair	x	25	1963	yes	retain	ivy and minor deadwood, growing in row of 4
11293	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	15	fair	fair	x	25	1963	yes	remove	no lower crown, ivy on trunk
11294	Pacific madrone	<i>Arbutus menziesii</i>	11	10	fair	poor	x	20	1257	no	remove	suppressed vertical growth, heavy ivy, canopy leaning to east
11295	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	20	good	good	x	30	2827	yes	remove	lower deadwood, dominant growth to east
11296	English holly	<i>Ilex aquifolium</i>	14	15	good	fair	x	25	1963	yes	remove	heavy lean with suppressed vertical growth
11296.1	sweet cherry	<i>Prunus avium</i>	6	10	fair	poor				yes	remove	heavy trunk lean over yard
11300	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	20	fair	fair	x	30	2827	yes	remove	ivy and deadwood throughout canopy
11301	bigleaf maple	<i>Acer macrophyllum</i>	25	15	fair	poor	x	25	1963	no	remove	reiterating growth from broken leaders in crown, heavy ivy, bird nest present
11301.1	European birch	<i>Betula pendula</i>	14	0	dead	dead	x	10	314	yes	remove	dead tree failed at base
11303	English hawthorn	<i>Crataegus monoagyna</i>	14	10	poor	fair	x	20	1257	no	remove	sprout growth from broken tops, heavy ivy
11306	bigleaf maple	<i>Acer macrophyllum</i>	6	10	fair	fair				yes	remove	leaning east
11307	Douglas-fir	<i>Pseudotsuga menziesii</i>	33	20	good	good	x	30	2827	no	remove	lower deadwood and ivy, dominant growth to south
11308	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	20	fair	poor	x	30	2827	no	remove	one sided canopy to the south, suppressed top
11309	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	20	fair	fair	x	30	2827	yes	retain	leaning one sided canopy to west, ivy and lower deadwood
11310	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	5	fair	fair				yes	remove	young under story tree with ivy up trunk
11311	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	20	fair	fair	x	30	2827	yes	remove	large deadwood with ivy on trunk
11313	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	20	good	good	x	30	2827	yes	retain	full crown, lower deadwood and ivy
11319	English hawthorn	<i>Crataegus monoagyna</i>	6	5	poor	very poor				yes	remove	canopy bent over with heavy lean east, heavy ivy
11325	red alder	<i>Alnus rubra</i>	14	0	dead	dead	x	10	314	yes	remove	standing dead spar with heavy ivy
11329	Scouler's willow	<i>Salix scouleriana</i>	10	0	dead	dead				yes	remove	standing dead spar with ivy
11330	Scouler's willow	<i>Salix scouleriana</i>	11	10	poor	poor				yes	remove	broken top with reiterating sprout growth
11332	bigleaf maple	<i>Acer macrophyllum</i>	19	15	fair	poor	x	25	1963	no	remove	reiterating growth from broken leaders in crown, heavy ivy, bird nest present
11347	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	25	good	fair	x	35	3848	yes	retain	extended lateral growth, much deadwood, full canopy
11349	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	15	fair	poor	x	25	1963	yes	remove	codominant stems with included bark at approximately 30'
11349.1	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	5	fair	fair				yes	remove	young understory tree
11353	bigleaf maple	<i>Acer macrophyllum</i>	8	10	fair	poor				yes	remove	broken tops, reiterating growth at breakage, ivy in canopy
11354	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	20	fair	poor	x	30	2827	no	remove	one sided canopy to south, suppressed top, heavy ivy in canopy
11355	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	25	good	good	x	35	3848	yes	remove	lower deadwood, ivy on trunk, dominant canopy
11356	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	10	fair	fair				yes	remove	young tree suppressed by large adjacent firs
11359	bigleaf maple	<i>Acer macrophyllum</i>	11	10	poor	poor				no	remove	heavy ivy on trunk, suppressed canopy
11360	bigleaf maple	<i>Acer macrophyllum</i>	13	15	fair	fair	x	25	1963	yes	remove	one sided canopy to south, deadwood present
11360.1	bigleaf maple	<i>Acer macrophyllum</i>	11	5	poor	fair				yes	remove	failed at base, reiterating growth off stem
11364	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	20	fair	poor	x	30	2827	yes	remove	codominant 3 tops in canopy, heavy reiterating growth
11365	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	15	good	fair	x	25	1963	no	remove	one sided canopy to south, lower deadwood present
11368	bigleaf maple	<i>Acer macrophyllum</i>	19	15	fair	fair	x	25	1963	no	remove	3 stems near base 10" 11" 12", suppressed vertical growth at tips
11369	bigleaf maple	<i>Acer macrophyllum</i>	13	10	good	fair	x	20	1257	no	remove	one sided canopy to east towards neighboring home
11370	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	15	good	poor	x	25	1963	yes	retain	subordinate to adjacent fir, one sided canopy
11372	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	5	good	good				yes	remove	young fir in under story
11377	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	20	fair	fair	x	30	2827	yes	remove	much lower deadwood present
11379	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	0	dead	dead				yes	remove	standing dead spar with ivy
11380	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	15	fair	fair	x	25	1963	yes	remove	lower deadwood, dominant growth to NE
11381	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	fair	fair	x	20	1257	yes	remove	thinning growth in upper canopy, deadwood present
11382	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	15	fair	good	x	25	1963	yes	retain	much deadwood present, thin lower foliage

Attachment 1 Tree Inventory

Survey Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius ⁴ 10'	Significant Tree Area ⁵	Type I or II Lands ⁶	Treatment	Site notes/ Comments
11383	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	0	dead	dead				yes	retain	standing dead tree
11384	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	5	fair	fair				yes	retain	young tree, thin canopy
11393	Douglas-fir	<i>Pseudotsuga menziesii</i>	33	20	good	fair	x	30	2827	yes	retain	extended lateral growth, large deadwood present
11405	bigleaf maple	<i>Acer macrophyllum</i>	27	20	fair	poor	x	30	2827	no	retain	growing at edge of adjacent development, dieback in canopy and excessive suckering growth
11419	bigleaf maple	<i>Acer macrophyllum</i>	7	10	fair	fair				yes	retain	one sided canopy, suppressed vertical growth
11423	bigleaf maple	<i>Acer macrophyllum</i>	16	10	good	fair	x	20	1257	yes	remove	growing in stand of maples, sprout growth at top
11425	bigleaf maple	<i>Acer macrophyllum</i>	27	20	good	fair	x	30	2827	no	remove	asymmetrical crown
11426	bigleaf maple	<i>Acer macrophyllum</i>	13	15	good	fair	x	25	1963	no	remove	one sided canopy to west, subordinate vertical growth
11445	bigleaf maple	<i>Acer macrophyllum</i>	16	15	good	good	x	25	1963	yes	remove	dominant crown, growing with adjacent maple at base
11483	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	15	fair	fair	x	25	1963	yes	remove	asymmetrical crown, thin
11484	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	18	good	fair	x	28	2463	no	remove	crooked trunk, thin
11488	same as 11489	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11489
11489	Scouler's willow	<i>Salix scouleriana</i>	8	0	dead	dead				yes	remove	cluster
11490	Scouler's willow	<i>Salix scouleriana</i>	6	1	dead	dead				yes	remove	cluster
11491	Scouler's willow	<i>Salix scouleriana</i>	7	2	dead	dead				yes	remove	cluster
11493	bigleaf maple	<i>Acer macrophyllum</i>	10	15	good	fair				yes	remove	asymmetrical crown, suppressed
11496	English hawthorn	<i>Crataegus monogyna</i>	6	0	dead	dead				no	remove	missing bark
11497	same as 11498	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11498
11498	English hawthorn	<i>Crataegus monogyna</i>	14	10	good	poor	x	20	1257	no	remove	inclusion, fused leaders
11502	Scouler's willow	<i>Salix scouleriana</i>	21	12	good	poor	x	22	1520	yes	remove	heavy ivy, lean
11503	Scouler's willow	<i>Salix scouleriana</i>	14	3	very poor	very poor	x	13	531	yes	remove	snapped trunk at 5'
11506	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	18	good	fair	x	28	2463	yes	remove	heavy ivy, codominant leaders
11508	Douglas-fir	<i>Pseudotsuga menziesii</i>	37	20	good	fair	x	30	2827	yes	remove	heavy ivy, asymmetrical crown, sweeping trunk
11510	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	18	fair	fair	x	28	2463	yes	remove	low ivy, thin, dead branches
11511	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	15	fair	fair	x	25	1963	yes	remove	heavy ivy, high crown
11516	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	18	fair	poor	x	28	2463	yes	remove	heavy ivy
11517	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	18	good	fair	x	28	2463	yes	remove	sweeping trunk
11518	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	15	good	good	x	25	1963	yes	remove	
11522	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	8	good	fair	x	18	1018	yes	remove	lost and regrew top
11523	red alder	<i>Alnus rubra</i>	12	0	dead	dead	x	10	314	yes	retain	snag at 30'
11524	red alder	<i>Alnus rubra</i>	10	0	dead	dead				yes	retain	snag at 50'
11525	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	fair	poor	x	22	1520	yes	retain	asymmetrical crown, heavy ivy, high crown
11527	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	12	poor	poor				yes	remove	asymmetrical crown, heavy ivy, suppressed
11528	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	15	good	fair	x	25	1963	yes	remove	sweeping trunk, asymmetrical crown
11529	European birch	<i>Betula pendula</i>	14	15	good	fair	x	25	1963	yes	remove	crooked trunk, asymmetrical crown
11530	bigleaf maple	<i>Acer macrophyllum</i>	12	15	good	fair	x	25	1963	yes	remove	asymmetrical crown, suppressed, self-corrected phototropic lean
11532	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	15	good	fair	x	25	1963	yes	remove	asymmetrical crown, suppressed
11533	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	fair	poor	x	25	1963	yes	remove	asymmetrical crown, suppressed, thin, poor trunk taper
11543	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	15	fair	fair	x	25	1963	yes	retain	asymmetrical crown, thin, ivy
11544	European birch	<i>Betula pendula</i>	16	15	good	fair	x	25	1963	yes	remove	severe phototropism, epicormic branches
11546	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	12	fair	poor				yes	remove	suppressed, ivy
11547	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	8	poor	poor				yes	remove	suppressed, ivy
11548	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	20	fair	poor	x	30	2827	yes	remove	thin, heavy ivy
11549	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	poor	poor				yes	remove	suppressed, heavy ivy
11552	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	20	good	poor	x	30	2827	yes	remove	diameter estimated, heavy ivy
11557	same as 11558	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11558
11558	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	15	good	poor	x	25	1963	yes	remove	heavy ivy, codominant leaders
11563	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	20	good	poor	x	30	2827	yes	remove	diameter estimated, heavy ivy, asymmetrical crown
11588	red alder	<i>Alnus rubra</i>	6	12	good	poor				yes	remove	lean
11594	red alder	<i>Alnus rubra</i>	17	18	good	fair	x	28	2463	yes	remove	self-corrected phototropic lean
11624	Scouler's willow	<i>Salix scouleriana</i>	22	20	fair	poor	x	30	2827	yes	retain	codominant leaders:13,11,11,9, inclusion, ivy
11663	English hawthorn	<i>Crataegus monogyna</i>	10	8	good	poor				yes	remove	codominant leaders: 8,6, heavy ivy
11666	Douglas-fir	<i>Pseudotsuga menziesii</i>	48	28	good	good	x	38	4536	yes	remove	SIGNIFICANT, diameter approximated
11678	Scouler's willow	<i>Salix scouleriana</i>	18	10	poor	very poor	x	20	1257	yes	remove	codominant leaders: 13,10,8, decayed stem, broken top, uprooted
11679	same as 11678	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11678
11680	same as 11678	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11678
11694	Scouler's willow	<i>Salix scouleriana</i>	7	7	poor	very poor				yes	remove	branch of failed tree
11697	sweet cherry	<i>Prunus avium</i>	12	15	good	good	x	25	1963	yes	remove	moderate ivy
11701	plum	<i>Prunus spp.</i>	6	5	fair	fair				yes	remove	lost top, epicormic branches
11702	sweet cherry	<i>Prunus avium</i>	9	0	fair	very poor				yes	remove	downed tree but living
11707	Scouler's willow	<i>Salix scouleriana</i>	8	5	fair	poor				no	remove	no top, ivy, mushroom at base
11710	English hawthorn	<i>Crataegus monogyna</i>	23	15	fair	fair	x	25	1963	yes	remove	three leaders:14,14,12, crowded and fused leaders, lean heavy ivy
11711	same as 11710	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11710

Attachment 1 Tree Inventory

Survey Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius ⁴ 10'	Significant Tree Area ⁵	Type I or II Lands ⁶	Treatment	Site notes/ Comments
11712	same as 11710	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11710
11713	black cottonwood	<i>Populus trichocarpa</i>	44	18	good	fair	x	28	2463	yes	remove	seven stems:20,18,18,16,16,14,12, inclusion
11714	same as 11713	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11713
11757	English hawthorn	<i>Crataegus monogyna</i>	7	7	poor	very poor				no	remove	dying from top down, suppressed, moderate ivy load
11758	Scouler's willow	<i>Salix scouleriana</i>	12	20	fair	poor	x	30	2827	no	remove	failed and resprouted, multiple leaders
11759	bigleaf maple	<i>Acer macrophyllum</i>	14	12	fair	fair	x	22	1520	no	remove	thin, suppressed, lean, asymmetrical crown, heavy ivy load
11761	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	12	good	fair	x	22	1520	yes	remove	heavy ivy load
11762	English hawthorn	<i>Crataegus monogyna</i>	9	8	fair	poor				no	remove	suppressed, Broken leaders
11763	English hawthorn	<i>Crataegus monogyna</i>	7	6	fair	poor				yes	remove	suppressed, moderate ivy load
11764	English hawthorn	<i>Crataegus monogyna</i>	9	10	good	fair				no	retain	codominant leaders, moderate ivy load
11766	same as 11713	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11713
11767	same as 11713	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11713
11768	same as 11713	n/a	n/a	n/a	n/a	n/a				n/a	n/a	same as 11713
11769	English hawthorn	<i>Crataegus monogyna</i>	10	10	fair	fair				no	retain	diameter measured at 1', codominant leaders, Broken branches
11773	English hawthorn	<i>Crataegus monogyna</i>	9	6	good	fair				no	retain	suppressed, asymmetrical crown, moderate ivy load
11774	English hawthorn	<i>Crataegus monogyna</i>	12	6	fair	poor	x	16	804	no	retain	diameter measured at 1', dying from top down, codominant leaders with inclusion, Split and broken branches
11776	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	8	fair	fair				no	retain	thin, suppressed, asymmetrical crown

¹DBH is the trunk diameter in inches at 4.5 feet above ground level, per International Society of Arboriculture (ISA) standards. The trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4.5 feet above mean ground level.

²C-Rad is the approximate crown radius in feet.

³Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁴Significant Tree is defined in the City of West Linn Code as, "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."

⁵Significant Tree Area is defined in the City of West Linn Code as, "...the area within the dripline of the tree(s), plus an additional 10-foot measurement beyond the dripline" in square feet.

⁶Type I or Type II lands is defined the City of West Linn Code as, "Type I lands. Lands that have severe constraints that preclude the use of standard development techniques and technical criteria. Type I lands exist in one or more of the following areas:

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

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

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



FIELD CONTOURS BY CENTERLINE

Tree Legend

- Tree in non-type I or II lands
- Tree in type I or II lands
- Significant tree protected area to be removed
- Significant tree protected area to be preserved
- Tree protection fence

**Attachment 2
Tree Plan**

APPLICATION GRADING PLAN

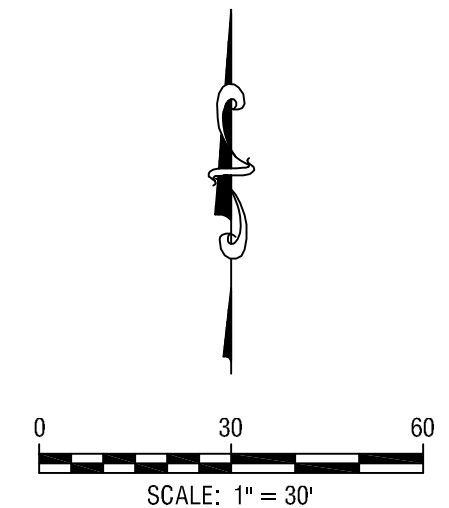
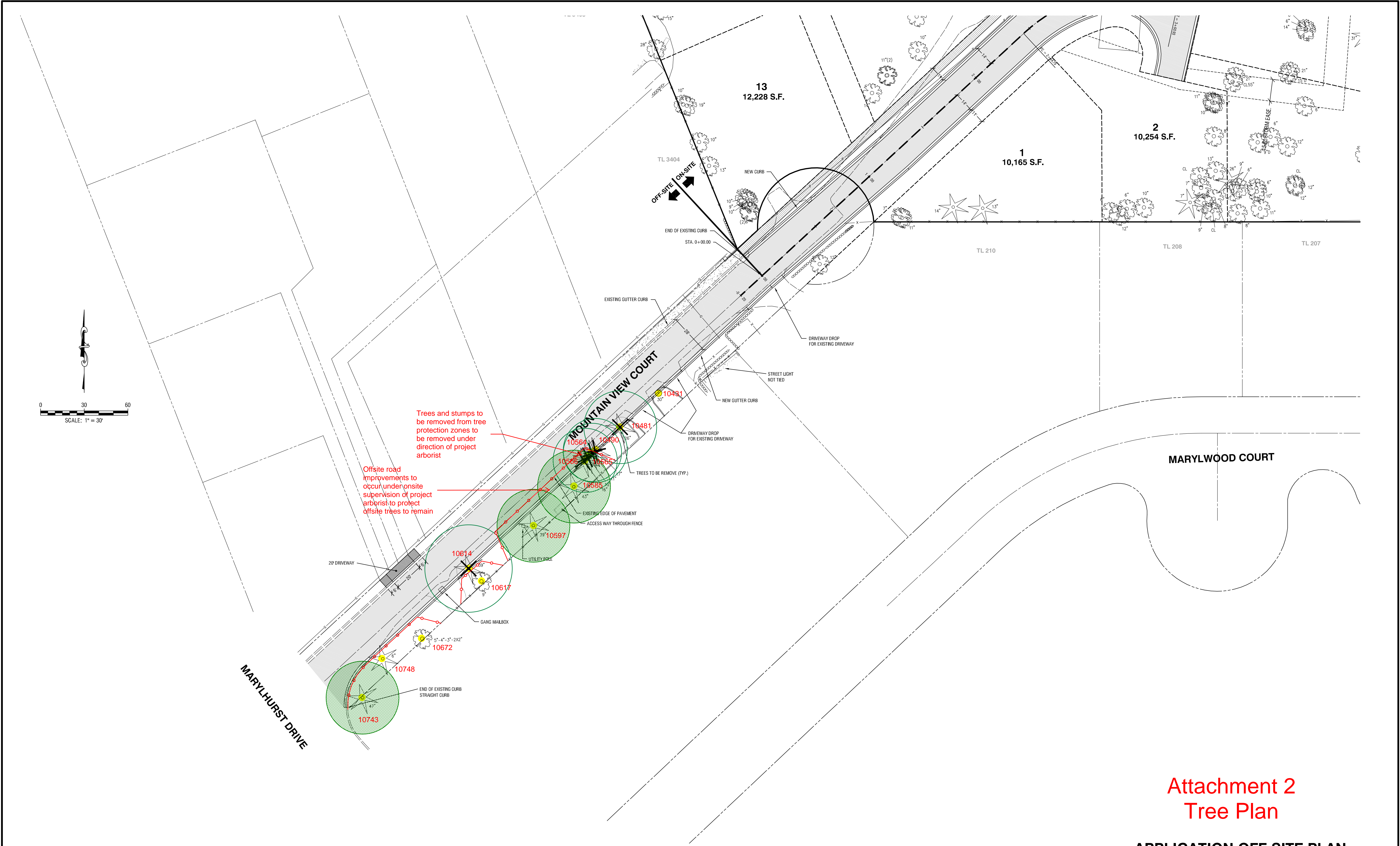
2021-390A			
DESIGNED:	BDG		
DRAWN:	BJS		
SCALE:	1" = 50'		
DATE:	May, 2023		
FILE:	Centurion Prelim13	DATE	NO. REVISION

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

Centurion Homes
7128 SW Gonzaga Street
Portland, Oregon 97223
503-620-2287

Breckenridge Heights
2175 & 2200 Mountain View Ct.
West Linn, Oregon

SHEET:
12/12



Trees and stumps to be removed from tree protection zones to be removed under direction of project arborist

Offsite road improvements to occur under onsite supervision of project arborist to protect offsite trees to remain

Attachment 2 Tree Plan

APPLICATION OFF-SITE PLAN

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 50'			
DATE: May, 2023			
FILE: Centurion Prelim13	DATE	NO.	REVISION

Theta, llc

ENGINEERING - SURVEYING - PLANNING

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

Centurion Homes
 7128 SW Gonzaga Street
 Portland, Oregon 97223
 503-620-2287

Breckenridge Heights
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon

SHEET:
3/12

Attachment 3 Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The information provided by Centurion Homes and their consultants was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to provide tree removal, preservation, and protection recommendations to address the applicable City of West Linn Code and Tree Technical Manual.

Form Center

By signing in or creating an account, some fields will auto-populate with your information.

Service provider permit for West Linn

[Sign in to Save Progress](#)

Instructions

1. Complete & submit the [TVF&R Permit Application](#)
2. Complete & submit the [Fire Department Access and Water Supply Permit Checklist](#)
3. Attach one plan sheet, labeled FS-1, that clearly shows all access and water supply requirements of the Fire Department Access and Water Supply Permit Checklist. If more plan sheets are necessary, label them FS-2, FS-3, etc. Please keep plan sheets to a minimum.

Once approved, an electronically stamped plan will be returned to you. The approved plan and permit application will then need to be submitted with your land use application to the [city of West Linn Planning Department](#). If you have further questions, please contact Jason Arn at 503-259-1510 or Alex McGladrey at 503-259-1420.

Name*

philip martin gentemann

Email*

phil@centurionhomes.net

1) Submit Permit Application*

No file chosen

2) Submit Permit Checklist*

No file chosen

3) Submit Plan Sheet (s)*

No file chosen

See Attached

pmc

4) Additional Documentation (Optional)

Choose File No file chosen

5) Additional Documentation (Optional)

Choose File No file chosen

protected by reCAPTCHA

[Privacy](#) - [Terms](#)

Receive an email copy of this form.

Email address

phil@centurionhomes.net

This field is not part of the form submission.

Submit

* indicates a required field

Request initial approval
of the hammer head turn around
60 Mountain View Court

Government Websites by [CivicPlus®](#)

PHC

TpmE

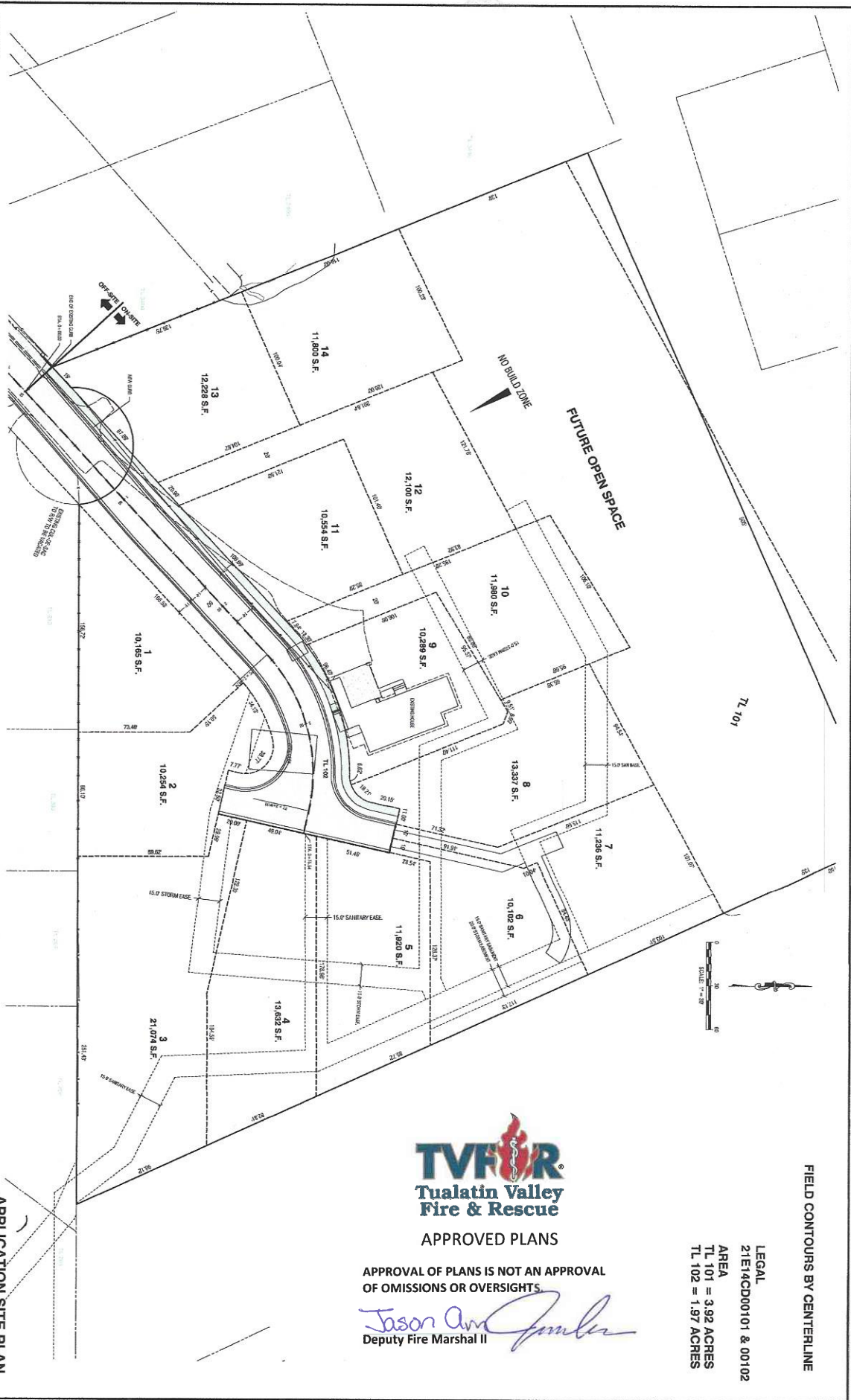
2021-390A

DESIGNED: BDC	DATE: NOV 2020	REVISION:
DRAWN: BJS	DATE: NOV 2020	
SCALE: 1" = 60'		
TITLE: CENTERLINE		

Thetac, Inc
 ENGINEERING - SURVEYING - PLANNING
 7000 NE Oregon Street
 Portland, Oregon 97223
 503-450-2287

Conditioned Home
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon

2175 & 2200 Mountain View Ct.
 West Linn, Oregon



APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Ann Jambler
 Deputy Fire Marshal II

FIELD CONTOURS BY CENTERLINE

LEGAL
 21E14CD00101 & 00102
 AREA
 TL 101 = 3.92 ACRES
 TL 102 = 1.97 ACRES

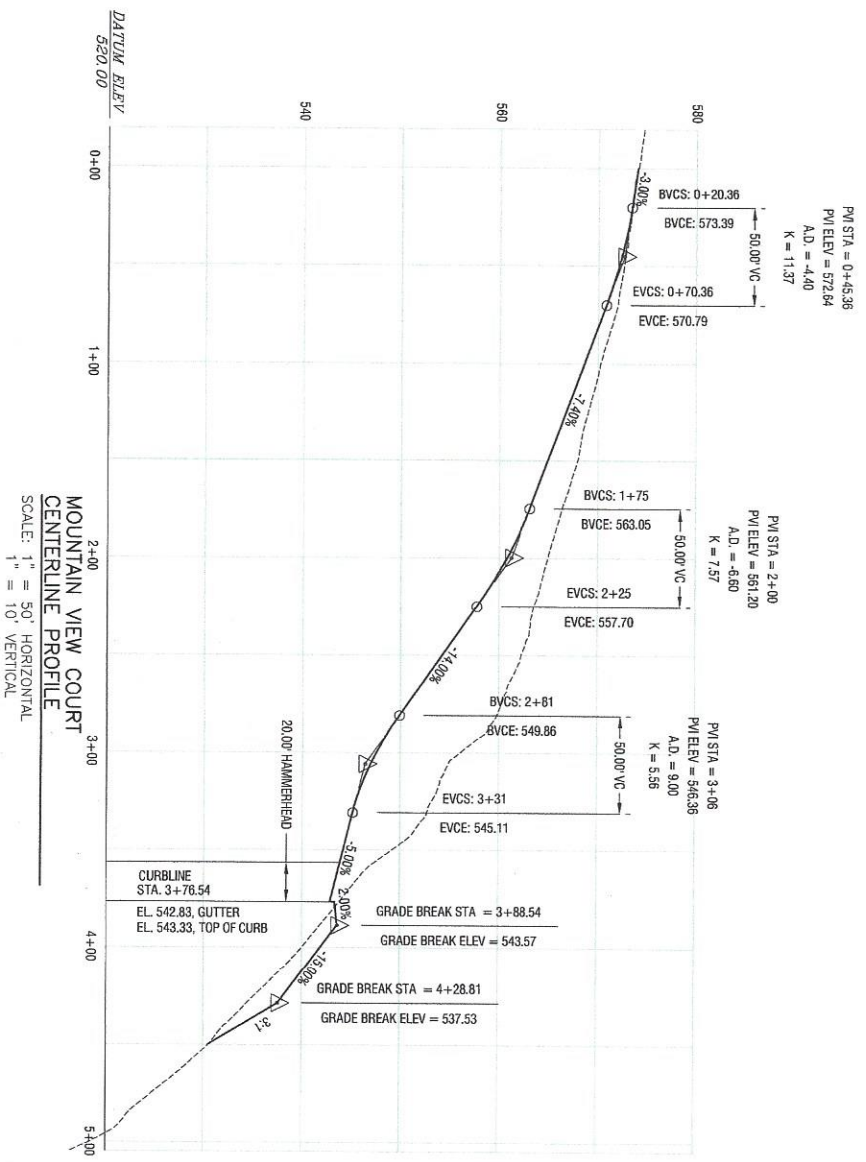
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2021-380A	DATE	NO.	
2021-380A	DATE	NO.	
2021-380A	DATE	NO.	

T. H. H. ENGINEERING
 ENGINEERING SURVEYING PLANNING
 505441-382
 505-420-2827

Deirdre Hanna
 Survey
 Portland Oregon 97253
 503-420-2827

APPLICATION STREET CENTERLINE PROFILE
 Breckenridge Heights
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon

SHEET: 2/12

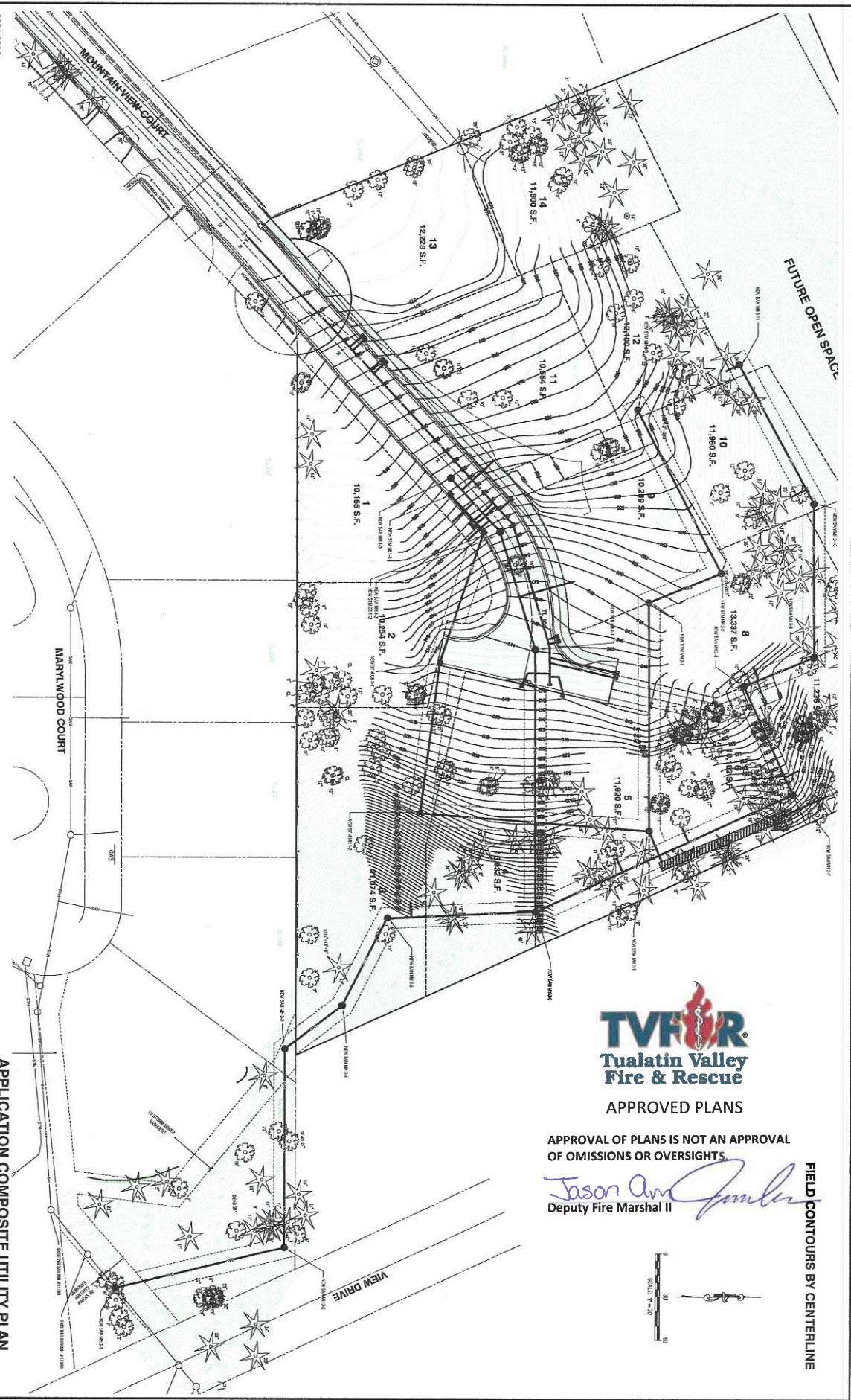


APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Ann
 Deputy Fire Marshal II

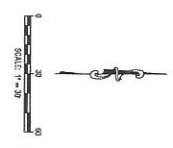
PROJECT NO.	2021-300A	DATE	NOV	REVISION	
DESIGNER	BJS				
ENGINEER	PLS				
SCALE	1" = 8'				
DATE	MAY 2020				
FILE	CHURCHILL PROJECTS				
Theta, Inc		ENGINEERING - SURVEYING - PLANNING		Civil Engineering	
1400 Oregon Street		Portland, OR 97205		503.465.2297	
Century Homes		7128 SW Georgia Street		503.465.2297	
Breckenridge Heights		2175 & 2200 Mountain View Ct.		West Linn, Oregon	
SHEET	4/12				



APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Am...
Deputy Fire Marshal II



FIELD CONTOURS BY CENTERLINE

APPLICATION COMPOSITE UTILITY PLAN



Preliminary STORM ANALYSIS

2175 Mountain View Ct.

WEST LINN, OREGON

Narrative:

There are two lots of record that are to be redeveloped into a 14-lot subdivision. This is a very steep property of 5.89 acres that will extend Mountain View court to a hammer head. There is a drainage way on the north side of the property that will be used to discharge the impervious storm water at the pre-developed rate. The infiltration rate was reported to be zero as a result lined basins are proposed for each home and green street water quality facilities for the street extension. 3200 SF of impervious area is tentative being used for each lot, that will be adjusted up or down based on the actual house size, during the building permit application.

References:

1. Centurion and Park Place Homes
2. Centerline Concepts
3. GeoPacific
4. City of Portland Storm Water Manual



Infiltration:

GeoPacific preformed infiltration testing as a part of the geotechnical investigation (February 14, 2024).

Calculations:

Areas

Proposed Houses = 3200 SF each

Access street 10402 SF

Using the City of Portland Stormwater Management Pac the results will be increased by 25% per the City.

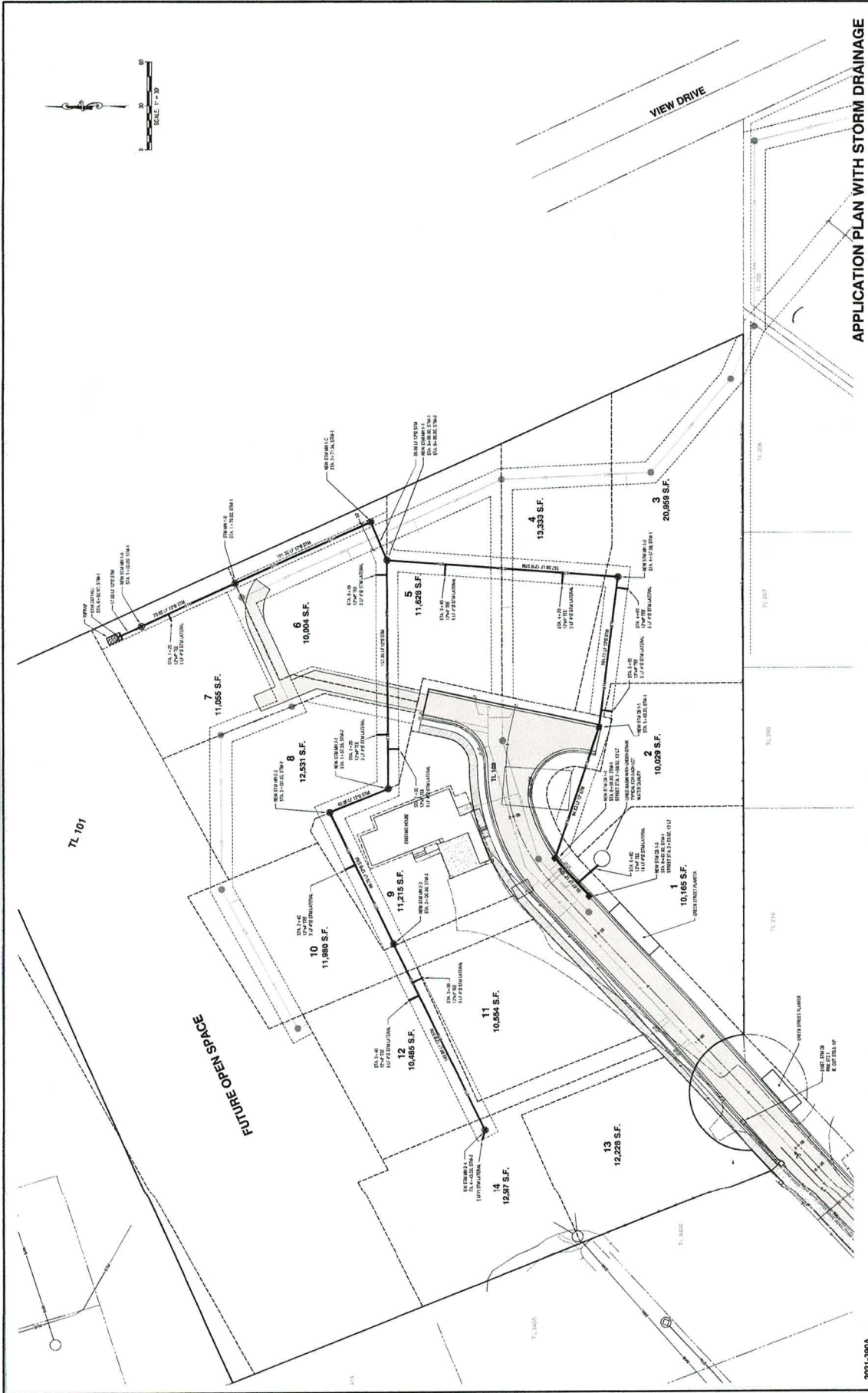
Results and Conclusions:

Both flow control and quality have been accounted for with a basin and bottom area of 40 SF increased by 25% to 50 SF for each house and half inch orifice

Prepared by:
Bruce D. Goldson, PE
Theta, LLC
April 23, 2024
2021- 390a



EXPIRES: 06/30/2025
SIGNATURE DATE: 4/23/24



APPLICATION PLAN WITH STORM DRAINAGE

2175 & 2200 Mountain View Ct.
West Linn, Oregon

8/12

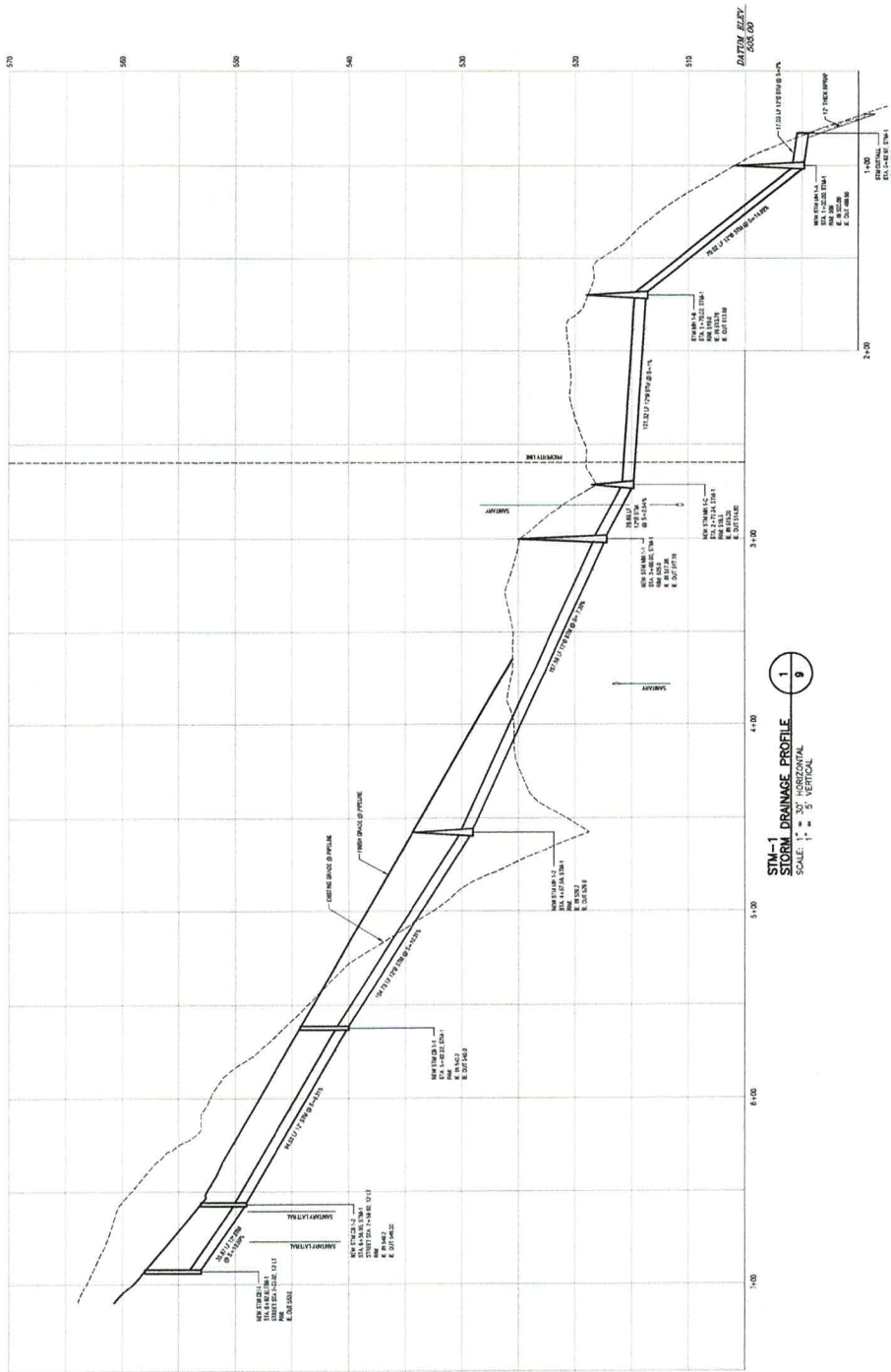
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DESIGNED: BJS
DRAWN: BJS
SCALE: 1" = 30'
DATE: MAY 2023
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THE TETALIC
ENGINEERING SURVEYING PLANNING
PO Box 1948
505.494.8822
1825 Commercial, Oregon 97025
www.tetalic.com

2021-396A
DESIGNED: BJS
DRAWN: BJS
SCALE: 1" = 30'
DATE: MAY 2023
CSE: C:\PROJECTS\2021\396A

REVISION

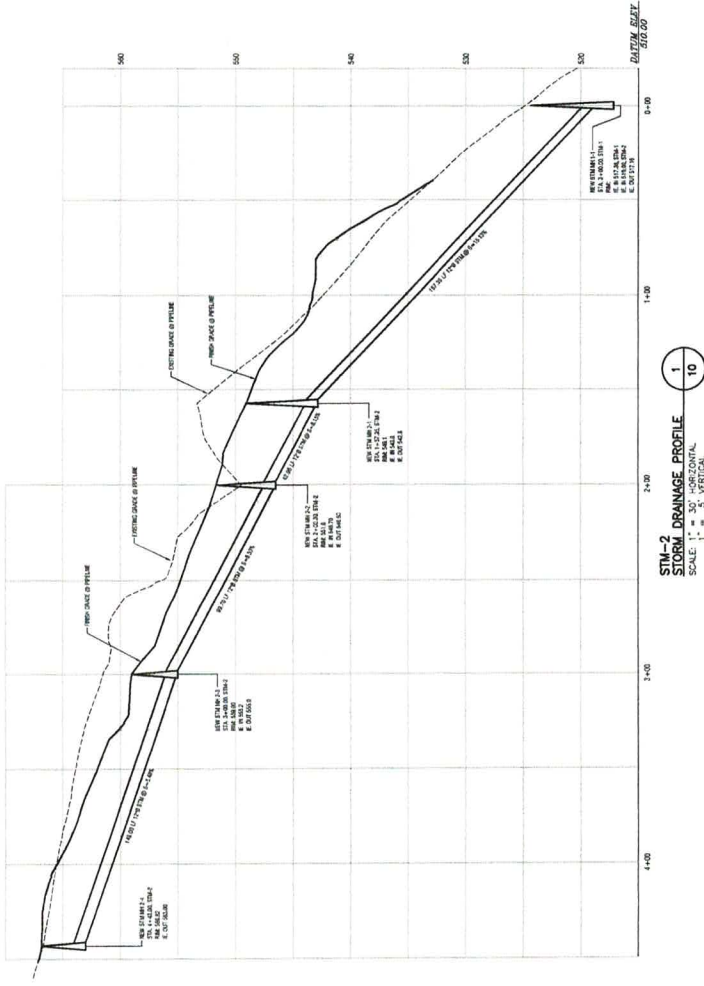
DATE



APPLICATION PLAN WITH STORM DRAINAGE PROFILE

DESIGNED: BJS DRAWN: BJS SCALE: 1" = 5' DATE: 06/12/12 FILE: Construction sheet 1	Revision NO. DATE _____ _____	THETA ENGINEERING - SURVEYING - PLANNING 800.441.8822 1000 NE Oregon Street, Suite 200 Portland, Oregon 97232	Century Homes 7128 SW Gonzaga Street Portland, Oregon 97223 503-850-2287	SHEET: 9/12
---	--	--	---	-----------------------

Park Place Estates
 2175 & 2200 Mountain View Ct.
 West Linn, Oregon



APPLICATION PLAN WITH STORM DRAINAGE PROFILE

DESIGNED: BJS DRAWN: BJS SCALE: 1" = 20' DATE: 10/12/2023 FILE: 20231012.dwg	SHEET: 10/12
CREATION: MORME 7128 SW Gonzalez Street Portland, Oregon 97223 503-830-2287 Tribetalic ENGINEERING • SURVEYING • PLANNING PO Box 1346 1500 Commercial, Oregon 97005 503-830-2287 email: info@tribetalic.com	Park Place Estates 2175 & 2200 Mountain View Ct. West Linn, Oregon
2021-390A	DATE NO. REVISION

PAC Report

Project Details

Project Name mt gate	Permit No	Created 4/20/2024 7:23:53 PM
Project Address 2175 mountain view	Designer	Last Modified 4/20/2024 7:23:53 PM
	Company	Report Generated 4/20/2024 12:32:54 PM

Project Summary

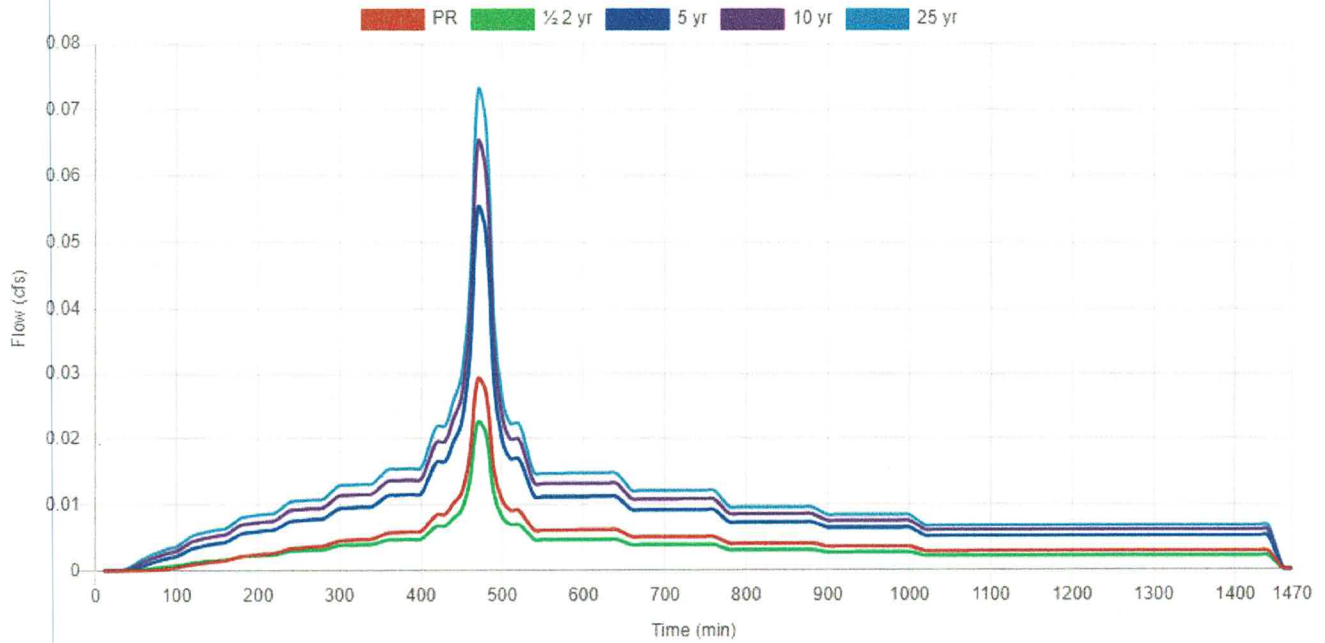
Catchment Name	Imper-vious Area (sq ft)	Native Soil Design Infiltration Rate (in/hr)	Level	Category	Config	Facility Area (excl. free board) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infiltration Results	Flow Control Results
individual lots	3200	0	2B	Basin	D	220.62	6.89	Pass	NA	Pass

individual lots

Site Soils & Infiltration Testing	<p>Infiltration Testing Procedure NA</p> <p>Tested Native Soil Infiltration Rate 0 in/hr</p>
Correction Factor	<p>CF_{test} 2</p>
Design Infiltration Rates	<p>Native Soil 0 in/hr</p> <p>Imported Blended Soil 6 in/hr</p>
Catchment Information	<p>Hierarchy Level 2B</p> <p>Hierarchy Description Discharge to an overland storm drainage system, including streams, drainageways, and ditches, or to a storm-only pipe system that discharges to an overland storm drainage system.</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 Limit the ½ the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows. Unless the facility is a public facility (i.e., in the public right-of-way), also limit the 25-yr post-development peak flow to the 25-year pre-development peak flow.</p> <p>Impervious Area 3200 sq ft 0.073 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	0.0088	151.1	0.0292	370.3
1/2 2-Year	0.0106	155	0.0226	289.5
5-Year	0.0303	420.6	0.0552	711.7
10-Year	0.0398	536	0.0651	844.5
25-Year	0.0477	630.9	0.0731	950.8

	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	0.008	361.3	0	0
1/2 2-Year	0	0	0.008	280.6	0	0
5-Year	0	0	0.01	702.7	0	0
10-Year	0.006	23.2	0.011	812.3	0	0
25-Year	0.027	84	0.011	857.9	0	0

Rect Basin

Site Soils & Infiltration Testing

Category

Rect Basin

Shape

Rectangular

Location

Parcel

Configuration

D: Lined Facility with RS and Ud

Above Grade Storage Data

Bottom Area

40 sq ft

Bottom Width

5.00 ft

Side Slope

3.0 h:1v

Freeboard Depth

2.0 in

Overflow Height

18.0 in

Total Depth of Blended Soil plus Rock

24 in

Surface Storage Capacity at Overflow

179.56 cu ft

Design Infiltration Rate to Soil Underlying the Facility

0.000 cfs

Design Infiltration Rate for Imported Blended Soil in the Facility

0.023 cfs

Below Grade Storage Data

Catchment is too small for flow control?

No

Rock Area

24.00 sq ft

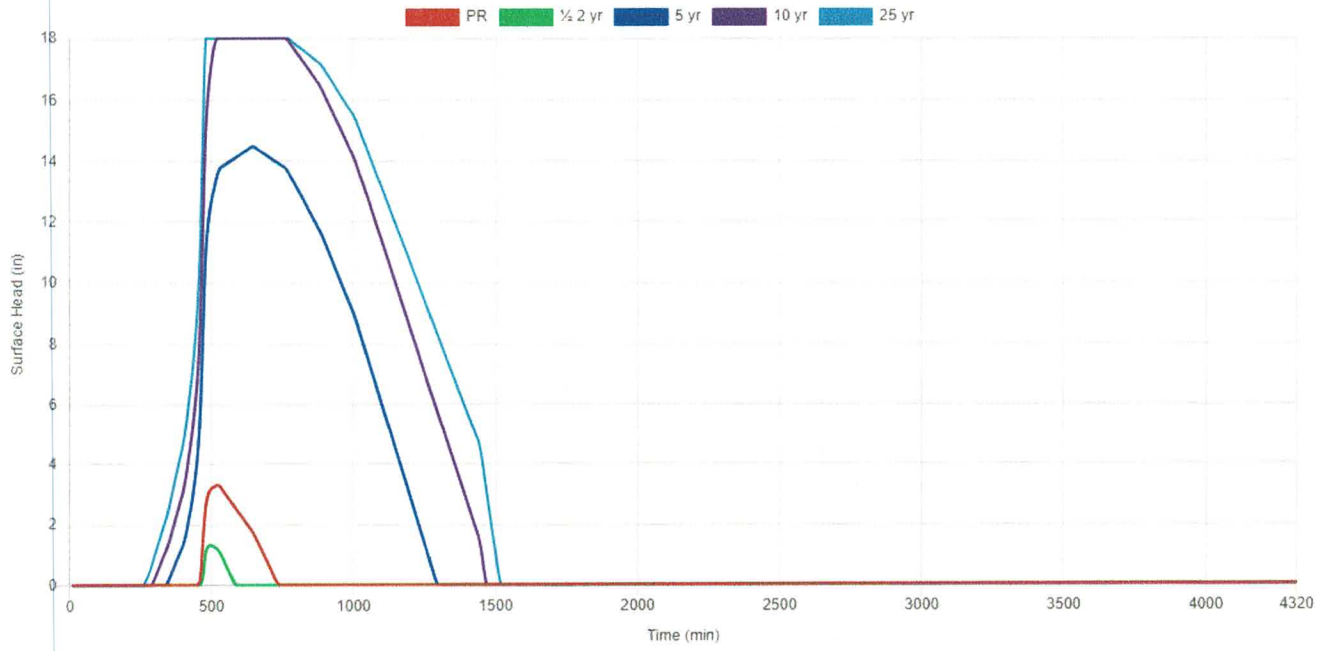
Rock Width

3.00 ft

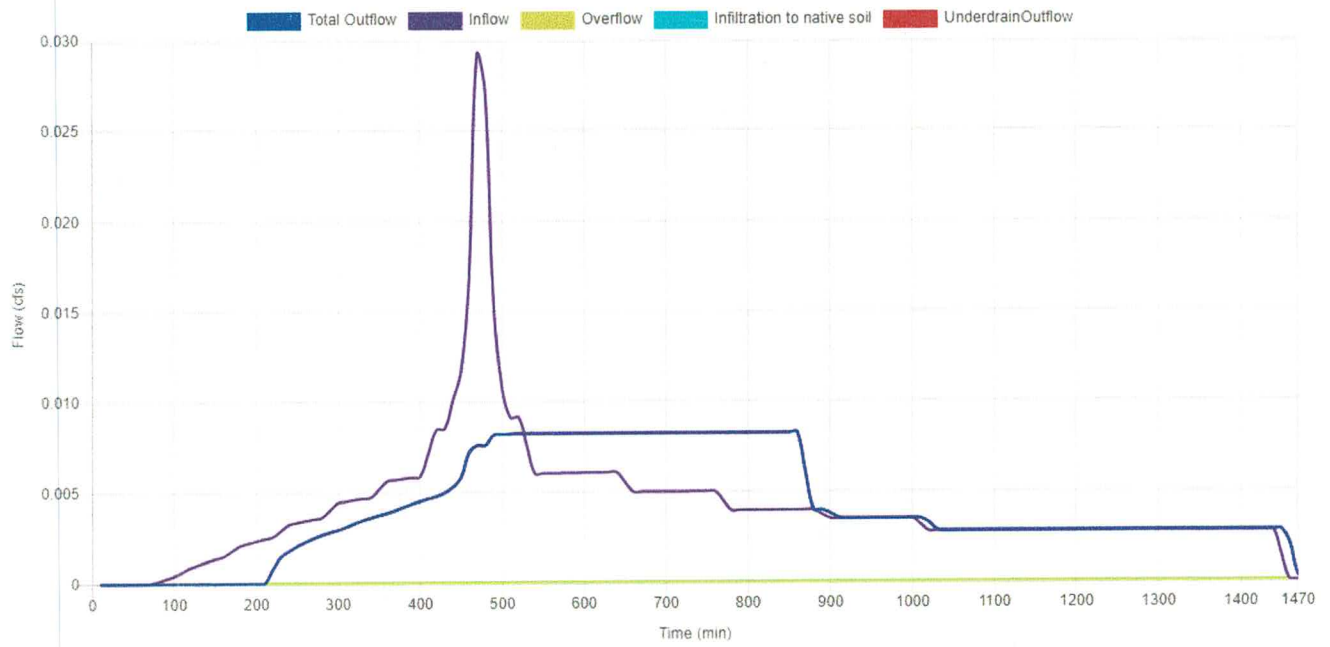
Rock Storage Depth

	<p>12.0 in</p> <p>Rock Porosity</p> <p>0.3</p> <p>Underdrain Height</p> <p>4 in</p> <p>Percent of Facility Base that Allows Infiltration</p> <p>0 %</p> <p>Orifice (Y/N)?</p> <p>Yes</p> <p>Orifice Diameter</p> <p>0.500 in</p>																				
Facility Facts	<p>Total Facility Area (excluding freeboard)</p> <p>220.62 sq ft</p> <p>Sizing Ratio</p> <p>6.89 %</p>																				
Pollution Reduction Results	<p>Pollution Reduction Score</p> <p>Pass</p> <p>Overflow Volume</p> <p>0.00 cf</p> <p>Surface Capacity Used</p> <p>18.43 %</p>																				
Flow Control Results	<p>Flow Control Score</p> <p>Pass</p> <table border="1"> <thead> <tr> <th></th> <th>STORMWATER FACILITY OUTFLOW (CFS)</th> <th></th> <th>PRE-DEVELOPMENT RUNOFF (CFS)</th> </tr> </thead> <tbody> <tr> <td>½ the 2 year</td> <td>0.0079</td> <td><=</td> <td>0.0106</td> </tr> <tr> <td>5 year</td> <td>0.0102</td> <td><=</td> <td>0.0303</td> </tr> <tr> <td>10 year</td> <td>0.0166</td> <td><=</td> <td>0.0398</td> </tr> <tr> <td>25 year</td> <td>0.0375</td> <td><=</td> <td>0.0477</td> </tr> </tbody> </table>		STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)	½ the 2 year	0.0079	<=	0.0106	5 year	0.0102	<=	0.0303	10 year	0.0166	<=	0.0398	25 year	0.0375	<=	0.0477
	STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)																		
½ the 2 year	0.0079	<=	0.0106																		
5 year	0.0102	<=	0.0303																		
10 year	0.0166	<=	0.0398																		
25 year	0.0375	<=	0.0477																		

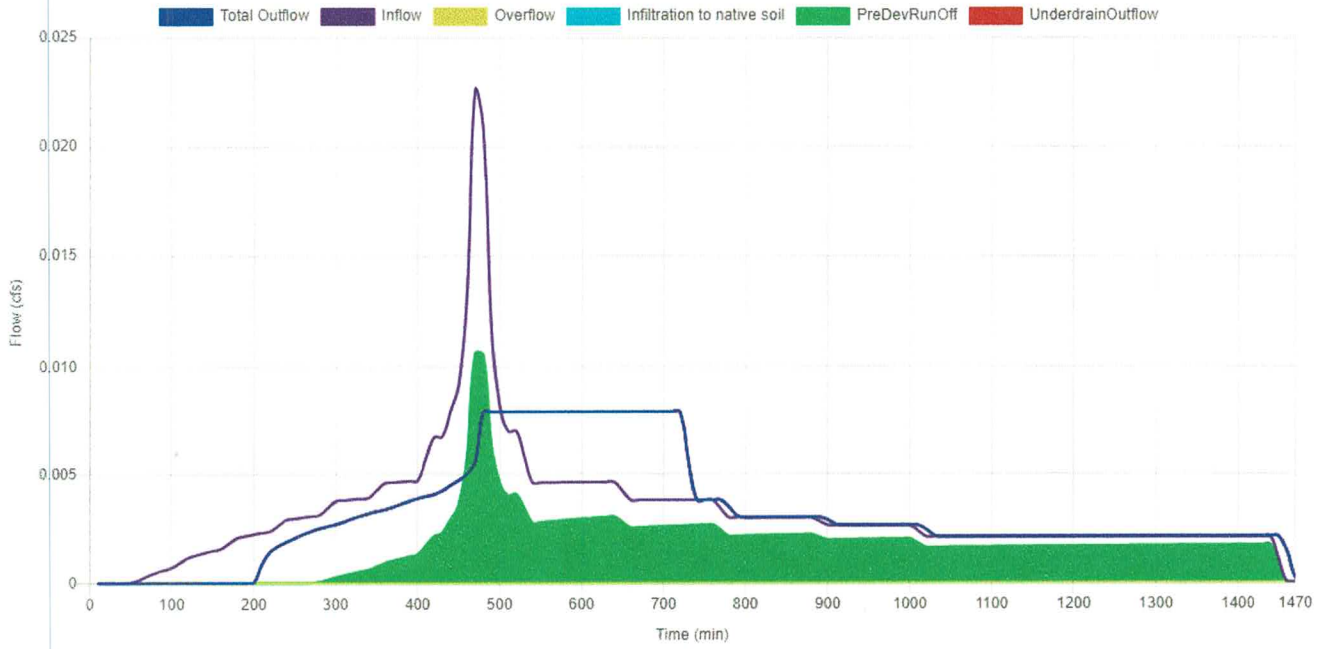
Surface Head



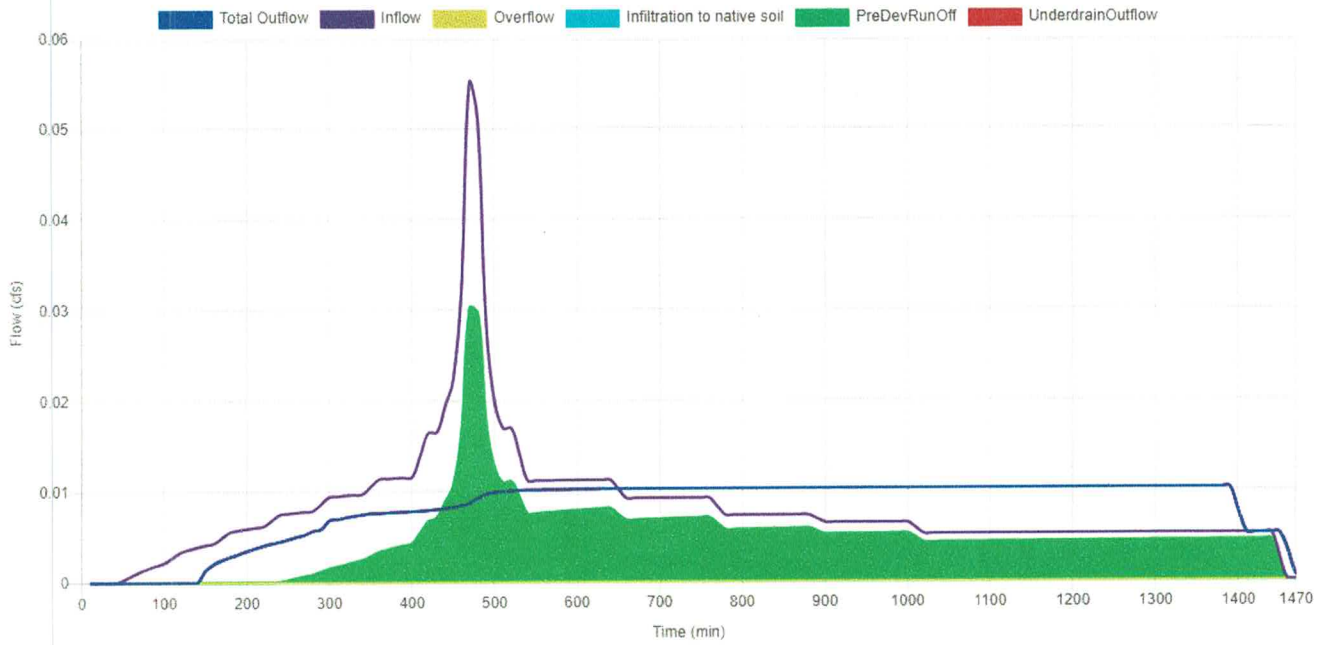
Water Quality



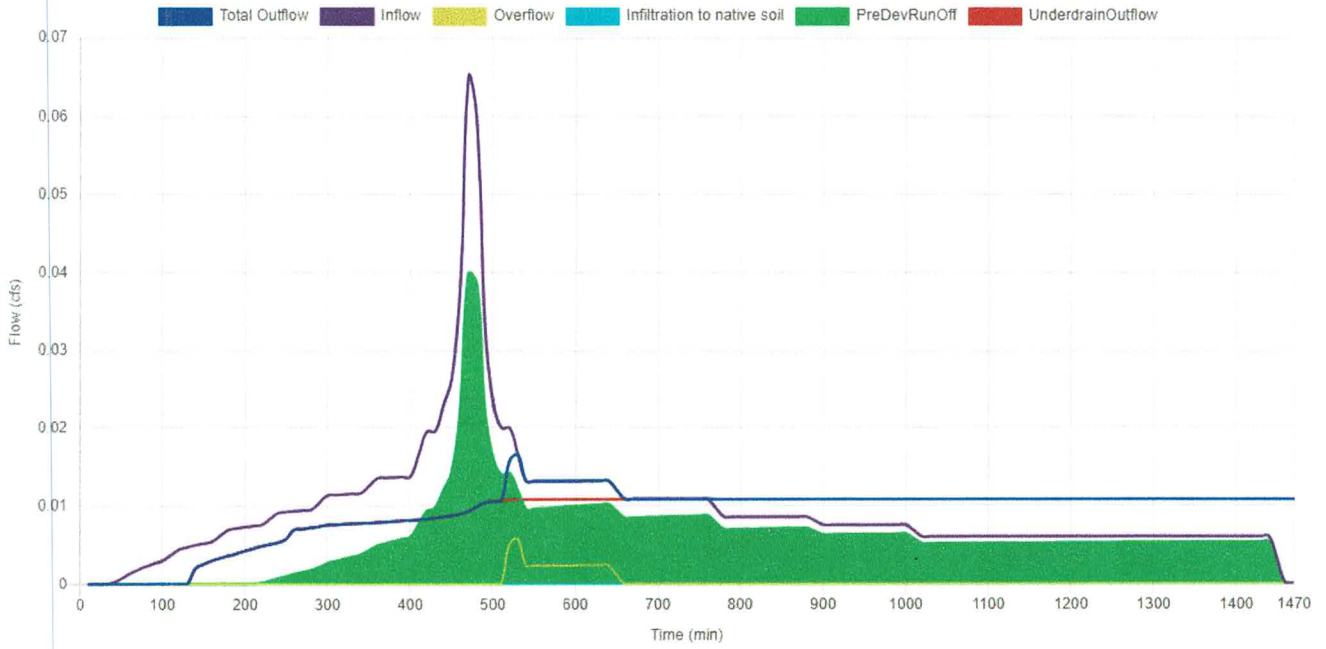
1/2 2-Year



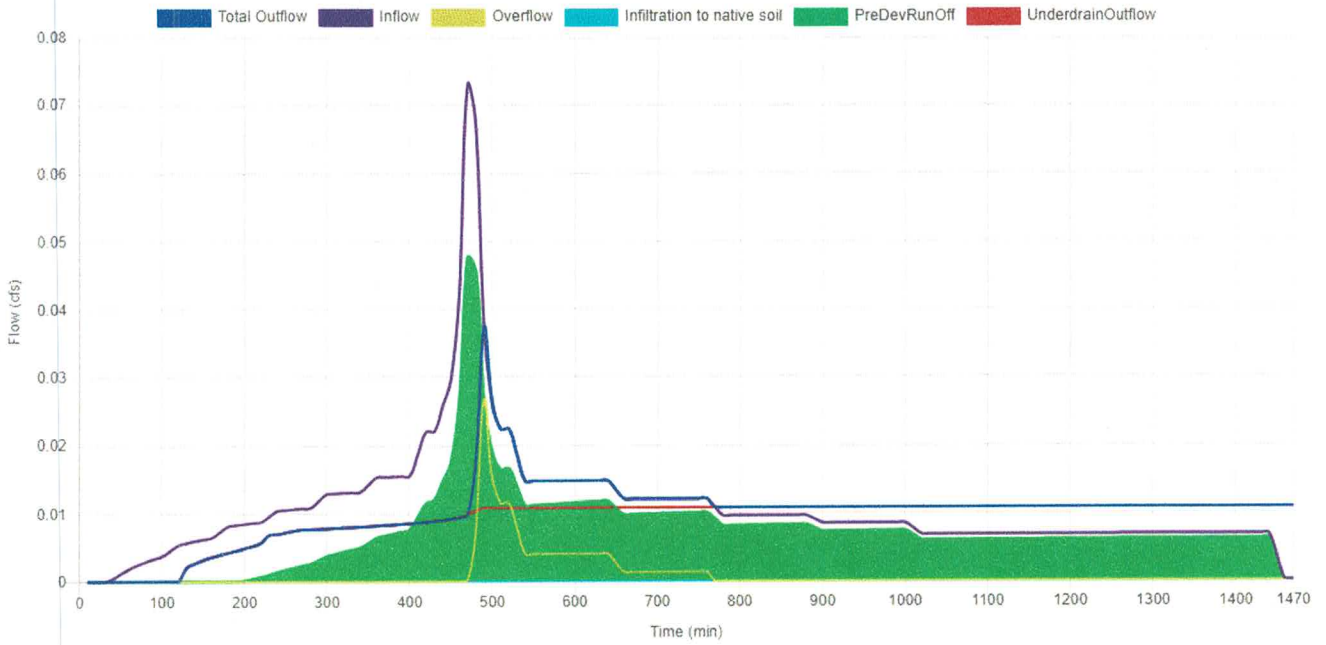
5-Year



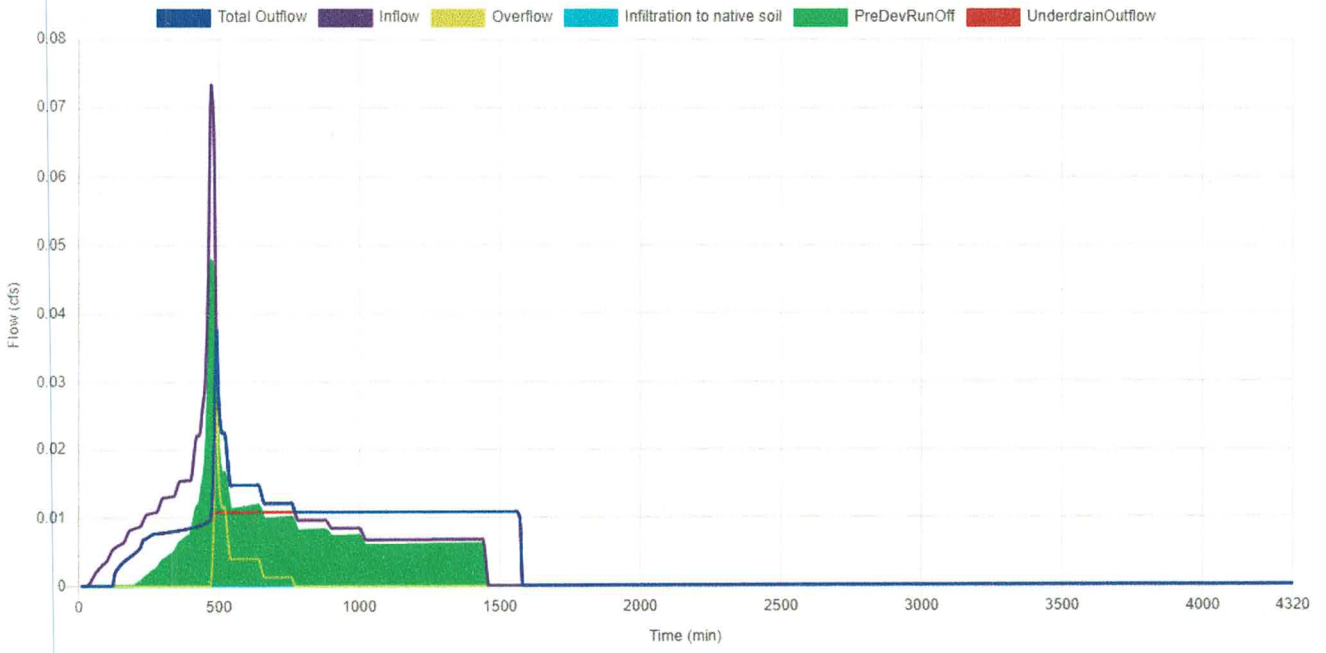
10-Year

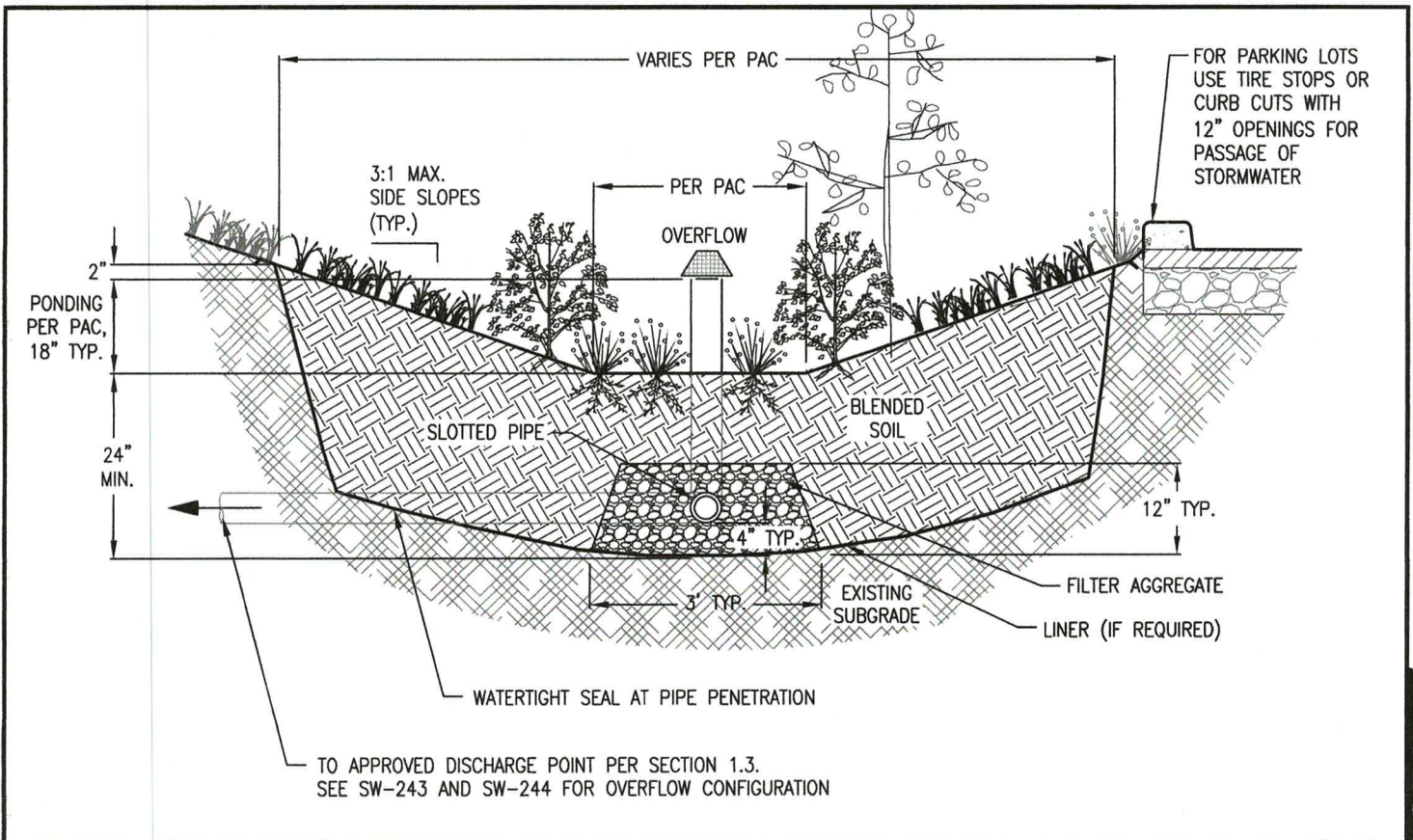


25-Year



25-Year





1. Detail intended as an example. Detail must match PAC assumptions and/or design report.
2. Setbacks: None required.
3. Overflow: Overflow elevation must allow for 2" of freeboard, minimum. Protect from debris and sediment with strainer or grate.
4. Underdrain System: Sizing is per the PAC. The underdrain must be 4" slotted schedule 40 PVC well casing pipe manufactured with .050" slots, 6 slots per row. See SW-243 for longitudinal section and SW-244 for orifice examples. Conform with Oregon Plumbing Specialty Code (OPSC) requirements. Alternative configurations and materials such as cellular storage systems, drainage mats, and non-standard aggregates may be used under the Performance Approach, with BES approval.
5. Vegetation: Refer to plant list in SWMM Section 3.5. Minimum container size is 1 gal. Number of plantings per 100sf of facility area:
 - Zone A (wet): 80 herbaceous plants OR 72 herbaceous plants and 4 small shrubs.
 - Zone B (moderate to dry): 7 large or small shrubs AND 70 groundcover plants.
 The delineation between Zone A and B shall be either at the outlet elevation or the check dam elevation, whichever is lowest. If project area is over 200sf consider adding a tree.
6. Blended Soil: Use BES standard soil blend for stormwater facilities (SWMM Section 6.3) unless otherwise approved. Install minimum of 24" of blended soil. Waterproof Liner: 30 mil EPDM, HDPE or approved equivalent.
7. Entrance Erosion Control: Install river rock, flagstone, or similar to dissipate the energy of incoming water at entrances and ends of downspout extensions.
8. Check Dams: Spacing per the PAC. Check dam ends must be keyed into the native soil a minimum of 12".
9. Inspections: Call BDS IVR Inspection Line, (503) 823-7000, request 487. 3 inspections required.

CONSTRUCTION REQUIREMENTS

Do not allow temporary storage of construction waste or materials in the facilities. Do not allow entry of runoff or sediment during construction.

- DRAWING NOT TO SCALE -

35-1

SEE PAGE 2.

**DECLARATION OF
RESTRICTIONS, CONDITIONS AND COVENANTS
APPLICABLE TO SKYLINE TERRACE**

This Declaration of Restrictions, Conditions and Covenants is applicable to SKYLINE TERRACE.

WHEREAS, Centurion Homes, Inc., an Oregon corporation, hereinafter referred to as Declarant, is Owner of certain real property located in the State of Oregon, known as SKYLINE TERRACE, a duly recorded plat.

WHEREAS, the Declarant is desirous to declare of public record its intentions to create certain restrictive conditions and covenants to this ownership of said property.

NOW, THEREFORE, the Declarant does hereby certify and declare that the following restrictions, conditions and covenants shall become and are hereby made a part of all conveyances of lots within the plat of SKYLINE TERRACE recorded _____, 19____, as Recorder's Fee No. _____, of the Plat Records of Clackamas County, Oregon, and that the following restrictions, conditions and covenants shall by reference become a part of any such conveyances and shall apply thereto as fully and with the same effect as if set forth at large therein.

ARTICLE I

Property Subject to These Covenants

1. Initial Development. Declarant hereby declares that all of the real property described above is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to these covenants. The above property together with other real property that may be annexed thereto and made subject to these covenants shall constitute SKYLINE TERRACE.

ARTICLE II

Residential Covenants

1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half (2½) stories in height and a private garage for not less than two (2) cars. The foregoing provisions shall not exclude the construction of a private greenhouse, storage shed, private swimming pool or a shelter or port for the protection of such swimming pool or the storage of a boat and/or camping trailer kept for personal use, provided the location of such structures is in conformity with the applicable municipal regulations, and is compatible in design and decoration with the residence constructed on such lot.

AFTER RECORDING RETURN TO:
CENTURION HOMES, INC.
19335 Suncrest Avenue
West Linn, OR 97068

The provisions of this section shall not be deemed to prohibit the right of any home-builder to construct residences on any lot, to store construction materials and equipment on said lots in the normal course of construction, and to use a single-family residence as a sales office or a model home for the purposes of sales in SKYLINE TERRACE.

All buildings constructed shall conform to existing City of West Linn building and zoning codes.

2. Dwelling Size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 2,600 square feet for a one-story dwelling, nor shall the ground-floor level be less than 1,400 square feet for a two-story dwelling. The total living levels of multi-level dwellings shall not be less than a total of 2,800 square feet finished.

3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five (5) feet, and the side (5) feet of each lot. Within these easements, no structure, planting, fencing or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of water through the drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the Owner of the lot except for those improvements for which a public authority or utility company is responsible.

4. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. Parking. Parking of boats, trailers, motorcycles, trucks, truck campers and like equipment shall not be allowed on any part of said property nor on public ways adjacent thereto excepting only within the confines of an enclosed garage, storage port or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any dwelling or garage, and is subject to approval of Architectural Review Committee.

6. Vehicles in Disrepair. No Owner shall permit any vehicle which is in an extreme state of disrepair to be abandoned or to remain parked upon any residential lot or on any street for a period in excess of forty-eight (48) hours. A vehicle shall be deemed in an "extreme state of disrepair" when the Architectural Review Committee reasonably determines that its presence offends the occupants of the neighborhood. Should any Owner fail to remove such vehicle within five (5) days following the date on which notice is mailed to him by the Architectural Review Committee, the Architectural Review Committee may have the vehicle removed from the property and charge the expense of such removal to the Owner.

7. Fences and Hedges. No fences or boundary hedges shall be installed without prior written approval of the Architectural Review Committee.

8. Tree Removal. No trees with a diameter of six (6) inches or more, measured at a height of six (6) feet above ground level, may be removed without the prior written approval of the Architectural Review Committee and the City of West Linn.

SKYLINE TERRACE

SITUATED IN THE GABRIEL WALLING D.L.C. NO. 63
IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 IN
TOWNSHIP 2 SOUTH, AND RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN
CITY OF WEST Linn, CLACKAMAS COUNTY, OREGON

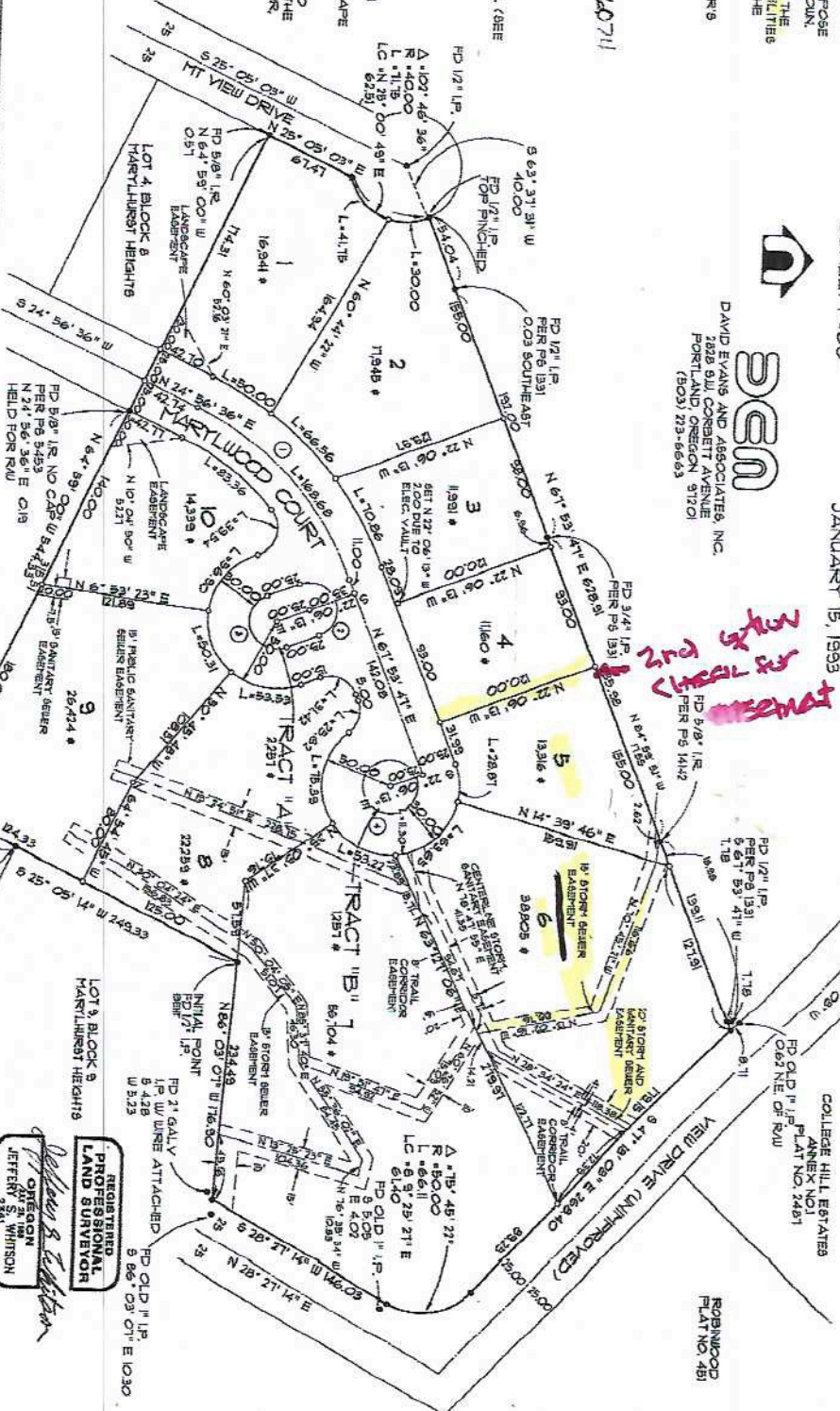
SCALE: 1" = 60'

JANUARY 15, 1933

PLAT BOOK 99 PAGE 26
RECORDED AS DOCUMENT NO. 93-146073
3054



DEAN
DAVID EVANS AND ASSOCIATES, INC.
2828 SW CORBETT AVENUE
PORTLAND, OREGON 97201
(503) 273-5663



NOTES:

- BOUNDARY RESOLUTION AND BEARINGS ARE BASED ON RECORD OF SURVEY PREPARED BY DAVID EVANS AND ASSOCIATES, INC. FILED AS P.S. 2480 AT THE CLACKAMAS COUNTY SURVEYORS OFFICE. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO LOTS AS SHOWN.
- A 6.00 FOOT WIDE EASEMENT OVER ALL LOTS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES IS RESERVED PARALLEL WITH AND ADJACENT TO THE RIGHT-OF-WAY LINES OF ALL STREETS.
- THERE ARE NO APPROVED GEODETIC POINTS OF RECORD AT THE CLACKAMAS COUNTY SURVEYORS OFFICE WITHIN ONE-HALF MILE OF THE PLAT. UNLESS OTHERWISE NOTED.
- ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS RECORDED ON CLACKAMAS COUNTY DEED RECORDS, BOOK 160711.
- LOT 5 SANITARY SEWER LATERAL IS AT AN ELEVATION WHICH REQUIRES SPECIAL DESIGN CONSIDERATIONS FOR THE REVERSE SLOPE DRAINAGE FILLED AT THE DEPARTMENT OF PUBLIC WORKS, CITY OF WEST Linn.
- LOTS 6 AND 9 HAVE AN AREA OF UNCOMPACTED FILL (SEE RECORD DRAINAGE FILED AT THE DEPARTMENT OF PUBLIC WORKS, CITY OF WEST Linn).
- TRACTS "A", "B" AND "C" ARE HEREBY GRANTED TO THE CITY OF WEST Linn.
- AREAS MARKED "LANDSCAPE EASEMENT" AS SHOWN ON THE PLAT WILL BE RESERVED SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SKYLINE TERRACE, FOR CENTURION HOMES AND THE SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, MAINTENANCE AND USAGE OF LANDSCAPE FACILITIES.
- CONSERVATION EASEMENT BELOW ELEVATION 470.00 FEET SHALL BE REMOVED IN THE EASEMENT WITHOUT THE EXPLICIT APPROVAL OF THE CITY PLANNING DIRECTOR, PARKS SUPERVISOR AND CITY ENGINEER.
- THERE SHALL BE NO FURTHER PARTITIONING OF LOTS 6, 7, 8, AND 9.

SHEET INDEX:

- SHEET 1: PLAT DIMENSIONING, NOTES.
- SHEET 2: DECLARATION AND COVENANT EASEMENT, APPROVALS AND SURVEYORS CERTIFICATE.

CURVE DATA

LOT NO.	CURVE	RADIUS	ARC LENGTH
1	DELTA	200.00	50.00
2	DELTA	40.00	41.76
3	DELTA	280.00	69.56
4	DELTA	40.00	66.51
5	DELTA	250.00	70.50
6	DELTA	50.00	10.48
7	DELTA	50.00	28.81
8	DELTA	50.00	33.32
9	DELTA	50.00	78.35
10	DELTA	20.00	25.62
11	DELTA	20.00	31.42
12	DELTA	50.00	53.33
13	DELTA	50.00	50.00
14	DELTA	50.00	56.53
15	DELTA	20.00	33.41
16	DELTA	200.00	83.36

CENTRINE AND TRACT CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	LONG CHORD
1	42° 51' 18"	210.00	168.68	164.78
2	90° 00' 00"	20.00	62.83	40.00
3	90° 00' 00"	20.00	62.83	40.00
4	360° 00' 00"	20.00	133.66	NONE

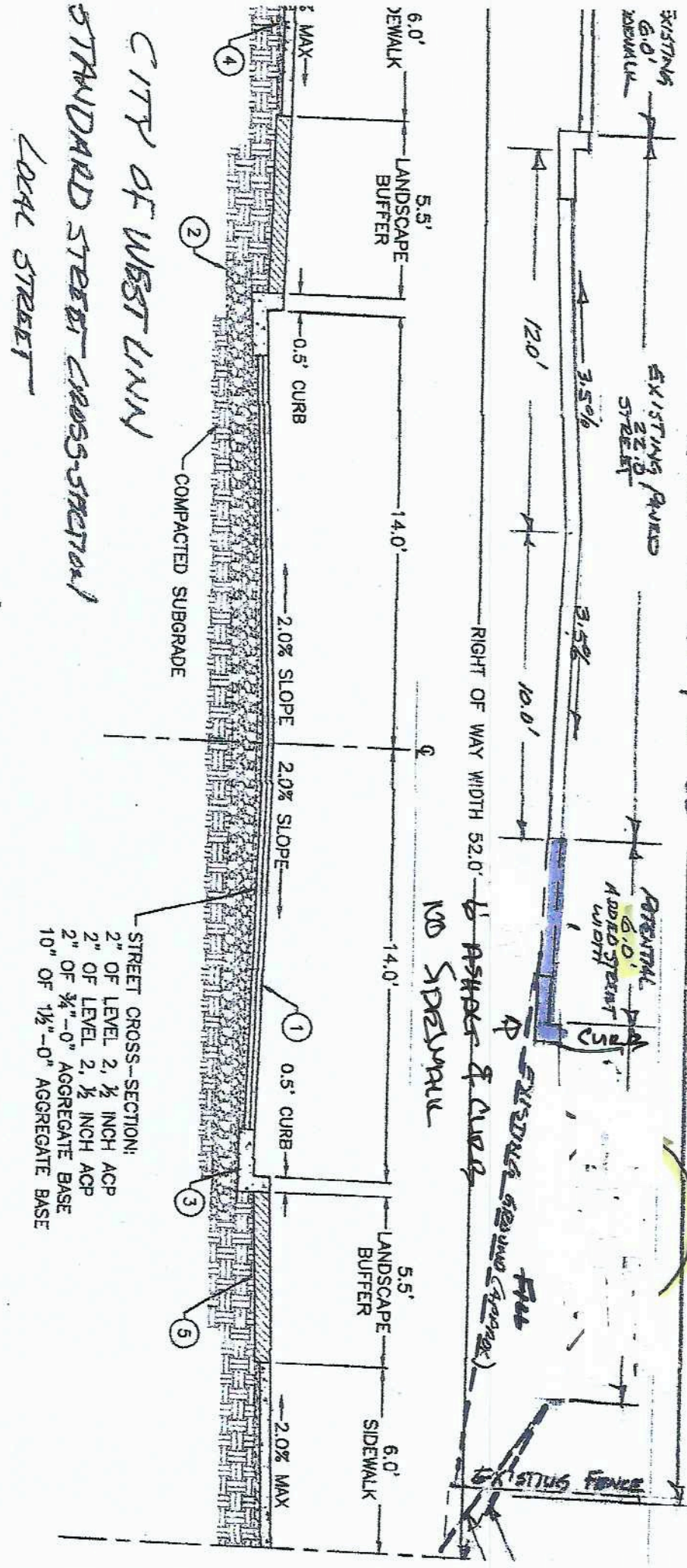
LEGEND:

- 1. DENOTES FOUND 5/8" X 30" IRON ROD WITH YELLOW CAP STAMPED "DEA INC" SET IN P.S. 2480 UNLESS OTHERWISE NOTED.
- 2. DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC" SET ON JANUARY 10, 1933.
- 3. DENOTES IRON ROD.
- 4. DENOTES IRON PIPE.
- 5. DENOTES RIGHT-OF-WAY.
- 6. DENOTES FOUND.
- 7. DENOTES SQUARE FEET.
- 8. CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JEFFERY S. WHITSON
EXPIRES 8-31-34

Add 6" of curbs to existing street per view

RIGHT OF WAY - SD'



CITY OF WEST LIMA

STANDARD STREET CROSS-SECTION

LOCAL STREET

E: UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, STREETS SHALL BE PAVED TO FINAL GRADE USING 2 OR MORE LIFTS. FINAL LIFT SHALL BE PLACED ONLY AFTER ACCEPTANCE OF THE FIRST LIFT AT A TIME AS DIRECTED OR APPROVED BY THE CITY ENGINEER. A PLAIN CONCRETE PAVEMENT ALTERNATIVE CROSS-SECTION, CONSISTING OF 6 INCH PCC ON COMPACTED SUBGRADE, IS ALLOWED WITH APPROVAL OF CITY ENGINEER.

ROAD BASE SHALL BE PREPARED 1 FOOT BEHIND CURB.

24" CURB AND GUTTER PER WL-RD700.

4" OF PORTLAND CEMENT OVER 2" OF 3/4"-0" AGGREGATE BASE.

LANDSCAPE BUFFER SHALL BE COVERED WITH 6" OF QUALITY TOP SOIL.

Christine Blanche
2221 Sylvan Way
West Linn, OR 97068

Diana Lipton
1759 Marylhurst Dr
West Linn, OR 97068

Ida Johnstone
2265 Sylvan Way
West Linn, OR 97068

Mary Jean Rivera
19613 Suncrest Dr
West Linn, OR 97068

Karie Oakes
1125 Marylhurst Dr
West Linn, OR 97068

Devani Schneider
1345 Troon Dr
West Linn, OR 97068

Lydia Renner
925 Braemar Dr
West Linn, OR 97068

Keisha Omlid
1493 Braemar Dr
West Linn, OR 97068

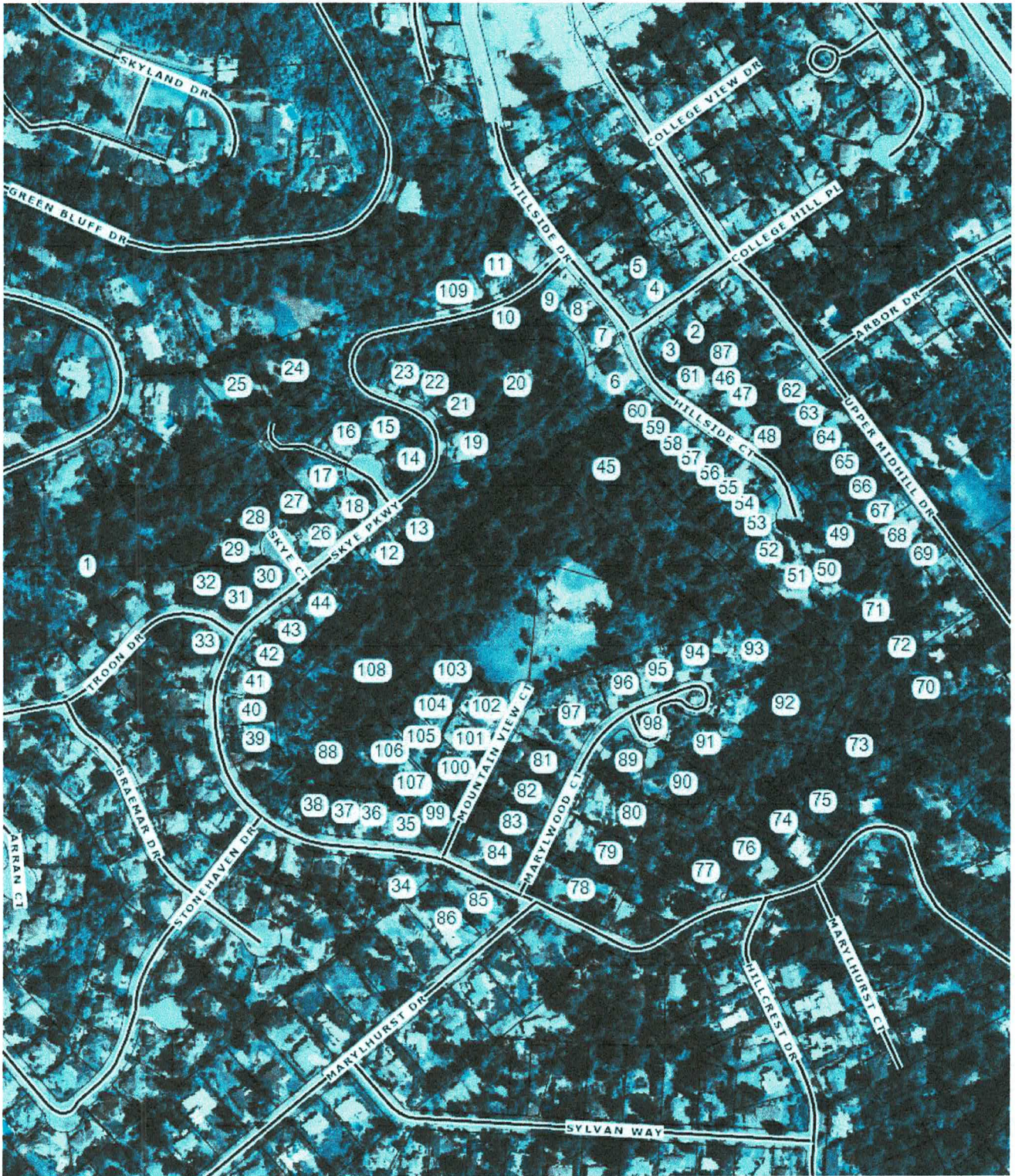
Bryan Gilbert
1377 Skye Parkway
West Linn, OR 97068

Tony Bracco
2716 Robinwood Way
West Linn, OR 97068

Jon Burnett
18888 Trillium Dr
West Linn, OR 97068

Kevin Bryck
3753 Kenthorpe Way
West Linn, OR 97068

Walking Farm Identification Map



Farm Search Criteria

Averages

Sale Price	\$516,747.27
Loan Amt	\$419,325.79
SqFt	3,245 SqFt
Assessed Total Value	\$428,755.32
Market Total Value	\$709,922.15
Price/SqFt	\$167.70

#1

Parcel #: 00300695
Owner: City Of West Linn
Site Address #: West Linn OR 97068

Tax Account: 21E14 00601
Owner Occupied: No
Owner Address #: 22500 Salamo Rd
 #600
 West Linn OR 97068
Building /3.55 Acres

Year Built:

Assessed Total Value: \$90,985.00
Market Total Value: \$177,013.00
Rec. Date: 01/01/1986
Sale Date: 01/01/1986

SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:



#2

Parcel #: 00301934
Owner: Wilson, Anthony G
Site Address #: 2060 College Hill Pl
 West Linn OR 97068

Tax Account: 21E14CA00103
Owner Occupied: Yes
Owner Address #: 2060 College Hill Pl
 West Linn OR 97068
Building 2,142 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:

Year Built: 1986

Assessed Total Value: \$353,659.00
Market Total Value: \$552,267.00
Rec. Date: 08/16/2012
Sale Date: 08/09/2012

#3

Parcel #: 00301943
Owner: Thomsen, Sharon Trustee
Site Address #: 2010 College Hill Pl
 West Linn OR 97068

Tax Account: 21E14CA00104
Owner Occupied: Yes
Owner Address #: 2010 College Hill Pl
 West Linn OR 97068
Building 4,040 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 5
Bathrooms: 3.5
Total Rooms:
Sale Price:

Year Built: 1985

Assessed Total Value: \$456,840.00
Market Total Value: \$717,320.00
Rec. Date: 01/17/2013
Sale Date: 01/17/2013



#4

Parcel #: 00301952
Owner: Harper, Jason P
Site Address #: 17957 Hillside Dr
 West Linn OR 97068

Tax Account: 21E14CA00105
Owner Occupied: Yes
Owner Address #: 17957 Hillside Dr
 West Linn OR 97068
Building 3,078 SqFt/0.29
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price: \$615,000.00

Year Built: 1985

Assessed Total Value: \$413,945.00
Market Total Value: \$663,657.00
Rec. Date: 06/20/2023
Sale Date: 06/19/2023



#5
Parcel #: 00301961
Owner: Karimi, Zane A
Site Address #: 17911 Hillside Dr
West Linn OR 97068
Year Built: 1985
Assessed Total Value: \$356,062.00
Market Total Value: \$581,107.00
Rec. Date: 12/27/2017
Sale Date: 04/21/2017

Tax Account: 21E14CA00106
Owner Occupied: Yes
Owner Address #: 17911 Hillside Dr
West Linn OR 97068
Building SqFt/Acres: 2,810 SqFt/0.25 Acres
Bedrooms: 4
Bathrooms: 2
Total Rooms:
Sale Price: \$450,000.00



#6
Parcel #: 00302041
Owner: Ahmed, Kazi I
Site Address #: 18000 Hillside Ct
West Linn OR 97068
Year Built: 2008
Assessed Total Value: \$766,374.00
Market Total Value: \$1,251,254.00
Rec. Date: 10/15/2007
Sale Date: 09/11/2007

Tax Account: 21E14CA00114
Owner Occupied: No
Owner Address #: 18649 Midhill Cir
West Linn OR 97068
Building SqFt/Acres: 6,146 SqFt/0.47 Acres
Bedrooms: 5
Bathrooms: 4
Total Rooms:
Sale Price:



#7
Parcel #: 00302069
Owner: Kekhia, Majd Al
Site Address #: 17964 Hillside Dr
West Linn OR 97068
Year Built: 2007
Assessed Total Value: \$496,957.00
Market Total Value: \$873,708.00
Rec. Date: 06/27/2012
Sale Date: 03/07/2012

Tax Account: 21E14CA00116
Owner Occupied: No
Owner Address #: 8464 SW Aloha Way
Portland OR 97221
Building SqFt/Acres: 4,033 SqFt/0.23 Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$280,000.00



#8
Parcel #: 00302078
Owner: Stoneking, Scott
Site Address #: 17922 Hillside Dr
West Linn OR 97068
Year Built: 2007
Assessed Total Value: \$419,213.00
Market Total Value: \$863,382.00
Rec. Date: 06/03/2011
Sale Date: 05/31/2011

Tax Account: 21E14CA00117
Owner Occupied: Yes
Owner Address #: 17922 Hillside Dr
West Linn OR 97068
Building SqFt/Acres: 4,808 SqFt/0.23 Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$46,800.00

#9
Parcel #: 00302087
Owner: Stoneking, Scott
Site Address #: 17892 Hillside Dr
West Linn OR 97068
Year Built:
Assessed Total Value: \$22,774.00
Market Total Value: \$48,029.00
Rec. Date: 05/03/2013
Sale Date: 05/03/2013

Tax Account: 21E14CA00118
Owner Occupied: No
Owner Address #: 17922 Hillside Dr
West Linn OR 97068
Building SqFt/Acres: /0.27 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price: \$27,500.00

#10

Parcel #: 00302096
Owner: Stoneking, Scott
Site Address #: West Linn OR 97068

Tax Account: 21E14CA00119
Owner Occupied: No
Owner Address #: 17922 Hillside Dr
 West Linn OR 97068

Year Built:
Assessed Total Value: \$7,240.00
Market Total Value: \$15,280.00
Rec. Date: 11/06/2020
Sale Date: 11/06/2020

Building SqFt/Acres: /0.10 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price: \$1.00



00302103

#11

Parcel #: 00302103
Owner: McNell, Samuel F
Site Address #: 1358 Skye Pkwy
 West Linn OR 97068

Tax Account: 21E14CA00120
Owner Occupied: Yes
Owner Address #: 1358 Skye Pkwy
 West Linn OR 97068

Year Built: 1993
Assessed Total Value: \$449,615.00
Market Total Value: \$713,844.00
Rec. Date: 09/28/2012
Sale Date: 09/27/2012

Building SqFt/Acres: 2,912 SqFt/0.37 Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$300,000.00



00302657

#12

Parcel #: 00302657
Owner: Campbell, William B
Site Address #: 1391 Skye Pkwy
 West Linn OR 97068

Tax Account: 21E14CB01401
Owner Occupied: Yes
Owner Address #: 1391 Skye Pkwy
 West Linn OR 97068

Year Built: 1992
Assessed Total Value: \$602,971.00
Market Total Value: \$998,749.00
Rec. Date: 07/25/2003
Sale Date: 07/21/2003

Building SqFt/Acres: 3,989 SqFt/0.25 Acres
Bedrooms:
Bathrooms: 2.5
Total Rooms:
Sale Price:



00302666

#13

Parcel #: 00302666
Owner: Pebler, Steven L
Site Address #: 1389 Skye Pkwy
 West Linn OR 97068

Tax Account: 21E14CB01402
Owner Occupied: Yes
Owner Address #: 1389 Skye Pkwy
 West Linn OR 97068

Year Built: 1992
Assessed Total Value: \$611,887.00
Market Total Value: \$987,329.00
Rec. Date: 02/17/1993
Sale Date: 02/01/1993

Building SqFt/Acres: 3,892 SqFt/0.25 Acres
Bedrooms:
Bathrooms: 2.5
Total Rooms:
Sale Price: \$279,950.00



00302675

#14

Parcel #: 00302675
Owner: Detrick, George F Trustee
Site Address #: 1378 Leigh Ct
 West Linn OR 97068

Tax Account: 21E14CB01403
Owner Occupied: Yes
Owner Address #: 1378 Leigh Ct
 West Linn OR 97068

Year Built: 1986
Assessed Total Value: \$609,762.00
Market Total Value: \$940,092.00
Rec. Date: 03/12/2009
Sale Date: 02/27/2009

Building SqFt/Acres: 3,719 SqFt/0.31 Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price:

**#15**

Parcel #: 00302684
Owner: Hale, Randall J
Site Address #: 1380 Leigh Ct
West Linn OR 97068
Year Built: 1986

Assessed Total Value: \$559,097.00
Market Total Value: \$880,812.00
Rec. Date: 05/01/1986
Sale Date: 05/01/1986

Tax Account: 21E14CB01404
Owner Occupied: Yes
Owner Address #: 1380 Leigh Ct
West Linn OR 97068
Building 2,648 SqFt/0.33
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price: \$39,500.00

**#16**

Parcel #: 00302693
Owner: Demasi, Monica
Site Address #: 1382 Leigh Ct
West Linn OR 97068
Year Built: 1986

Assessed Total Value: \$608,239.00
Market Total Value: \$977,602.00
Rec. Date: 07/02/2021
Sale Date: 06/29/2021

Tax Account: 21E14CB01405
Owner Occupied: Yes
Owner Address #: 1382 Leigh Ct
West Linn OR 97068
Building 3,919 SqFt/0.29
SqFt/Acres: Acres
Bedrooms: 2
Bathrooms: 3
Total Rooms:
Sale Price: \$780,000.00

**#17**

Parcel #: 00302700
Owner: Shariq LLC
Site Address #: 1388 Leigh Ct
West Linn OR 97068
Year Built: 1986

Assessed Total Value: \$509,123.00
Market Total Value: \$801,359.00
Rec. Date: 01/03/2017
Sale Date: 12/29/2016

Tax Account: 21E14CB01406
Owner Occupied: Yes
Owner Address #: 1388 Leigh Ct
West Linn OR 97068
Building 2,935 SqFt/0.32
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$525,000.00

**#18**

Parcel #: 00302719
Owner: Jimenez, Diana T
Site Address #: 1390 Skye Pkwy
West Linn OR 97068
Year Built: 1990

Assessed Total Value: \$754,208.00
Market Total Value: \$1,238,872.00
Rec. Date: 10/27/2017
Sale Date: 10/09/2017

Tax Account: 21E14CB01407
Owner Occupied: No
Owner Address #: PO Box 1487
Lake Oswego OR
97035
Building 4,104 SqFt/0.26 Acres
SqFt/Acres:
Bedrooms: 3
Bathrooms: 4
Total Rooms:
Sale Price: \$623,500.00

**#19**

Parcel #: 00302728
Owner: McEwan, John S
Site Address #: 1379 Skye Pkwy
West Linn OR 97068
Year Built: 2004

Assessed Total Value: \$414,267.00
Market Total Value: \$761,127.00
Rec. Date: 01/19/2007
Sale Date: 01/18/2007

Tax Account: 21E14CB01408
Owner Occupied: Yes
Owner Address #: 1379 Skye Pkwy
West Linn OR 97068
Building 3,211 SqFt/0.24
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3
Total Rooms:
Sale Price: \$570,000.00

**#20**

Parcel #: 00302737
Owner: Gilbert, Bryan Vandermore
Trustee
Site Address #: 1377 Skye Pkwy
West Linn OR 97068
Year Built: 1986

Assessed Total Value: \$678,101.00
Market Total Value: \$1,072,461.00
Rec. Date: 08/11/2003
Sale Date: 08/08/2003

Tax Account: 21E14CB01409
Owner Occupied: Yes
Owner Address #: 1377 Skye Pkwy
West Linn OR 97068
Building 3,283 SqFt/1.41
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$470,000.00

**#21**

Parcel #: 00302746
Owner: Wilson, Jimmie Dean Trustee
Site Address #: 1375 Skye Pkwy
West Linn OR 97068
Year Built: 1986

Assessed Total Value: \$592,786.00
Market Total Value: \$900,219.00
Rec. Date: 02/27/2017
Sale Date: 02/27/2017

Tax Account: 21E14CB01410
Owner Occupied: Yes
Owner Address #: 1375 Skye Pkwy
West Linn OR 97068
Building 3,563 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3
Total Rooms:
Sale Price:

**#22**

Parcel #: 00302755
Owner: MacGlashan Creah J Trustee
Site Address #: 1373 Skye Pkwy
West Linn OR 97068
Year Built: 1992

Assessed Total Value: \$667,766.00
Market Total Value: \$1,066,602.00
Rec. Date: 01/11/2022
Sale Date: 12/16/2021

Tax Account: 21E14CB01411
Owner Occupied: Yes
Owner Address #: 1373 Skye Pkwy
West Linn OR 97068
Building 3,532 SqFt/0.22
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 2.5
Total Rooms:
Sale Price:

**#23**

Parcel #: 00302764
Owner: Palmer, Chris R
Site Address #: 1371 Skye Pkwy
West Linn OR 97068
Year Built: 1999

Tax Account: 21E14CB01412
Owner Occupied: Yes
Owner Address #: 1371 Skye Pkwy
West Linn OR 97068
Building 3,884 SqFt/0.19
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$582,000.00

Assessed Total Value: \$602,064.00
Market Total Value: \$1,020,817.00
Rec. Date: 06/06/2016
Sale Date: 04/23/2016

#24

Parcel #: 00302773
Owner: Balen, Robert F Trustee
Site Address #: 1384 Celtic Ct
West Linn OR 97068

Tax Account: 21E14CB01413
Owner Occupied: No
Owner Address #: 18160 Green Bluff Dr
Lake Oswego OR
97034
Building /0.67 Acres

Year Built:

Assessed Total Value: \$120,130.00
Market Total Value: \$253,041.00
Rec. Date: 07/18/2011
Sale Date: 07/14/2011

SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

#25

Parcel #: 00302782
Owner: Balen, Robert F Trustee
Site Address #: 1386 Celtic Ct
West Linn OR 97068

Tax Account: 21E14CB01414
Owner Occupied: No
Owner Address #: 18160 Green Bluff Dr
Lake Oswego OR
97034
Building /0.67 Acres

Year Built:

Assessed Total Value: \$120,130.00
Market Total Value: \$253,041.00
Rec. Date: 07/18/2011
Sale Date: 07/14/2011

SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

**#26**

Parcel #: 00302826
Owner: Trice, Keith Wayne
Site Address #: 1388 Skye Ct
West Linn OR 97068

Tax Account: 21E14CC00100
Owner Occupied: No
Owner Address #: 5016 Foothills Rd Apt
A
Lake Oswego OR
97034

Year Built: 1984

Assessed Total Value: \$471,574.00
Market Total Value: \$722,092.00
Rec. Date: 01/28/2020
Sale Date: 01/24/2020

Building 2,903 SqFt/0.24 Acres
SqFt/Acres:
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price: \$625,000.00

**#27**

Parcel #: 00302835
Owner: Miller, Michael C
Site Address #: 1390 Skye Ct
West Linn OR 97068
Year Built: 1984
Assessed Total Value: \$460,072.00
Market Total Value: \$731,567.00
Rec. Date: 10/27/2017
Sale Date: 10/23/2017

Tax Account: 21E14CC00200
Owner Occupied: Yes
Owner Address #: 1390 Skye Ct
West Linn OR 97068
Building 3,500 SqFt/0.31
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3
Total Rooms:
Sale Price: \$558,900.00

**#28**

Parcel #: 00302844
Owner: Ritchie, Glen Christopher
Site Address #: 1392 Skye Ct
West Linn OR 97068
Year Built: 1985
Assessed Total Value: \$518,223.00
Market Total Value: \$824,637.00
Rec. Date: 08/16/2017
Sale Date: 08/10/2017

Tax Account: 21E14CC00300
Owner Occupied: Yes
Owner Address #: 1392 Skye Ct
West Linn OR 97068
Building 4,252 SqFt/0.26
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3.5
Total Rooms:
Sale Price: \$612,000.00

**#29**

Parcel #: 00302853
Owner: Chang, Betsy
Site Address #: 1394 Skye Ct
West Linn OR 97068
Year Built: 1984
Assessed Total Value: \$443,459.00
Market Total Value: \$681,227.00
Rec. Date: 07/31/2020
Sale Date: 07/28/2020

Tax Account: 21E14CC00400
Owner Occupied: Yes
Owner Address #: 1394 Skye Ct
West Linn OR 97068
Building 2,746 SqFt/0.27
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price: \$640,000.00

**#30**

Parcel #: 00302862
Owner: Rice, Daniel J Trustee
Site Address #: 1396 Skye Ct
West Linn OR 97068
Year Built: 1985
Assessed Total Value: \$479,208.00
Market Total Value: \$751,092.00
Rec. Date: 05/19/2020
Sale Date: 05/07/2020

Tax Account: 21E14CC00500
Owner Occupied: Yes
Owner Address #: 1396 Skye Ct
West Linn OR 97068
Building 2,804 SqFt/0.21
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price:



#31
Parcel #: 00302871
Owner: Croissant, Mark F
Site Address #: 1353 Troon Dr
West Linn OR 97068
Year Built: 1984
Assessed Total Value: \$440,607.00
Market Total Value: \$673,189.00
Rec. Date: 04/30/2010
Sale Date: 04/26/2010

Tax Account: 21E14CC00600
Owner Occupied: Yes
Owner Address #: 1353 Troon Dr
West Linn OR 97068
Building 3,121 SqFt/0.24
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price: \$365,000.00



#32
Parcel #: 00302880
Owner: Parikh Nishith P Co-Trustee
Site Address #: 1351 Troon Dr
West Linn OR 97068
Year Built: 1986
Assessed Total Value: \$384,392.00
Market Total Value: \$596,359.00
Rec. Date: 10/18/2007
Sale Date: 09/28/2007

Tax Account: 21E14CC00700
Owner Occupied: Yes
Owner Address #: 1351 Troon Dr
West Linn OR 97068
Building 2,284 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:



#33
Parcel #: 00302906
Owner: Hosey, Paul Edward Trustee
Site Address #: 1354 Troon Dr
West Linn OR 97068
Year Built: 1984
Assessed Total Value: \$411,013.00
Market Total Value: \$664,419.00
Rec. Date: 12/29/2008
Sale Date: 10/27/2008

Tax Account: 21E14CC00900
Owner Occupied: Yes
Owner Address #: 1354 Troon Dr
West Linn OR 97068
Building 2,477 SqFt/0.18
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price:



#34
Parcel #: 00303013
Owner: Rozanek, Joseph F IV
Site Address #: 1598 Skye Pkwy
West Linn OR 97068
Year Built: 1984
Assessed Total Value: \$488,547.00
Market Total Value: \$741,317.00
Rec. Date: 02/19/2019
Sale Date: 02/15/2019

Tax Account: 21E14CC02000
Owner Occupied: Yes
Owner Address #: 1598 Skye Pkwy
West Linn OR 97068
Building 3,217 SqFt/0.37
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3
Total Rooms:
Sale Price: \$650,000.00



#35

Parcel #: 00303022
Owner: Bundy Family LLC
Site Address #: 1597 Skye Pkwy
West Linn OR 97068
Year Built: 1983

Assessed Total Value: \$358,640.00
Market Total Value: \$580,589.00
Rec. Date: 10/16/2012
Sale Date: 09/30/2012

Tax Account: 21E14CC02100
Owner Occupied: No
Owner Address #: 1336 Stonehaven Dr
West Linn OR 97068
Building 1,816 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:



#36

Parcel #: 00303031
Owner: Smith, Robert E
Site Address #: 1595 Skye Pkwy
West Linn OR 97068
Year Built: 1984

Assessed Total Value: \$366,356.00
Market Total Value: \$598,179.00
Rec. Date: 07/01/1984
Sale Date: 07/01/1984

Tax Account: 21E14CC02200
Owner Occupied: Yes
Owner Address #: 1595 Skye Pkwy
West Linn OR 97068
Building 2,161 SqFt/0.22
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price: \$30,500.00



#37

Parcel #: 00303040
Owner: Redman, Deborah H
Site Address #: 1593 Skye Pkwy
West Linn OR 97068
Year Built: 1984

Assessed Total Value: \$420,333.00
Market Total Value: \$667,189.00
Rec. Date: 03/22/2006
Sale Date: 03/17/2006

Tax Account: 21E14CC02300
Owner Occupied: Yes
Owner Address #: 1593 Skye Pkwy
West Linn OR 97068
Building 2,876 SqFt/0.22
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$492,000.00



#38

Parcel #: 00303059
Owner: Backer, Merrie C Trustee
Site Address #: 1591 Skye Pkwy
West Linn OR 97068
Year Built: 1984

Assessed Total Value: \$348,595.00
Market Total Value: \$570,989.00
Rec. Date: 07/01/2013
Sale Date: 06/27/2013

Tax Account: 21E14CC02400
Owner Occupied: Yes
Owner Address #: 1591 Skye Pkwy
West Linn OR 97068
Building 1,928 SqFt/0.27
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:



#39
Parcel #: 00303077
Owner: Handley, Jeffrey
Site Address #: 1497 Skye Pkwy
West Linn OR 97068
Year Built: 1992
Assessed Total Value: \$559,349.00
Market Total Value: \$876,779.00
Rec. Date: 04/27/2023
Sale Date: 04/24/2023

Tax Account: 21E14CC02600
Owner Occupied: No
Owner Address #: 20787 SW Nettle Pl
Sherwood OR 97140
Building 3,509 SqFt/0.25
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 3.5
Total Rooms:
Sale Price: \$1,030,000.00



#40
Parcel #: 00303086
Owner: Letmate, Eric
Site Address #: 1495 Skye Pkwy
West Linn OR 97068
Year Built: 1984
Assessed Total Value: \$519,330.00
Market Total Value: \$826,859.00
Rec. Date: 07/01/2015
Sale Date: 06/25/2015

Tax Account: 21E14CC02700
Owner Occupied: Yes
Owner Address #: 1495 Skye Pkwy
West Linn OR 97068
Building 4,019 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 5
Bathrooms: 3.5
Total Rooms:
Sale Price: \$522,000.00



#41
Parcel #: 00303095
Owner: Cecchini, Elaina
Site Address #: 1493 Skye Pkwy
West Linn OR 97068
Year Built: 1985
Assessed Total Value: \$513,021.00
Market Total Value: \$811,599.00
Rec. Date: 05/12/2021
Sale Date: 05/07/2021

Tax Account: 21E14CC02800
Owner Occupied: Yes
Owner Address #: 1493 Skye Pkwy
West Linn OR 97068
Building 3,431 SqFt/0.22
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$759,000.00



#42
Parcel #: 00303102
Owner: Hansen, David M Trustee
Site Address #: 1491 Skye Pkwy
West Linn OR 97068
Year Built: 1983
Assessed Total Value: \$464,597.00
Market Total Value: \$738,279.00
Rec. Date: 06/14/2016
Sale Date: 06/14/2016

Tax Account: 21E14CC02900
Owner Occupied: Yes
Owner Address #: 1491 Skye Pkwy
West Linn OR 97068
Building 3,520 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price:



#43

Parcel #: 00303111
Owner: Dean, Troy A
Site Address #: 1397 Skye Pkwy
West Linn OR 97068
Year Built: 1985

Tax Account: 21E14CC03000
Owner Occupied: Yes
Owner Address #: 1397 Skye Pkwy
West Linn OR 97068
Building SqFt/Acres: 3,302 SqFt/0.23
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$420,000.00

Assessed Total Value: \$523,244.00
Market Total Value: \$814,249.00
Rec. Date: 02/04/2010
Sale Date: 01/26/2010



#44

Parcel #: 00303120
Owner: Fryer, Paul
Site Address #: 1395 Skye Pkwy
West Linn OR 97068
Year Built: 1992

Tax Account: 21E14CC03100
Owner Occupied: Yes
Owner Address #: 1395 Skye Pkwy
West Linn OR 97068
Building SqFt/Acres: 4,223 SqFt/0.27
Bedrooms:
Bathrooms: 3.5
Total Rooms:
Sale Price: \$497,500.00

Assessed Total Value: \$662,642.00
Market Total Value: \$1,048,232.00
Rec. Date: 04/11/2014
Sale Date: 04/09/2014

#45

Parcel #: 00303415
Owner: Little, John Morris Jr Trustee
Site Address #: West Linn OR 97068
Year Built:

Tax Account: 21E14CD00100
Owner Occupied: No
Owner Address #: 47577 Leeward St
Langlois OR 97450
Building SqFt/Acres: /2.29 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

Assessed Total Value: \$61,590.00
Market Total Value: \$131,702.00
Rec. Date: 01/06/2020
Sale Date: 01/06/2020



#46

Parcel #: 00303460
Owner: Wilkins, Rudy M
Site Address #: 18097 Hillside Ct
West Linn OR 97068
Year Built: 1985

Tax Account: 21E14CD00303
Owner Occupied: Yes
Owner Address #: 18097 Hillside Ct
West Linn OR 97068
Building SqFt/Acres: 1,640 SqFt/0.28
Bedrooms: 3
Bathrooms: 1.5
Total Rooms:
Sale Price: \$185,000.00

Assessed Total Value: \$272,293.00
Market Total Value: \$476,248.00
Rec. Date: 12/30/1997
Sale Date: 12/30/1997



#47
Parcel #: 00303479
Owner: Morris, Stephen E
Site Address #: 18135 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00304
Owner Occupied: No
Owner Address #: PO Box 961
 Lake Oswego OR
 97034

Year Built: 1986
Assessed Total Value: \$375,590.00
Market Total Value: \$605,588.00
Rec. Date: 12/10/1998
Sale Date: 12/04/1998

Building 2,620 SqFt/0.23 Acres
SqFt/Acres:
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:



#48
Parcel #: 00303488
Owner: Nolan, Cara C
Site Address #: 18179 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00305
Owner Occupied: Yes
Owner Address #: 18179 Hillside Ct
 West Linn OR 97068

Year Built: 1988
Assessed Total Value: \$418,516.00
Market Total Value: \$677,158.00
Rec. Date: 09/23/2022
Sale Date: 09/20/2022

Building 3,993 SqFt/0.32
SqFt/Acres: Acres
Bedrooms: 6
Bathrooms: 3.5
Total Rooms:
Sale Price:

#49
Parcel #: 00303497
Owner: Jones Karen E Co-Trustee
Site Address #: 18520 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00306
Owner Occupied: No
Owner Address #: 2222 NW Hoyt St
 #104
 Portland OR 97210
 /0.39 Acres

Year Built:
Assessed Total Value: \$48,689.00
Market Total Value: \$102,605.00
Rec. Date: 05/16/2014
Sale Date: 03/12/2014

Building
SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:



#50
Parcel #: 00303503
Owner: Muzaffarr, Asif
Site Address #: 18490 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00307
Owner Occupied: Yes
Owner Address #: 18490 Hillside Ct
 West Linn OR 97068

Year Built: 1985
Assessed Total Value: \$459,473.00
Market Total Value: \$753,178.00
Rec. Date: 02/06/2018
Sale Date: 01/19/2018

Building 4,029 SqFt/0.32
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price:

#51

Parcel #: 00303512
Owner: Bradea, Daniel
Site Address #: 18446 Hillside Ct
 West Linn OR 97068
Year Built: 2021
Assessed Total Value: \$285,909.00
Market Total Value: \$576,961.00
Rec. Date: 05/31/2022
Sale Date: 05/25/2022

Tax Account: 21E14CD00308
Owner Occupied: Yes
Owner Address #: 18446 Hillside Ct
 West Linn OR 97068
Building 3,276 SqFt/0.36
SqFt/Acres: Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

**#52**

Parcel #: 00303521
Owner: Leggo, Chad
Site Address #: 18400 Hillside Ct
 West Linn OR 97068
Year Built: 1999
Assessed Total Value: \$445,253.00
Market Total Value: \$825,676.00
Rec. Date: 04/25/2018
Sale Date: 04/16/2018

Tax Account: 21E14CD00309
Owner Occupied: Yes
Owner Address #: 18400 Hillside Ct
 West Linn OR 97068
Building 2,507 SqFt/0.22
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price: \$557,500.00

#53

Parcel #: 00303530
Owner: Jetset Investment LLC
Site Address #: 18366 Hillside Ct
 West Linn OR 97068
Year Built:
Assessed Total Value: \$48,689.00
Market Total Value: \$102,605.00
Rec. Date: 12/08/2020
Sale Date: 12/08/2020

Tax Account: 21E14CD00310
Owner Occupied: No
Owner Address #: 7834 SE Yamhill St
 Portland OR 97215
Building SqFt/Acres: /0.25 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price: \$60,000.00

#54

Parcel #: 00303549
Owner: Pierce, Izumi Trustee
Site Address #: 18320 Hillside Ct
 West Linn OR 97068
Year Built:
Assessed Total Value: \$48,689.00
Market Total Value: \$102,605.00
Rec. Date: 02/05/2008
Sale Date: 01/29/2008

Tax Account: 21E14CD00311
Owner Occupied: No
Owner Address #: 18284 Hillside Ct
 West Linn OR 97068
Building SqFt/Acres: /0.27 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

**#55**

Parcel #: 00303558
Owner: Pierce Izumi Co-Trustee
Site Address #: 18284 Hillside Ct
 West Linn OR 97068
Year Built: 1987
Assessed Total Value: \$395,442.00
Market Total Value: \$625,568.00
Rec. Date: 02/09/2012
Sale Date: 01/28/2012

Tax Account: 21E14CD00312
Owner Occupied: Yes
Owner Address #: 18284 Hillside Ct
 West Linn OR 97068
Building 2,366 SqFt/0.28
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:

#56

Parcel #: 00303567
Owner: Pierce, Izumi Trustee
Site Address #: 18220 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00313
Owner Occupied: No
Owner Address #: 18284 Hillside Ct
 West Linn OR 97068

Year Built:
Assessed Total Value: \$48,689.00
Market Total Value: \$102,605.00
Rec. Date: 02/05/2008
Sale Date: 01/29/2008

Building SqFt/Acres: /0.26 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

**#57**

Parcel #: 00303576
Owner: Cao, Victor V
Site Address #: 18180 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00314
Owner Occupied: Yes
Owner Address #: 18180 Hillside Ct
 West Linn OR 97068

Year Built: 2008
Assessed Total Value: \$559,047.00
Market Total Value: \$1,009,882.00
Rec. Date: 09/01/2010
Sale Date: 08/16/2010

Building SqFt/Acres: 4,015 SqFt/0.24 Acres
Bedrooms: 4
Bathrooms: 4
Total Rooms:
Sale Price: \$474,900.00

**#58**

Parcel #: 00303585
Owner: Fiejdasz, Adam
Site Address #: 18136 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00315
Owner Occupied: Yes
Owner Address #: 18136 Hillside Ct
 West Linn OR 97068

Year Built: 2008
Assessed Total Value: \$510,945.00
Market Total Value: \$940,698.00
Rec. Date: 05/31/2022
Sale Date: 05/26/2022

Building SqFt/Acres: 3,799 SqFt/0.23 Acres
Bedrooms: 3
Bathrooms: 4
Total Rooms:
Sale Price: \$960,000.00

#59

Parcel #: 00303594
Owner: Dodge, James Jay
Site Address #: 18118 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00316
Owner Occupied: No
Owner Address #: 18100 Hillside Ct
 West Linn OR 97068

Year Built:
Assessed Total Value: \$48,689.00
Market Total Value: \$102,605.00
Rec. Date: 05/31/1995
Sale Date: 05/01/1995

Building SqFt/Acres: /0.23 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

**#60**

Parcel #: 00303601
Owner: Dodge, James Jay
Site Address #: 18100 Hillside Ct
 West Linn OR 97068

Tax Account: 21E14CD00317
Owner Occupied: Yes
Owner Address #: 18100 Hillside Ct
 West Linn OR 97068

Year Built: 1994
Assessed Total Value: \$356,095.00
Market Total Value: \$570,488.00
Rec. Date: 05/31/1995
Sale Date: 05/01/1995

Building SqFt/Acres: 3,088 SqFt/0.23 Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:

#61

Parcel #: 00303610
Owner: Wilkins, Rudy
Site Address #: West Linn OR 97068

Tax Account: 21E14CD00318
Owner Occupied: No
Owner Address #: 18097 Hillside Ct
 West Linn OR 97068

Year Built:
Assessed Total Value: \$15,298.00
Market Total Value: \$32,309.00
Rec. Date: 06/01/2009
Sale Date: 05/28/2009

Building SqFt/Acres: /0.09 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price: \$18,000.00

**#62**

Parcel #: 00303629
Owner: Crooks, Ronald T T
Site Address #: 18308 Upper Midhill Dr
 West Linn OR 97068

Tax Account: 21E14CD00400
Owner Occupied: No
Occupied:
Owner Address #: 4800 SW Meadows Rd
 Ste 300
 Lake Oswego OR 97035

Year Built: 1961
Assessed Total Value: \$235,437.00
Market Total Value: \$442,897.00
Rec. Date: 01/06/2020
Sale Date: 12/18/2019

Building SqFt/Acres: 1,428 SqFt/0.32 Acres
Bedrooms: 4
Bathrooms: 2
Total Rooms:
Sale Price:

**#63**

Parcel #: 00303638
Owner: Weiler, Jessica M
Site Address #: 18318 Upper Midhill Dr
 West Linn OR 97068

Tax Account: 21E14CD00500
Owner Occupied: Yes
Owner Address #: 18318 Upper Midhill Dr
 West Linn OR 97068

Year Built: 1964
Assessed Total Value: \$230,103.00
Market Total Value: \$420,834.00
Rec. Date: 04/14/2014
Sale Date: 04/04/2014

Building SqFt/Acres: 1,804 SqFt/0.34 Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$320,621.00

**#64**

Parcel #: 00303647
Owner: Szoboszlaj Marta Trustee
Site Address #: 18358 Upper Midhill Dr
 West Linn OR 97068

Tax Account: 21E14CD00600
Owner Occupied: No
Occupied:
Owner Address #: 2755 Commercial St SE
 #101254
 Salem OR 97302

Year Built: 1964
Assessed Total Value: \$238,801.00
Market Total Value: \$449,224.00
Rec. Date: 11/14/2022
Sale Date: 11/10/2022

Building SqFt/Acres: 1,985 SqFt/0.34 Acres
Bedrooms: 3
Bathrooms: 2
Total Rooms:
Sale Price:



#65

Parcel #: 00303656
Owner: Bjerre, Robert B
Site Address #: 18378 Upper Midhill Dr
West Linn OR 97068

Tax Account: 21E14CD00700
Owner Occupied: Yes
Owner Address #: 18378 Upper Midhill Dr
West Linn OR 97068

Year Built: 1964

Building 1,924 SqFt/0.34

Assessed Total Value: \$244,646.00

SqFt/Acres: Acres

Market Total Value: \$448,464.00

Bedrooms: 3

Rec. Date: 12/07/2000

Bathrooms: 2

Sale Date: 12/06/2000

Total Rooms:

Sale Price: \$220,020.00



#66

Parcel #: 00303665
Owner: Follett, Paul S
Site Address #: 18442 Upper Midhill Dr
West Linn OR 97068

Tax Account: 21E14CD00800
Owner Occupied: Yes
Owner Address #: 18442 Upper Midhill Dr
West Linn OR 97068

Year Built: 1964

Building 1,985 SqFt/0.34

Assessed Total Value: \$249,619.00

SqFt/Acres: Acres

Market Total Value: \$460,454.00

Bedrooms: 3

Rec. Date: 03/28/2018

Bathrooms: 2.5

Sale Date: 03/23/2018

Total Rooms:

Sale Price: \$350,000.00



#67

Parcel #: 00303674
Owner: McClellan Stephen Co-Trustee
Site Address #: 18454 Upper Midhill Dr
West Linn OR 97068

Tax Account: 21E14CD00900
Owner Occupied: Yes
Owner Address #: 18454 Upper Midhill Dr
West Linn OR 97068

Year Built: 1964

Building 2,122 SqFt/0.34

Assessed Total Value: \$236,811.00

SqFt/Acres: Acres

Market Total Value: \$447,594.00

Bedrooms: 4

Rec. Date: 12/05/2022

Bathrooms: 2

Sale Date: 11/30/2022

Total Rooms:

Sale Price:



#68

Parcel #: 00303683
Owner: Monson, Robert J
Site Address #: 18500 Upper Midhill Dr
West Linn OR 97068

Tax Account: 21E14CD01000
Owner Occupied: Yes
Owner Address #: 18500 Upper Midhill Dr
West Linn OR 97068

Year Built: 1964

Building 2,527 SqFt/0.34

Assessed Total Value: \$259,902.00

SqFt/Acres: Acres

Market Total Value: \$491,874.00

Bedrooms: 3

Rec. Date: 01/01/1976

Bathrooms: 2.5

Sale Date: 01/01/1976

Total Rooms:

Sale Price:



#69
Parcel #: 00303692
Owner: Nurmi, Amber D
Site Address #: 18522 Upper Midhill Dr
 West Linn OR 97068

Tax Account: 21E14CD01100
Owner Occupied: Yes
Owner Address #: 18522 Upper Midhill Dr
 West Linn OR 97068
Building 1,834 SqFt/0.24
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2
Total Rooms:
Sale Price: \$244,500.00

Year Built: 1964
Assessed Total Value: \$278,079.00
Market Total Value: \$428,525.00
Rec. Date: 03/19/2004
Sale Date: 03/18/2004



#70
Parcel #: 00303709
Owner: Gales, Timothy Michael
Site Address #: 18602 Upper Midhill Dr
 West Linn OR 97068

Tax Account: 21E14CD01200
Owner Occupied: Yes
Owner Address #: 18602 Upper Midhill Dr
 West Linn OR 97068
Building 2,904 SqFt/1.42
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3
Total Rooms:
Sale Price: \$780,000.00

Year Built: 1974
Assessed Total Value: \$414,191.00
Market Total Value: \$777,191.00
Rec. Date: 01/03/2022
Sale Date: 12/10/2021



#71
Parcel #: 00303727
Owner: Gaurisco, Peter David IV
Site Address #: 18584 Upper Midhill Dr
 West Linn OR 97068

Tax Account: 21E14CD01202
Owner Occupied: Yes
Owner Address #: 18584 Upper Midhill Dr
 West Linn OR 97068
Building 2,268 SqFt/1.03
SqFt/Acres: Acres
Bedrooms: 6
Bathrooms: 2.5
Total Rooms:
Sale Price: \$805,000.00

Year Built: 1976
Assessed Total Value: \$330,576.00
Market Total Value: \$567,266.00
Rec. Date: 08/04/2021
Sale Date: 08/02/2021

#72
Parcel #: 00303754
Owner: Gaurisco, Peter David IV
Site Address #: West Linn OR 97068

Tax Account: 21E14CD01205
Owner Occupied: No
Owner Address #: 18584 Upper Midhill Dr
 West Linn OR 97068
Building /0.40 Acres

Year Built:
Assessed Total Value: \$33,540.00
Market Total Value: \$74,574.00
Rec. Date: 08/02/2021
Sale Date: 08/02/2021

Building
SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price: \$805,000.00

#73

Parcel #: 00303763
Owner: Clackamas County
Site Address #: West Linn OR 97068

Tax Account: 21E14CD01300
Owner Occupied: No
Owner Address #: 150 Beaver Creek Rd
 Oregon City OR
 97045
Building /0.26 Acres

Year Built:

Assessed Total Value: \$13,846.00
Market Total Value: \$26,173.00
Rec. Date: 11/12/2019
Sale Date: 11/12/2019

SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

**#74**

Parcel #: 00303834
Owner: Prince, John W
Site Address #: 1935 Marylhurst Dr
 West Linn OR 97068

Tax Account: 21E14CD01800
Owner Occupied: Yes
Owner Address #: 1935 Marylhurst Dr
 West Linn OR 97068

Year Built: 1954

Assessed Total Value: \$309,971.00
Market Total Value: \$556,842.00
Rec. Date: 07/29/1993
Sale Date: 07/01/1993

Building 2,576 SqFt/1.30
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 1.5
Total Rooms:
Sale Price:

**#75**

Parcel #: 00303843
Owner: Suchanek, Diane M
Site Address #: 2003 Marylhurst Dr
 West Linn OR 97068

Tax Account: 21E14CD01801
Owner Occupied: Yes
Owner Address #: 2003 Marylhurst Dr
 West Linn OR 97068

Year Built: 1976

Assessed Total Value: \$286,484.00
Market Total Value: \$515,188.00
Rec. Date: 09/11/2020
Sale Date: 09/08/2020

Building 2,294 SqFt/0.47
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$490,000.00

**#76**

Parcel #: 00303852
Owner: Chester, Kelly
Site Address #: 1849 Marylhurst Dr
 West Linn OR 97068

Tax Account: 21E14CD01900
Owner Occupied: Yes
Owner Address #: 1849 Marylhurst Dr
 West Linn OR 97068

Year Built: 1955

Assessed Total Value: \$287,986.00
Market Total Value: \$520,893.00
Rec. Date: 11/08/2013
Sale Date: 11/06/2013

Building 2,528 SqFt/0.73
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 2
Total Rooms:
Sale Price: \$326,000.00



#77

Parcel #: 00303861
Owner: Pierce, Lawrence E
Site Address #: 1809 Marylhurst Dr
West Linn OR 97068
Year Built: 1960

Assessed Total Value: \$313,503.00
Market Total Value: \$554,135.00
Rec. Date: 03/17/2021
Sale Date: 03/17/2021

Tax Account: 21E14CD02000
Owner Occupied: Yes
Owner Address #: 1809 Marylhurst Dr
West Linn OR 97068
Building SqFt/Acres: 2,684 SqFt/0.61
Bedrooms: 3
Bathrooms: 3
Total Rooms: 3
Sale Price:



#78

Parcel #: 00303905
Owner: Konfrst, Cameo
Site Address #: 1617 Marylhurst Dr
West Linn OR 97068
Year Built: 1967

Assessed Total Value: \$286,186.00
Market Total Value: \$531,202.00
Rec. Date: 05/03/2022
Sale Date: 04/26/2022

Tax Account: 21E14CD02300
Owner Occupied: Yes
Owner Address #: 1617 Marylhurst Dr
West Linn OR 97068
Building SqFt/Acres: 2,109 SqFt/0.53
Bedrooms: 4
Bathrooms: 3
Total Rooms: 3
Sale Price: \$810,000.00



#79

Parcel #: 00303914
Owner: Parker, Richard Emmett Trustee
Site Address #: 2050 Marylwood Ct
West Linn OR 97068
Year Built: 1969

Assessed Total Value: \$369,394.00
Market Total Value: \$609,143.00
Rec. Date: 05/01/2009
Sale Date: 05/01/2009

Tax Account: 21E14CD02400
Owner Occupied: Yes
Owner Address #: 2050 Marylwood Ct
West Linn OR 97068
Building SqFt/Acres: 3,183 SqFt/0.64
Bedrooms: 4
Bathrooms: 3
Total Rooms: 3
Sale Price:



#80

Parcel #: 00303923
Owner: Petersen, Timothy C
Site Address #: 2102 Marylwood Ct
West Linn OR 97068
Year Built: 1964

Assessed Total Value: \$387,299.00
Market Total Value: \$663,169.00
Rec. Date: 11/01/1988
Sale Date: 11/01/1988

Tax Account: 21E14CD02500
Owner Occupied: Yes
Owner Address #: 2102 Marylwood Ct
West Linn OR 97068
Building SqFt/Acres: 3,476 SqFt/0.78
Bedrooms: 3
Bathrooms: 2.5
Total Rooms: 3
Sale Price: \$97,000.00



#81
Parcel #: 00303932
Owner: Pounds, Justin James
Site Address #: 2100 Mountain View Ct
 West Linn OR 97068

Tax Account: 21E14CD02600
Owner Occupied: Yes
Owner Address #: 2100 Mountain View Ct
 West Linn OR 97068

Year Built: 1979
Assessed Total Value: \$379,158.00
Market Total Value: \$638,981.00
Rec. Date: 05/01/2015
Sale Date: 04/27/2015

Building 3,116 SqFt/0.35
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price: \$450,000.00



#82
Parcel #: 00303941
Owner: Harju, David L
Site Address #: 2075 Marylwood Ct
 West Linn OR 97068

Tax Account: 21E14CD02700
Owner Occupied: Yes
Owner Address #: 2075 Marylwood Ct
 West Linn OR 97068

Year Built: 1965
Assessed Total Value: \$479,590.00
Market Total Value: \$768,641.00
Rec. Date: 06/08/2005
Sale Date: 06/06/2005

Building 3,464 SqFt/0.36
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$365,000.00



#83
Parcel #: 00303950
Owner: Wilbur, David M
Site Address #: 2025 Marylwood Ct
 West Linn OR 97068

Tax Account: 21E14CD02800
Owner Occupied: Yes
Owner Address #: 2025 Marylwood Ct
 West Linn OR 97068

Year Built: 1967
Assessed Total Value: \$289,564.00
Market Total Value: \$593,401.00
Rec. Date: 09/08/2010
Sale Date: 09/07/2010

Building 2,651 SqFt/0.36
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 2
Total Rooms:
Sale Price: \$334,900.00



#84
Parcel #: 00303969
Owner: Ullom Christopher B Co-Trustee
Site Address #: 1653 Skye Pkwy
 West Linn OR 97068

Tax Account: 21E14CD02900
Owner Occupied: Yes
Owner Address #: 1653 Skye Pkwy
 West Linn OR 97068

Year Built: 1961
Assessed Total Value: \$295,265.00
Market Total Value: \$529,701.00
Rec. Date: 09/03/2013
Sale Date: 08/23/2013

Building 2,592 SqFt/0.36
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price:



#85

Parcel #: 00363706
Owner: Wilder, Aileen Spiegelberg
Site Address #: 1675 Marylhurst Dr
West Linn OR 97068
Year Built: 1971

Tax Account: 21E23BB00100
Owner Occupied: Yes
Owner Address #: 1675 Marylhurst Dr
West Linn OR 97068
Building SqFt/Acres: 2,618 SqFt/0.37 Acres
Bedrooms: 3
Bathrooms: 3
Total Rooms:
Sale Price:

Assessed Total Value: \$346,030.00
Market Total Value: \$627,137.00
Rec. Date: 10/20/2014
Sale Date: 10/20/2014



#86

Parcel #: 00363715
Owner: Miller, Jennifer
Site Address #: 1511 Marylhurst Dr
West Linn OR 97068
Year Built: 1962

Tax Account: 21E23BB00200
Owner Occupied: Yes
Owner Address #: 1511 Marylhurst Dr
West Linn OR 97068
Building SqFt/Acres: 2,080 SqFt/0.47 Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price:

Assessed Total Value: \$276,812.00
Market Total Value: \$506,847.00
Rec. Date: 02/16/2021
Sale Date: 02/10/2021

#87

Parcel #: 01381310
Owner: Mattes, Jonathan
Site Address #: 18065 Hillside Ct
West Linn OR 97068
Year Built:

Tax Account: 21E14CD00319
Owner Occupied: No
Owner Address #: 18270 Upper Midhill Dr
West Linn OR 97068
Building SqFt/Acres: /0.16 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price: \$815,000.00

Assessed Total Value: \$19,438.00
Market Total Value: \$41,678.00
Rec. Date: 06/08/2023
Sale Date: 06/07/2023

#88

Parcel #: 01466032
Owner: Public
Site Address #: 1545 Skye Pkwy
West Linn OR 97068
Year Built:

Tax Account: 21E14CC03200
Owner Occupied: No
Owner Address #: PO Box 29
West Linn OR 97068
Building SqFt/Acres: /1.41 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

Assessed Total Value: \$36,310.00
Market Total Value: \$68,639.00
Rec. Date:
Sale Date:



#89

Parcel #: 01569001
Owner: Homes Randolph L Trustee
Site Address #: 2122 Marylwood Ct
West Linn OR 97068
Year Built: 1993

Tax Account: 21E14CD00201
Owner Occupied: Yes
Owner Address #: 2122 Marylwood Ct
West Linn OR 97068
Building 3,939 SqFt/0.33
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 3.5
Total Rooms:
Sale Price:

Assessed Total Value: \$720,294.00
Market Total Value: \$1,100,012.00
Rec. Date: 07/25/2019
Sale Date: 07/24/2019



#90

Parcel #: 01569010
Owner: Ziegler, Susan C
Site Address #: 2142 Marylwood Ct
West Linn OR 97068
Year Built: 1995

Tax Account: 21E14CD00202
Owner Occupied: Yes
Owner Address #: 2142 Marylwood Ct
West Linn OR 97068
Building 4,252 SqFt/0.61
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price:

Assessed Total Value: \$775,285.00
Market Total Value: \$1,359,831.00
Rec. Date: 04/29/2022
Sale Date: 04/25/2022



#91

Parcel #: 01569029
Owner: Olsrud, Rian E
Site Address #: 2162 Marylwood Ct
West Linn OR 97068
Year Built: 1994

Tax Account: 21E14CD00203
Owner Occupied: Yes
Owner Address #: 2162 Marylwood Ct
West Linn OR 97068
Building 4,183 SqFt/0.51
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 3.5
Total Rooms:
Sale Price: \$785,000.00

Assessed Total Value: \$841,528.00
Market Total Value: \$1,449,172.00
Rec. Date: 08/16/2019
Sale Date: 08/15/2019



#92

Parcel #: 01569038
Owner: Sierk, Christopher
Site Address #: 2182 Marylwood Ct
West Linn OR 97068
Year Built: 1995

Tax Account: 21E14CD00204
Owner Occupied: Yes
Owner Address #: 2182 Marylwood Ct
West Linn OR 97068
Building 4,763 SqFt/1.30
SqFt/Acres: Acres
Bedrooms: 5
Bathrooms: 3.5
Total Rooms:
Sale Price: \$774,900.00

Assessed Total Value: \$909,914.00
Market Total Value: \$1,476,558.00
Rec. Date: 02/09/2006
Sale Date: 01/19/2006

**#93**

Parcel #: 01569047
Owner: Hirsch, Dale D
Site Address #: 2197 Marylwood Ct
 West Linn OR 97068
Year Built: 1995

Tax Account: 21E14CD00205
Owner Occupied: Yes
Owner Address #: 2197 Marylwood Ct
 West Linn OR 97068
Building 5,043 SqFt/0.89
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3.5
Total Rooms:
Sale Price:

Assessed Total Value: \$984,498.00
Market Total Value: \$1,611,158.00
Rec. Date: 01/31/2013
Sale Date: 01/26/2013

**#94**

Parcel #: 01569056
Owner: Park Robert T Co-Trustee
Site Address #: 2177 Marylwood Ct
 West Linn OR 97068
Year Built: 1994

Tax Account: 21E14CD00206
Owner Occupied: Yes
Owner Address #: 2177 Marylwood Ct
 West Linn OR 97068
Building 5,073 SqFt/0.31
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 2.5
Total Rooms:
Sale Price:

Assessed Total Value: \$832,108.00
Market Total Value: \$1,135,042.00
Rec. Date: 07/20/2009
Sale Date: 07/06/2009

**#95**

Parcel #: 01569065
Owner: Conachy, Lindsay
Site Address #: 2167 Marylwood Ct
 West Linn OR 97068
Year Built: 1994

Tax Account: 21E14CD00207
Owner Occupied: Yes
Owner Address #: 2167 Marylwood Ct
 West Linn OR 97068
Building 4,516 SqFt/0.26
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 3.5
Total Rooms:
Sale Price: \$840,000.00

Assessed Total Value: \$834,532.00
Market Total Value: \$1,111,889.00
Rec. Date: 10/15/2020
Sale Date: 10/13/2020

**#96**

Parcel #: 01569074
Owner: McAfee, James M Trustee
Site Address #: 2157 Marylwood Ct
 West Linn OR 97068
Year Built: 1994

Tax Account: 21E14CD00208
Owner Occupied: Yes
Owner Address #: 2157 Marylwood Ct
 West Linn OR 97068
Building 3,793 SqFt/0.28
SqFt/Acres: Acres
Bedrooms:
Bathrooms: 2.5
Total Rooms:
Sale Price:

Assessed Total Value: \$749,215.00
Market Total Value: \$1,229,669.00
Rec. Date: 06/23/2014
Sale Date: 06/04/2014



#97

Parcel #: 01569092
Owner: Gentemann, Philip M
Site Address #: 2137 Marylwood Ct
West Linn OR 97068
Year Built: 1995
Assessed Total Value: \$1,015,533.00
Market Total Value: \$1,220,588.00
Rec. Date: 01/18/2022
Sale Date: 12/11/2021

Tax Account: 21E14CD00210
Owner Occupied: Yes
Owner Address #: 2137 Marylwood Ct
West Linn OR 97068
Building 5,182 SqFt/0.80
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3.5
Total Rooms:
Sale Price:

#98

Parcel #: 01569109
Owner: City Of West Linn
Site Address #: West Linn OR 97068
Year Built:
Assessed Total Value: \$420.00
Market Total Value: \$794.00
Rec. Date:
Sale Date:

Tax Account: 21E14CD00211
Owner Occupied: No
Owner Address #: 22500 Salamo Rd
#600
West Linn OR 97068
Building /0.08 Acres
SqFt/Acres:
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:



#99

Parcel #: 05019671
Owner: Koelbel, Kevin R
Site Address #: 2001 Mountain View Ct
West Linn OR 97068
Year Built: 2007
Assessed Total Value: \$697,024.00
Market Total Value: \$1,237,463.00
Rec. Date: 09/03/2008
Sale Date: 09/02/2008

Tax Account: 21E14CC03401
Owner Occupied: Yes
Owner Address #: 2001 Mountain View Ct
West Linn OR 97068
Building 3,534 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 2.5
Total Rooms:
Sale Price: \$725,000.00



#100

Parcel #: 05019672
Owner: Smith, Todd R
Site Address #: 2043 Mountain View Ct
West Linn OR 97068
Year Built: 2007
Assessed Total Value: \$850,111.00
Market Total Value: \$1,479,393.00
Rec. Date: 12/19/2014
Sale Date: 12/18/2014

Tax Account: 21E14CC03402
Owner Occupied: Yes
Owner Address #: 2043 Mountain View Ct
West Linn OR 97068
Building 4,100 SqFt/0.23
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3.5
Total Rooms:
Sale Price: \$771,000.00

**#101**

Parcel #: 05019673
Owner: Sehgal, Sarabjot Trustee
Site Address #: 2051 Mountain View Ct
West Linn OR 97068

Tax Account: 21E14CC03403
Owner Occupied: Yes
Owner Address #: 2051 Mountain View Ct
West Linn OR 97068

Year Built: 2009

Building 3,167 SqFt/0.23

Assessed Total Value: \$643,077.00
Market Total Value: \$1,107,843.00
Rec. Date: 07/24/2020
Sale Date: 07/20/2020

SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:

#102

Parcel #: 05019674
Owner: Newton, David J Trustee
Site Address #: 2083 Mountain View Ct
West Linn OR 97068

Tax Account: 21E14CC03404
Owner Occupied: Yes
Owner Address #: 2083 Mt View Ct
West Linn OR 97068

Year Built: 2013

Building 2,926 SqFt/0.28

Assessed Total Value: \$680,421.00
Market Total Value: \$1,117,157.00
Rec. Date: 06/10/2020
Sale Date: 06/09/2020

SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 2.5
Total Rooms:
Sale Price:

#103

Parcel #: 05019675
Owner: Stoddard, Eric
Site Address #: 2079 Mountain View Ct
West Linn OR 97068

Tax Account: 21E14CC03405
Owner Occupied: No
Owner Address #: 4055 Mercantile Dr
Lake Oswego OR
97035

Year Built: 2012

Building 3,818 SqFt/0.32 Acres

Assessed Total Value: \$711,894.00
Market Total Value: \$1,188,506.00
Rec. Date: 04/06/2022
Sale Date: 04/01/2022

SqFt/Acres:
Bedrooms: 5
Bathrooms: 3.5
Total Rooms:
Sale Price: \$1,300,000.00

#104

Parcel #: 05019676
Owner: Miller, Paul A
Site Address #: 2067 Mountain View Ct
West Linn OR 97068

Tax Account: 21E14CC03406
Owner Occupied: Yes
Owner Address #: 2067 Mountain View Ct
West Linn OR 97068

Year Built: 2012

Building 3,083 SqFt/0.38

Assessed Total Value: \$604,003.00
Market Total Value: \$1,006,805.00
Rec. Date: 04/12/2013
Sale Date: 04/11/2013

SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price: \$519,444.00

#105

Parcel #: 05019677
Owner: Lanyi, Peter Trustee
Site Address #: 2039 Mountain View Ct
 West Linn OR 97068

Year Built: 2012

Assessed Total Value: \$707,396.00
Market Total Value: \$1,178,807.00
Rec. Date: 08/21/2015
Sale Date: 08/19/2015

Tax Account: 21E14CC03407
Owner Occupied: Yes
Owner Address #: 2039 Mountain View Ct
 West Linn OR 97068
Building 3,810 SqFt/0.31
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 4.5
Total Rooms:
Sale Price: \$760,000.00

#106

Parcel #: 05019678
Owner: Crouse, Todd M
Site Address #: 2027 Mountain View Ct
 West Linn OR 97068

Year Built: 2013

Assessed Total Value: \$745,686.00
Market Total Value: \$1,282,348.00
Rec. Date: 08/06/2014
Sale Date: 08/05/2014

Tax Account: 21E14CC03408
Owner Occupied: Yes
Owner Address #: 2027 Mountain View Ct
 West Linn OR 97068
Building 4,327 SqFt/0.37
SqFt/Acres: Acres
Bedrooms: 3
Bathrooms: 3.5
Total Rooms:
Sale Price: \$699,900.00

**#107**

Parcel #: 05019679
Owner: Koch, Paul A
Site Address #: 2013 Mountain View Ct
 West Linn OR 97068

Year Built: 2007

Assessed Total Value: \$757,666.00
Market Total Value: \$1,323,803.00
Rec. Date: 06/05/2014
Sale Date: 06/03/2014

Tax Account: 21E14CC03409
Owner Occupied: Yes
Owner Address #: 2013 Mountain View Ct
 West Linn OR 97068
Building 4,107 SqFt/0.25
SqFt/Acres: Acres
Bedrooms: 4
Bathrooms: 3
Total Rooms:
Sale Price: \$705,000.00

#108

Parcel #: 05019680
Owner: Breckenridge Heights
 Homeowners Assn
Site Address #: West Linn OR 97068

Year Built:
Assessed Total Value:
Market Total Value:
Rec. Date:
Sale Date:

Tax Account: 21E14CC03410
Owner Occupied: No
Owner Address #:
Building SqFt/Acres: /1.74 Acres
Bedrooms:
Bathrooms:
Total Rooms:
Sale Price:

#109

Parcel #: 05023936
Owner: Morgan, Jay Thomas
Site Address #: 1362 Skye Pkwy
West Linn OR 97068
Year Built: 2014

Assessed Total Value: \$600,136.00
Market Total Value: \$1,027,780.00
Rec. Date: 12/14/2017
Sale Date: 12/12/2017

Tax Account: 21E14CA01500
Owner Occupied: Yes
Owner Address #: 1362 Skye Pkwy
West Linn OR 97068
Building 3,502 SqFt/0.38
SqFt/Acres: Acres
Bedrooms: 5
Bathrooms: 3
Total Rooms:
Sale Price: \$865,000.00

Marylhurst Neighbors

October 2, 2023

412 Jefferson Pkwy, suite 201

Lake Oswego, OR 97034

Re: Neighborhood Review Meeting

Proposed Development 2200 Mt View Court/2175 Mt View Ct

Dear Resident:

We are cancelling the zoom meeting scheduled for October 4, 2023 and rescheduling it to October 24th, 2023 to be presented at the regularly scheduled Marylhurst neighborhood meeting as required by the city of West Linn. The neighborhood meeting is a regularly scheduled meeting and Mountain Ct will not be the only topic of discussion on the meeting agenda. If you any further meeting will also be a zoom meeting as listed below. For your information the Centurion Homes is representing the owner of the property located at 2200 Mt View Ct. W. L. More specifically shown on the attached map. Centurion Homes is considering a proposal to sub divide the parcel into approximately 11 lots. Prior to applying to the City of West Linn we would like to take the opportunity to discuss the proposal with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the city. This meeting gives you the opportunity to with us any special information you about the property involved. We will attempt to answer any questions which may be relevant to meeting the development standards consistent with the city of West Linn Code and the respective community plan.

Below is the date and Zoom meeting information that you are invited to log into.

October 24th, 2023 7:00 pm.

Viaia computer [Zoom.com](https://zoom.us) meeting ID [81171361729](https://zoom.us/j/81171361729)

[Password RkRvY2dJQjdodWNYT21yQniscVdyUniscVdyUT09](https://zoom.us/j/81171361729?pwd=RkRvY2dJQjdodWNYT21yQniscVdyUniscVdyUT09)

Marylhurst Neighbors

Date 9/9/2023

412 Jefferson Pkwy, Suite 201

Lake Oswego, OR 97034

Re: Neighborhood Review Meeting

Proposed Development 2200 Mt View Court/2175 Mt View Ct

Dear Resident:

Centurion Homes is representing the owner of the property located at 2200 Mt View Ct. W. L. More specifically shown on the attached map. Centurion Homes is considering a proposal to sub divide the parcel into 11 lots. Prior to applying to the City of West Linn we would like to take the opportunity to discuss the proposal with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the city. This meeting gives you the opportunity to with us any special information you about the property involved. We will attempt to answer any questions which may be relevant to meeting the development standards consistent with the city of West Linn Code and the respective community plan.

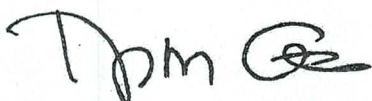
Below is the date and Zoom meeting information that you are invited to log into.

October 5thth, 2023 6:00 pm.

Zoom.comMeeting ID. 884 3654 1589 password Centurion

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the city. Depending upon the type of land use action required. You may receive official notice from the City of West Linn for you to participate with written comments and/or an opportunity to attend a public hearing.

Centurion Homes looks forward to more specifically discussing the proposal with you. Contact Phil at Phil@centurionhomes.net if you have any questions.



Incl site plans



Objectid: 62190

Primary Address: 2200 Mountain View Ct, West Linn, 97068

Jurisdiction: West Linn (<https://westlinnoregon.gov>)

Map Number: 21E14CD

Taxlot Number: 21E14CD00102

Parcel Number: 00303433

Document Number: 2015-035986

Census Tract: 020504

Landclass: 101



Objectid: 102026

Primary Address: 2175 Mountain View Ct, West Linn, 97068

Jurisdiction: West Linn (<https://westlinnoregon.gov>)

Map Number: 21E14CD

Taxlot Number: 21E14CD00101

Parcel Number: 00303424

Document Number: 2015-051658

Census Tract: 020504

Landclass: 640

philip gentemann

From: Marylhurst NA <marylhurstna@westlinnoregon.gov>
Sent: Saturday, October 21, 2023 1:55 PM
To: philip gentemann
Subject: Marylhurst Neighborhood Meeting - Oct 24

Don't miss our next neighborhood association meeting!

Is this email not displaying correctly?
[View it in your browser.](#)

Marylhurst Neighborhood Association

Meeting Reminder

Tuesday, October 24th 7:00-8:00 PM at the Adult Community Center - Hemlock Room, and on Zoom.

This is a very important meeting! We have gaps on the board for 2024 and need volunteers to take on positions so we continue our advisory board to the City as well as receive our annual stipend. Please join and see how you can help!

We will also have the developer for the Mountain View property presenting and fielding questions.

Zoom conference info:

<https://us06web.zoom.us/j/81171361729?pwd=RkRvY2dJQjdodWNyT21yQnlscVdyUT09>

or dial +1 253 215 8782 US (Tacoma), long distance charges apply.

If prompted, Zoom access passcode is 626879

1

MARY R 503 720-5830

Phone number 253-215-8782

Passcode 626879

Or go to WestLinnoregon.gov/Maryhurst for more information

Please note this meeting will be an informational meeting on preliminary development plans but we need to mail them out 20 days before the meeting at least 20 days before the meeting.. These plans may be altered prior to submittal of the application to the city. Depending upon the type of land use action required. You may receive official notice from the City of West Linn for you to participate with written comments and/or an opportunity to attend a public hearing.

Centurion Homes looks forward to more specifically discussing the proposal with you. Contact Phil at Phil@centurionhomes.net if you have any questions.

Incl site plans

Phil Gentemann

2137 Marylwood Court

West Linn, Oregon 97968

- e. The signs shall remain posted until the conclusion of the meeting.
- 5. A copy of the meeting minutes and a recording of the meeting must be submitted with the application (CDC 99.038.E(4-5))

Darren Wyss
Planning Manager
Planning

22500 Salamo Rd.
West Linn, Oregon 97068
dwyss@westlinnoregon.gov
westlinnoregon.gov
503-742-6064



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From: Wyss, Darren dwyss@westlinnoregon.gov
 Subject: Neighborhood Association Addresses
 Date: Aug 30, 2023 at 2:25:18 PM
 To: philip gentemann phil@centurionhomes.net

Phil,
 Per our counter conversation, below are the names/addresses of the NA Officers you requested.

Marylhurst NA

President	Christine Blanche	2221 Sylvan Way	503-960-8644	christinehblanche@gmail.com
Vice President	Diana Lipton	1759 Marylhurst Dr	503-703-1399	diana@dianalipton.com
Secretary	Ida Johnstone	2265 Sylvan Way	949-899-4122	idajohnstone@gmail.com
Treasurer	Mary Jean Rivera	19613 Suncrest Drive	503-720-5830	maryjeanandben@yahoo.com
Designee	Karie Oakes	1125 Marylhurst DR		

Skyline Ridge NA

President	Devani Schneider	1345 Troon Drive	971-506-0098	devani.scheidler@gmail.com
Vice President	Lydia Renner	925 Braemar Drive	925-817-7748	lcox012@gmail.com
Secretary	Keisha Omlid	1493 Braemar Drive	206-437-9795	kdcook78@gmail.com
Treasurer	Bryan Gilbert	1377 Skye Parkway	408-410-9301	

Robinwood NA

President	Tony Bracco	2716 Robinwood Way	503-675-1773	anthonybracco@yahoo.com
Vice President	Jon Burnett	18888 Trillium Dr.	503-317-8562	jon.burnett@live.com
Secretary/Treas	Kevin Bryck	3753 Kenthorpe	503-816-6971	kevbryck@gmail.com

Darren Wyss
 Planning Manager
 Planning

22500 Salamo Rd.
 West Linn, Oregon 97068
dwyss@westlinnoregon.gov
westlinnoregon.gov
 503-742-6064



*WATER 200 LETTERS
 + 150 LABELS
 Centurion Homes Inc
 % Phil Gentemann
 412 Jefferson Dr
 2137 Marylhurst Ct
 West Linn, OR 97068
 97068*

Christine Blanche

2221 Sylvan Way

West Linn, Oregon 97068

I am formally requesting to meet / present to the Marylhurst HomeOwners Association on September 24^t, 2023 at 7:00 PM to present our proposal To develop the Kao property at 2200 Mountain Court, West Linn, Oregon Per the city of West Linn, Oregon development code.

Please sign and return the receipts to me, and I then plan to mail the required invitations to our neighbors to either attend the meeting in person or By zoom.

If you will call me that you have signed the notices I will proceed with mailing the required letters to the 2 other neighborhood associations and the residents that live within 500 ft of the Kao property.

As a note I am also mailing Karie Oaks also.

Philip Gentemann, President

cc. Karie Oaks

Centurion Homes Inc

2137 Marylwood Court

West Linn , Oregon 97068

503-778-0518

Karie Oakes

Oct 1, 2023

1125 Marylhurst Dr
West Linn, Oregon 97068

I am formally requesting to meet / present to the Marylhurst HomeOwners Association on September 24th, 2023 at 7:00 PM to present our proposal To develop the Kao property at 2200 Mountain Court, West Linn, Oregon Per the city of West Linn, Oregon development code.

Please sign and return the receipts to me or the city of West Linn. I then plan to mail the required invitations to our neighbors to either attend the meeting in person or By a zoom meeting as listed below.

If you will call me that you have signed the notices I will proceed with mailing the required letters to the 2 other neighborhood associations and the residents that live within 500 ft of the Kao property.

As a note I am also mailing Karie Oaks.

Philip Gentemann, President
Centurion Homes Inc
2137 Marylwood Court
West Linn , Oregon 97068
503-778-0518

cc. Christine Blanche

RU22 2410 0001 4130 2177

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 West Linn, OR 97068

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<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	\$0.66
Total Postage and Fees	\$8.56

0155
68
Postmark Here
10/02/2023

Sent To: CHRISTINE BLUMBERG
 Street and Apt. No., or PO Box No. 2221 Sylvan Way
 City, State, ZIP+4® West Linn OR 97068 97068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EST 0215 4130 2177 7022 2410 0001 4130 2177

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<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	\$0.66
Total Postage and Fees	\$8.56

0155
68
Postmark Here
10/02/2023

Sent To: KARE DALS
 Street and Apt. No., or PO Box No. 1125 MARILYN DR.
 City, State, ZIP+4® West Linn OR 97068 97068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



WEST LINN
 22220 SALAMO RD
 WEST LINN, OR 97068-7206
 (800)275-8777

10/02/2023 04:16 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.66
West Linn, OR 97068			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Wed 10/04/2023			
Certified Mail®			\$4.35
Tracking #:			
70222410000141318666			\$3.55
Return Receipt			\$3.55
Tracking #:			
9590 9402 7854 2234 8425 55			-\$0.66
Affixed Postage			\$7.90
Affixed Amount: \$0.66			
Total			\$0.66
First-Class Mail® Letter	1		\$0.66
West Linn, OR 97068			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Wed 10/04/2023			
Certified Mail®			\$4.35
Tracking #:			
70222410000141318642			\$3.55
Return Receipt			\$3.55
Tracking #:			
9590 9402 7854 2234 8425 48			-\$0.66
Affixed Postage			\$7.90
Affixed Amount: \$0.66			
Total			\$0.66
Grand Total:			\$15.80
Cash			\$20.85
Change			-\$5.05

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also call 1-800-USA-Tracking or call

2200 MT. VIEW COURT
THIS SITE IS SUBJECT TO
A PROPOSED SUBDIVISION
CENTURION HOMES INC
503-778-0518

2200 Mt. View Court

This site is subject to:
A Proposed Subdivision

Centurion Homes Inc.
503-778-0518

2200 MT VIEW COURT
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A PROPOSED SUB DIVISION
CENTURION HOMES INC
503-778-0518

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503-778-0518